Public Document Pack

Cherwell DISTRICT COUNCIL NORTH OXFORDSHIRE

SUPPLEMENTARY INFORMATION

Special Executive – Agenda item 5

Council – Agenda item 16

24 February 2020

Agenda Item Number	Page	Title	Officer Responsible	Reason Not Included with Original Agenda
Special Executive – 5 Council - 16	Pages 1 - 3018	Partial Review of the Cherwell Local Plan 2011-2031 - Oxford's Unmet Housing Needs: Submission of Main Modifications Appendices 1 – 17 All appendices in full are attached to this supplement. For environmental and cost reasons, due to the size of this document this will not be printed for Members. Hard copies of the main appendices (1 – 6) will be circulated to Members and limited copies available at the meeting, NOT all appendices. All appendices can be accessed online This supplement is the same for the equivalent items of the Special Executive agenda and Council agenda	Assistant Director: Planning and Development	Appendices published as a supplement to the main agenda pack due to the size of the documents

If you need any further information about the meeting please contact Natasha Clark, Democratic and Elections democracy@cherwellandsouthnorthants.gov.uk, 01295 221589

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Submission Cherwell Local Plan 2011 – 2031 (Part 1)

Partial Review – Oxford's Unmet Housing Need

Proposed Modifications

Addendum to

Statement of Consultation

February 2020

Introduction

1. Cherwell District Council has consulted on modifications to the Submission Cherwell Local Plan 2011-2031 (Part 1) Partial Review – Oxford's Unmet Housing Need, including modified Policies Maps and an update to the Sustainability Appraisal. The documents were published for consultation from 8 November 2019 to 20 December 2019 prior to submission to the Secretary of State for Housing, Communities and Local Government.

2. The Draft Partial Review of the Cherwell Local Plan was submitted to the Secretary of State for public examination on Monday 5 March 2018. The Council submitted the Proposed Submission Local Plan (July 2017) accompanied by Focused Changes and Minor Modifications (February 2018). The Submission Policies Map was included within the documents.

3. The Submission Local Plan was also accompanied by a Statement of Consultation (CD PR93) which detailed previous stages of consultation undertaken in preparing the Plan. The Statement remains part of the Local Plan evidence base and is available online at https://www.cherwell.gov.uk/info/112/evidence-base/369/local-plan-part-1-partial-review---evidence-base. A separate Duty to Cooperate Paper (February 2018) (CD PR90) was also submitted. An Addendum to the Duty to Cooperate Paper (CD PR115) was prepared in September 2019 which supplements, and should be read alongside, the Duty to Cooperate Paper. It provides details of the further work undertaken by the Council subsequent to the Inspector's Post Hearings Advice Note (Document PC5).

4. A Preliminary Hearing took place on 28 September 2018. Main hearings were held between 5 and 13 February 2019.

5. The Inspector's Post-Hearings Advice Note (Document PC5) was received on 13th July 2019. In the Note the Inspector confirmed his preliminary conclusions that:

   - the 4,400 dwellings figure that represents Cherwell's apportionment of Oxford's unmet housing need provides a sound basis for the Plan;
   - the approach of locating the housing and infrastructure required as close as possible to Oxford, along the A44 and A4165 transport corridors, is an appropriate strategy;
   - the pressing need to provide homes, including affordable homes, to meet the needs of Oxford, that cannot be met within the boundaries of the city, in a way that minimises travel distances, and best provides transport choices

other than the private car, provide the exceptional circumstances necessary to justify alterations to Green Belt boundaries;

- on density, whilst some additional capacity may be possible, the Council has struck a broadly sensible balance between the extent of land proposed to be removed from the Green Belt, and the need to accommodate development that respects its context; and
- in transport terms, the principle of siting the required allocations along an established transport corridor is a sound one.

6. The Inspector also advised that, with the exception of site PR10 (land South East of Woodstock), he considers the site allocations and the process by which they have been arrived at as being sound in principle.

7. The Inspector indicated that the major change required to make the Plan sound is the deletion of Policy PR10, Land South East of Woodstock.

8. Following the receipt of the Inspector's Advice Note the Council has engaged with a range of key stakeholders, interested parties and site promoters in the preparation of the proposed modifications.

9. This addendum provides an account of the consultation undertaken since the February 2019 hearings. It also explains how the Proposed Modifications have been publicly consulted upon and provides a summary of the responses received.

Consultation post February 2019 Hearings

10. The Inspector requested that following the Hearings in February 2019 the Council submit a Transport Technical Note (CD HEAR 1) and a Housing Figures Note (CD HEAR 2). The two notes, together with Statements of Common Ground and other documents submitted during or following the Hearings were the subject of an informal consultation ending on 4 April 2019. Participants from the Hearing sessions were invited to make submissions and the Council was provided with an opportunity to respond to the submissions received by the Inspector.

11. A total of 38 submissions were received. Full copies of each submission and the Council's responses can be viewed online at https://www.cherwell.gov.uk/info/83/local-plans/515/local-plan-part-1-partial-review---examination/9.

12. A list of respondents is shown in Table 1 below.

Table 1 - List of Respondents

Respondent
Aiden Applegarth
Andrew Hornsby-Smith
Begbroke & Yarnton Green Belt Campaign
Bloombridge
Cherwell Development Watch Alliance
Daniel Scharf
David Lock Associates for PR8 parties
Edgars for Mr & Mrs Tomes
Graham Thompson
GreenWay Oxfordshire
Harbord Road Area Residents
Ian Middleton for North Oxford Green Party
Keith Johnston
Kidlington Development Watch
Lynne Whitley
Pegasus Group for Hill Residential & Barwood Securities
Red Kite for Kidlington Parish Council
Savills for North Oxford Consortium
Terence O'Rourke for Vanbrugh Unit Trust & Pye Homes
Turnberry for Exeter College
West Oxfordshire District Council
Woodstock Town Council
Yarnton Parish Council

Duty to Co-operate

13. The Council received the Inspector's Post-Hearings Advice Note (PC5) on 13 July 2019 and published it on the Council's website on 15 July 2019.

14. The preparation of proposed Main modifications was informed by further engagement with Oxfordshire County Council, the site promoters of all sites proposed for allocation in the Local Plan and the relevant 'prescribed bodies' for the purposes of implementing Section 33A of the 2004 Act.

Neighbouring Authorities	
Aylesbury Vale District Council	Informal notification of preliminary Main Modifications preparation and discussions in September 2019. Main matters addressed: • The Inspector's post hearing advice note • How the 410 homes at the PR10 (Land south East of Woodstock) could be redistributed • Current timetable for the main modifications

	• without prejudice, Aylesbury's initial thoughts No cross-boundary strategic issues were raised by the proposed modifications.
Buckinghamshire County Council	Unable to make contact prior to the publication of the modifications. No response received on the published Main Modifications.
Northamptonshire County Council (West Northamptonshire Joint Planning Unit)	Informal notification of preliminary Main Modifications preparation and discussions in September 2019. Main matters addressed: • the Inspector's preliminary advice note received following Hearings in February 2019. • the options being considered for modifications in light of the Inspector's view that the strategy is sound but that one proposed housing allocation should be removed • the likely direction of travel for the main modifications having regard to changes in circumstances, new information and evidence • how the continued and endorsed strategy to locate development in south Cherwell is likely to have limited impact on Northamptonshire • the expected programme for the Partial Review going forward • how West Northamptonshire JPU are currently undertaking an Issues Consultation on a review of the West Northamptonshire Core Strategy in order to produce a new Strategic Plan for West Northamptonshire working with Daventry District and South Northamptonshire district.
Oxford City Council	Informal notification of preliminary Main Modifications preparation and discussions in September 2019. Main matters addressed: • the Inspector's preliminary advice • the options being considered • the likely direction of travel for the main mods having regard to changes in circumstances, new information and evidence; and how this relates to Oxford City • discussions with the County Council on infrastructure implications • the rationale for options being discounted • without prejudice, Oxford's initial thoughts • the expected programme going forward • timings of the Oxford Local Plan examination Regular updates on modification preparation given at fortnightly liaison meetings for the Oxfordshire Plan 2050 and monthly Heads of Planning meetings which acts as the project board for the Oxfordshire Plan.

Oxfordshire County Council	Following receipt of the Inspector's advice note CDC sought detailed advice from OCC on the transport, infrastructure, and education implications of redistributing the 410 homes previously proposed at Woodstock. CDC and OCC have worked closely and iteratively on preparing the proposed modifications. This working is enhanced through regular monthly meetings where progress on the modifications is discussed in detail.
South Northamptonshire	Informal notification of preliminary Main Modifications preparation and discussions in September 2019. Main matters addressed: • the Inspector's preliminary advice note received following Hearings in February 2019. • the options being considered for modifications in light of the Inspector's view that the strategy is sound but that one proposed housing allocation should be removed • the likely direction of travel for the main modifications having regard to changes in circumstances, new information and evidence • how the continued and endorsed strategy to locate development in south Cherwell is likely to have limited impact on Northamptonshire • the expected programme for the Partial Review going forward • how SNDC are currently undertaking an Issues Consultation on a review of the West Northamptonshire Core Strategy in order to produce a new Strategic Plan for West Northamptonshire working with Daventry District and South Northamptonshire district.
South Oxfordshire District Council	Informal notification of preliminary Main Modifications preparation and discussions in September 2019. Main matters addressed: • the Inspector's preliminary advice • the options being considered • the likely direction of travel for the main mods having regard to changes in circumstances, new information and evidence • discussions with the County Council on infrastructure implications • the rationale for options being discounted Regular updates on modification preparation is also given at fortnightly liaison meetings for the Oxfordshire Plan 2050 and monthly Heads of Planning meetings which acts as the project board for the Oxfordshire Plan.

Stratford-on- Avon District Council	Informal notification of preliminary Main Modifications preparation and discussions in September 2019. Main matters addressed: • The scope of the Plan (Oxford's unmet housing needs) and where we are in the process • The basis of the 4,400 homes (countywide cooperative process) • The overall housing need arising from the Oxon SHMA 2014 (c. 100,000) homes which informed the cooperative process • The fact that the adopted Cherwell Local Plan (2015) meets CDC's needs (22,840 2011-2031) in full and that the 4,400 homes (2011-2031) fully meets Cherwell's apportionment of Oxford's unmet needs • The distribution of the housing proposals as submitted in 2018 – all in the southern part of the district near to Oxford • The Inspector's preliminary advice (July 2019) following main Hearings in February 2019 (including his concern about land next to Woodstock) • The options being considered to address the Inspector's concerns – all in in the southern part of the district.
Vale of the White Horse District Council	Informal notification of preliminary Main Modifications preparation and discussions in September 2019. Main matters addressed: • the Inspector's preliminary advice • the options being considered • the likely direction of travel for the main mods having regard to changes in circumstances, new information and evidence • discussions with the County Council on infrastructure implications • the rationale for options being discounted Regular updates on modification preparation is also given at fortnightly liaison meetings for the Oxfordshire Plan 2050 and monthly Heads of Planning meetings which acts as the project board for the Oxfordshire Plan.
Warwickshire County Council	Informal notification of preliminary Main Modifications preparation and discussions in September 2019. Main matters discussed included: • the partial review of the local plan • the inspector's request to reallocate the 410 homes at Woodstock • the 410 being redistributed to existing sites to the south of the district

West Oxfordshire District Council	Informal notification of preliminary Main Modifications preparation and discussions in September 2019. Main matters addressed: • the Inspector's preliminary advice • the options being considered • the likely direction of travel for the main modifications having regard to changes in circumstances, new information and evidence; and how this relates to West Oxfordshire • discussions with the County Council on infrastructure implications • the rationale for options being discounted • without prejudice, WODC initial thoughts • the expected programme going forward Regular updates on modification preparation is also given at fortnightly liaison meetings for the Oxfordshire Plan 2050 and monthly Heads of Planning meetings which acts as the project board for the Oxfordshire Plan.

Prescribed Bodies & Other Bodies	
Civic Aviation Authority (CAA)	Spoke with CAA's Planning department in September. Advised to speak to London Oxford Airport directly.
London Oxford Airport	Unable to make contact prior to the publication of the modifications. No response received on the published Main Modifications.
Environment Agency	Informal notification of preliminary Main Modifications preparation and discussions in September 2019. Main matters discussed: • The Inspector's preliminary findings contained in his Post Hearings Advice Note, recommending deletion of site PR10 Woodstock and the re-distribution of 410 houses • The options being considered • The likely content of the main modifications • The testing of options through preparation of additional evidence base including Sustainability Appraisal A degree of caution was expressed in terms of flood risk and the need to avoid flood risk areas in considering increased densities/extending developable areas. CDC confirmed that it would have the opportunity to comment on the proposed modifications when published in the usual way. Without prejudice, no other concerns raised.

Homes Agency (previously Homes and Communities Agency)	Regular updates on plan making in Oxfordshire are provided through quarterly Oxfordshire Growth Deal meetings of which Homes England is a participant. Unable to make contact prior to the publication of the modifications. No response received on the published Main Modifications.
Highways England	Informal notification of preliminary Main Modifications preparation and discussions in September 2019. Main matters discussed: • the Inspector's preliminary advice • the options being considered • the likely direction of travel for the main mods having regard to changes in circumstances, new information and evidence • discussions with the County Council on infrastructure implications • the rationale for options being discounted • without prejudice, HE's initial thoughts • the expected programme going forward Without prejudice, no concerns were raised.
Historic England	Unable to make contact prior to the publication of the modifications. However, formal response received on the published Main Modifications.
Natural England	Informal notification of preliminary Main Modifications preparation and discussions in September 2019. Main matters discussed: • The Inspector's preliminary findings contained in his Post Hearings Advice Note, recommending deletion of site PR10 Woodstock and the re-distribution of 410 houses • The options being considered • The likely content of the main modifications • The testing of options through preparation of additional evidence base including addendums to the Habitats Regulations Assessment, Water Cycle Study and Ecological Advice on Cumulative Impacts NE expressed a degree of caution in terms of any air quality implications from the re-distribution of 410 dwellings in relation to Oxford Meadows SAC. CDC confirmed that there would be the opportunity to comment on the proposed modifications when

	published, in the usual way. Without prejudice, no other concerns were raised. Formal response received on the published main modifications.
NHS England South East Commissioning Board	OCCG cover the majority of functions with exception of dentistry and ophthalmology. Informal notification of preliminary Main Modifications preparation and discussions in September 2019. Main matters discussed: • the Inspector's preliminary advice • the options being considered • the likely direction of travel for the main mods having regard to changes in circumstances, new information and evidence • discussions on infrastructure implications • the rationale for options being discounted • without prejudice, initial thoughts • the expected programme going forward Without prejudice, no concerns were raised. Regular liaison meeting between CDC and OCCG where updates on Partial Review are given. Last meeting August 2019.
Office of Rail and Road (Office of Rail Regulation)	Unable to make contact prior to the publication of the modifications. No response received on the published Main Modifications.
Oxfordshire Clinical Commissioning Group (OCCG)	Informal notification of preliminary Main Modifications preparation and discussions in September 2019. Main matters discussed: • the Inspector's preliminary advice • the options being considered • the likely direction of travel for the main mods having regard to changes in circumstances, new information and evidence • discussions on infrastructure implications • the rationale for options being discounted • without prejudice, OCCG's initial thoughts • the expected programme going forward Without prejudice, no concerns were raised. In addition, regular liaison meetings take place between CDC and OCCG where updates on Partial Review are given. Last meeting August 2019.
Oxfordshire Local Enterprise Partnership	Frequent updates on progress of the Modifications to the Plan through regular liaison meetings for the Oxfordshire Plan 2050 and monthly Heads of Planning

	meetings which acts as the project board for the Oxfordshire Plan.
The Oxfordshire Environment Board	Unable to make contact prior to the publication of the modifications. No response received on the published Main Modifications.
Sport England	Meeting in August 2019. Briefed on Inspector's advice note and the needs to reassess options for 410 dwellings.
Scottish & Southern Electric	Informal notification of preliminary Main Modifications preparation and discussions in September 2019. Main matters discussed: • the Inspector's preliminary advice • the options being considered • the likely direction of travel for the main mods having regard to changes in circumstances, new information and evidence; and how this relates to infrastructure • discussions with the County Council on infrastructure implications • the rationale for options being discounted • without prejudice, SSE's initial thoughts • the expected programme going forward and future engagement
Thames Water	Informal notification of preliminary Main Modifications preparation and discussions in September 2019. Main matters discussed: • the Inspector's preliminary advice • the options being considered • the likely direction of travel for the main mods having regard to changes in circumstances, new information and evidence; and how this relates to Thames Water • discussions with the County Council on infrastructure implications • without prejudice, TW's initial thoughts • the rationale for options being discounted • the expected programme going forward (Main Mods consultation) Without prejudice, no concerns were raised.

15. CDC officers contacted by email the main promoters of sites proposed for allocation inviting them to update the Council on their latest position, including any supporting

information, and any changes in circumstances the Council should take into account having regard to the Inspector's advice note.

16. Engagement with site promotors included:

Site	Promoter	Engagement	Considerations
PR6a – Land East of Oxford Road	Savills (Christ Church, Exeter & Merton Colleges and Oxford University)	• Request for information sent following receipt of Inspector's advice note. • Meeting held in August 2019	• 40 more units could be accommodated in PR6a as a result of lower school land take requirements. • No other change of circumstances. CDC to consider within the context of Inspector's Note (PC5).
PR6b – Land West of Oxford Road	Savills (Christ Church, Exeter & Merton Colleges and Oxford University)	• Request for information sent following receipt of Inspector's advice note. • Meeting held in August 2019	• Arboriculture assessment leading to 18.4 net developable hectares and provision of c.740 new dwellings (40dph) • CDC to sense check density information. CDC to consider within the context of Inspector's Note (PC5).
PR6c- Land at Frieze Farm	Turnberry (Exeter College)	• Request for information sent following receipt of Inspector's advice note. • Meeting held in August 2019	• Allocation of PR6c for up to 410 new dwellings. • No change of circumstances. CDC to consider within the context of Inspector's Note (PC5).
PR7a – Land SE Kidlington	Pegasus (Barwood Developmen t Securities Ltd) Hill Residential Ltd	• Request for information sent following receipt of Inspector's advice note. • Meeting held in August 2019	• Concept masterplan for c.430 new dwellings on 11.4ha of residential area at 37.5dph • CDC to sense check density information within the context of Inspector's Note (PC5).
PR7b – Land at Stratfield Farm	Carter Jonas (Manor Oak Ltd)	• Request for information sent following receipt of Inspector's advice note. • Meeting held in August 2019	• Site layout illustrating a scheme for c.165 new dwellings • CDC to sense check density information within the context of Inspector's Note (PC5).

Site	Promoter	Engagement	Considerations
PR8 – Land East of the A44	DLA (University of Oxford, Merton College and a private landowner: The Tripartite)	• Request for information sent following receipt of Inspector's advice note. • Meeting held in August 2019	• No change in circumstances • CDC to consider within the context of Inspector's Note (PC5).
PR8 – Land East of the A44	Carter Jonas (Newcore)	• Request for information sent following receipt of Inspector's advice note. • Meeting held in August 2019	• No change in circumstances • CDC to consider within the context of Inspector's Note (PC5).
PR8- Land East of the A44	Carter Jonas (Mr M Smith and Mr G Smith)	• Request for information sent following receipt of Inspector's advice note	• No change in circumstances • CDC to consider within the context of Inspector's Note (PC5).
PR9 – Land West of Yarnton	Gerald Eve (Merton College)	• Request for information sent following receipt of Inspector's advice note. • Site visit and meeting held in August 2019	• 3 development concepts submitted increasing numbers on extended developable areas. • CDC to sense check density information • CDC to consider within the context of Inspector's Note (PC5).
PR10 – Land South East of Woodstock	Blenheim Estates	• Request for information sent following receipt of Inspector's advice note. • Meeting held in August 2019	• Updated development concept (500 new dwellings) • CDC to consider within the context of Inspector's Note (PC5).

Consultation on Main Modifications

17. The Main Modifications and supporting documents were made available for public comment for a period of six weeks from 8 November 2019 to 20 December 2019. A

number of minor modifications were also published at the same time, although these were not required to be consulted upon. Comments made had to relate to the proposed modifications and supporting documents only. The Council did not consult on other aspects of the Plan that had previously been consulted upon.

18. Evidence supporting the proposed modifications was made publicly available at the commencement of the consultation. The modifications and all supporting documents remain available online at https://www.cherwell.gov.uk/info/83/local-plans/515/local-plan-part-1-partial-review---examination/11.

19. On 9 December 2019, officers held a joint meeting with the affected Parish Councils to answer any questions without prejudice to the Council's position and the examination process.

Responses to Consultation

20. All representations received on the modifications have been published on the Council's website at https://www.cherwell.gov.uk/info/83/local-plans/515/local-plan-part-1-partial-review---examination/11. Each has been individually reviewed.

21. A total of 96 representations were received in response to the Council's consultation on the proposed main modifications.

22. A summary of the issues raised against each proposed modification is set out below. However, it should be noted that a significant number of the representations were general in nature. For completeness these representations have also been summarised under the 'general' heading of the summaries.

General Comments

23. The following organisations advised that they had no substantive comments to make on the proposed main modifications and supporting documents:
    - Scottish and Southern Electricity Networks (PR-D-0002)
    - The Forestry Commission (PR-D-0003)
    - National Grid (PR-D-0009)
    - Natural England (PR-D-0012)
    - Environment Agency (PR-D-0053)
    - The Canal and River Trust (PR-D-0059)
    - South Oxfordshire and Vale of White Horse District Councils (PR-D- 0074)

24. Other general comments include:

Oxford City Council (PR-D-0076) welcomes the publication of the proposed modifications and supports the approach taken and evidence in following through on the Inspector's recommendations.

Historic England (PR-D-0072) advise that the proposed modifications do not substantively change their position as set out in its statement of common ground agreed on 4 February 2018 and addendum statement on 8 February 2019. However, the increased densities now proposed on some of the allocated sites could reduce the scope for the outcomes of archaeological investigation to be incorporated in to the development schemes. This will therefore need to be given particular attention, as plans for such sites develop, through both the plan-making and development management processes.

Gosford and Water Eaton PC (PR-D-0086) made the following points:

- We wish to reiterate our view that this proposal is inappropriate and excessive, both in size and location;
- Area PR7a, in the parish, has had its housing allocation almost doubled, this further increases our concerns about traffic, pollution etc;
- An increased allocation to other adjacent areas further exacerbates issues with reduction of the green gap between Oxford and Kidlington;
- The current burial site allocation will not be sufficient for future use with the increase in housing;
- The increase in allocation for housing in area PR7a significantly reduces the area allocated to sports provision and green space;
- The potential Oxford to Cambridge Expressway along the route of the A34 would have significant noise and pollution effect on PR7a's extended site.

One response criticised the timing of the consultation (PR-D-0001)

One response supported the Plan particularly the closure of Sandy Lane (PR-D-0007).

One response (PR-D-0013) made no specific comments on the modifications but was generally supportive of Policy PR8.

12 representations made general objections to the proposals in the Plan but did not comment on specific modifications. (PR-D-0005, PR-D-0011, PR-D-0015, PR-D-0040, PR-D-0042, PR-D-0049, PR-D-0050, PR-D-0066, PR-D-0079, PR-D-0089, PR-D-0095, PR-D-0096).

The main issues raised on each of the proposed Main Modifications, and an officer response, is set out in the Annex 1 below.

ANNEX 1

Representations – Summary of Issues Raised and Officer Response

Modification Number	Comment/Issue	Representation Number	Officer Response

Main 3
 	
(P.9; Executive Summary Table 1; Policy PR6a-Land east of Oxford Road)
 	
Replace '650' with '**690**'
	• The proposed main modification is supported.
	
	• Concern raised over the further release of Green Belt land to accommodate additional homes.
	• Intensification of existing allocations is not supported.
	• Green Belt release at Kidlington gap is inappropriate given that:
	  ○ The SHMA numbers do not reflect need and are therefore not considered exceptional circumstances
	  ○ Sites outside the Green Belt should be prioritised
	  ○ The Kidlington Gap is of great strategic importance in relation to the Oxford Green Belt and development that would have the effect of closing it is inappropriate.
	• The Burley in Wharfdale decision by the Secretary of State (3208020) is highlighted as supporting argument in respect to the application of Paragraph 11(b) of the NPPF and contend that there are no exceptional circumstances to justify the release of Green Belt.
	• The current version of the Plan should be rejected as it stands. It should be revisited when the final numbers
		PR-D-0010 (North Oxford Consortium)
		
		PR-D-0067 (CPRE)
		PR-D-0083 (CDWA)
		PR-D-0093 (KDW)
			Noted
			
			This modification relates to the Executive Summary in the Plan. This change is a consequence of the substantive modification at MM 17 and MM 59.
			
			Reference should therefore be made to the full response under MM 17.
			
			The Burley in Wharfdale decision by the Secretary of State (3208020) is noted.
			
			However, Green Belt very special circumstances (NPPF para' 87- planning applications) and exceptional circumstances (NPPF para' 82- Green Belt reviews) are respectively site and Plan specific. Further and in any event, the application of Green Belt tests is necessarily fact specific. The conclusions reached in respect of the area of Green Belt with which the Burley in Wharfdale decision was concerned cannot determine the

Modification Number	Comment/Issue	Representation Number	Officer Response
	for Oxford have been examined, adopting higher densities and prioritising protection of the Green Belt. • Green Belt should only be removed in exceptional circumstances. • The importance of Kidlington Gap as a separation between Oxford and Kidlington was raised at the examination but this will be all but obliterated. This is contrary to the spatial strategy in the adopted Cherwell Local Plan and the NPPF. • The Council should consider alternative sites outside the Green Belt. • The deletion of site PR10 and resultant reallocation of dwellings to the other strategic sites means the release of additional Green Belt. Alternative sites or strategies have not been properly considered. • Object to housing development in the Green Belt, the effective 'infill' of the Kidlington Gap and the loss of separation between the villages and between villages and Oxford, the loss of the North Oxford Golf Club, and the significant flaws in the Transport strategy and the closure of Sandy Lane. • The justification for removing additional Green Belt land is based on a supplementary LUC report which contradicts the original report. • The additional Oxford allocations along existing transport corridors could be extended to include sites with good rail links outside the Green Belt. • Traffic problems at Kidlington Roundabout will be worsened.		outcome of the Green Belt exceptional circumstances test in Cherwell. The Partial Review is being examined under NPPF 2012. Exceptional circumstances were discussed extensively at the hearings, following consideration of all the evidence the Inspector reached a judgement concluding in his preliminary advice note (document PC5) that exceptional circumstances exist in the individual case of the Partial Review but noted that the Council would need to demonstrate exceptional circumstances for any further changes. (**Refer to full response under MM17**) The Inspectors examining the Oxford City Local Plan published their preliminary findings in January 2020. They concluded that the capacity-based requirement as proposed to be modified by the City Council did not result in 'meaningfully different implications for planning in the wider Oxfordshire area compared with the assumptions used by the Growth Board, and do not raise any significant new issues in respect of the unmet need. Having regard to these conclusions there can be no reason for delaying the Partial Review Plan.

Modification Number	Comment/Issue	Representation Number	Officer Response

Main 4
 	
(P.9; Executive Summary Table 1; Policy PR6b- Land West of Oxford Road)
 	
Replace '530' with'**670**'
	• The proposed main modification is supported.
	
	• Concern raised over the further release of Green Belt land to accommodate additional homes.
	• Intensification of existing allocations is not supported.
	• The addition of 140 homes on site PR6b is not compliant with the Duty to Cooperate due to no contact with Oxford City councillors
	• It will lead to the felling of many mature trees and the vision for an attractively landscaped site PR6b will not be achieved
	• The Modification is inconsistent with national policy to reduce net carbon emissions as felling of mature trees will reduce carbon capture by trees
	• The word 'primarily' should be deleted from the modification
	• Green Belt release at Kidlington Gap is inappropriate given that:
	  ○ The SHMA numbers do not reflect need and are therefore not considered exceptional circumstances
	  ○ Sites outside the Green Belt should be prioritised
	  ○ The Kidlington Gap is of great strategic importance in relation to the Oxford Green Belt and development that would have the effect of closing it is inappropriate.
		PR-D-0010 (North Oxford Consortium)
		
		PR-D-0068 (Cllr P Buckley)
		PR-D-0067 (CPRE)
		PR-D-0083 (CDWA)
		PR-D-0093 (KDW)
			Noted
			
			This modification relates to the Executive Summary in the Plan. This change is a consequence of the substantive modification at MM 18.
			
			Reference should therefore be made to the full response under MM 18.
			
			The Plan, including its MMs, has been prepared in compliance with the Duty to Cooperate as detailed in documents PR90 DtC Statement and PR115 DtC Addendum.
			
			The Burley in Wharfdale decision by the Secretary of State (3208020) is noted. However, Green Belt very special circumstances (NPPF para' 87- planning applications) and exceptional circumstances (NPPF para' 82- Green Belt reviews) are respectively site and Plan specific. Further and in any event, the application of Green Belt tests is necessarily fact specific. The conclusions reached in respect of the area of Green Belt with which the Burley in Wharfdale decision was concerned cannot determine the

Modification Number	Comment/Issue	Representation Number	Officer Response
	• The Burley in Wharfdale decision by the Secretary of State (3208020) is highlighted as supporting argument in respect to the application of Paragraph 11(b) of the NPPF and contend that there are no exceptional circumstances to justify the release of Green Belt. • The current version of the Plan should be rejected as it stands. It should be revisited when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection of the Green Belt. • The increase in density of site PR6b has been proposed without consideration of the many trees on the site, contrary to other policies in the adopted Local Plan which are in place to protect trees, ecological systems and green infrastructure. • Green Belt should only be removed in exceptional circumstances. • The importance of Kidlington Gap as a separation between Oxford and Kidlington was raised at the examination but this will be all but obliterated. This is contrary to the spatial strategy in the adopted Cherwell Local Plan and the NPPF. • The Council should consider alternative sites outside the Green Belt. • The deletion of site PR10 and resultant reallocation of dwellings to the other strategic sites means the release of additional Green Belt. Alternative sites or strategies have not been properly considered. • Object to housing development in the Green Belt, the effective 'infill' of the Kidlington Gap and the loss of separation between the villages and between villages		outcome of the Green Belt exceptional circumstances test in Cherwell. The Partial Review is being examined under NPPF 2012. Exceptional circumstances were discussed extensively at the hearings, following consideration of all the evidence the Inspector reached a judgement concluding in his preliminary advice note (document PC5) that exceptional circumstances exist in the individual case of the Partial Review but noted that the Council would need to demonstrate exceptional circumstances for any further changes. (**Refer to full response under MM17**) The Inspectors examining the Oxford City Local Plan published their preliminary findings in January 2020. They concluded that the capacity-based requirement as proposed to be modified by the City Council did not result in 'meaningfully different implications for planning in the wider Oxfordshire area compared with the assumptions used by the Growth Board, and do not raise any significant new issues in respect of the unmet need. Having regard to these conclusions there can be no reason for delaying the Partial Review Plan.

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	and Oxford, the loss of the North Oxford Golf Club, and the significant flaws in the Transport strategy and the closure of Sandy Lane. • The justification for removing additional Green Belt land is based on a supplementary LUC report which contradicts the original report. • There are no exceptional circumstances, endorsed by the affected communities, to justify the release of Green Belt. • The additional Oxford allocations along existing transport corridors could be extended to include sites with good rail links outside the Green Belt. • Traffic problems at Kidlington Roundabout will be worsened.		The references to the word 'primarily' being deleted do not relate to this specific modification.
Main 5 *2.9; Executive Summary Table 1; Policy PR7a- Land South East of Kidlington)* Replace '230' with '**<u>430</u>**'	• Supports proposed modification. • The deletion of site PR10 and resultant reallocation of dwellings to the other strategic sites means the release of additional Green Belt. Alternative sites or strategies have not been properly considered. • Object to housing development in the Green Belt, the effective 'infill' of the Kidlington Gap and the loss of separation between the villages and between villages and Oxford, the loss of the North Oxford Golf Club, and the significant flaws in the Transport strategy and the closure of Sandy Lane.	PR-D-0014 (Pegasus for Barwood) PR-D-0061 (RPS for Mr R Davies) PR-D-0067 (CPRE) PR-D-0081 (Turnberry for Exeter College) PR-D-0083 (CDWA) PR-D-0087 (Edgars for Mr and Mrs Tomes)	Noted This modification relates to the Executive Summary in the Plan. This change is a consequence of the substantive modification at MM 19. Reference should therefore be made to the full response under MM 19. The Inspectors examining the Oxford City Local Plan published their preliminary findings in January 2020. They concluded that the capacity-based requirement as proposed to be modified by the City Council did not result

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	• The justification for removing additional Green Belt land is based on a supplementary LUC report which contradicts the original report.
	• There are no exceptional circumstances, endorsed by the affected communities, to justify the release of Green Belt.
	• The additional Oxford allocations along existing transport corridors could be extended to include sites with good rail links outside the Green Belt.
	• Traffic problems at Kidlington Roundabout will be worsened.
	• Green Belt should only be removed in exceptional circumstances.
	• The importance of Kidlington Gap as a separation between Oxford and Kidlington was raised at the examination but this will be all but obliterated. This is contrary to the spatial strategy in the adopted Cherwell Local Plan and the NPPF.
	• The Council should consider alternative sites outside the Green Belt.
	• Green Belt release at Kidlington gap is inappropriate given that:
	  ○ The SHMA numbers do not reflect need and are therefore not considered exceptional circumstances
	  ○ Sites outside the Green Belt should be prioritised
	  ○ The Kidlington Gap is of great strategic importance in relation to the Oxford Green Belt
		PR-D-0093 (KDW)	in 'meaningfully different implications for planning in the wider Oxfordshire area compared with the assumptions used by the Growth Board, and do not raise any significant new issues in respect of the unmet need. Having regard to these conclusions there can be no reason for delaying the Partial Review Plan.
			
			The Burley in Wharfdale decision by the Secretary of State (3208020) is noted. However, Green Belt very special circumstances (NPPF para' 87- planning applications) and exceptional circumstances (NPPF para' 82- Green Belt reviews) are respectively site and Plan specific. Further and in any event, the application of Green Belt tests is necessarily fact specific. The conclusions reached in respect of the area of Green Belt with which the Burley in Wharfdale decision was concerned cannot determine the outcome of the Green Belt exceptional circumstances test in Cherwell. The Partial Review is being examined under NPPF 2012. Exceptional circumstances were discussed extensively at the hearings, following consideration of all the evidence the Inspector reached a judgement concluding in his preliminary advice note (document PC5) that exceptional circumstances exist in the individual case of the Partial Review but noted

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	and development that would have the effect of closing it is inappropriate. • The Burley in Wharfdale decision by the Secretary of State (3208020) is highlighted as supporting argument in respect to application of Paragraph 11(b) of the NPPF and contend that there are no exceptional circumstances to justify the release of Green Belt. • The current version of the Plan should be rejected as it stands. It should be revisited when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection of the Green Belt. • The modification should be deleted due to a lack of explanation or consultation regarding the proposed bus gate. • Concern raised over the further release of Green Belt land to accommodate additional homes. • Intensification of existing allocations is not supported. • The proposed main modification does not represent the most appropriate strategy for development. • The proposed main modification fails under the terms of paragraph 84 of the NPPF which requires LPAs, when reviewing Green Belt boundaries, to take account of the need to promote sustainable patterns of development and the need to consider the consequences for sustainable development in their choices. • The Council's preferred approach has departed from the advice provided by the Inspector. • PR6c is a more appropriate site and could accommodate 220 dwellings. Evidence on landscape,		that the Council would need to demonstrate exceptional circumstances for any further changes. (**Refer to full response under MM19**)

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	Green Belt and transport is provided in support of arguments.
	• Issues of the additional release of Green Belt at PR7a are:
	  ○ the proposed southern boundary being weak or non-existent.
	  ○ It could set a dangerous precedent for further release between Kidlington and the A34.
	  ○ It leaves a large triangular field in which development will be difficult to resist.
	• An incremental approach to Green Belt harm is caused.		

Main 6 *(P.9; Executive Summary Table 1; Policy PR7b- Land at Stratfield Farm)* Replace '100' with '**120**'	• The deletion of site PR10 and resultant reallocation of dwellings to the other strategic sites means the release of additional Green Belt. Alternative sites or strategies have not been properly considered. • Object to housing development in the Green Belt, the effective 'infill' of the Kidlington Gap and the loss of separation between the villages and between villages and Oxford, the loss of the North Oxford Golf Club, and the significant flaws in the Transport strategy and the closure of Sandy Lane. • The justification for removing additional Green Belt land is based on a supplementary LUC report which contradicts the original report. • There are no exceptional circumstances, endorsed by the affected communities, to justify the release of Green Belt. • The additional Oxford allocations along existing transport corridors could be extended to include sites with good rail links outside the Green Belt.	PR-D-0061 (RPS for Mr R Davies) PR-D-0067 (CPRE) PR-D-0083 (CDWA) PR-D-0087 PR-D-0093 (KDW)	This modification relates to the Executive Summary in the Plan. This change is a consequence of the substantive modification at MM 20. Reference should therefore be made to the full response under MM 20. The Inspectors examining the Oxford City Local Plan published their preliminary findings in January 2020. They concluded that the capacity-based requirement as proposed to be modified by the City Council did not result in 'meaningfully different implications for planning in the wider Oxfordshire area compared with the assumptions used by the Growth Board, and do not raise any significant new issues in respect of the unmet need.

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	• Traffic problems at Kidlington Roundabout will be worsened.
	• Green Belt should only be removed in exceptional circumstances.
	• The importance of Kidlington Gap as a separation between Oxford and Kidlington was raised at the examination but this will be all but obliterated. This is contrary to the spatial strategy in the adopted Cherwell Local Plan and the NPPF.
	• The Council should consider alternative sites outside the Green Belt.
	• Green Belt release at Kidlington Gap is inappropriate given that:
	  ○ The SHMA numbers do not reflect need and are therefore not considered exceptional circumstances
	  ○ Sites outside the Green Belt should be prioritised
	  ○ The Kidlington Gap is of great strategic importance in relation to the Oxford Green Belt and development that would have the effect of closing it is inappropriate.
	• The Burley in Wharfdale decision by the Secretary of State (3208020) is highlighted as supporting argument in respect to application of Paragraph 11(b) of the NPPF and contend that there are no exceptional circumstances to justify the release of Green Belt.
	• The current version of the Plan should be rejected as it stands. It should be revisited when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection of the Green Belt.
			Having regard to these conclusions there can be no reason for delaying the Partial Review Plan.
			
			The Burley in Wharfdale decision by the Secretary of State (3208020) is noted. However, Green Belt very special circumstances (NPPF para' 87- planning applications) and exceptional circumstances (NPPF para' 82- Green Belt reviews) are respectively site and Plan specific. Further and in any event, the application of Green Belt tests is necessarily fact specific. The conclusions reached in respect of the area of Green Belt with which the Burley in Wharfdale decision was concerned cannot determine the outcome of the Green Belt exceptional circumstances test in Cherwell. The Partial Review is being examined under NPPF 2012. Exceptional circumstances were discussed extensively at the hearings, following consideration of all the evidence the Inspector reached a judgement concluding in his preliminary advice note (document PC5) that exceptional circumstances exist in the individual case of the Partial Review but noted that the Council would need to demonstrate exceptional circumstances for any further changes. (**Refer to full response under MM20**)

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	• Concern raised over the further release of Green Belt land to accommodate additional homes. • Intensification of existing allocations is not supported. • The proposed main modification does not represent the most appropriate strategy for development. • The proposed main modification fails under the terms of paragraph 84 of the NPPF which requires LPAs, when reviewing Green Belt boundaries, to take account of the need to promote sustainable patterns of development and the need to consider the consequences for sustainable development in their choices. • The Council's preferred approach has departed from the advice provided by the Inspector. • References made to evidence on landscape, Green Belt and transport that supports the allocation of PR6c site for residential.	(Edgars for Mr and Mrs Tomes) PR-D-0081 (Turnberry for Exeter College)	
Main 7 *(P.9; Executive Summary Table 1; Policy PR9-Land West of Yarnton)* Replace '530' with '**540**'	• Green Belt should only be removed in exceptional circumstances. • The importance of Kidlington Gap as a separation between Oxford and Kidlington was raised at the examination but this will be all but obliterated. This is contrary to the spatial strategy in the adopted Cherwell Local Plan and the NPPF. • The Council should consider alternative sites outside the Green Belt. • Extension of the current Green Belt boundary for PR9 involves encroachment onto countryside and Green Belt assessed as high harm in the LUC Cherwell Green Belt Study. It is not warranted by exceptional	PR-D-0061 (RPS for Mr R Davies) PR-D-0067 (CPRE) PR-D-0082 (B&YGBC) PR-D-0083 (CDWA) PR-D-0093 (KDW)	This modification relates to the Executive Summary in the Plan. This change is a consequence of the substantive modification at MM 21. Reference should therefore be made to the full response under MM 21. The Inspectors examining the Oxford City Local Plan published their preliminary findings in January 2020. They concluded that the capacity-based requirement as proposed to be modified by the City Council did not result in 'meaningfully different implications for

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	circumstances and contrary to the sequential approach set out in the NPPF. • The land proposed to be released from the Green Belt forms an inherently interesting historic landscape, designed by nature and traditional agricultural land use. It is an important heritage asset and is served by two major footpaths, enjoyed by both local residents and tourists. • The deletion of PR10 is supported but the evidence does not support reallocation of dwellings from PR10, a non-Green Belt site to PR9. it is unsound to remove houses from a non-Green Belt site and release further Green Belt to accommodate them. • Extension of the Green Belt boundary in PR9 will encroach on to the open and elevated countryside to the west of the A44 and will further weaken the westward boundary of the overall Review Plan area. • Extension of the PR9 boundary into land containing ridge and furrow earthworks beyond the current ancient hedgerow will damage the historic landscape setting. The extent of damage to heritage assets would remain unknown until further fieldwork is undertaken. The irretrievable release of Green Belt cannot be provisional on further research that would in fact follow the release of said Green Belt. • Further release of the Green Belt on PR9 would not accord with Local Plan Strategic Objective 15. • The extension of PR9 as proposed by Main 112 and 113 were deemed 'unacceptable' by the Council in its submission for Matter 7. The evidence now produced to reverse this judgement is unsound.		planning in the wider Oxfordshire area compared with the assumptions used by the Growth Board, and do not raise any significant new issues in respect of the unmet need. Having regard to these conclusions there can be no reason for delaying the Partial Review Plan. The Burley in Wharfdale decision by the Secretary of State (3208020) is noted. However, Green Belt very special circumstances (NPPF para' 87- planning applications) and exceptional circumstances (NPPF para' 82- Green Belt reviews) are respectively site and Plan specific. Further and in any event, the application of Green Belt tests is necessarily fact specific. The conclusions reached in respect of the area of Green Belt with which the Burley in Wharfdale decision was concerned cannot determine the outcome of the Green Belt exceptional circumstances test in Cherwell. The Partial Review is being examined under NPPF 2012. Exceptional circumstances were discussed extensively at the hearings, following consideration of all the evidence the Inspector reached a judgement concluding in his preliminary advice note (document PC5) that exceptional circumstances exist in the individual case of the Partial Review but noted that the Council would need to demonstrate

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	• Green Belt release at Kidlington Gap is inappropriate given that:
	  ○ The SHMA numbers do not reflect need and are therefore not considered exceptional circumstances
	  ○ Sites outside the Green Belt should be prioritised
	  ○ The Kidlington Gap is of great strategic importance in relation to the Oxford Green Belt and development that would have the effect of closing it is inappropriate.
	• The Burley in Wharfdale decision by the Secretary of State (3208020) is highlighted as supporting argument in respect to application of Paragraph 11(b) of the NPPF and contend that there are no exceptional circumstances to justify the release of Green Belt.
	• The current version of the Plan should be rejected as it stands. It should be revisited when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection of the Green Belt.
	• Intensification of existing allocations is not supported.
	• Welcomes the deletion of site PR10 however the reallocation of the dwellings across site PR9 will detrimentally impact on sites PR8 and PR9.
	• Sites PR8 and PR9 are not served by premium bus routes. The Transport Assessment is inaccurate in relation to bus routes.
	• The proposed park and ride and its associated bus services have been cited as an important element of the rapid transit bus system. However, further data on the impact of the deletion of site PR10 on its viability
			exceptional circumstances for any further changes. (**Refer to full response under MM21**)

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	needs to be provided to assess the sustainability of sites PR8 and PR9. • There are inaccurate factual representations in the Transport Addendum which indicates the relocation of dwellings away from PR10 will have a positive effect upon overall levels of traffic and congestion at peak times. • The impact of relocating 410 dwellings from site PR10 to sites PR6a, PR6b, PR7a, PR7b and PR9 on the A44 and A4260 has not been assessed. Detailed modelling work needs to be undertaken to ascertain the soundness of this modification to the Plan. • Object to housing development in the Green Belt, the effective 'infill' of the Kidlington Gap and the loss of separation between the villages and between villages and Oxford, the loss of the North Oxford Golf Club, and the significant flaws in the Transport strategy and the closure of Sandy Lane. • The justification for removing additional Green Belt land is based on a supplementary LUC report which contradicts the original report. • The additional Oxford allocations along existing transport corridors could be extended to include sites with good rail links outside the Green Belt. • Traffic problems at Kidlington Roundabout will be worsened.		
Main 8 *(P.9; Executive Summary Table 1; Policy PR10 – Land South East of Woodstock)*	• Agrees with the Inspector's Post Hearing Advice note that site PR10 is too distant from Oxford which is likely to tempt residents away from more sustainable travel choices and welcome its deletion.	PR-D-0083 (CDWA)	This modification relates to the Executive Summary in the Plan. This change is a consequence of the substantive modification at MM 22 and MM126.

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Delete Woodstock row from Table 1.	• Welcomes the deletion of site PR10 however the reallocation of the dwellings across site PR9 will detrimentally impact on sites PR8 and PR9. • Sites PR8 and PR9 are not served by premium bus routes. The Transport Assessment is inaccurate in relation to bus routes. • The proposed park and ride and its associated bus services have been cited as an important element of the rapid transit bus system. However, further data on the impact of the deletion of site PR10 on its viability needs to be provided to assess the sustainability of sites PR8 and PR9. • There are inaccurate factual representations in the Transport Addendum which indicates the relocation of dwellings away from PR10 will have a positive effect upon overall levels of traffic and congestion at peak times. • The impact of relocating 410 dwellings from site PR10 to sites PR6a, PR6b, PR7a, PR7b and PR9 on the A44 and A4260 has not been assessed. Detailed modelling work needs to be undertaken to ascertain the soundness of this modification to the Plan.		Reference should therefore be made to the full response under MM126. The general points raised do not relate to this specific main modification.
Main 9 *(Page 12; Paragraph 1.7)* Amend to read: The Partial Review means change for the area of the district which adjoins north Oxford and that which focuses on the A44	• Objects to the further release of Green Belt land to accommodate additional homes at PR9.	PR-D-0087 (Edgars for Mr & Mrs Tomes)	The substance of this representation does not specifically refer to this proposed modification.

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corridor. ~~**from Oxford to Woodstock in West Oxfordshire**~~.			
Main 11 *(P.27; Paragraph 2.10)* Amend to read: ~~**Seven**~~ **Six** residential development areas are identified in a geographic area extending north from Oxford (either side of the A4165 Oxford Road) **and** along the A44 corridor ~~**and to Woodstock in West Oxfordshire**~~. 1. Land East of Oxford Road, North Oxford (policy PR6a) - Gosford and Water Eaton Parish 2. Land West of Oxford Road, North Oxford (policy PR6b) - Gosford and Water Eaton Parish 3. Land at South East Kidlington (policy PR7a) - Gosford and Water Eaton Parish 4. Land at Stratfield Farm Kidlington (policy PR7b) - Kidlington Parish 5. Land East of the A44 at Begbroke/Yarnton (policy PR8) - Yarnton and Begbroke Parishes (small area in Kidlington Parish)	• Green Belt should only be removed in exceptional circumstances. • The importance of Kidlington Gap as a separation between Oxford and Kidlington was raised at the examination but this will be all but obliterated. This is contrary to the spatial strategy in the adopted Cherwell Local Plan and the NPPF. • The Council should consider alternative sites outside the Green Belt. • The deletion of site PR10 and resultant reallocation of dwellings to the other strategic sites means the release of additional Green Belt. Alternative sites or strategies have not been properly considered. • Object to housing development in the Green Belt, the effective 'infill' of the Kidlington Gap and the loss of separation between the villages and between villages and Oxford, the loss of the North Oxford Golf Club, and the significant flaws in the Transport strategy and the closure of Sandy Lane. • The justification for removing additional Green Belt land is based on a supplementary LUC report which contradicts the original report. • There are no exceptional circumstances, endorsed by the affected communities, to justify the release of Green Belt. • The additional Oxford allocations along existing transport corridors could be extended to include sites with good rail links outside the Green Belt.	PR-D-0083 (CDWA)	The substance of this representation does not specifically refer to this proposed modification.

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6. Land West of the A44 at Yarnton (policy PR9) - Yarnton and Begbroke Parishes ~~**7 Land East of Woodstock (policy PR10) - Shipton-on-Cherwell and Thrupp Parish.**~~.	• Traffic problems at Kidlington Roundabout will be worsened.		
Main 12 *(P. 49; Paragraph 3.57)* Amend to read: 'The Oxford Transport Strategy has three components: mass transit, walking and cycling, and managing traffic and travel demand. **The Strategy is supported by the Active and Healthy Travel Strategy and Oxfordshire County Council Cycling and Walking Design Guides**. Mass transit in Oxford is planned to consist of rail, Rapid Transit (RT) and buses and coaches.'	• Modification supported	PR-D-0085 (Oxfordshire CC)	Noted
Main 14 *(P.53; Paragraph 3.66)* Amend to read: 'Woodstock is a focus for growth in West	• A link road between the A40 and the A44 has been promised for several years but there is still no sign of it.	PR-D-0091(Cllr I Middleton)	Noted. The purpose of MM14 is to provide a cross reference to the LTP4 as part of the wider West Oxfordshire context section of the Plan. The Plan does not rely on the provision of an A40-A44 link road. The link road was

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Oxfordshire's new, emerging Local Plan. The draft Plan includes more extensive growth at Witney and Chipping Norton, growth at Carterton comparable to that at Woodstock and less significant growth in the Burford-Charlbury Area. Larger strategic development is planned at Eynsham on the A40 to the west of Oxford, the majority of which is intended to address West Oxfordshire's contribution (2750 homes) to Oxford's unmet housing need. **Oxfordshire's Local Transport Plan (LTP4): A40 Strategy proposes a new link road in Cherwell between the A40 and the A44 to improve access from West Oxfordshire to the A44 and A34. '**			discussed during the examination hearings and documented in transport evidence prepared in collaboration with Oxfordshire County Council (Transport Assessment PR52 and Transport Topic Paper PR102). PR102 explains that the link road may deliver strategic benefit in relation to growth allocations being considered in West Oxfordshire (along the A40 corridor) but does not benefit the highway network in the south of the Cherwell District.
Main 15 *(P.54; Paragraph 3.73)* Amend to read, 'A National Infrastructure Commission (NIC) report **~~is expected by the end of~~ on the Cambridge-Milton-**	• Investment opportunities resulting from the Cambridge-Milton Keynes-Oxford Arc have no bearing on the focus of the Plan review of meeting Oxford's unmet housing need and reliance on plans for the Arc is premature as they are still in the planning stages.	PR-D-0091 (Cllr I Middleton)	Noted. However, the purpose of this MM is to provide an update on the current position regarding this project.

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Keynes-Oxford Arc was published in November 2017 including recommendations to the Government linking east-west transport improvements with wider growth and investment opportunities along this corridor'			
Main 17 *(P.64; Table 4; Policy PR6a- Land East of Oxford Road)* Replace 650 with **'690'**	• The proposed main modification is supported. • The land committed for new schools should not be reallocated for housing. • Green Belt should only be removed in exceptional circumstances. • The importance of Kidlington Gap as a separation between Oxford and Kidlington was raised at the examination but this will be all but obliterated. This is contrary to the spatial strategy in the adopted Cherwell Local Plan and the NPPF. • The Council should consider alternative sites outside the Green Belt. • The deletion of site PR10 and resultant reallocation of dwellings to the other strategic sites means the release of additional Green Belt. Alternative sites or strategies have not been properly considered.	PR-D-0010 (North Oxford Consortium) PR-D-0083 (CDWA) PR-D-0091 (Cllr I Middleton) PR-D-0093 (KDW)	Noted This Main Modification relates to Policy PR6a – Land East of Oxford Road only. In response to the specific issue raised regarding the site allocated for a new school the modification is based on County Council (The Education Authority) advice that a smaller primary school was required at site PR6a than was previously envisaged. This recalculation of need 'freed-up' one hectare of land. In response to the more general points raised in the representations the Explanatory Note (November 2019) describes in detail the process the Council took in preparing Main

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	• Object to housing development in the Green Belt, the effective 'infill' of the Kidlington Gap and the loss of separation between the villages and between villages and Oxford, the loss of the North Oxford Golf Club, and the significant flaws in the Transport strategy and the closure of Sandy Lane. • The justification for removing additional Green Belt land is based on a supplementary LUC report which contradicts the original report. • There are no exceptional circumstances, endorsed by the affected communities, to justify the release of Green Belt. • The additional Oxford allocations along existing transport corridors could be extended to include sites with good rail links outside the Green Belt. • Traffic problems at Kidlington Roundabout will be worsened.		Modifications. A sequential consideration of options took place to avoid unnecessary further alterations to the Green Belt boundaries and to ensure that, if required, there were exceptional circumstances for further alteration (Explanatory Note). The Inspector in his Preliminary Advice Note (PC5) considered that there were exceptional circumstances for development in the Green Belt but noted that the Council would need to demonstrate exceptional circumstances for any further changes. Consideration was given to whether there were options outside the Green Belt, whether there were options requiring no additional Green Belt release; and in the light of these conclusions, whether there were options within the scope of the existing strategy that would acceptably and exceptionally permit further Green Belt release. It is considered that there are exceptional circumstances justifying some further Green Belt release. All supporting information and evidence were published alongside the Main Modifications (including the consideration of alternatives in a Sustainability Appraisal Addendum) and the process detailed in the Explanatory Note. Evidence supporting the MMs including the landscape and Green Belt evidence do not

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Page 36			contradict previous reports. In their preparation officers undertook an internal review of the plan and existing evidence base in the context of the Inspector's advice, scoped significant changes in circumstances / new information and identified reasonable options as detailed in the MMs Explanatory Note. The Inspector in his Preliminary Advice Note (PC5) considers the Plan's proposed housing requirement to be sound and the strategy to be appropriate. In reaching his preliminary conclusions the Inspector considered transport matters including the potential closure of Sandy Lane. The MMs are supported by an Addendum to the Transport Assessment (PR 109) which concludes that, taken together, the proposed redistribution of 410 dwellings in the Council's MMs 'are expected to have a net-positive overall effect on previously assessed transport impacts'.
Main 18 *(P.64; Table 4; Policy PR6b- Land West of Oxford Road)* Replace 530 with **'670'**	• The proposed main modification is supported	PR-D-0010 (North Oxford Consortium)	Noted

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	• It is unclear what 'additional information on trees' refers to. • A premature judgement that only important groups of trees should be retained has been made in order to propose that 670 dwellings be allocated to PR6b. • Whilst it is understood that further detailed tree work would be carried out at a later stage the decision to allocate 670 homes without a greater understanding at this stage constrains the ability to make future informed decisions regarding the trees on this site. • The judgement that only important groups of trees should be retained is not justified by the evidence. It has not been based on a comprehensive detailed tree survey but was based on a short visit by Council officers. • The judgement that only significant groups of trees should be retained only takes account of groups of trees and does not consider significant individual trees. The assumption that only groups of trees are important is not valid and is contrary to existing policies. • The Partial Review Strategy was lacking, alternatives to dumping housing in the Green Belt were not properly examined, and the one site outside the Green Belt found unsuitable. • The Examination should be re-opened. • An increase of 140 dwellings on PR6b is not justified. • In a declared Climate Change Emergency, destroying a huge number of established trees on the golf course is unforgivable.	PR-D-0063 (GreenWay Oxfordshire) PR-D-0070 (Harbord Rd Area Residents Association) PR-D-0083 (CDWA) PR-D-0091 (Cllr I Middleton) PR-D-0092 (Wolvercote Neighbourhood Forum) PR-D-0093 (KDW)	The Explanatory Note (November 2019) describes in detail the process the Council took in preparing Main Modifications. A sequential consideration of options took place to avoid unnecessary further alterations to the Green Belt boundaries and to ensure that, if required, there were exceptional circumstances for further alteration (Explanatory Note). The Inspector in his Preliminary Advice Note (PC5) considered that there were exceptional circumstances for development in the Green Belt but noted that the Council would need to demonstrate exceptional circumstances for any further changes. Consideration was given to whether there were options outside the Green Belt, whether there were options requiring no additional Green Belt release; and in the light of these conclusions, whether there were options within the scope of the existing strategy that would acceptably and exceptionally permit further Green Belt release. It is considered that there are exceptional circumstances justifying some further Green Belt release. All supporting information and evidence were published alongside the Main Modifications (including the consideration of alternatives in a Sustainability Appraisal

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	• Pollution levels nearby are already higher than European and WHO standards. • The Harbord Road Area Residents Association have submitted thorough and extensive evidence on the removal of these trees, and GW endorses that submission. • The destruction of trees is contrary to several local plan policies. • The tree survey conclusions posted by the Council are frankly risible. • The University has confirmed that it wishes to provide staff accommodation on some of the site; that is not 'need' as defined. • The modification should be deleted, and the site and trees omitted from the Partial Review. • Green Belt should only be removed in exceptional circumstances. • The importance of Kidlington Gap as a separation between Oxford and Kidlington was raised at the examination but this will be all but obliterated. This is contrary to the spatial strategy in the adopted Cherwell Local Plan and the NPPF. • The Council should consider alternative sites outside the Green Belt. • The deletion of site PR10 and resultant reallocation of dwellings to the other strategic sites means the release of additional Green Belt. Alternative sites or strategies have not been properly considered. • Object to housing development in the Green Belt, the effective 'infill' of the Kidlington Gap and the loss of		Addendum) and the process detailed in the Explanatory Note. Evidence supporting the MMs including the landscape and Green Belt evidence do not contradict previous reports. In their preparation officers undertook an internal review of the plan and existing evidence base in the context of the Inspector's advice, scoped significant changes in circumstances / new information and identified reasonable options as detailed in the Explanatory Note. The Inspector in his Preliminary Advice Note (PC5) considers the Plan's proposed housing requirement to be sound and the strategy to be appropriate. In reaching his preliminary conclusions the Inspector considered transport matters including the potential closure of Sandy Lane. The MMs are supported by an Addendum to the Transport Assessment (PR109) which concludes that, taken together, the proposed redistribution of 410 dwellings in the Council's MMs 'are expected to have a net-positive overall effect on previously assessed transport impacts'. In specifically considering the allocation of PR6b the Inspector in his Preliminary Advice

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	separation between the villages and between villages and Oxford, the loss of the North Oxford Golf Club, and the significant flaws in the Transport strategy and the closure of Sandy Lane. • The justification for removing additional Green Belt land is based on a supplementary LUC report which contradicts the original report. • There are no exceptional circumstances, endorsed by the affected communities, to justify the release of Green Belt. • The additional Oxford allocations along existing transport corridors could be extended to include sites with good rail links outside the Green Belt. • Traffic problems at Kidlington Roundabout will be worsened.		Note concluded that whilst he had no doubt that the North Oxford Golf Club is a much valued facility, '*the site it occupies is an excellent one for the sort of housing the Plan proposes, given its location so close to Oxford Parkway, with its Park & Ride, and its proximity to the centre of Oxford.*' The Council's Explanatory Note on Housing Figures (HEAR 2) clarifies the approach taken to housing figures for the site in the Submission Plan. Table 3 indicates a density of 25 dph for site PR6b in the Proposed Submission Plan. The relatively low density reflected the need for caution on numbers in view of the need to retain significant trees on the site. Following receipt of the Inspector's Advice Note, the review of the Plan, evidence and changes in circumstances identified that there was now more information on important trees that gave reason to reconsider the capacity of the site. This included information from the site promoters and from the Council's internal landscape advisers. Following this internal advice from landscape and tree officers (CD PR124) the Council identified significant groups of trees to be retained and others that were of less importance.

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			As indicated in the Council's Site Capacity Sense Check (PR110) the densities now proposed could provide the opportunity for higher density typologies, including terrace blocks and apartment buildings. The latter of which could work well with blocks set within a generous green landscape incorporating the tree belts. It is considered that net carbon emissions should be considered as part of a Districtwide approach to Climate Change including the location of development in areas which maximise opportunities for sustainable travel.
Main 19 *(P.64; Table 4; Policy PR7a- Land South East of Kidlington)* Replace 230 with **'430'**	• Supports proposed modification. • Green Belt should only be removed in exceptional circumstances. • The deletion of site PR10 and resultant reallocation of dwellings to the other strategic sites means the release of additional Green Belt. Alternative sites or strategies have not been properly considered. • Object to housing development in the Green Belt, the effective 'infill' of the Kidlington Gap and the loss of separation between the villages and between villages and Oxford, the loss of the North Oxford Golf Club, and	PR-D-0014 (Pegasus for Barwood Developments) PR-D-0080 (Kidlington PC) PR-D-0083 (CDWA) PR-D-0091 (Cllr Middleton) PR-D-0093 (KDW) PR-D-0086 (Gosford and	Noted The Explanatory Note (November 2019) describes in detail the process the Council took in preparing Main Modifications. A sequential consideration of options took place to avoid unnecessary further alterations to the Green Belt boundaries and to ensure that, if required, there were exceptional circumstances for further alteration. The Inspector in his Preliminary Advice Note (PC5) considered that there were exceptional

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	the significant flaws in the Transport strategy and the closure of Sandy Lane. • The justification for removing additional Green Belt land is based on a supplementary LUC report which contradicts the original report. • There are no exceptional circumstances, endorsed by the affected communities, to justify the release of Green Belt. • The additional Oxford allocations along existing transport corridors could be extended to include sites with good rail links outside the Green Belt. • Traffic problems at Kidlington Roundabout will be worsened. • The importance of Kidlington Gap as a separation between Oxford and Kidlington was raised at the examination but this will be all but obliterated. This is contrary to the spatial strategy in the adopted Cherwell Local Plan and the NPPF. • The Council should consider alternative sites outside the Green Belt. • Object to the release of additional Green Belt as an extension to the area proposed for development of PR7a. • The site extension proposed conflicts with available evidence and is not justified. • There is a lack of evidence and no consideration of mitigation / offset measures as required by the NPPF in justifying the release of Green Belt. • There is no evidence on consideration of the impact on local schools and other community infrastructure close	Water Eaton PC) did not specifically refer to this modification but made similar comments.	circumstances for development in the Green Belt but noted that the Council would need to demonstrate exceptional circumstances for any further changes. Consideration was given to whether there were options outside the Green Belt, whether there were options requiring no additional Green Belt release; and in the light of these conclusions, whether there were options within the scope of the existing strategy that would acceptably and exceptionally permit further Green Belt release. It is considered that there are exceptional circumstances justifying some further Green Belt release. All supporting information and evidence were published alongside the Main Modifications (including the consideration of alternatives in a Sustainability Appraisal Addendum) and the process detailed in the Explanatory Note. Evidence supporting the MMs including the landscape and Green Belt evidence do not contradict previous reports. In their preparation officers undertook an internal review of the plan and existing evidence base in the context of the Inspector's advice, scoped significant changes in circumstances / new information and identified reasonable options as detailed in the Explanatory Note (November 2019).

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	to PR7 as a result of the relocation of 200 dwellings from PR10 to PR7a. The diminished opportunity to meet a local shortfall in playing fields is also not considered in evidence. • The perception of a gap between the settlements of Oxford and Kidlington will be eradicated. • Additional vehicles at peak times from the enlarged PR7a will negatively impact the free movement of traffic along the A4260, on Bicester Road, on queues at the roundabout and air quality in Kidlington. • A requirement should be added to Policy PR7a for the provision of a new footbridge across the A4260 to link to Stratfield Brake. • The deletion of site PR10 does not provide exceptional circumstances to allow further encroachment into Green Belt separating Kidlington from Oxford • The lack of parks and recreational facilities within Kidlington will be worsened by the additional housing and loss of Green Belt • There is likely to be a significant loss of biodiversity • The expansion will cause a high level of harm to the purposes of the remaining Green Belt and will have a significant urbanising effect • PR7a is most suitable for higher density development. If an additional 200 dwellings are added to site PR7a then this should be by increased density • There is no consideration of the impact on schools and community infrastructure close to the site		Specifically, for Land South East of Kidlington the Green Belt Study (PR40, site PR178) indicated that the release of the field immediately to the south of that already proposed in the Plan would have the same impact on the harm to the Green Belt as the proposed submission site. The Green Belt Study Addendum (CD PR104) advised that an additional release of land at PR7a would further erode the gap but would not represent a step-change in Green Belt harm. The Addendum considered two alternative Green Belt boundaries for the southern boundary of the triangle of land. Both involved the creation of a new boundary. The evidence did not suggest a material difference between the two alternative boundaries. The modification proposes a new planted boundary which follows the line of a former field boundary. Once established this will form a strong, defined permanent Green Belt boundary. The proposed modification will result in a reduced area being retained in the Green Belt and available for formal sports for the development and the wider community and green infrastructure within the Green Belt. However, given that the Playing Pitch

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	• Additional traffic will have a negative impact on congestion on the A4260 and Bicester Road, and will affect local air quality • The PR7a site should return to 230 homes. • The proposed main modification does not represent the most appropriate strategy for development. • The proposed main modification fails under the terms of paragraph 84 of the NPPF which requires LPAs, when reviewing Green Belt boundaries, to take account of the need to promote sustainable patterns of development and the need to consider the consequences for sustainable development in their choices. • The Council's preferred approach has departed from the advice provided by the Inspector. • Reference is made to evidence on landscape, Green Belt and transport that supports the allocation of site PR6c site for residential. • Issues of the additional release of Green Belt land identified are: o the proposed southern boundary being weak or non-existent. o It could set a dangerous precedent for further release between Kidlington and the A34. o It leaves a large triangular field in which development will be difficult to resist. • An incremental approach to Green Belt harm is caused.	PR-D-0069 (Bloombridge) PR-D-0081 (Turnberry for Exeter College)	Strategy (PPS) (PR99) indicated a need for an additional 4ha of pitches to 2031, the reduced area of 11 hectares is considered sufficient to accommodate the required pitch provision together with green infrastructure. The site promoter submission (PR119) demonstrates that the remaining 11 hectares can accommodate 4 ha of pitch provision and green infrastructure. The Burley in Wharfdale decision by the Secretary of State (3208020) is noted. However, Green Belt very special circumstances (NPPF para' 87- planning applications) and exceptional circumstances (NPPF para' 82- Green Belt reviews) are respectively site and Plan specific. Further and in any event, the application of Green Belt tests is necessarily fact specific. The conclusions reached in respect of the area of Green Belt with which the Burley in Wharfdale decision was concerned cannot determine the outcome of the Green Belt exceptional circumstances test in Cherwell. The Partial Review is being examined under NPPF 2012. Exceptional circumstances were discussed extensively at the hearings, following consideration of all the evidence the Inspector reached a judgement concluding in his preliminary advice note (document PC5) that

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			exceptional circumstances exist in the individual case of the Partial Review but noted that the Council would need to demonstrate exceptional circumstances for any further changes. The Inspector in his Preliminary Advice Note (PC5) considers the Plan's proposed housing requirement to be sound and the strategy to be appropriate. In reaching his preliminary conclusions the Inspector considered transport matters including the potential closure of Sandy Lane. The MMs are supported by an Addendum to the Transport Assessment (PR 109) which concludes that, taken together, the proposed redistribution of 410 dwellings in the Council's MMs 'are expected to have a net-positive overall effect on previously assessed transport impacts. The Plan and its proposed MMs is supported by a schedule of infrastructure informed by the schemes and interventions sought by the relevant infrastructure provides including Oxfordshire County Council as Local Highways Authority. Infrastructure planning including identification of bus gates or other project specific measures is a continuous process which will continue through more detailed

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			planning stages such as the preparation of site development briefs and yearly monitoring of infrastructure planning and provision.
Main 20 *(P.64; Table 4; Policy PR7b- Land at Stratfield Farm)* Replace 100 with **‘120’**	• Reluctantly support Main 20. • The combined effect of enlarging housing capacity on both PR7a and PR7b is to seriously restrict the delivery of much needed outdoor sports facilities. The Council’s own research has confirmed there is an existing deficiency which will be exacerbated by the additional of around 550 additional homes on these two sites alone. There is a need for a significant increase in informal recreation space. • No evidence to show how delivery of new playing fields, other formal open space and sports facilities and informal space address in full the deficiencies existing and ensuing from the significant increase in the population of the immediate area. • It is essential that 2 access points are provided, reflecting the awkward shape of the site and the need to retain the setting of the centrally located Listed Buildings, their historic relationship to the orchards and the integrity of an enlarged nature conservation area. • Consider that Kidlington Parish Council should be partners in the preparation of the Development Brief for PR7b rather than Oxford City Council. • Green Belt should only be removed in exceptional circumstances.	PR-D-0080 (Kidlington PC) PR-D-0083 (CDWA)	The comments from Kidlington PC are noted. The Council will ensure there is consistent engagement with Parish Councils in preparing the development briefs. A change to the MMs is not required. The Explanatory Note (November 2019) describes in detail the process the Council took in preparing Main Modifications. A

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	• The deletion of site PR10 and resultant reallocation of dwellings to the other strategic sites means the release of additional Green Belt. Alternative sites or strategies have not been properly considered. • Object to housing development in the Green Belt, the effective 'infill' of the Kidlington Gap and the loss of separation between the villages and between villages and Oxford, the loss of the North Oxford Golf Club, and the significant flaws in the Transport strategy and the closure of Sandy Lane. • The justification for removing additional Green Belt land is based on a supplementary LUC report which contradicts the original report. • There are no exceptional circumstances, endorsed by the affected communities, to justify the release of Green Belt. • The additional Oxford allocations along existing transport corridors could be extended to include sites with good rail links outside the Green Belt. • Traffic problems at Kidlington Roundabout will be worsened. • The importance of the Kidlington Gap as a separation between Oxford and Kidlington was raised at the examination but this will be all but obliterated. This is contrary to the spatial strategy in the adopted Cherwell Local Plan and the NPPF. • The Council should consider alternative sites outside the Green Belt. • Increasing housing capacity on PR7a and PR7b will reduce land available for outdoor sports facilities.	PR-D-0093 (KDW) PR-D-0091 (Cllr Middleton)	sequential consideration of options took place to avoid unnecessary further alterations to the Green Belt boundaries and to ensure that, if required, there were exceptional circumstances for further alteration. (Explanatory Note November 2019) The Inspector in his Preliminary Advice Note (PC5) considered that there were exceptional circumstances for development in the Green Belt but noted that the Council would need to demonstrate exceptional circumstances for any further changes. Consideration was given to whether there were options outside the Green Belt, whether there were options requiring no additional Green Belt release; and in the light of these conclusions, whether there were options within the scope of the existing strategy that would acceptably and exceptionally permit further Green Belt release. It is considered that there are exceptional circumstances justifying some further Green Belt release. All supporting information and evidence were published alongside the Main Modifications (including the consideration of alternatives in a Sustainability Appraisal Addendum) and the process detailed in the Explanatory Note November 2019.

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	Policies PR7a and PR7B should ensure delivery of sufficient new playing fields, formal and informal open space and sports facilities to meet the existing deficiencies and the needs of the new population. • It is essential that the policy specifies that two access points are provided. Delivery of a new access to Stratfield Brake will benefit Kidlington residents and reduce traffic on the network. An additional access from Croxford Gardens will avoid the space surrounding the central Listed Buildings and Nature Conservation Area. • A pedestrian / cycle route from east to west across the site will assist in promoting non-car travel and access to public transport. • The reallocation of 20 homes from site PR10 to PR7b should be deleted. • The lack of parks and recreational facilities in Kidlington will be worsened by the additional housing and loss of Green Belt. • Site PR7b is a difficult shape, has problematic access, will add to congestion at Kidlington Roundabout. There is a need to protect the listed building setting, orchards and conservation area. The risk / benefits of delivering 20 additional houses are not warranted. • The proposed main modification does not represent the most appropriate strategy for development. • The proposed main modification fails under the terms of paragraph 84 of the NPPF which requires LPAs, when reviewing Green Belt boundaries, to take account of the need to promote sustainable patterns of development and the need to consider the		Evidence supporting the MMs including the landscape and Green Belt evidence do not contradict previous reports. In their preparation officers undertook an internal review of the plan and existing evidence base in the context of the Inspector's advice, scoped significant changes in circumstances / new information and identified reasonable options as detailed in the Explanatory Note November 2019. Specifically, for PR7b, Land at Stratfield Farm, the Green Belt Study (PR40, site PR49) indicated that the release of the field immediately to the south and west of that already proposed in the Submission Plan would have the same impact on the Green Belt as the proposed submission site (approximately an additional one hectare of land). It was considered that, exceptionally, there might be scope to extend the developable area at site PR7b into this area of land (defined by a field boundary) while sufficiently accommodating the Council's environmental objectives. Moreover, it was considered that the setting of the listed farmhouse and important trees could be protected. Furthermore, as a result of promoter engagement with the County Council as Local

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	consequences for sustainable development in their choices. • The Council's preferred approach has departed from the advice provided by the Inspector. • Reference is made to evidence on landscape, Green Belt and transport that supports the allocation of PR6c site for residential.	PR-D-0081 (Turnberry for Exeter College)	Highways Authority, a less rigid position on the number of homes that could be accessed from the Kidlington roundabout emerged (CD PR112). The proposed modifications for Site PR7a will result in a reduced area being retained in the Green Belt and available for formal sports for the development and the wider community and green infrastructure within the Green Belt. However, given that the Playing Pitch Strategy (PPS) (PR99) indicated a need for an additional 4ha of pitches to 2031, the reduced area of 11 hectares is considered sufficient to accommodate the required pitch provision together with green infrastructure. The Inspector in his Preliminary Advice Note (PC5) considers the Plan's proposed housing requirement to be sound and the strategy to be appropriate. In reaching his preliminary conclusions the Inspector considered transport matters including the potential closure of Sandy Lane. The MMs are supported by an Addendum to the Transport Assessment (PR 109) which concludes that, taken together, the proposed redistribution of 410 dwellings in the Council's MMs 'are expected to have a net-positive

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			overall effect on previously assessed transport impacts. The Plan and its proposed MMs is supported by a schedule of infrastructure informed by the schemes and interventions sought by the relevant infrastructure provides including Oxfordshire County Council as Local Highways Authority. Infrastructure planning including identification of bus gates or other project specific measures is a continuous process which will continue through more detailed planning stages such as the preparation of site development briefs and yearly monitoring of infrastructure planning and provision.
Main 21 *(P.64; Table 4; Policy PR9 – Land West of Yarnton)* Replace 530 with '**540'**	• Green Belt should only be removed in exceptional circumstances. • The deletion of site PR10 and resultant reallocation of dwellings to the other strategic sites means the release of additional Green Belt. Alternative sites or strategies have not been properly considered. • Object to housing development in the Green Belt, the effective 'infill' of the Kidlington Gap and the loss of separation between the villages and between villages and Oxford, the loss of the North Oxford Golf Club, and the significant flaws in the Transport strategy and the closure of Sandy Lane. • The justification for removing additional Green Belt land is based on a supplementary LUC report which contradicts the original report.	PR-D-0082 (B&YGBC) PR-D-0083 (CDWA) PR-D-0091 (Cllr I Middleton) PR-D-0093 (KDW) PR-D-0056 (Yarnton PC) PR-D-0069 (Bloombridge)	The Explanatory Note (November 2019) describes in detail the process the Council took in preparing Main Modifications. A sequential consideration of options took place to avoid unnecessary further alterations to the Green Belt boundaries and to ensure that, if required, there were exceptional circumstances for further alteration. The Inspector in his Preliminary Advice Note (PC5) considered that there were exceptional circumstances for development in the Green Belt but noted that the Council would need to demonstrate exceptional circumstances for any further changes.

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	• There are no exceptional circumstances, endorsed by the affected communities, to justify the release of Green Belt. • The additional Oxford allocations along existing transport corridors could be extended to include sites with good rail links outside the Green Belt. • Traffic problems at Kidlington Roundabout will be worsened. • The importance of the Kidlington Gap as a separation between Oxford and Kidlington was raised at the examination but this will be all but obliterated. This is contrary to the spatial strategy in the adopted Cherwell Local Plan and the NPPF. • The Council should consider alternative sites outside the Green Belt. • Extension of the current Green Belt boundary for PR9 involves encroachment onto countryside and Green Belt assessed as high harm in the LUC Cherwell Green Belt Study. It is not warranted by exceptional circumstances and contrary to the sequential approach set out in the NPPF. • The land proposed to be released from the Green Belt forms an inherently interesting historic landscape, designed by nature and traditional agricultural land use. It is an important heritage asset and is served by two major footpaths, enjoyed by both local residents and tourists. • The deletion of PR10 is supported but the evidence does not support reallocation of dwellings from PR10, a non-Green Belt site to PR9. it is unsound to remove		Consideration was given to whether there were options outside the Green Belt, whether there were options requiring no additional Green Belt release; and in the light of these conclusions, whether there were options within the scope of the existing strategy that would acceptably and exceptionally permit further Green Belt release. It is considered that there are exceptional circumstances justifying some further Green Belt release. All supporting information and evidence were published alongside the Main Modifications (including the consideration of alternatives in a Sustainability Appraisal Addendum) and the process detailed in the Explanatory Note. Evidence supporting the MMs including the landscape and Green Belt evidence do not contradict previous reports. In their preparation officers undertook an internal review of the plan and existing evidence base in the context of the Inspector's advice, scoped significant changes in circumstances / new information and identified reasonable options as detailed in the Explanatory Note November 2019. The Inspector in his Preliminary Advice Note (PC5) considers the Plan's proposed housing requirement to be sound and the strategy to

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	houses from a non-Green Belt site and release further Green Belt to accommodate them. • Extension of the Green Belt boundary in PR9 will encroach on to the open and elevated countryside to the west of the A44 and will further weaken the westward boundary of the overall Review Plan area. • Extension of the PR9 boundary into land containing ridge and furrow earthworks beyond the current ancient hedgerow will damage the historic landscape setting. The extent of damage to heritage assets would remain unknown until further fieldwork is undertaken. The irretrievable release of Green Belt cannot be provisional on further research that would in fact follow the release of said Green Belt. • Further release of the Green Belt on PR9 would not accord with Local Plan Strategic Objective 15. • The extension of PR9 as proposed by Main 112 and 113 were deemed 'unacceptable' by the Council in its submission for Matter 7. The evidence now produced to reverse this judgement is unsound. • This is a missed opportunity to increase density and thereby reduce the need to release a larger area of Green Belt unnecessarily. • Object to the proposed main modification. The PR9 site should be reduced to 200 homes or deleted as an allocation. • Reference to the Landscape evidence and questioned the possibility of a defensible boundary.		be appropriate. In reaching his preliminary conclusions the Inspector considered transport matters including the potential closure of Sandy Lane. The MMs are supported by an Addendum to the Transport Assessment (PR 109) which concludes that, taken together, the proposed redistribution of 410 dwellings in the Council's MMs 'are expected to have a net-positive overall effect on previously assessed transport impacts'. The Plan and its proposed MMs is supported by a schedule of infrastructure informed by the schemes and interventions sought by the relevant infrastructure provides including Oxfordshire County Council as Local Highways Authority. Infrastructure planning including identification of bus gates or other project specific measures is a continuous process which will continue through more detailed planning stages such as the preparation of site development briefs and yearly monitoring of infrastructure planning and provision. Specifically, with regard to site PR9 the Inspector's preliminary findings are that '*there is scope for the developable area to extend westward and this might well provide the scope for a development more interesting in*

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	• Reference to the Transport Assessment Addendum and its lack of justification for the site to be allocated particularly it ranked 42 out of 44 sites. • Welcomes the deletion of site PR10 however the reallocation of the dwellings across site PR9 will detrimentally impact on sites PR8 and PR9. • Sites PR8 and PR9 are not served by premium bus routes. The Transport Assessment is inaccurate in relation to bus routes. • The proposed park and ride and its associated bus services have been cited as an important element of the rapid transit bus system. However, further data on the impact of the deletion of site PR10 on its viability needs to be provided to assess the sustainability of sites PR8 and PR9. • There are inaccurate factual representations in the Transport Addendum which indicates the relocation of dwellings away from PR10 will have a positive effect upon overall levels of traffic and congestion at peak times. • The impact of relocating 410 dwellings from site PR10 to sites PR6a, PR6b, PR7a, PR7b and PR9 on the A44 and A4260 has not been assessed. Detailed modelling work needs to be undertaken to ascertain the soundness of this modification to the Plan. • The extension of the site to provide more housing at a lower density does not represent exceptional circumstances, is not justified and therefore unsound.		*its design and layout* prompted the Council to consider whether additional land to the west could be allocated. A number of key constraints were identified and where necessary additional evidence commissioned. The key constraints included: • High and moderate value trees including veteran trees and the presence of important hedgerows situated along field boundaries, which divide the site into smaller parcels. • The need for an appropriate design response in relation to the A44. • Surface water drainage catchments falling towards the low-lying land in the eastern part of the site and the associated land take for sustainable drainage features (SuDS). • Landform rising westwards from the A44 creating level changes to a high point north west of Begbroke. Higher ground parcels form part of the ring of hills forming a key element of Oxford's historic setting and special character. • Absence of field boundaries in the centre of the site • Historic landscape features

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			The Landscape Assessment for the site (CD PR108) concluded that the landscape could accommodate residential development on the lower slopes in the east of the study area, avoiding rising up the steeper mid-slopes, so that the enclosing function of the landform to the lower-lying broad vale would be retained. The westward extent of development should be related to the 75m AOD contour, although the strong vegetation structure to the large central field could accommodate development to about the 78m contour. A substantial green infrastructure for the development and the outer buffer of accessible green space would need to be secured through a development brief and a long-term management plan. The Green Belt Study Addendum (CD PR104) stated that the Submission Plan's proposed western boundary followed, for the most part, existing field boundaries. These boundaries also marked a distinction between areas closer to Yarnton, rated at moderate and moderate-high harm, and land to the west which was rated at high harm. The rising landform and absence of field boundaries in the area into which further settlement expansion is proposed are the reasons for the higher harm rating, but

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			some gradation can be identified. There is a distinction between the more gentle lower slopes on which development is proposed and the steeper hillside beyond, which is more clearly countryside. The Cherwell Green Belt Study (PR40) also noted that the higher ground formed part of the ring of hills that constitutes a key element in Oxford's historic setting, contributing to the preservation of the City's setting and special character (the 4th Green Belt purpose), but that the lower slopes were also significant in this respect. It continued by stating that the change in slope is not dramatic, so the precise location of a new boundary would make little difference in Green Belt terms, but a new Green Belt edge approximating to the lower end of this topography (at around the 75m contour) would nonetheless define an area in which harm to the Green Belt purposes, although greater than that associated with the formerly proposed release, would be lower than the harm associated with the release of the higher slopes. The Council is aware that the extended site area includes surviving ridge and furrow. However, a service trench for a pipeline has

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			been excavated through the field which has truncated the surviving earthworks in a 16m wide strip across the field. Furthermore, it is surrounded by modern fields and is not related to any medieval settlement. There is therefore, limited potential for the medieval development of the area to be understood from these surviving earthworks. Having regard to the above the advice of the County Archaeologist is that the features are not of such significance to warrant physical preservation.
Main 22 *(P.64; Table 4; Policy PR10 – Land South East of Woodstock)* Delete Woodstock row from Table 4.	• Agrees with the Inspector's Post Hearing Advice note that site PR10 is too distant from Oxford which is likely to tempt residents away from more sustainable travel choices and welcome its deletion. • Welcomes the deletion of site PR10 however the reallocation of the dwellings across site PR9 will detrimentally impact on sites PR8 and PR9. • Sites PR8 and PR9 are not served by premium bus routes. The Transport Assessment is inaccurate in relation to bus routes. • The proposed park and ride and its associated bus services have been cited as an important element of the rapid transit bus system. However, further data on the impact of the deletion of site PR10 on its viability needs to be provided to assess the sustainability of sites PR8 and PR9. • There are inaccurate factual representations in the Transport Addendum which indicates the relocation of	PR-D-0083 (CDWA)	The comments in support of this modification are noted. Responses to the comments relating to the relocation of the 410 dwellings to alternative sites are set out under **Main 17 – 21 above**.

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	dwellings away from PR10 will have a positive effect upon overall levels of traffic and congestion at peak times. • The impact of relocating 410 dwellings from site PR10 to sites PR6a, PR6b, PR7a, PR7b and PR9 on the A44 and A4260 has not been assessed. Detailed modelling work needs to be undertaken to ascertain the soundness of this modification to the Plan.		
Main 28 *(P.69; Policy PR1 - Achieving Sustainable Development for Oxford's Needs; Policy PR1)* Amend to read: Cherwell District Council will work with Oxford City Council, ~~**West Oxfordshire District Council,**~~ Oxfordshire County Council, and the developers of allocated sites to deliver:	• Land at Frieze Farm would not be able to adequately accommodate a replacement golf course to that being removed elsewhere	PR-D-0091 (Cllr I Middleton)	This comment does not relate to the proposed modification.
Main 30 *(P.73; Policy PR2 – Housing Mix, Tenure and Size; Policy PR2 – point 2.)* Change point 2 to read: '…Provision of 80% of the affordable housing (**as defined by**	• The proposed main modification appears vague in relation to the definition and delivery of 50% affordable housing.	PR-D-0069 (Bloombridge)	This modification was agreed by the Council at the Local Plan Hearing. It simply adds a reference to the definition of affordable housing in the NPPF.

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the NPPF) as affordable rent/social rented dwellings and 20% as other forms on intermediate affordable homes'			
Main 31 *(P.76; Paragraph 5.38; Paragraph 5.38)* The Oxford Green Belt in Cherwell presently comprises some 8409 hectares of land. Policy PR3 sets out the area of land for each strategic development site that we are removing from the Green Belt to accommodate residential and associated land uses to help meet Oxford's unmet housing needs. In total it comprises ~~253~~ **275** hectares of land – a ~~3~~ **3.3%** reduction. Consequently, the total area of Cherwell that comprises Green Belt falls from 14.3% to 13.~~9~~**8**%.	• Green Belt should only be removed in exceptional circumstances. • The deletion of site PR10 and resultant reallocation of dwellings to the other strategic sites means the release of additional Green Belt. Alternative sites or strategies have not been properly considered. • Object to housing development in the Green Belt, the effective 'infill' of the Kidlington Gap and the loss of separation between the villages and between villages and Oxford, the loss of the North Oxford Golf Club, and the significant flaws in the Transport strategy and the closure of Sandy Lane. • The justification for removing additional Green Belt land is based on a supplementary LUC report which contradicts the original report. • There are no exceptional circumstances, endorsed by the affected communities, to justify the release of Green Belt. • The additional Oxford allocations along existing transport corridors could be extended to include sites with good rail links outside the Green Belt. • Traffic problems at Kidlington Roundabout will be worsened. • The importance of the Kidlington Gap as a separation between Oxford and Kidlington was raised at the	PR-D-0063 (GreenWay Oxfordshire) PR-D-0067 (CPRE) PR-D-0083 (CDWA) PR-D-0091 (Cllr I Middleton) PR-D-0093 (KDW)	The Explanatory Note (November 2019) describes in detail the process the Council took in preparing Main Modifications. A sequential consideration of options took place to avoid unnecessary further alterations to the Green Belt boundaries and to ensure that, if required, there were exceptional circumstances for further alteration. (Explanatory Note November 2019) The Inspector in his Preliminary Advice Note (PC5) considered that there were exceptional circumstances for development in the Green Belt but noted that the Council would need to demonstrate exceptional circumstances for any further changes. Consideration was given to whether there were options outside the Green Belt, whether there were options requiring no additional Green Belt release; and in the light of these conclusions, whether there were options within the scope of the existing strategy that would acceptably and exceptionally permit further Green Belt release. It is considered that there are exceptional circumstances justifying some further Green Belt release. All supporting

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	examination but this will be all but obliterated. This is contrary to the spatial strategy in the adopted Cherwell Local Plan and the NPPF. • The Council should consider alternative sites outside the Green Belt. • Contrary to NPPF. • The Partial Review Strategy now puts all the housing in the Oxford Green Belt. • The Kidlington Gap is further eroded. • There is considerable scope for increasing densities and thus removing some of the allocations. For example, PR6b. • The proposed area of Green Belt land being considered represents a far more significant area at a local level. • Expansion of Begbroke Science Park should be subject to separate and specific local consultations rather than being within plans intended to deal with Oxford's unmet housing need. • Opposed to the allocation of Green Belt to meet Oxford's unmet need. However, if Green Belt is to be developed, it is vital that it is used as efficiently as possible. • The modification increases the land take to 275 hectares, comprising of all Green Belt land. Averaged across this area, the 4,400 houses would be built at a density of 16 dph. • A significant reduction in the amount of land required can be accommodated by increasing the housing density on sites, bringing the density more in line with local and national plans and policies.		information and evidence were published alongside the Main Modifications (including the consideration of alternatives in a Sustainability Appraisal Addendum) and the process detailed in the Explanatory Note. Evidence supporting the MMs including the landscape and Green Belt evidence do not contradict previous reports. In their preparation officers undertook an internal review of the plan and existing evidence base in the context of the Inspector's advice, scoped significant changes in circumstances / new information and identified reasonable options as detailed in the Explanatory Note November 2019. The Inspector in his Preliminary Advice Note (PC5) considers the Plan's proposed housing requirement to be sound and the strategy to be appropriate. The existing adopted Cherwell Local Plan (2015) explains the important economic role of the Begbroke Science Park. It describes its potential for further growth to support the provision of land for high-technology university spin-outs to help develop a high value economic base. Policy Kidlington 1 states that the Council will undertake a small-scale review of the Green Belt to

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	• The benefits of high density include lower house prices, lower emissions, and greater social cohesion.		accommodate identified high value employment needs including at Begbroke Science Park. The Inspector addressed the issue of density in his preliminary advice note (PC5). He stated that overall '*the Council has struck a broadly sensible balance between the extent of the land proposed to be removed from the Green Belt, and the need to accommodate development that respects its context. I see nothing unsound in that approach*.'
Main 32 *(P.77; Paragraph 5.39; PR3(e))* Amend penultimate sentence to read, 'The potential extension of the Science Park**, provided for by Policy Kidlington 1 of the Local Plan,** will be considered further in Local Plan Part 2…'	• The proposed main modification is supported although not essential for soundness. • Green Belt should only be removed in exceptional circumstances. • The importance of the Kidlington Gap as a separation between Oxford and Kidlington was raised at the examination but this will be all but obliterated. This is contrary to the spatial strategy in the adopted Cherwell Local Plan and the NPPF. • The Council should consider alternative sites outside the Green Belt. • The deletion of site PR10 and resultant reallocation of dwellings to the other strategic sites means the release of additional Green Belt. Alternative sites or strategies have not been properly considered.	PR-D-0057 (David Lock Assoc for the PR8 Parties) PR-D-0083 (CDWA) PR-D-0093 (KDW) PR-D-0091 (Cllr Middleton)	Noted The responses raising objections do not specifically relate to this modification.

Modification Number	Comment/Issue	Representation Number	Officer Response
	• Object to housing development in the Green Belt, the effective 'infill' of the Kidlington Gap and the loss of separation between the villages and between villages and Oxford, the loss of the North Oxford Golf Club, and the significant flaws in the Transport strategy and the closure of Sandy Lane. • The justification for removing additional Green Belt land is based on a supplementary LUC report which contradicts the original report. • There are no exceptional circumstances, endorsed by the affected communities, to justify the release of Green Belt. • The additional Oxford allocations along existing transport corridors could be extended to include sites with good rail links outside the Green Belt. • Traffic problems at Kidlington Roundabout will be worsened. • Any expansion of Begbroke Science Park should be subject to separate and specific local consultations.		
Main 33 *(P.77; Policy PR3: The Oxford Green Belt; Policy PR7a)* Amend the sentence to read: Policy PR7a – removal of ~~**10.8**~~ **21** hectares of land as shown on inset Policies Map PR7a	• Supports proposed modification. • Green Belt should only be removed in exceptional circumstances. • The deletion of site PR10 and resultant reallocation of dwellings to the other strategic sites means the release of additional Green Belt. Alternative sites or strategies have not been properly considered.	PR-D-0014 Pegasus for Barwood Developments) PR-D-0083 (CDWA) PR-D-0091 (Cllr I Middleton) PR-D-0092 (Wolvercote	Noted This change is a consequence of the substantive modification at MM 19 and these representations raise similar issues to those made in response to that modification. **Reference should therefore be made to the full response under MM 19.**

Modification Number	Comment/Issue	Representation Number	Officer Response
	• Object to housing development in the Green Belt, the effective 'infill' of the Kidlington Gap and the loss of separation between the villages and between villages and Oxford, the loss of the North Oxford Golf Club, and the significant flaws in the Transport strategy and the closure of Sandy Lane. • The justification for removing additional Green Belt land is based on a supplementary LUC report which contradicts the original report. • There are no exceptional circumstances, endorsed by the affected communities, to justify the release of Green Belt. • The additional Oxford allocations along existing transport corridors could be extended to include sites with good rail links outside the Green Belt. • Traffic problems at Kidlington Roundabout will be worsened. • The importance of the Kidlington Gap as a separation between Oxford and Kidlington was raised at the examination but this will be all but obliterated. This is contrary to the spatial strategy in the adopted Cherwell Local Plan and the NPPF. • The Council should consider alternative sites outside the Green Belt. • Doubling of the land take on the site is given little acknowledgement aside from this brief note. • The significant increase in the land take is not properly justified. • The NPPF stipulates that removal of land from the Green Belt requires a case to be made for exceptional	Neighbourhood Forum) PR-D-0093 (KDW)	

Modification Number	Comment/Issue	Representation Number	Officer Response
	circumstances. This change at PR7a involves an area of high harm and no specific case has been made for the removal of this land from the Green Belt other than the need to find a site for some of the additional houses needed to compensate for the deletion of the site at PR10. This disturbs the environmental balance as PR10 is not in the Green Belt. • The release of more Green Belt land should be delayed until the accuracy of the 2014 SHMA figures, currently questioned by the OLP inspectors, has been resolved. • Object to the proposed main modification due to the high harm caused to the Green Belt in the area including the Kidlington Gap. • The PR7a site should return to 230 homes. • The proposed main modification does not represent the most appropriate strategy for development. • The proposed main modification fails under the terms of paragraph 84 of the NPPF which requires LPAs, when reviewing Green Belt boundaries, to take account of the need to promote sustainable patterns of development and the need to consider the consequences for sustainable development in their choices. • The Council's preferred approach has departed from the advice provided by the Inspector. • Reference made to evidence on landscape, Green Belt and transport that supports the allocation of PR6c site for residential.	PR-D-0069 (Bloombridge) PR-D-0081 (Turnberry for Exeter College)	

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	• Issues of the additional release of Green Belt land identified are:
	  ○ the proposed southern boundary being weak or non-existent.
	  ○ It could set a dangerous precedent for further release between Kidlington and the A34.
	  ○ It leaves a large triangular field in which development will be difficult to resist.
	• An incremental approach to Green Belt harm is caused.		

Main 34 *(P.77; Policy PR3: The Oxford Green Belt; Policy PR7b)* Amend sentence to read: Policy PR7b – removal of ~~**4.3**~~ **5** hectares of land as shown on inset Policies Map PR7b	• The proposed main modification does not represent the most appropriate strategy for development. • The proposed main modification fails under the terms of paragraph 84 of the NPPF which requires LPAs, when reviewing Green Belt boundaries, to take account of the need to promote sustainable patterns of development and the need to consider the consequences for sustainable development in their choices. • The Council's preferred approach has departed from the advice provided by the Inspector. • References to the respondent's evidence on landscape, Green Belt and transport that supports the PR6c site for residential. • The NPPF stipulates that removal of land from the Green Belt requires a case to be made for exceptional circumstances. The removal of land from the Green Belt at PR7a involves an area of moderate harm and no specific case has been made for the removal of land here other than the need to find a site for some of the additional houses needed to compensate for the	PR-D-0081 (Turnberry for Exeter College) PR-D-0083 (CDWA) PR-D-0092 (Wolvercote Neighbourhood Forum) PR-D-0093 (KDW)	This change is a consequence of the substantive modification at MM 20 and these representations raise similar issues to those made in response to that modification. **Reference should therefore be made to the full response under MM 20.**

Modification Number	Comment/Issue	Representation Number	Officer Response
	deletion of the site at PR10. This disturbs the environmental balance as PR10 is not in the Green Belt. • The release of more Green Belt land should be delayed until the accuracy of the 2014 SHMA figures, currently questioned by the OLP inspectors, has been resolved. • Green belt should only be removed in exceptional circumstances. • The importance of the Kidlington Gap as a separation between Oxford and Kidlington was raised at the examination but this will be all but obliterated. This is contrary to the spatial strategy in the adopted Cherwell Local Plan and the NPPF. • The Council should consider alternative sites outside the Green Belt. • The deletion of site PR10 and resultant reallocation of dwellings to the other strategic sites means the release of additional Green Belt. Alternative sites or strategies have not been properly considered. • Object to housing development in the Green Belt, the effective 'infill' of the Kidlington Gap and the loss of separation between the villages and between villages and Oxford, the loss of the North Oxford Golf Club, and the significant flaws in the Transport strategy and the closure of Sandy Lane. • The justification for removing additional Green Belt land is based on a supplementary LUC report which contradicts the original report. • There are no exceptional circumstances, endorsed by the affected communities, to justify the release of Green Belt.		

Modification Number	Comment/Issue	Representation Number	Officer Response
	• The additional Oxford allocations along existing transport corridors could be extended to include sites with good rail links outside the Green Belt. • Traffic problems at Kidlington Roundabout will be worsened.		
Main 35 *(P.77; Policy PR3: The Oxford Green Belt; Policy PR9)* Amend sentence to read: Policy PR9 – removal of ~~**17.7**~~ **27** hectares of land as shown on Inset Policies Map PR9	• Extension of the current Green Belt boundary for PR9 involves encroachment onto countryside and Green Belt assessed as high harm in the LUC Cherwell Green Belt Study. It is not warranted by exceptional circumstances and contrary to the sequential approach set out in the NPPF • The land proposed to be released from the Green Belt forms an inherently interesting historic landscape, designed by nature and traditional agricultural land use. It is an important heritage asset and is served by two major footpaths, enjoyed by both local residents and tourists • The deletion of PR10 is supported but the evidence does not support reallocation of dwellings from PR10, a non-Green Belt site to PR9. it is unsound to remove houses from a non-Green Belt site and release further Green Belt to accommodate them • Extension of the Green Belt boundary in PR9 will encroach on to the open and elevated countryside to the west of the A44 and will further weaken the westward boundary of the overall Review Plan area • Extension of the PR9 boundary into land containing ridge and furrow earthworks beyond the current ancient hedgerow will damage the historic landscape setting. The extent of damage to heritage assets would	PR-D-0082 (B&YGBC) PR-D-0083 (CDWA) PR-D-0093 (KDW) PR-D-0091 (Cllr Middleton)	This change is a consequence of the substantive modification at MM 21 and these representations raise similar issues to those made in response to that modification. **Reference should therefore be made to the full response under MM 21.**

Modification Number	Comment/Issue	Representation Number	Officer Response
	remain unknown until further fieldwork is undertaken. The irretrievable release of Green Belt cannot be provisional on further research that would in fact follow the release of Green Belt • Further release of the Green Belt on PR9 would not accord with Local Plan Strategic Objective 15 • The extension of PR9 as proposed by Main 112 and 113 were deemed 'unacceptable' by the Council in its submission for Matter 7. The evidence now produced to reverse this judgement is unsound • Green Belt should only be removed in exceptional circumstances. • The importance of the Kidlington Gap as a separation between Oxford and Kidlington was raised at the examination but this will be all but obliterated. This is contrary to the spatial strategy in the adopted Cherwell Local Plan and the NPPF. • The Council should consider alternative sites outside the Green Belt. • The deletion of site PR10 and resultant reallocation of dwellings to the other strategic sites means the release of additional Green Belt. Alternative sites or strategies have not been properly considered. • Object to housing development in the Green Belt, the effective 'infill' of the Kidlington Gap and the loss of separation between the villages and between villages and Oxford, the loss of the North Oxford Golf Club, and the significant flaws in the Transport strategy and the closure of Sandy Lane.		

Modification Number	Comment/Issue	Representation Number	Officer Response
	• The justification for removing additional Green Belt land is based on a supplementary LUC report which contradicts the original report. • There are no exceptional circumstances, endorsed by the affected communities, to justify the release of Green Belt. • The additional Oxford allocations along existing transport corridors could be extended to include sites with good rail links outside the Green Belt. • Traffic problems at Kidlington Roundabout will be worsened. • The land take is being increased by more than a third. This significant increase in the land take has not been properly justified beyond the expediency of having to replace land previously accolated in Woodstock.		
Main 37 *(P.82; Policy PR4a: Sustainable Transport; Policy PR4a: Sustainable Transport)* Amend to read: The strategic developments provided for under Policies PR6 to PR<u>9</u>~~10~~ will be expected to provide proportionate financial contributions directly related to the development in order to secure necessary improvements to, and mitigations for, the highway network and to deliver	• Financial contributions not detailed yet will have a material impact on the effectiveness of the Plan. Costings for the Sustainable Transport Plan are estimated where the current funding is known to fall short of the need. The scale of the shortfall to be met by developers is unknown. It is likely that the affordable housing quantum will be reduced as a result. • A more complete and detailed costing is required for the Sustainable Transport Plan so that the scale of funding required can be more accurately obtained with greater clarity on the contributions required from developers. • The Plan fails to meet the objectively assessed development and infrastructure requirements,	PR-D-0039 (A Applegarth) PR-D-0091 (Cllr I Middleton)	This is a consequential referencing modification caused by the deletion of PR10. These representations do not address this modification.

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necessary improvements to infrastructure and services for public transport.	including unmet requirements from neighbouring authorities. The unmet need, based on the 2014 SHMA, has not been substantiated, has been questioned by the Oxford City Plan Inspector and I therefore not justified. • A formal costing which confirms the actual affordable housing to be provided is required to justify the exceptional circumstance of development on the Green Belt, as required by the NPPF. • A portion of the housing earmarked for PR8 and PR9 is to meet the growth requirement of Merton College which appears a commercial venture for the University of Oxford. • The proposed modification lacks detail as to what additional mitigations will be required.		
Main 38 *(P.85; Para 5.67; Point 5)* Amend sub-point v. to read ' creating high- quality built and natural environments **that can be sustained in the long term~~, and~~'** Renumber sub-point vi. as sub-point vii. Add new sub-point vi. '**the construction of sustainable urban drainage systems**'	• Anglian Water Services Limited supports new sub-point vi "the construction of sustainable urban drainage systems". • Supports modification. • Green Belt should only be removed in exceptional circumstances. • The importance of the Kidlington Gap as a separation between Oxford and Kidlington was raised at the examination but this will be all but obliterated. This is contrary to the spatial strategy in the adopted Cherwell Local Plan and the NPPF.	PR-D-0008 (Anglian Water) PR-D-0085 (Oxfordshire CC) PR-D-0083 (CDWA) PR-D-0093 (KDW)	Noted Noted The issues raised in these representations do not relate to this modification.

Modification Number	Comment/Issue	Representation Number	Officer Response
	• The Council should consider alternative sites outside the Green Belt. • The deletion of site PR10 and resultant reallocation of dwellings to the other strategic sites means the release of additional Green Belt. Alternative sites or strategies have not been properly considered. • Object to housing development in the Green Belt, the effective 'infill' of the Kidlington Gap and the loss of separation between the villages and between villages and Oxford, the loss of the North Oxford Golf Club, and the significant flaws in the Transport strategy and the closure of Sandy Lane. • The justification for removing additional Green Belt land is based on a supplementary LUC report which contradicts the original report. • There are no exceptional circumstances, endorsed by the affected communities, to justify the release of Green Belt. • The additional Oxford allocations along existing transport corridors could be extended to include sites with good rail links outside the Green Belt. • Traffic problems at Kidlington Roundabout will be worsened.		
Main 39 *(P.86; Para 5.69; New Point)* Add new point 11 to read '**enhance health and well-being**'	• Supports modification • Green Belt should only be removed in exceptional circumstances. • The importance of the Kidlington Gap as a separation between Oxford and Kidlington was raised at the	PR-D-0085 (Oxfordshire CC) PR-D-0083 (CDWA) PR-D-0093 (KDW)	Noted The issues raised in these representations do not relate to this modification.

Modification Number	Comment/Issue	Representation Number	Officer Response
	examination but this will be all but obliterated. This is contrary to the spatial strategy in the adopted Cherwell Local Plan and the NPPF. • The Council should consider alternative sites outside the Green Belt. • The deletion of site PR10 and resultant reallocation of dwellings to the other strategic sites means the release of additional Green Belt. Alternative sites or strategies have not been properly considered. • Object to housing development in the Green Belt, the effective 'infill' of the Kidlington Gap and the loss of separation between the villages and between villages and Oxford, the loss of the North Oxford Golf Club, and the significant flaws in the Transport strategy and the closure of Sandy Lane. • The justification for removing additional Green Belt land is based on a supplementary LUC report which contradicts the original report. • There are no exceptional circumstances, endorsed by the affected communities, to justify the release of Green Belt. • The additional Oxford allocations along existing transport corridors could be extended to include sites with good rail links outside the Green Belt. • Traffic problems at Kidlington Roundabout will be worsened.		
Main 41 *(P.86; Policy PR5: Green Infrastructure; Point (1))*	• Green Belt should only be removed in exceptional circumstances. • The importance of the Kidlington Gap as a separation between Oxford and Kidlington was raised at the	PR-D-0083 (CDWA) PR-D-0093 (KDW)	The issues raised in these representations do not relate to this modification.

Modification Number	Comment/Issue	Representation Number	Officer Response
Amend to read, 'Applications will be expected to: (1) Identify existing GI and its connectivity and demonstrate how this will~~, as far as possible,~~ be protected and incorporated into the layout, design and appearance of the proposed development'	examination but this will be all but obliterated. This is contrary to the spatial strategy in the adopted Cherwell Local Plan and the NPPF. • The Council should consider alternative sites outside the Green Belt. • The deletion of site PR10 and resultant reallocation of dwellings to the other strategic sites means the release of additional Green Belt. Alternative sites or strategies have not been properly considered. • Object to housing development in the Green Belt, the effective 'infill' of the Kidlington Gap and the loss of separation between the villages and between villages and Oxford, the loss of the North Oxford Golf Club, and the significant flaws in the Transport strategy and the closure of Sandy Lane. • The justification for removing additional Green Belt land is based on a supplementary LUC report which contradicts the original report. • There are no exceptional circumstances, endorsed by the affected communities, to justify the release of Green Belt. • The additional Oxford allocations along existing transport corridors could be extended to include sites with good rail links outside the Green Belt. • Traffic problems at Kidlington Roundabout will be worsened.		
Main 42 *(P.86; Policy PR5: Green Infrastructure; Point (8))*	• Supports modification.	PR-D-0085 (Oxfordshire CC)	Noted

Modification Number	Comment/Issue	Representation Number	Officer Response
Amend to read 'Demonstrate where multi-functioning GI can be achieved**, including helping to address climate change impacts and taking into account best practice guidance.'**	• The deletion of site PR10 and resultant reallocation of dwellings to the other strategic sites means the release of additional Green Belt. Alternative sites or strategies have not been properly considered. • Object to housing development in the Green Belt, the effective 'infill' of the Kidlington Gap and the loss of separation between the villages and between villages and Oxford, the loss of the North Oxford Golf Club, and the significant flaws in the Transport strategy and the closure of Sandy Lane. • The justification for removing additional Green Belt land is based on a supplementary LUC report which contradicts the original report. • There are no exceptional circumstances, endorsed by the affected communities, to justify the release of Green Belt. • The additional Oxford allocations along existing transport corridors could be extended to include sites with good rail links outside the Green Belt. • Traffic problems at Kidlington Roundabout will be worsened. • In view of the Council's climate change emergency motion, the Plan should be reassessed in view of the harm to green spaces, additional emissions, increased populations and increased traffic congestion. • Green Belt should only be removed in exceptional circumstances. • The importance of the Kidlington Gap as a separation between Oxford and Kidlington was raised at the examination but this will be all but obliterated. This is	PR-D-0083 (CDWA) PR-D-0091 (Cllr I Middleton) PR-D-0093 (KDW) PR-D-0056 (Yarnton Parish Council)	The issues raised in these representations do not relate to this modification.

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	contrary to the spatial strategy in the adopted Cherwell Local Plan and the NPPF. • The Council should consider alternative sites outside the Green Belt. • The proposed modification alone is inadequate as it should be included in every aspect of the Plan and not just the Green Infrastructure. The buildings themselves and their connecting highways and route ways need to be included. • Yarnton Parish Council has passed a Climate Emergency Resolution and will expect every aspect of these developments to match the aims of its Resolution, as of Cherwell District Council's own Climate Emergency resolution. Needs to be more positively prepared.		
Main 43 *(P.86; Policy PR5: Green Infrastructure; Point (9))* Amend to read: 'Provide details of how GI will be maintained and managed **<u>in the long term.</u>**'	• Supports modification. • Green Belt should only be removed in exceptional circumstances. • The importance of the Kidlington Gap as a separation between Oxford and Kidlington was raised at the examination but this will be all but obliterated. This is contrary to the spatial strategy in the adopted Cherwell Local Plan and the NPPF. • The Council should consider alternative sites outside the Green Belt. • The deletion of site PR10 and resultant reallocation of dwellings to the other strategic sites means the release	PR-D-0085 (Oxfordshire CC) PR-D-0083 (CDWA) PR-D-0093 (KDW)	Noted The issues raised in these representations do not relate to this modification.

Modification Number	Comment/Issue	Representation Number	Officer Response
	of additional Green Belt. Alternative sites or strategies have not been properly considered. • Object to housing development in the Green Belt, the effective 'infill' of the Kidlington Gap and the loss of separation between the villages and between villages and Oxford, the loss of the North Oxford Golf Club, and the significant flaws in the Transport strategy and the closure of Sandy Lane. • The justification for removing additional Green Belt land is based on a supplementary LUC report which contradicts the original report. • There are no exceptional circumstances, endorsed by the affected communities, to justify the release of Green Belt • The additional Oxford allocations along existing transport corridors could be extended to include sites with good rail links outside the Green Belt. • Traffic problems at Kidlington Roundabout will be worsened.		
Main 44 *(P.88; Para 5.85; 2nd sentence)* Amend to read' …It will be necessary to have regard to adopted Development Plan policies for design and the built environment for both Cherwell and Oxford, to the ~~**emerging**~~ Cherwell Design Guide Supplementary Planning	• Supports modification.	PR-D-0085 (Oxfordshire CC)	Noted

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Document (SPD), ~~and to~~ Oxford City Council's SPD - High Quality Design in Oxford - Respecting Heritage and Achieving Local Distinctiveness**, and Oxfordshire County Council's Cycling and Walking Design Guides**…'			
Main 45 *(P.89; Policy PR6a – Land East of Oxford Road - Policies Map; Land East of Oxford Road)* Reduce land allocation for primary school use from 3.2 hectares to 2.2 hectares. Allocate 1 hectare to residential use.	• The proposed main modification is supported. • Reducing the land allocated to the school by nearly a third is not justified.	PR-D-0010 (North Oxford Consortium) PR-D-0085 (Oxfordshire CC) PR-D-0091 (Cllr I Middleton)	Noted The reduction in the land allocated for the school followed advice from Oxfordshire CC, as education authority. Their representation confirms their support for this modification.
Main 46 *(P.90; Policy PR6a – Land East of Oxford Road; Point 1)* Amend to read 'Construction of **690** ~~**650**~~ dwellings (net) on approximately **25** ~~**24**~~ hectares of land (the residential area as shown). ~~**The dwellings are to be constructed at an approximate**~~	• The proposed main modification is supported. • Opposed to the allocation of Green Belt to meet Oxford's unmet need. However, if Green Belt is to be developed, it is vital that it is used as efficiently as possible. • The modification increases the land take to 275 hectares, comprising of all Green Belt land. Averaged	PR-D-0010 (North Oxford Consortium) PR-D-0067 (CPRE)	Noted The Inspector addressed the issue of density in his preliminary advice note (PC5). He stated that overall '*the Council has struck a broadly sensible balance between the extent of the land proposed to be removed from the Green Belt, and the need to accommodate*

Modification Number	Comment/Issue	Representation Number	Officer Response
~~**average net density of 40 dwellings per hectare**~~'	across this area, the 4,400 houses would be built at a density of 16 dph. • A significant reduction in the amount of land required can be accommodated by increasing the housing density on sites, bringing the density more in line with local and national plans and policies. • The benefits of high density include lower house prices, lower emissions, and greater social cohesion.		*development that respects its context. I see nothing unsound in that approach*.'
Main 47 *(P.90; Policy PR6a – Land East of Oxford Road; Point 3)* Amend to read 'The provision of a primary school with ~~**at least three**~~ **two** forms of entry on ~~**3**~~**2.2** hectares of land in the location shown'	• The proposed main modification is supported. • Important infrastructure improvements are being eroded by the proposed modification.	PR-D-0010 (North Oxford Consortium) PR-D-0085 (Oxfordshire CC) PR-D-0091 (Cllr I Middleton)	Noted The modification has been proposed in response to the requirements of Oxfordshire CC, as Education authority.
Main 48 *(P.90; Policy PR6a– Land East of Oxford Road; Point 7)* Amend first sentence to read, '…pedestrian, wheelchair and all-weather cycle route along the site's eastern boundary **within the area of green space** ~~**as**~~ shown **on the policies map**.'	• The proposed main modification is supported. • The proposed modification represents a reduction in accessibility	PR-D-0010 North Oxford Consortium) PR-D-0091 (Cllr I Middleton)	Noted Officer's disagree that this modification represents a reduction in accessibility. The modification introduces consistency with other policies in the Plan.

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Main 49 *(P.91; Policy PR6a - Land East of Oxford Road; Policy PR6a – point 10 (a))* Add a second sentence to point 10 (a) to read: **'<u>Minor variations in the location of specific uses will be considered where evidence is available.</u>'**	• The proposed main modification is supported. • The proposed main modification is supported if the word 'minor' is deleted. • Appears to give a huge amount of unspecified latitude.	PR-D-0010 (North Oxford Consortium) PR-D-0085 (Oxfordshire CC) PR-D-0091 (Cllr I Middleton)	Noted Officer's do not agree that the word 'minor' should be deleted. This modification refers to 'minor' variations in the location of specific uses. This amendment was agreed by the Council at the Local Plan Hearing.
Main 50 *(P.91; Policy PR6a – Land East of Oxford Road; Point 10 (b))* Amend to read '**<u>Two p~~P~~oints</u>** of vehicular access and egress from and to existing highways, primarily from Oxford Road'	• Modification supported due to the size of the development. • Suggests deleting 'existing highways, primarily from' as this is superfluous. • The proposed main modification should be deleted as this limits flexibility at the Development Brief stage. • Suggests deleting 'primarily' • It is understood that the Highway authority would require two points of access but are surprised that the landowners' illustrative plans seem to show two accesses to the Oxford Road fairly close together. • An access point off the P&R junction would be better for managing increased traffic flows and would be less disruptive to cyclists and pedestrians.	PR-D-0085 (Oxfordshire CC) PR-D-0010 (North Oxford Consortium) PR-D-0063 (GreenWay Oxfordshire)	Noted Whilst officer's do not object to the deletion of 'primarily' as requested by Oxfordshire CC and GreenWay, in principle, it is not considered that the change is necessary for soundness. This modification was made at the request of Oxfordshire CC, as Highway Authority. Officers do not agree that the modifications should be deleted. The detailed comments raised by GreenWay Oxfordshire do not relate specifically to this modification. They are issues more appropriately addressed through the development brief.

Modification Number	Comment/Issue	Representation Number	Officer Response
Main 51 *(P.91; Policy PR6a – Land East of Oxford Road; Point 10 (c))* Amend to read 'An outline scheme for public vehicular, cycle, pedestrian and wheelchair connectivity within the site, to the built environment of Oxford, to Cutteslowe Park, to the allocated site to the west of Oxford Road (policy PR6b) enabling connection to Oxford City Council's allocated 'Northern Gateway' site, to Oxford Parkway and Water Eaton Park and Ride, and to existing or new points of connection off-site and to existing or potential public transport services. **Required access to existing property via the site should be maintained**.'	• The proposed main modification is supported.	PR-D-0010 (North Oxford Consortium)	Noted
Main 52 *(P.92; Policy PR6a– Land East of Oxford Road; Point 13)*	• The proposed main modification is supported.	PR-D-0010 (North Oxford Consortium)	Noted

Modification Number	Comment/Issue	Representation Number	Officer Response
Amend to read 'The application(s) shall be supported by a phase 1 habitat survey including habitat suitability index (HSI) survey for great crested newts, **and protected and notable species surveys as appropriate, including for** great crested newt presence/absence surveys (dependent on HSI survey), surveys for badgers, breeding birds and reptiles, an internal building assessment for roosting barn owl, a tree survey and an assessment of the watercourse that forms the south-eastern boundary of the site and Hedgerow Regulations Assessment"			
Main 53 *(P.92; Policy PR6a– Land East of Oxford Road; Point 15)* Amend to read 'The application shall be supported by a Heritage Impact Assessment which will ~~include~~ **identify** measures to avoid or minimise conflict with the identified heritage assets	• The proposed main modification is supported.	PR-D-0010 (North Oxford Consortium)	Noted

Modification Number	Comment/Issue	Representation Number	Officer Response
within the site, particularly the Grade 2* Listed St Frideswide Farmhouse. **These measures shall be incorporated or reflected, as appropriate, in any proposed development scheme.'**			
Main 54 *(P.92; Policy PR6a– Land East of Oxford Road; Point 17)* Amend to read 'The application should demonstrate that Thames Water **~~has agreed in principle~~ and the Environment Agency have been consulted regarding wastewater treatment capacity and agreement has been reached** in principle that foul drainage from the site will be accepted into **the drainage ~~its~~** network.'	• The treatment of effluent and references to the Environment Agency are not required and should be deleted. • Requests that the proposed wording of Policy PR6a Point 17 is amended to read: "…in principle that foul drainage from the site will be accepted into the **foul** drainage network."	PR-D-0010 (North Oxford Consortium) PR-D-0034 (Thames Water)	This modification has been made following representations from Natural England and recommendations from the Water Cycle Study. Whilst officer's do not object to the amended wording, in principle, it is not considered that the change is necessary for soundness.
Main 55 *(P.93; Policy PR6a– Land East of Oxford Road; Point 18)*	• The proposed main modification is supported.	PR-D-0010 (North Oxford Consortium)	Noted

Modification Number	Comment/Issue	Representation Number	Officer Response
Amend to read'…mitigation measures. **The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme.'**			
Main 56 (P.93; Policy PR6a– Land East of Oxford Road; New Point) Add new point 20 to read **'The application shall include a management plan for the appropriate re-use and improvement of soils**' Re-number subsequent points	• Reference to a soils management plan is unnecessary and should be deleted as this can be addressed at the Development Brief or planning application stage. • Supports modification.	PR-D-0010 (North Oxford Consortium) PR-D-0085 (Oxfordshire CC)	Officers do not agree that this modification should be deleted. It reflects Government advice, including the NPPF. Noted
Main 57 *(P.93; Policy PR6a - Land East of Oxford Road; Policy PR6a – point 21.)* Amend the final sentence to read:	• The proposed main modification is supported.	PR-D-0010 (North Oxford Consortium)	Noted

Modification Number	Comment/Issue	Representation Number	Officer Response
'The Delivery Plan shall include a start date for development, demonstration of how the development would be completed by 2031 and a programme showing how **the site will contribute towards maintaining** a five year supply of housing. ~~**(for the site) will be maintained year on year.'**~~			
Main 58 *(P.94; Policy PR6a– Land East of Oxford Road; Point 28)* Amend to read 'The location of archaeological features, including the tumuli to the east of the Oxford Road, should be **incorporated and** made evident in the landscape design of the site.'	• The proposed main modification is supported.	PR-D-0010 (North Oxford Consortium)	Noted
Main 59 *(P.96; Policy PR6b - Land West of Oxford Road; Point 1)*	• The proposed main modification is supported.	PR-D-0010 (North Oxford Consortium)	Noted

Modification Number	Comment/Issue	Representation Number	Officer Response
Amend to read: 'Construction of **670** ~~**530**~~ dwellings (net) on 32 hectares of land (the residential area as shown). ~~**The dwellings are to be constructed at an approximate average net density of 25 dwellings per hectare.**~~'	• The Partial Review Strategy was lacking, alternatives to dumping housing in the Green Belt were not properly examined, and the one site outside the Green Belt found unsuitable. • The Examination should be re-opened. • An increase of 140 dwellings on PR6b is not justified. • In a declared Climate Change Emergency, destroying a huge number of established trees on the golf course is unforgivable. • Pollution levels nearby are already higher than European and WHO standards. • The Harbord Road Area Residents Association have submitted thorough and extensive evidence on the removal of these trees, and GW endorses that submission. • The destruction of trees is contrary to several local plan policies. • The tree survey conclusions posted by the Council are frankly risible. • The University has confirmed that it wishes to provide staff accommodation on some of the site; that is not 'need' as defined. • The modification should be deleted, and the site and trees omitted from the Partial Review. • Is not consistent with policies on the natural environment and related issues such as climate change. • If the proposed main modification cannot be deleted, the number of homes should then be increased from 530 to 531 homes.	PR-D-0063 (GreenWay Oxfordshire) PR-D-0078 (H & B Henning)	This change is a consequence of the substantive modification at MM 18 and these representations raise similar issues to those made in response to that modification. **Reference should therefore be made to the full response under MM 18.**

Modification Number	Comment/Issue	Representation Number	Officer Response
	• Opposed to the allocation of Green Belt to meet Oxford's unmet need. However, if Green Belt is to be developed, it is vital that it is used as efficiently as possible. • The modification increases the land take to 275 hectares, comprising of all Green Belt land. Averaged across this area, the 4,400 houses would be built at a density of 16 dph. • A significant reduction in the amount of land required can be accommodated by increasing the housing density on sites, bringing the density more in line with local and national plans and policies. • The benefits of high density include lower house prices, lower emissions, and greater social cohesion.	PR-D-0067 (CPRE)	The Inspector addressed the issue of density in his preliminary advice note (PC5). He stated that overall '*the Council has struck a broadly sensible balance between the extent of the land proposed to be removed from the Green Belt, and the need to accommodate development that respects its context. I see nothing unsound in that approach*.'
Main 60 *(P.96; Policy PR6b – Land West of Oxford Road; Policy PR6b – point 8 (a))* Add a second sentence to point 8 (a) to read: **'Minor variations in the location of specific uses will be considered where evidence is available.'**	• The proposed main modification is supported.	PR-D-0010 (North Oxford Consortium)	Noted
Main 61	• Supports modification due to the size of the development.	PR-D-0085 (Oxfordshire CC)	Noted

Modification Number	Comment/Issue	Representation Number	Officer Response
(P.96; Policy PR6b - Land West of Oxford Road; Point 8(b)) Amend to read ' **Two p~~P~~oints of vehicular access and egress from and to existing highways, primarily from Oxford Road, and connecting within the site.**	• Suggests deleting 'existing highways, primarily from' as this is superfluous. • The proposed main modification should be deleted as this limits flexibility at the Development Brief stage.	 PR-D-0010 (North Oxford Consortium)	 This Modification resulted from a County Council formal representation at Pre-submission stage (July 2017), this change was carried through and submitted in March 2018 to the Inspector for examination alongside all the relevant evidence. Transport matters related to Main 61 and the Plan as a whole were discussed extensively at the Plan's examination.
	• Objection to the possibility of vehicular access to site PR6b via Five Mile Drive, Linkside Avenue, and Lakeside. • This would substantially change the nature of these roads which are narrow and close to houses. This would lead to more noise and pollution. • It should be clear that any access from Lakeside should be restricted to pedestrians and cyclists. • The caveat 'primarily' should be removed. • The word 'primarily' should be removed as the wording would allow a connection between the golf course site and the Lakeside-Linkside Avenue cul-de-sac in the Five Mile Drive area which would be very damaging. • The area is currently being used as a rat-run and traffic will only become worse when cars are travelling along Five Mile Drive to Rothafield Road and Sunderland Avenue towards the Cutteslowe roundabout.	PR-D-0063 (GreenWay Oxfordshire) PR-D-0068 (Cllr P Buckley) PR-D-0006 (Prof J Gittins) PR-D-0092 (Wolvercote Neighbourhood Forum) PR-D-0094 (M Treisman)	Whilst officer's do not object to the deletion of 'primarily' as requested by Oxfordshire CC and others, in principle, it is not considered that the change is necessary for soundness.

Modification Number	Comment/Issue	Representation Number	Officer Response
	• Traffic in the area will be noisy, intrusive leading to air-polluting rat-run traffic, carrying increased danger especially to children in the area and to the health of the residents. • The Northern Gateway project and other house-building projects north of Oxford will lead to further increases in traffic. • The only other possible vehicular access to site PR6b would be via Lakeside which is a very narrow road through a residential area. This would not be an effective or justified solution and has not been positively prepared as the access to the site has not been considered.		
Main 62 *(P.98; Policy PR6b - Land West of Oxford Road; Point 11)* Amend to: 11. The application(s) shall be supported by a phase 1 habitat survey including habitat suitability index (HSI) survey for great crested newts, **and protected and notable species surveys as appropriate, including** great crested newt presence/absence surveys (dependent on HSI survey), surveys for badgers, breeding birds and reptiles, an internal	• The proposed main modification is supported.	PR-D-0010 (North Oxford Consortium)	Noted

Modification Number	Comment/Issue	Representation Number	Officer Response
building assessment for roosting barn owl, a tree survey and an assessment of water bodies			
Main 63 *(P.98; PR6b - Land West of Oxford Road; Point 13)* Amend to read 'The application(s) shall be supported by a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures. **The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme.'**	• The proposed main modification is supported.	PR-D-0010 (North Oxford Consortium)	Noted
Main 64 *(P.98; Policy PR6b - Land West of Oxford Road; Point 15)* Amend to read 'The application should demonstrate that Thames	• The treatment of effluent and references to the Environment Agency are not required and should be deleted. • Requests that the proposed wording of Policy PR6b Point 15 is amended to read: "…in principle that foul	PR-D-0010 (North Oxford Consortium) PR-D-0034 (Thames Water)	This modification was proposed following a representation from Natural England and recommendations from the Water Cycle Study.

Modification Number	Comment/Issue	Representation Number	Officer Response
Water **~~has agreed in principle~~ and the Environment Agency have been consulted regarding wastewater treatment capacity and agreement has been reached** in principle that foul drainage from the site will be accepted into **the drainage ~~its~~** network.'	drainage from the site will be accepted into the **foul** drainage network."		Whilst officer's do not object to the amended wording, in principle, it is not considered that the change is necessary for soundness.
Main 65 *(P.98; Policy PR6b - Land West of Oxford Road; New Point)* Add new point 16 to read **'The application shall include a management plan for the appropriate re-use and improvement of soils**' Re-number subsequent points	• Supports modification. • Reference to a soils management plan is unnecessary and should be deleted as this can be addressed at the Development Brief or planning application stage.	PR-D-0085 (Oxfordshire CC) PR-D-0010 (North Oxford Consortium)	Noted Officers do not agree that this modification should be deleted. It reflects Government advice, including the NPPF.
Main 66 *(P.98; Policy PR6b – Land West of Oxford; Point 17)* Delete point 17 and renumber subsequent points accordingly	• The proposed main modification is supported. • Criterion 17 should not be deleted. • Object to Frieze Farm being the only available site for a replacement golf course when site PR6b is developed.	PR-D-0010 (North Oxford Consortium) PR-D-0017 (S Stewart) PR-D-0018 (B England)	Noted Officers do not accept that Criterion 17 should be retained.

Modification Number	Comment/Issue	Representation Number	Officer Response
	• The site is too small for an 18-hole golf course. • Access is difficult. • There should be a policy that allows provision for an 18-hole golf course with at least the same acreage and facilities that North Oxford Golf Club currently hold. • NPPF paragraph 97 states that recreational facilities cannot be destroyed unless they are replaced by something equivalent or better. Frieze Farm is not bigger nor better. • A golf architect's report has confirmed that Frieze Farm is not a suitable site. • The course is not surplus to requirements. It is forecast that more golf and sports facilities will be required in the future in the Oxford area. • Criterion 17 is required to ensure that the issues to be determined under paragraph 97 of the NPPF are addressed at the point of the planning application. • Criterion 21 does not provide an adequate safeguard for the loss of criterion 17. • There is a possibility that the Inspector in his post hearing advice note did not have the GreenWay evidence and golf architect's report before him. Otherwise it is impossible to understand how he was able to come to his conclusions. • The need for relocation of the full 18 holes to replace the North Oxford Golf Club is overwhelming.	PR-D-0020 (G Oliver) PR-D-0021 (J Orton) PR-D-0022 (L Lawrence) PR-D-0024 (M Eynon) PR-D-0025 (M Honey) PR-D-0027 (A Gallaher) PR-D-0029 (S Wood) PR-D-0030 (D Humphrey) PR-D-0032 (B Moon) PR-D-0033 (T Brighouse) PR-D-0035 (J Gibbins) PR-D-0037 (A Leake) PR-D-0038 (R Burridge) PR-D-0041 (B Orton) PR-D-0045 (C Lane)	It is implicit from the Inspector's advice note (PC 5) that he considers requirement 17 unnecessary, given requirement 21 of the policy (which in part covers the tests contained in paragraph 74 of the 2012 NPPF) and his preliminary conclusion. The Inspector states *'I raised a question at the hearings about the reference in the policy (under criterion 17) to the need for any application to be supported by enough information to demonstrate that the tests contained in paragraph 74 of the (2012) NPPF are met, so as to enable development of the golf course. Policy PR6c – Land at Frieze Farm allocates land for a replacement golf course and from what I saw of the existing golf course, it could,if necessary, provide equivalent or better provision in terms of quantity and quality, on a site very close to the existing facility.* *On that basis, notwithstanding questions around whether the existing golf course is surplus to requirements, which are addressed under criterion 21 in any event, the tests in paragraph 74 have been met and criterion 17 can be deleted'.* The Council would also reiterate the conclusions set out in its Open Space, Sport &

Modification Number	Comment/Issue	Representation Number	Officer Response
		PR-D-0047 (G Davidson) PR-D-0048 (T Hughes) PR-D-0051 (N Clarke) PR-D-0060 (M Gibbard) PR-D-0063 (GreenWay Oxfordshire) PR-D-0064 (N Lawrence) PR-D-0065 (Dr T Buley) PR-D-0071 (North Oxford Golf Club) PR-D-0077 (M Cahill) PR-D-0083 (CDWA) PR-D-0090 (S Blight) PR-D-0093 (KDW) The following representations did not specifically refer	Recreation Assessment and Strategies Part 2: Sports Facilities Strategy (PR103b) which relate to golf provision in the District (Paras 11.49 – 11.54). Specifically, at para 11.51 the Study states that if the North Oxford Golf Course be redeveloped, the long-term shortfall in provision to meet the demands of the forecast population in the Kidlington sub-area alone may be in the order of 6 holes. The minimum replacement requirement to solely meet the needs of the Kidlington population is therefore one 9-hole golf course. The Study also notes at paragraph 11.53 that as golf has a significant commercial element provision will change to reflect patterns of demand. Over time the expectations for golf change and it will be important for clubs to respond to keep facilities as viable and vibrant as possible. England Golf advises that more flexibility in membership options and in course formats are part of the changes needed to ensure increased viability. England Golf commented that there is good open access to golf across the District but notes that there are no Par 3 courses or other shorter formats which are more suitable for the beginner and for young people. Officers can confirm that the Inspector was in receipt of all the documentation submitted as

Modification Number	Comment/Issue	Representation Number	Officer Response
		to MM 66 but made similar comments: PR-D-0019 (S Duke) PR-D-0023 (G Phillips) PR-D-0026 (I Watkins) PR-D-0028 (F Luteijn) PR-D-0031 (IC Architects) PR-D-0036 (R Lloyd) PR-D-0043 (A Freeland) PR-D-0044 (S Hifle) PR-D-0046 (I North) PR-D-0055 (M Fisher) PR-D-0058 (A Oliver) PR-D-0066 (J Ahlquist)	evidence to the EiP by GreenWay Oxfordshire. This was corroborated directly with the Inspector via the Programme Officer. GreenWay Oxfordshire were notified of the Inspector's confirmation. This matter was debated extensively at the hearings, the Inspector reached his preliminary conclusions having considered all available evidence including golf specific evidence in support of Matter 4 statements: • Hawtree Ltd – Greenway Oxfordshire • WYG 's North Oxford Golf Course Report – Savills • Gaunt Golf Design Report – Savills • Sports Facilities Strategy (PR103b) – Cherwell District Council
Main 67	• The proposed main modification is supported.	PR-D-0010 (North Oxford Consortium)	Noted

Modification Number	Comment/Issue	Representation Number	Officer Response
(P.99; Policy PR6b - Land West of the Oxford Road; Policy PR6b – point 19) Amend the final sentence to read: 'The Delivery Plan shall include a start date for development, demonstration of how the development would be completed by 2031 and a programme showing how **the site will contribute towards maintaining** a five year supply of housing. ~~**(for the site) will be maintained year on year.'**~~	• The alteration to this delivery Policy has been requested by the site owners. • Site owners are obviously concerned that the relocation of the golf course will hamper delivery of the site. • A new golf course will take 5-10 years to deliver. PR6b can therefore not contribute to delivering a continuous 5-year housing supply – or indeed any housing development within the plan period. • Site PR6b should be deleted from the allocations. • More explanation needed.	PR-D-0063 (GreenWay Oxfordshire) PR-D-0091 (Cllr I Middleton)	This matter was previously discussed at the Hearing with the amendment agreed by the Council. This modification has been proposed to provide certainty that a five-year housing land supply can be achieved. For consistency the proposed modification also applies to other site allocation policies (Main Mods 57, 81, 94, 110, 123) and housing delivery policies at Main Mods 136 and 141. **Reference should also be made to the detailed responses made under MM 18 and 66.**
Main 68 *(P.101; Policy PR6c – Land at Frieze Farm; Whole Policy)* Amend to read: 'Land at Frieze Farm will be reserved for the potential construction of a golf course should this be required as a result of the development of Land to	• Requests that the proposed wording of Policy PR6c Point 10 is amended to read: "The application should demonstrate that Thames Water and the Environment Agency have been consulted regarding wastewater treatment capacity and agreement has been reached in principle that foul drainage from the site will be accepted into the foul drainage network" • Modification takes us no further with re-provision of a suitable site were the Golf course to be developed. It is not consistent with National Policy which has been incorrectly applied.	PR-D-0034 (Thames Water) PR-D-0063 (GreenWay Oxfordshire)	Whilst officer's do not object to the amended wording, in principle, it is not considered that the change is necessary for soundness. **Reference should be made to the substantive responses made under MM 18 and 66**

Modification Number	Comment/Issue	Representation Number	Officer Response
the West of Oxford Road under Policy PR6b. **Planning Application Requirements** **1.** The application will be expected to be supported by, and prepared in accordance with, a Development Brief for the entire site to be jointly prepared and agreed in advance between the appointed representative(s) of the landowner(s) and Cherwell District Council and in consultation with Oxfordshire County Council. The Development Brief shall **include:** **(a) A scheme and outline layout for delivery of the required land uses and associated infrastructure** **(b) Points of vehicular access and egress from and to existing highways** **(c) An outline scheme for public vehicular, cycle, pedestrian and**	• Frieze Farm cannot meet the tests in Para 74 (now 97) of the NPPF to provide a replacement 18-hole course and facilities. • There is a possibility that the Inspector in his post hearing advice note did not have the GreenWay evidence and golf architect's report before him. Otherwise it is impossible to understand how he was able to come to his conclusions. • The Inspector's post hearing advice note encouraged the Council to consider the PR6c site for some housing and a link road however this has not been followed through. • Land at Frieze Farm (PR6c) should be allocated for 220 homes and a link road.	PR-D-0081 (Turnberry for Exeter College)	The Explanatory Note (November 2019) describes in detail the process the Council took in preparing Main Modifications. A sequential consideration of options took place to avoid unnecessary further alterations to the Green Belt boundaries and to ensure that, if required, there were exceptional circumstances for further alteration. Paragraphs 8.66 – 8.69 specifically refer to the consideration of Frieze Farm.

Modification Number	Comment/Issue	Representation Number	Officer Response
wheelchair connectivity within the site, to the built environment, and to existing or new points of connection off-site and to existing or potential public transport services. **(d) Protection and connection of existing public rights of way** **(e) ~~incorporate d~~D**esign principles that respond to the landscape**, canal-side** and Green Belt setting and the historic context of Oxford **(f) Outline measures for securing net biodiversity gains informed by a Biodiversity Impact Assessment in accordance with (2) below** **(g) An outline scheme for vehicular access by the emergency services** **2. The application(s) shall be supported by the Biodiversity Impact Assessment**			

Modification Number	Comment/Issue	Representation Number	Officer Response
(BIA) based on the DEFRA biodiversity metric (unless the Council has adopted a local, alternative methodology), to be agreed with Cherwell District Council **3. The application(s) shall be supported by a proposed Biodiversity Improvement and Management Plan (BIMP) informed by the findings of the BIA and habitat surveys and to be agreed before development commences. The BIMP shall include:** **(a) measures for securing net biodiversity gain within the site and for the protection of wildlife during construction** **(b) measures for retaining and conserving protected/notable species (identified within baseline surveys) within the development** **(c) demonstration that designated environmental assets will not be harmed,**			

Modification Number	Comment/Issue	Representation Number	Officer Response
including no detrimental impacts through hydrological, hydro chemical or sedimentation impacts **(d) measures for the protection and enhancement of existing wildlife corridors and the protection of existing hedgerows and trees** **(e) the creation of a green infrastructure network with connected wildlife corridors** **(f) measures to minimise light spillage and noise levels on habitats especially along wildlife corridors** **(g) a scheme for the provision for bird and bat boxes and for the viable provision of designated green walls and roofs** **(h) farmland bird compensation** **(i) proposals for long-term wildlife management and maintenance**			

Modification Number	Comment/Issue	Representation Number	Officer Response
4. Measures for the retention of the Grade II listed Frieze Farmhouse and an appropriate sensitive setting **5. The application shall be supported by a Heritage Impact Assessment which will identify measures to avoid or minimise conflict with identified heritage assets within and adjacent to the site, particularly the Grade II Listed Frieze Farmhouse. These measures shall be incorporated or reflected, as appropriate, in any proposed development scheme'** **6. The application(s) shall be supported by a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures. The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme**			

Modification Number	Comment/Issue	Representation Number	Officer Response
7. The application(s) shall be supported by a Transport Assessment and Travel Plan including measures for maximising sustainable transport connectivity, minimising the impact of motor vehicles on existing communities and actions for updating the Travel Plan during the construction of the development **8. The application will be supported by a Flood Risk Assessment, informed by a suitable ground investigation and having regard to guidance contained within the Council's Level 1 Strategic Flood Risk Assessment. The Flood Risk Assessment should include detailed modelling of watercourses taking into account allowance for climate change. There should be no ground raising or built development within the modelled flood zone.** **9. The application shall be supported by a landscaping**			

Modification Number	Comment/Issue	Representation Number	Officer Response
scheme including details of materials for land modelling (to be agreed with the Environment Agency), together with a management plan for the appropriate re-use and improvement of soils **10.The application should demonstrate that Thames Water has agreed in principle that foul drainage from the site will be accepted into its network.** **11. A single comprehensive, outline scheme shall be approved for the entire site. The scheme shall be supported by draft Heads of Terms for developer contributions that are proposed to be secured by way of legal agreement. The application(s) shall be supported by a Delivery Plan demonstrating how the implementation and phasing of the development shall be secured comprehensively and how the provision of supporting infrastructure will be delivered. The Delivery Plan shall include a start date for development and a**			

Modification Number	Comment/Issue	Representation Number	Officer Response
programme showing how and when the golf course would be constructed to meet any identified need as a result of the development of Land to the West of Oxford Road (Policy PR6b)			
Main 69 *(P.103; Paragraph 5.90; Last sentence)* Amend last sentence to read: A clearly defined field boundary **partially** marks the extent of the area that is identified for development **and the remainder of the southern boundary follows a former historic field boundary**.	• Proposed modification supported	PR-D-0014 (Pegasus for Barwood Development)	Noted
Main 71 *(P.104/105; Paragraph 5.96; New Point & Points 5 to 8)* Renumber points 5 to 8 as 6 to 9	• Fully support Main 71, Main 87 and Main 88 relating to PR7b. • Increasing housing capacity on PR7a and PR7b will reduce land available for outdoor sports facilities. Policies PR7a and PR7B should ensure delivery of sufficient new playing fields, formal and informal open	PR-D-0080 (Kidlington PC)	The comments from Kidlington PC in support of this modification are noted. The Council will ensure there is consistent engagement with Parish Councils in preparing the development briefs. A change to the MMs is not required.

Modification Number	Comment/Issue	Representation Number	Officer Response
Insert new point 5. To read:' **Retention and renovation of the Grade II Listed Stratfield Farmhouse and the protection of its historic setting.**	space and sports facilities to meet the existing deficiencies and the needs of the new population. • It is essential that the policy specifies that two access points are provided. Delivery of a new access to Stratfield Brake will benefit Kidlington residents and reduce traffic on the network. An additional access from Croxford Gardens will avoid the space surrounding the central Listed Buildings and Nature Conservation Area. • A pedestrian / cycle route from east to west across the site will assist in promoting non-car travel and access to public transport. • Consider that Kidlington Parish Council should be partners in the preparation of the Development Brief for PR7b rather than Oxford City Council.		
Main 72 *(P.106; Policy PR7a – Land South East of Kidlington; Policies Map – Land South East of Kidlington)* Increase extent of residential area Reduce extent of Outdoor Sports Provision Amend revised Green Belt boundary (see attached)	• Supports proposed modification. • Considers the proposed modification soundly based, being positively prepared, justified and effective. • Promised infrastructure enhancements and green space provisions are being eroded for the sake of expediency.	PR-D-0014 (Pegasus for Barwood Developments) PR-D-0054 (Turley for Landowner for the northern parcel of PR7a) PR-D-0080 (Kidlington PC) PR-D-0091 (Cllr I Middleton)	Noted This change is a consequence of the substantive modification at MM 19 and these representations raise similar issues to those made in response to that modification.

Modification Number	Comment/Issue	Representation Number	Officer Response
	• Object to the release of additional Green Belt as an extension to the area proposed for development of PR7a • The site extension proposed conflicts with available evidence and is not justified • There is a lack of evidence and no consideration of mitigation / offset measures as required by the NPPF in justifying the release of Green Belt • There is no evidence on consideration of the impact on local schools and other community infrastructure close to PR7 as a result of the relocation of 200 dwellings from PR10 to PR7a. The diminished opportunity to meet a local shortfall in playing fields is also not considered in evidence • The perception of a gap between the settlements of Oxford and Kidlington will be eradicated • Additional vehicles at peak times from the enlarged PR7a will negatively impact the free movement of traffic along the A4260, on Bicester Road, on queues at the roundabout and air quality in Kidlington • A requirement should be added to Policy PR7a for the provision of a new footbridge across the A4260 to link to Stratfield Brake		**Reference should therefore be made to the full response under MM 19.**
Main 73 *(P.106; Policy PR7a – Land South East of Kidlington; Policies Map – Land South East of Kidlington)*	• Considers the proposed modification soundly based, being positively prepared, justified and effective.	PR-D-0054 (Turley for Landowner for the northern parcel of PR7a)	Noted

Modification Number	Comment/Issue	Representation Number	Officer Response
Amend the policies map to include 'new green space/parks' notation over (in addition to) 'Outdoor Sports provision' on the policies map (see attached).	• Objection raised concerning the increased in housing and reduction of green space. • Existing roads are already busy and congested. • The existing green space is valuable to the community. • Object to the release of additional Green Belt as an extension to the area proposed for development of PR7a. • The site extension proposed conflicts with available evidence and is not justified. • There is a lack of evidence and no consideration of mitigation / offset measures as required by the NPPF in justifying the release of Green Belt. • There is no evidence on consideration of the impact on local schools and other community infrastructure close to PR7 as a result of the relocation of 200 dwellings from PR10 to PR7a. The diminished opportunity to meet a local shortfall in playing fields is also not considered in evidence. • The perception of a gap between the settlements of Oxford and Kidlington will be eradicated. • Additional vehicles at peak times from the enlarged PR7a will negatively impact the free movement of traffic along the A4260, on Bicester Road, on queues at the roundabout and air quality in Kidlington. • A requirement should be added to Policy PR7a for the provision of a new footbridge across the A4260 to link to Stratfield Brake.	PR-D-0080 (Kidlington PC) PR-D-0052 (F Gibson)	This change is a consequence of the substantive modification at MM 19 and these representations raise similar issues to those made in response to that modification. **Reference should therefore be made to the full response under MM 19.**
Main 74	• Supports proposed modification. • Considers the proposed modification soundly based, being positively prepared, justified and effective.	PR-D-0014 (Pegasus for	Noted

Modification Number	Comment/Issue	Representation Number	Officer Response
(P.107; Policy PR7a – Land South East of Kidlington; Point 1) Amend to read: 'Construction of **<u>430</u>** ~~**230**~~ dwellings (net) on **<u>21</u>** ~~**11**~~ hectares of land (the residential area as shown). ~~**The dwellings to be constructed at an approximate average net density of 35 dwellings per hectare**~~.'	• Object to the release of additional Green Belt as an extension to the area proposed for development of PR7a. • The site extension proposed conflicts with available evidence and is not justified. • There is a lack of evidence and no consideration of mitigation / offset measures as required by the NPPF in justifying the release of Green Belt. • There is no evidence on consideration of the impact on local schools and other community infrastructure close to PR7a as a result of the relocation of 200 dwellings from PR10 to PR7a. The diminished opportunity to meet a local shortfall in playing fields is also not considered in evidence. • The perception of a gap between the settlements of Oxford and Kidlington will be eradicated. • Additional vehicles at peak times from the enlarged PR7a will negatively impact the free movement of traffic along the A4260, on Bicester Road, on queues at the roundabout and air quality in Kidlington. • A requirement should be added to Policy PR7a for the provision of a new footbridge across the A4260 to link to Stratfield Brake.	Barwood Developments) PR-D-0054(Turley for Landowner for the northern parcel of PR7a) PR-D-0070 (Harbord Road Area Residents Assoc) PR-D-0080 (Kidlington PC) PR-D-0067 (CPRE)	This change is a consequence of the substantive modification at MM 19 and these representations raise similar issues to those made in response to that modification. **Reference should therefore be made to the full response under MM 19.** The perceived discrepancies between the areas indicated in MM 74 and MM 75 are as the result of the 'rounding' of numbers.

Modification Number	Comment/Issue	Representation Number	Officer Response
	• MM 74 increases the residential area from 11 to 21 hectares. I.e. an increase of 10 hectares. • The increase in MM 74 (10 has) is not consistent with the decrease (10.5has) in MM75. • The reduction of 10.5 has in MM75 must be amended to 10has instead of 10.5has to be consistent with MM74 thus giving the benefit of any rounding to the community. • Opposed to the allocation of Green Belt to meet Oxford's unmet need. However, if Green Belt is to be developed, it is vital that it is used as efficiently as possible. • The modification increases the land take to 275 hectares, comprising of all Green Belt land. Averaged across this area, the 4,400 houses would be built at a density of 16 dph. • A significant reduction in the amount of land required can be accommodated by increasing the housing density on sites, bringing the density more in line with local and national plans and policies. • The benefits of high density include lower house prices, lower emissions, and greater social cohesion. • Object to the proposed main modification due to the high harm caused to the Green Belt in the area including the Kidlington Gap. • The PR7a site should return to 230 homes. • The proposed main modification does not represent the most appropriate strategy for development.	PR-D-0069 (Bloombridge)	**Reference should therefore be made to the full response under MM 19.**

Modification Number	Comment/Issue	Representation Number	Officer Response
Page 106	• The proposed main modification fails under the terms of paragraph 84 of the NPPF which requires LPAs, when reviewing Green Belt boundaries, to take account of the need to promote sustainable patterns of development and the need to consider the consequences for sustainable development in their choices. • The Council's preferred approach has departed from the advice provided by the Inspector. • References to the respondent's evidence on landscape, Green Belt and transport that supports the PR6c site for residential. • Issues of the additional release of Green Belt land identified are: o the proposed southern boundary being weak or non-existent. o It could set a dangerous precedent for further release between Kidlington and the A34. o It leaves a large triangular field in which development will be difficult to resist. • An incremental approach to Green Belt harm is caused.	PR-D-0081 (Turnberry for Exeter College)	**Reference should therefore be made to the full response under MM 19.**
Main 75 *(P.107; Policy PR7a – Land South East of Kidlington; Point 4)* Amend to read: The provision of ~~**21.5**~~ **11** hectares of land to provide formal sports facilities for the development and	• Supports proposed modification. • Considers the proposed modification soundly based, being positively prepared, justified and effective.	PR-D-0014 (Pegasus for Barwood Developments) PR-D-0054(Turley for Landowner for the northern parcel of PR7a)	Noted

Modification Number	Comment/Issue	Representation Number	Officer Response
for the wider community and green infrastructure within the Green Belt	• Object to the proposed main modification due to the high harm caused to the Green Belt in the area including the Kidlington Gap. • The PR7a site should return to 230 homes. • MM 74 increases the residential area from 11 to 21 hectares. I.e. an increase of 10 hectares. • The increase in MM 74 (10 has) is not consistent with the decrease (10.5has) in MM75. • The reduction of 10.5 has in MM75 must be amended to 10has instead of 10.5has to be consistent with MM74 thus giving the benefit of any rounding to the community. • The proposed modification reduces provision of green infrastructure and recreation facilities. • Object to the release of additional Green Belt as an extension to the area proposed for development of PR7a. • The site extension proposed conflicts with available evidence and is not justified. • There is a lack of evidence and no consideration of mitigation / offset measures as required by the NPPF in justifying the release of Green Belt. • There is no evidence on consideration of the impact on local schools and other community infrastructure close to PR7 as a result of the relocation of 200 dwellings from PR10 to PR7a. The diminished opportunity to meet a local shortfall in playing fields is also not considered in evidence.	PR-D-0069 (Bloombridge) PR-D-0070 (Harbord Road Area Residents Assoc) PR-D-0080 (Kidlington PC) PR-D-0091 (Cllr I Middleton)	This change is a consequence of the substantive modification at MM 19 and these representations raise similar issues to those made in response to that modification. **Reference should therefore be made to the full response under MM 19.** The proposed modification will result in a reduced area being retained in the Green Belt and available for formal sports for the development and the wider community and green infrastructure within the Green Belt. However, given that the Playing Pitch Strategy (PPS) (PR99) indicated a need for an additional 4ha of pitches to 2031, the reduced area of 11 hectares is considered sufficient to accommodate the required pitch provision together with green infrastructure. The site promoter submission (PR119) demonstrates that the remaining 11 hectares can accommodate 4 ha of pitch provision and green infrastructure.

Modification Number	Comment/Issue	Representation Number	Officer Response
	• The perception of a gap between the settlements of Oxford and Kidlington will be eradicated. • Additional vehicles at peak times from the enlarged PR7a will negatively impact the free movement of traffic along the A4260, on Bicester Road, on queues at the roundabout and air quality in Kidlington. • A requirement should be added to Policy PR7a for the provision of a new footbridge across the A4260 to link to Stratfield Brake.		
Main 76 *(P.107; Policy PR7a – Land south East of Kidlington; Policy PR7a – Point 9 (a))* Add a second sentence to point 9 (a) to read: **'<u>Minor variations in the location of specific uses will be considered where evidence is available.</u>'**	• Supports proposed modification. • Considers the proposed modification soundly based, being positively prepared, justified and effective. • Supports modification if the word 'minor' is deleted.	PR-D-0014 (Pegasus for Barwood Developments) PR-D-0054 (Turley for Landowner for the northern parcel of PR7a) PR-D-0085 (Oxfordshire CC)	Noted Officers do not support the word 'minor' being deleted.
Main 77 *(P.109; Policy PR7a – Land South East of Kidlington; Point 12)* Amend to: ' The application(s) shall be supported by a phase 1 habitat survey including habitat suitability index (HSI) survey for great crested newts, **<u>and</u>**	• Supports proposed modification • Considers the proposed modification soundly based, being positively prepared, justified and effective.	PR-D-0014 (Pegasus for Barwood Developments) PR-D-0054 (Turley for Landowner for the northern parcel of PR7a)	Noted

Modification Number	Comment/Issue	Representation Number	Officer Response
protected and notable species surveys as appropriate, including great crested newt presence/absence surveys (dependent on HSI survey), surveys for badgers, breeding birds and reptiles, an internal building assessment for roosting barn owl, a tree survey and an assessment of water bodies.'			
Main 78 *(P.109; Policy PR7a – Land South East of Kidlington; Point 14)* Amend to read 'The application should demonstrate that Thames Water, **Natural England** ~~**has agreed in principle**~~ **and the Environment Agency have been consulted regarding wastewater treatment capacity and agreement has been reached** in principle that foul drainage from the site will be accepted into **the drainage** ~~**its**~~ network.'	• Considers the proposed modification soundly based, being positively prepared, justified and effective. • Requests that the proposed wording of Policy PR7a Point 14 is amended to read: "…in principle that foul drainage from the site will be accepted into the **foul** drainage network." • Objection raised to proposed re-wording of Policy PR7a point 14: It implies agreement in principle for foul drainage to enter the network needs to be secured from each of Thames Water, the Environment Agency and Natural England • In principle approval should be sought through Thames Water only, consistent with NPPF para 183 which	PR-D-0054 (Turley for Landowner for the northern parcel of PR7a) PR-D-0034 (Thames Water) PR-D-0014 (Pegasus for Barwood Developments)	Noted Whilst officer's do not object to the amended wording, in principle, it is not considered that the change is necessary for soundness. This modification follows representations from Natural England and recommendations from the Water Cycle Study.

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	discourages use of the planning system duplicating other consent regimes • There is nothing in the Water Cycle Addendum (PR105) to support the change as it concludes the change in discharge is not significant • As such the modification is considered unsound as it is neither justified, effective nor consistent with national policy		
Main 79 *(P.109; Policy PR7a – Land South East of Kidlington; Point 16)* Amend to read 'The application(s) shall be supported by a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures**. <u>The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme</u>**'	• Supports proposed modification. • Considers the proposed modification soundly based, being positively prepared, justified and effective.	PR-D-0014 (Pegasus for Barwood Developments) PR-D-0054 (Turley for Landowner for the northern parcel of PR7a)	Noted
Main 80 *(P.109; Policy PR7a – Land South East of Kidlington; New Point)*	• Supports modification. • Considers the proposed modification soundly based, being positively prepared, justified and effective.	PR-D-0085 (Oxfordshire CC) PR-D-0054 (Turley for	Noted Noted

Modification Number	Comment/Issue	Representation Number	Officer Response
Add new point 17 to read **'The application shall include a management plan for the appropriate re-use and improvement of soils**' Re-number subsequent points	• Objection raised to the requirement In Policy PR7a for provision of a "management plan for the appropriate re-use and improvement of soils": • There is no policy support provided within the reasoning for the modification • The policy is vague and imprecise a to what constitutes "appropriate re-use" and it is not clear that the impact of the policy in terms of cost or viability has been assessed • The SA does not provide any additional evidence to support the change and indicates no change to SA findings as a result • Potential for soil improvement on site is limited • The purpose of the change is unclear and is considered unsound as it is not justified	Landowner for the northern parcel of PR7a) PR-D-0014 (Pegasus for Barwood Developments)	Officers do not agree that this modification should be deleted. It reflects Government advice, including the NPPF.
Main 81 *(P.110; Policy PR7a – Land south east of Kidlington; Policy PR7a – point 19.)* Amend the final sentence to read: 'The Delivery Plan shall include a start date for development, demonstration of how the development would be completed by 2031 and a	• Considers the proposed modification soundly based, being positively prepared, justified and effective. • Objection continues to be raised to Policy PR7a point 19: • The proposed amended wording remains unclear and could be used as a mechanism to apply a brake on delivery, contrary to NPPF para 58	PR-D-0054 (Turley for Landowner for the northern parcel of PR7a) PR-D-0014 (Pegasus for Barwood Developments)	Noted This matter was previously discussed at the Hearings where this amendment was agreed by the Council. This modification has been proposed to provide certainty that a five year housing land supply can be achieved. It is also justified in light of the urgent need for

Modification Number	Comment/Issue	Representation Number	Officer Response
programme showing how **the site will contribute towards maintaining** a five year supply of housing. ~~**(for the site) will be maintained year on year.'**~~	• Comments raised by the site promoter during Matter 5 discussions at the Hearings and Barwood's written hearing statement paras 2.21 to 2.23 remain valid • Barwood are committed to deliver the site at the earliest opportunity and given market signals it expects delivery to proceed apace once on site • The removal of the phasing restriction on the site is welcomed (Main 137), but concern remains over the purpose and application of this policy requirement, which is considered unsound as it is neither justified, effective or consistent with national policy.		housing and land being released in the Green Belt for that reason. For consistency the proposed modification also applies to other site allocation policies (Main Mods 57, 67, 94, 110, 123) and housing delivery policies at Main Mods 136 and 141.
Main 82 *(P.111; Policy PR7b – Land at Stratfield Farm; Policies Map-Land at Stratfield Farm)* Increase Residential area Reduce Nature Conservation Area Amend Revised Green Belt boundary Amend green space boundary (See attached)	• Objection raised concerning the increased in housing and reduction of green space. • Existing roads are already busy and congested. • The existing green space is valuable to the community. • Residential space is being increased at the expense of the conservation area and amendments are being made to Green Belt boundaries.	PR-D-0052 (F Gibson) PR-D-0091 (Cllr I Middleton)	This change is a consequence of the substantive modification at MM 20 and these representations raise similar issues to those made in response to that modification. **Reference should therefore be made to the full response under MM 20.**
Main 83 *(P.112; Policy PR7b – Land at Stratfield Farm; Point 1*)	• Welcomes the recognition that land at Stratfield Farm can accommodate more than 100 dwellings. • The site promoter considers the site can accommodate up to 175 dwellings.	PR-D-0075 (Carter Jonas for Manor Oak)	Whilst acknowledging the comments of Carter Jonas on behalf of Manor Oak the Council, for the reasons set out in its evidence including the Site Capacity Sense Check (PR110) does not agree with the site capacity proposed.

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Amend to read: 'Construction of **120** ~~**100**~~ homes (net) on **5** **4** hectares of land (the residential area). ~~**The dwellings to be constructed at an approximate average net density of 25 dwellings per hectare**~~.'	• An illustrative plan is attached to the submission to demonstrate how 140 dwellings could be provided on the 5 ha development site area, considered to be the best and most efficient use of the available land. • The illustrative plan excludes the listed farmhouse and its curtilage (including the orchards) from the proposed allocation area to ensure efficient development of the site is not hampered by heritage related constraints.		**Reference should also be made to the officer response under MM 20 above.**
	• The proposed main modification does not represent the most appropriate strategy for development. • The proposed main modification fails under the terms of paragraph 84 of the NPPF which requires LPAs, when reviewing Green Belt boundaries, to take account of the need to promote sustainable patterns of development and the need to consider the consequences for sustainable development in their choices. • The Council's preferred approach has departed from the advice provided by the Inspector. • References to the respondent's evidence on landscape, Green Belt and transport that supports the PR6c site for residential.	PR-D-0081 (Turnberry for Exeter College)	The Explanatory Note (November 2019) describes in detail the process the Council took in preparing Main Modifications. A sequential consideration of options took place to avoid unnecessary further alterations to the Green Belt boundaries and to ensure that, if required, there were exceptional circumstances for further alteration. Paragraphs 8.66 – 8.69 specifically refer to the consideration of Frieze Farm.
	• Opposed to the allocation of Green Belt to meet Oxford's unmet need. However, if Green Belt is to be developed, it is vital that it is used as efficiently as possible. • The modification increases the land take to 275 hectares, comprising of all Green Belt land. Averaged	PR-D-0067 (CPRE)	The Inspector addressed the issue of density in his preliminary advice note (PC5). He stated that overall '*the Council has struck a broadly sensible balance between the extent of the land proposed to be removed from the Green Belt, and the need to accommodate*

Modification Number	Comment/Issue	Representation Number	Officer Response
	across this area, the 4,400 houses would be built at a density of 16 dph. • A significant reduction in the amount of land required can be accommodated by increasing the housing density on sites, bringing the density more in line with local and national plans and policies. • The benefits of high density include lower house prices, lower emissions, and greater social cohesion.		*development that respects its context. I see nothing unsound in that approach*.'
Main 84 *(P.112; Policy PR7b – Land at Stratfield Farm; Point 7)* Amend to read: 'Creation of a nature conservation area on ~~**6.3**~~ **5.3** hectares of land as shown on the inset Policies Map, incorporating the community orchard and with the opportunity to connect to and extend Stratfield Brake District Wildlife Site.'	• The proposed modification reduces the conservation area and green spaces originally proposed as mitigation for Green Belt erosion.	PR-D-0091 (Cllr I Middleton)	This modification is a consequence of MM 20 which extends the residential area of this site.
Main 85 *(P.112; Policy PR7b – Land at Stratfield Farm; Point 9)*	• Consider that Kidlington Parish Council should be partners in the preparation of the Development Brief for PR7b rather than Oxford City Council.	PR-D-0080 (Kidlington PC)	The Council will ensure there is consistent engagement with Parish Councils in preparing the development briefs. A change to the MMs is not required.

Modification Number	Comment/Issue	Representation Number	Officer Response
Amend last sentence to read 'The Development Brief shall be prepared in consultation with Oxfordshire County Council**,** ~~and~~ Oxford City Council **and the Canal and River Trust**'			
Main 86 *(P.112; Policy PR7b – Land at Stratfield Farm; Policy PR7b – point 10 (a))* Add a second sentence to point 10 (a) to read: **'Minor variations in the location of specific uses will be considered where evidence is available.'**	• Supports modification if the word 'minor' is deleted.	PR-D-0085 (Oxfordshire CC)	Officers do not support the word 'minor' being deleted.
Main 87 *(P.113; Policy PR7b – Land at Stratfield Farm; Policy PR7b – Point 10 (b))* Points of vehicular access and egress from and to existing highways with, **unless otherwise approved**, at least two separate points:	• Fully support Main 71, Main 87 and Main 88 relating to PR7b. • Increasing housing capacity on PR7a and PR7b will reduce land available for outdoor sports facilities. Policies PR7a and PR7B should ensure delivery of sufficient new playing fields, formal and informal open space and sports facilities to meet the existing deficiencies and the needs of the new population. • It is essential that the policy specifies that two access points are provided. Delivery of a new access to Stratfield Brake will benefit Kidlington residents and	PR-D-0080 (Kidlington PC)	The comments from Kidlington PC in support of this modification are noted. The Council will ensure there is consistent engagement with Parish Councils in preparing the development briefs. A change to the MMs is not required.

Modification Number	Comment/Issue	Representation Number	Officer Response
	reduce traffic on the network. An additional access from Croxford Gardens will avoid the space surrounding the central Listed Buildings and Nature Conservation Area. • A pedestrian / cycle route from east to west across the site will assist in promoting non-car travel and access to public transport. • Consider that Kidlington Parish Council should be partners in the preparation of the Development Brief for PR7b rather than Oxford City Council.		
	• Supports modification but suggests amendment to read: 'The scheme shall include an access road from the **Oxford Road service road connecting to the** Kidlington roundabout ~~**to the easternmost development parcels and the Stratfield Farm building complex only, as shown on the inset Policies Map.**~~	PR-D-0085 (Oxfordshire CC)	Oxfordshire CC proposed amendment is noted. They are issues more appropriately addressed through the development brief.

Modification Number	Comment/Issue	Representation Number	Officer Response
Main 88 *(P.113; Policy PR7b – Land at Stratfield Farm; Policy PR7b – Point 10 (c))* The scheme shall include an access road from the Kidlington roundabout to the easternmost development parcels and the Stratfield Farm building complex ~~**only, as shown on the inset Policies Map.**~~	• Supports modification but suggests amendment to read: 'The scheme shall include an access road from the **Oxford Road service road connecting to the** Kidlington roundabout ~~**to the easternmost development parcels and the Stratfield Farm building complex only, as shown on the inset Policies Map.**~~ • Fully support Main 71, Main 87 and Main 88 relating to PR7b. • Increasing housing capacity on PR7a and PR7b will reduce land available for outdoor sports facilities. Policies PR7a and PR7B should ensure delivery of sufficient new playing fields, formal and informal open space and sports facilities to meet the existing deficiencies and the needs of the new population. • It is essential that the policy specifies that two access points are provided. Delivery of a new access to Stratfield Brake will benefit Kidlington residents and reduce traffic on the network. An additional access from Croxford Gardens will avoid the space surrounding the central Listed Buildings and Nature Conservation Area. • A pedestrian / cycle route from east to west across the site will assist in promoting non-car travel and access to public transport.	PR-D-0085 (Oxfordshire CC) PR-D-0080 (Kidlington PC)	Noted. They are issues more appropriately addressed through the development brief. The comments from Kidlington PC in support of this modification are noted. The Council will ensure there is consistent engagement with Parish Councils in preparing the development briefs. A change to the MMs is not required.

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	• Consider that Kidlington Parish Council should be partners in the preparation of the Development Brief for PR7b rather than Oxford City Council.		
Main 90 *(P.115; Policy PR7b - Land at Stratfield Farm; Point 16)* Amend to read 'The application should demonstrate that Thames Water, **Natural England ~~has agreed in principle~~ and the Environment Agency, have been consulted regarding wastewater treatment capacity and agreement has been reached** in principle that foul drainage from the site will be accepted into **the drainage ~~its~~** network.'	• Requests that the proposed wording of Policy PR7b Point 16 is amended to read: "…in principle that foul drainage from the site will be accepted into the **foul** drainage network."	PR-D-0034 (Thames Water)	Whilst officer's do not object to the amended wording, in principle, it is not considered that the change is necessary for soundness.
Main 93 *(P.115; Policy PR7b - Land at Stratfield Farm; New Point)* Add new point 19 to read **'The application shall include a management plan for the appropriate re-use and improvement of soils**'	• Supports modification.	PR-D-0085 (Oxfordshire CC)	Noted

Modification Number	Comment/Issue	Representation Number	Officer Response
Re-number subsequent points			
Main 95 *(P.121; Policy PR8 – Land East of the A44; Point 1)* Amend to read: 'Construction of 1,950 dwellings (net) on approximately 66 hectares of land (the residential area as shown). ~~**The dwellings are to be constructed at an approximate average net density of 45 dwellings per hectare**~~'	• Affordable housing proposed on site PR8 cannot be reserved for the sole use of the University of Oxford as it is contrary to the purpose of the Plan in meeting Oxford's unmet need. Main 95 should clarify that the affordable housing will be open to all key workers of Oxford • Policy PR8, particularly building on Green Belt is neither sound, effective or justified • Dwellings on PR8 should not be built as they are for the exclusive benefit of Oxford University by providing staff housing and student accommodation • Required numbers are exaggerated and are based on out of date calculations • Sandy Lane should not be closed to vehicular traffic • Residents of Yarnton are dependent on easy access to services and facilities in Kidlington. Residents should not be expected to walk • Rural populations are dependent on the car to access services and closure of Sandy Lane will add a 6 mile journey. This will increase emissions, congestion, journey times and inconvenience • Disagrees with the analysis in Table 2.1, p. 22 of document PR109. It ignores the fact that many car journeys on the A44 are accessing the A34 • Opposed to the allocation of Green Belt to meet Oxford's unmet need. However, if Green Belt is to be	PR-D-0082 (B&YGBC) PR-D-0088 (D Hipkiss) PR-D-0067 (CPRE)	The points raised in these representations have been noted but they are not directly related to the proposed modification.

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	developed, it is vital that it is used as efficiently as possible. • The modification increases the land take to 275 hectares, comprising of all Green Belt land. Averaged across this area, the 4,400 houses would be built at a density of 16 dph. • A significant reduction in the amount of land required can be accommodated by increasing the housing density on sites, bringing the density more in line with local and national plans and policies. • The benefits of high density include lower house prices, lower emissions, and greater social cohesion.		
Main 96 *(P.121; Policy PR8 - Land East of the A44; Point 4*) Amend to read 'The provision of a primary school with ~~**at least**~~ three forms of entry on 3.2 hectares of land in the location shown'	• The proposed main modification is supported. • The Tripartite's education consultants (EFM) advised that the level of provision will be the maximum required on the site and is most likely to be less. • Supports modification.	PR-D-0057 (David Lock for the PR8 parties) PR-D-0085 (Oxfordshire CC)	Noted Noted
Main 97 *(P.121; Policy PR8 - Land East of the A44; Point 5)* Amend to read 'The provision of a primary school with ~~**at least**~~ two	• The proposed main modification is supported. • The Tripartite's education consultants (EFM) advised that the level of provision will be the maximum required on the site and is most likely to be less.	PR-D-0085 Oxfordshire CC) PR-D-0057 (David Lock for the PR8 parties)	Noted Noted

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forms of entry on 2.2 hectares of land in the location shown if required in consultation with the Education Authority and unless otherwise agreed with Cherwell District Council.'			
Main 98 *(P.122; Policy PR8 - Land East of the A44; Point 17)* Amend last sentence to read 'The Development Brief shall be prepared in consultation with Oxfordshire County Council**, ~~and~~** Oxford City Council, **Network Rail ~~and~~ and the Canal and River Trust**'	• Yarnton Parish Council should be included as a consultee.	PR-D-0091 (Cllr I Middleton) PR-D-0056 (Yarnton Parish Council)	The Council will ensure there is consistent engagement with Parish Councils in preparing the development briefs. A change to the MMs is not required.
Main 99 *(P.122; Policy PR8 – Land east of the A44; Policy PR8 – 18 (a))* Add a second sentence to point 18 (a) to read: **'Minor variations in the location of specific uses will be considered where evidence is available.'**	• The intent of the proposed main modification is welcomed however would like to delete the word 'minor' to add the necessary flexibility for the site. • Supports modification if the word 'minor' is deleted.	PR-D-0057 (David Lock for the PR8 parties) PR-D-0085 Oxfordshire CC)	Officers do not support the word 'minor' being deleted.

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Main 100 *(P.122; Policy PR8 - Land East of the A44; Point 18 b)* Amend to read: 'Points of vehicular access and egress from and to existing highways with at least two separate**, connecting** points from and to the A44 **and** including the use of the existing Science Park access road.'	• Supports modification. • There is little detail on how traffic flow along the A44 will be managed and the potential for additional congestion has not been addressed. Traffic will back up within the PR8 site which will in turn delay buses. • The proposed modification has huge implications for traffic flow along the A44, and thus has not been assessed. More detail is needed. • The Transport Assessment Addendum (PR109) acknowledges that traffic along the A44 will be worse and beyond capacity, and that further junctions will increase traffic delays and hinder bus flow without including any assessment of these additional junctions with PR8. Unsound, not yet positively prepared.	PR-D-0085 Oxfordshire CC) PR-D-0091 (Cllr I Middleton) PR-D-0056 (Yarnton PC)	Noted This point is not directly related to this proposed main modification. Traffic along the A44 was discussed extensively at the EiP including detailed discussions of transport evidence. The Inspector in his Preliminary Advice Note (PR5) stated '*It is fair to note at the outset that building 4,400 homes …. Anywhere in Cherwell is likely to have significant impacts in traffic terms. However, ….. the principle of siting the required allocations along an established transport corridor is a sound one. I accept that traffic along this transport corridor is already relatively heavy, but the route clearly offers the best opportunity to provide incoming residents with opportunities to travel by means other than the private car. Moreover, development along the corridor can reasonably be expected to contribute to transport improvements along it, including those that encourage means of access into Oxford by means other than the private car.'* Transport Assessment Addendum (document PR109) was prepared to inform the Main Modifications and concludes that the proposed reallocation of dwellings resulting from the deletion of site PR10 from the Plan is

Modification Number	Comment/Issue	Representation Number	Officer Response
			expected to have a positive effect upon overall levels of road traffic (and associated congestion at peak times) that have been forecast to result from the allocation of 4,400 homes being considered.
Main 101 *(P.123; Policy PR8 - Land East of the A44; Point 18 (f))* Amend to read: 'In consultation with Oxfordshire County Council **and Network Rail**, proposals for the closure/unadoption of Sandy Lane, the closure of Sandy Lane to motor vehicles…'	• Agrees with the OSM forecast in Appendix 1 Table 4.1, p.21. • Closure of Sandy Lane would cause massive disruption and is unacceptable to Yarnton residents. • The closure of Sandy Lane to vehicular traffic will be detrimental to the residents of the surrounding villages. The concept of improving the sustainability of this route for use by pedestrians and cyclists is desirable but do not need to be to the detriment of vehicular travel. • Consultation to involve local residents. • Main 101 should be amended to ensure consultation includes Yarnton Parish Council, Begbroke Parish Council and Kidlington Parish Council.	PR-D-0082 (B&YGBC) PR-D-0088 (D Hipkiss) PR-D-0056 (Yarnton PC)	The closure of Sandy Lane was considered at the EiP. In his post hearing advice note (PC5) the Inspector stated '*I recognise that the allocations, and other factors, will lead to changes to the highway network, like the closure to vehicular traffic of Sandy Lane. However, while such changes might be inconvenient, to some, the impact they would involve is not such that it renders the Council's approach unreasonable, or the Plan unsound*.' The Council will ensure there is consistent engagement with Parish Councils in preparing the development briefs. A change to the MMs is not required. Infrastructure providers such as Network Rail and County Council as Local Highway Authority undertake specific consultations when progressing their plans and infrastructure schemes.
Main 104 *(P.124; Policy PR8 - Land East of the A44; Point 22)*	• Supports modification.	PR-D-0085 Oxfordshire CC)	Noted

Modification Number	Comment/Issue	Representation Number	Officer Response
Amend to read: 'The application(s) shall be supported by a Transport Assessment and Travel Plan including measures for maximising sustainable transport connectivity, minimising the impact of motor vehicles on new residents and existing communities, and actions for updating the Travel Plan during construction of the development. **The Transport Assessment shall include consideration of the effect of vehicular and non-vehicular traffic on use of the railway level crossings at Sandy Lane, Yarnton Lane and Roundham.**'	• Traffic surveys should be undertaken on Sandy Lane before proposals are included in any release to developers • Agrees with the OSM forecast in Appendix 1 Table 4.1, p.21. • Closure of Sandy Lane would cause massive disruption and is unacceptable to Yarnton residents. • The closure of Sandy Lane to vehicular traffic will be detrimental to the residents of the surrounding villages. The concept of improving the sustainability of this route for use by pedestrians and cyclists is desirable but do not need to be to the detriment of vehicular travel. • A full assessment of the effects to close the level crossing to vehicles should be undertaken now and not be left to the developer. • Dispute the accuracy of the SOCG-98 submitted jointly by Cherwell District Council, Oxfordshire County Council and Network Rail in February 2019 stating without any evidence that Sandy Lane is a 'peak hour rat run'. Recognise the need to make it a safer route, and Yarnton Parish Council should be part of any discussions for its alteration. Unsound, not yet positively prepared.	PR-D-0082 (B&YGBC) PR-D-0088 (D Hipkiss) PR-D-0091 (Cllr I Middleton) PR-D-0056 (Yarnton PC)	The closure of Sandy Lane was considered at the EiP including detailed discussions of transport evidence and Statement of Common Ground SoCG-98. In his post hearing advice note (PC5) the Inspector stated '*I recognise that the allocations, and other factors, will lead to changes to the highway network, like the closure to vehicular traffic of Sandy Lane. However, while such changes might be inconvenient, to some, the impact they would involve is not such that it renders the Council's approach unreasonable, or the Plan unsound*.' The Council will ensure there is consistent engagement with Parish Councils in preparing the development briefs. A change to the MMs is not required. Infrastructure providers such as Network Rail and County Council as Local Highway Authority undertake specific consultations when progressing their plans and infrastructure schemes.
Main 105 *(P.125; Policy PR8 - Land East of the A44; Point 23)*	• Lacks consideration of the impact on existing dwellings in terms of increased flood risk as a result of adjacent developments	PR-D-0091 (Cllr I Middleton)	This representation does not directly relate to the proposed Main modification which was made following a representation from the Environment Agency.

Modification Number	Comment/Issue	Representation Number	Officer Response
Amend to read '23. The application shall be supported by a Flood Risk Assessment informed by a suitable ground investigation, and having regard to guidance contained within the Council's Level 2 Strategic Flood Risk Assessment. A surface water management framework shall be prepared to maintain run off rates to greenfield run off rates and volumes, with use of Sustainable Drainage Systems in accordance with adopted Policy CSD7, taking into account recommendations contained in the Council's Level 1 and Level 2 SFRAs. **Residential development must be located outside the modelled Flood Zone 2 and 3 envelope**.'			
Main 106 *(P.125; Policy PR8 - Land East of the A44; Point 24)* Amend to read 'The application should demonstrate that Thames Water, **Natural England** ~~**has agreed in principle**~~ **and the**	• Requests that the proposed wording of Policy PR8 Point 24 is amended to read: "…in principle that foul drainage from the site will be accepted into the **foul** drainage network."	PR-D-0034 (Thames Water)	Whilst officer's do not object to the amended wording, in principle, it is not considered that the change is necessary for soundness.

Modification Number	Comment/Issue	Representation Number	Officer Response
Environment Agency have been consulted regarding wastewater treatment capacity and agreement has been reached in principle that foul drainage from the site will be accepted into **the drainage** ~~its~~ network.'			
Main 109 *(P.125; Policy PR8 - Land East of the A44; New Point)* Add new point 28 to read **'The application shall include a management plan for the appropriate re-use and improvement of soils**' Re-number subsequent points	• Supports modification.	PR-D-0085 Oxfordshire CC)	Noted
Main 111 *(P.127; Paragraph 5.121)* Amend to read: 'We are also seeking to enhance the beneficial use of the Green Belt within the site by requiring	• Previous commitments to maintaining biodiversity and habitats and informal access to green spaces appear to be 'watered down'	PR-D-0091 (Cllr I Middleton)	This is a consequential change to other modifications. It does not reduce the requirements for biodiversity habitats and green infrastructure.

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improved **~~informal~~** access to the countryside **~~and significant ecological and biodiversity gains~~** **primarily through the establishment of publicly accessible informal parkland between the proposed built development and the retained agricultural land to the west. There will also be opportunities for significant ecological and biodiversity gains.** The Council's priority will be the creation of a new Local Nature Reserve at the southern end of the site with good access to the primary school and the existing public rights of way.'			
Main 112 *(P.129; Policy PR9 – Land West of Yarnton; Policies Map – Land West of Yarnton)* Extend residential area to 25.3 hectares Delete Public Access Land Amend Revised Green Belt boundary	• Requests confirmation that the revised policy map provides sufficient land to meet Oxfordshire CC's requirements for the school site.	PR-D-0085 (Oxfordshire CC)	The revised policy map amends the area reserved for the improvement/replacement of playing fields and amenity space for William Fletcher School. The area proposed reflects the requirements set out in the County Council's representations to the Submission Plan (July 2017). OCC's representation to the Main modifications now refers to a revised layout for the school which is a result of discussions

Modification Number	Comment/Issue	Representation Number	Officer Response
Add 24.8 hectares of new green space/parks Add 39.2 hectares of retained agricultural land			between Oxfordshire CC and Merton College only. Officers are concerned that the extended site requested for the primary school extension is not proportionate and therefore contrary to the CIL Regulations. Oxfordshire CC have previously advised that a site of 2.2 ha is required for a new 2FE primary school. However, in this instance when the additional land now being requested (1.8 ha) is added to the existing school site (1.2 ha) the total site area extends to approximately 3 ha. Officers are therefore of the view that in the absence of a detailed justification there is no reason to release more land from the Green Belt above that already proposed by the modifications. Furthermore, having regard to the Council's landscape evidence (PR108) and the requirement for significant engineering works to grade the land it is considered that the extended site would have an unacceptable landscape impact.
	• Whilst supporting the extension of the residential area the respondent considers it should be extended further as contained in their submission PR122 • Reference is made to evidence base documents PR110, PR108 and PR113b.	PR-D-0084 (Gerald Eve for Merton College)	Policy PR9 of the Submission Plan proposes the construction of 530 dwellings on approximately 16 has of land to the west of Yarnton.

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	• The representation is accompanied by a map showing the amendments sought, which also includes an area safeguarded for further housing to the west. • The revised Green Belt boundary should be adjusted westwards including to accommodate the County Council request in conjunction with William Fletcher Primary School • the green space/park is considered inappropriate and unrelated in scale and kind to the draft allocation and should be replaced with a buffer area (denoted as public access land) and defined edge to the Green Belt with areas and routes accessible to the public. • The Policies Map should be amended as set out in the plans accompanying the representation. If the public open green space area is to be delivered it should be made clear that the Local Nature reserve will be delivered within it.		In his Advice Note (PC5) the Inspector advised that he had sympathy with the promoter's view argued at the Hearings that a more satisfactory development might be achieved by extending the residential development area westwards. He also suggested that in doing so the Council considers whether some additional homes could be achieved. The Explanatory Note (November 2019) describes in detail the process the Council took in preparing Main Modifications. A sequential consideration of options took place to avoid unnecessary further alterations to the Green Belt boundaries and to ensure that, if required, there were exceptional circumstances for further alteration. A number of key constraints were identified and where necessary additional evidence commissioned. The key constraints included: • High and moderate value trees including veteran trees and the presence of important hedgerows situated along field boundaries, which divide the site into smaller parcels. • The need for an appropriate design response in relation to the A44. • Surface water drainage catchments falling towards the low-lying land in the eastern part of the site and the

Modification Number	Comment/Issue	Representation Number	Officer Response
			associated land take for sustainable drainage features (SuDS). • Landform rising westwards from the A44 creating level changes to a high point north west of Begbroke. Higher ground parcels form part of the ring of hills forming a key element of Oxford's historic setting and special character. • Absence of field boundaries in the centre of the site • Historic landscape features The Landscape Assessment for the site (CD PR108) concluded that the landscape could accommodate residential development on the lower slopes in the east of the study area, avoiding rising up the steeper mid-slopes, so that the enclosing function of the landform to the lower-lying broad vale would be retained. The westward extent of development should be related to the 75m AOD contour, although the strong vegetation structure to the large central field could accommodate development to about the 78m contour. A substantial green infrastructure for the development and the outer buffer of accessible green space would need to be secured through a development brief and a long-term management plan.

Modification Number	Comment/Issue	Representation Number	Officer Response
			The Green Belt Study Addendum (CD PR104) stated that the Submission Plan's proposed western boundary followed, for the most part, existing field boundaries. These boundaries also marked a distinction between areas closer to Yarnton, rated at moderate and moderate-high harm, and land to the west which was rated at high harm. The rising landform and absence of field boundaries in the area into which further settlement expansion is proposed are the reasons for the higher harm rating, but some gradation can be identified. There is a distinction between the more gentle lower slopes on which development is proposed and the steeper hillside beyond, which is more clearly countryside. The Cherwell Green Belt Study (PR40) also noted that the higher ground formed part of the ring of hills that constitutes a key element in Oxford's historic setting, contributing to the preservation of the City's setting and special character (the 4th Green Belt purpose), but that the lower slopes were also significant in this respect. It continued by stating that the change in slope is not dramatic, so the precise location of a new boundary would make little difference in Green Belt terms, but a new

Modification Number	Comment/Issue	Representation Number	Officer Response
			Green Belt edge approximating to the lower end of this topography (at around the 75m contour) would nonetheless define an area in which harm to the Green Belt purposes, although greater than that associated with the formerly proposed release, would be lower than the harm associated with the release of the higher slopes. In summary, the extension of the development area further west as advocated by the site promoters is not supported by the Council's evidence. Following the Inspector's Note three alternative schemes were submitted by the site promoters (PR122). All three schemes indicated substantial areas for biodiversity enhancement between retained agricultural land to the west and the residential areas to the east. This area is now reflected in the Council's modifications as 'new green space/parks'. Paragraph 81 of NPPF 1 states that local planning authorities should plan positively to enhance the beneficial use of Green Belt. This policy is continued in NPPF 2. Para 138 of the 2019 Framework also now states that local planning authorities should set out ways in which the impact of removing land from the

Modification Number	Comment/Issue	Representation Number	Officer Response
			Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land. This approach is consistent with that for PR8 which has been accepted by its landowners/promoters. The proposed modifications are therefore justified and in accordance with Government policy.
	• Extension of the current Green Belt boundary for PR9 involves encroachment onto countryside and Green Belt assessed as high harm in the LUC Cherwell Green Belt Study. It is not warranted by exceptional circumstances and contrary to the sequential approach set out in the NPPF. • The land proposed to be released from the Green Belt forms an inherently interesting historic landscape, designed by nature and traditional agricultural land use. It is an important heritage asset and is served by two major footpaths, enjoyed by both local residents and tourists. • The deletion of PR10 is supported but the evidence does not support reallocation of dwellings from PR10, a non-Green Belt site to PR9. it is unsound to remove houses from a non-Green Belt site and release further Green Belt to accommodate them.	PR-D-0067 (CPRE) PR-D-0082 (B&YGBC) PR-D-0091 (Cllr I Middleton) PR-D-0056 (Yarnton PC)	These representations raise similar issues to those made in response to MM 21. Reference should therefore be made to the full response under MM 21 in addition to those made above.

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	• Extension of the Green Belt boundary in PR9 will encroach on to the open and elevated countryside to the west of the A44 and will further weaken the westward boundary of the overall Review Plan area. • Extension of the PR9 boundary into land containing ridge and furrow earthworks beyond the current ancient hedgerow will damage the historic landscape setting. The extent of damage to heritage assets would remain unknown until further fieldwork is undertaken. The irretrievable release of Green Belt cannot be provisional on further research that would in fact follow the release of said Green Belt. • Further release of the Green Belt on PR9 would not accord with Local Plan Strategic Objective 15. • The extension of PR9 as proposed by Main 112 and 113 were deemed 'unacceptable' by the Council in its submission for Matter 7. The evidence now produced to reverse this judgement is unsound. • The extension of the residential area to 25 ha is a massive increase in land take for only 10 additional dwellings. There is no explanation of where the additional agricultural and green space will be located • If site PR9 is to be allocated, the Green Belt boundary should be tightly drawn around the actual development area • The provision of green space and retained agricultural land can be fulfilled whilst retaining land within the Green Belt rather than removing it as the modification proposes		

Modification Number	Comment/Issue	Representation Number	Officer Response
	• Do not advise the removal of the land from Green Belt protection and subjecting it to increased population pressure as a result of trampling, littering and damage. The land will become vulnerable to development at a later date and biodiversity will suffer • Table 3 of document PR106 confirms that the Green Belt land proposed to be developed is species rich and that protected / notable species are present in all sites • The proposed modification is considered unjustified as the proposed changes to the Policies Map for site PR9 are not considered the most appropriate.		
Main 113 *(P.130; Policy PR9 – Land West of Farnton; Point 1)* Amend to read, 'Construction of ~~540~~ **530** ~~530~~ dwellings (net) on approximately **25** ~~16~~ hectares of land (the residential area as shown). ~~**The dwellings are to be constructed at an approximate average net density of 35 dwellings per hectare**~~'	• Supports the extension of the residential area but considers it should be extended to comprise a larger area, as set out in the respondent's submission PR122, and shown on the plan accompanying the representation. • Policy PR9 should be amended to indicate the site could accommodate more homes as set out in PR122. • The Proposals Map should be amended as shown on the plan accompanying the representation, including an area safeguarded for future homes. • Object to the proposed main modification. The PR9 site should be reduced to 200 homes or deleted as an allocation. • Reference to the Landscape evidence and questioned the possibility of a defensible boundary.	PR-D-0084 (Gerald Eve for Merton College) PR-D-0069 (Bloombridge)	This representation raises similar issues to those made in response to MM112. **Reference should therefore also be made to the full response under MM 112.** These representations raise similar issues to those made in response to MM21. **Reference should therefore also be made to the full response under MM 21.**

Modification Number	Comment/Issue	Representation Number	Officer Response
	• Reference to the Transport Assessment Addendum and its lack of justification for the site to be allocated particularly it ranked 42 out of 44 sites. • Extension of the current Green Belt boundary for PR9 involves encroachment onto countryside and Green Belt assessed as high harm in the LUC Cherwell Green Belt Study. It is not warranted by exceptional circumstances and contrary to the sequential approach set out in the NPPF. • The land proposed to be released from the Green Belt forms an inherently interesting historic landscape, designed by nature and traditional agricultural land use. It is an important heritage asset and is served by two major footpaths, enjoyed by both local residents and tourists. • The deletion of PR10 is supported but the evidence does not support reallocation of dwellings from PR10, a non-Green Belt site to PR9. It is unsound to remove houses from a non-Green Belt site and release further Green Belt to accommodate them • Extension of the Green Belt boundary in PR9 will encroach on to the open and elevated countryside to the west of the A44 and will further weaken the westward boundary of the overall Review Plan area. • Extension of the PR9 boundary into land containing ridge and furrow earthworks beyond the current ancient hedgerow will damage the historic landscape setting. The extent of damage to heritage assets would remain unknown until further fieldwork is undertaken. The irretrievable release of Green Belt cannot be	PR-D-0082 (B&YGBC)	

Modification Number	Comment/Issue	Representation Number	Officer Response
	provisional on further research that would in fact follow the release of said Green Belt. • Further release of the Green Belt on PR9 would not accord with Local Plan Strategic Objective 15. • The extension of PR9 as proposed by Main 112 and 113 were deemed 'unacceptable' by the Council in its submission for Matter 7. The evidence now produced to reverse this judgement is unsound.		
Main 114 *(P.130; Policy PR9 – Land West of Yarnton; Point 3)* Amend to read: The provision of ~~**1.6**~~ **1.8** hectares of land for use by the existing William Fletcher Primary School to enable potential school expansion within the existing school site and the replacement of playing pitches and amenity space'	• Sport England supports the proposed modification. • The increase in proposed area for potential expansion of William Fletcher Primary School is supported but will require consequential modifications to the Green Belt boundary. • Further engagement with the County Council in terms of spatial arrangements being sought would necessitate further development in what is currently shown as Green Belt, including an access road. • Requests amendment: 'The provision of 1.8 hectares of land **and financial contributions** ~~**for use by the existing**~~ the expansion of William Fletcher Primary School **by 0.5FE to facilitate and create a comprehensive safe, effective and practical 2FE school site** ~~**to enable potential school expansion within the existing school site and the replacement of playing pitches and amenity space.**~~	PR-D-0004 (Sport England) PR-D-0084 (Gerald Eve for Merton College) PR-D-0085 Oxfordshire CC)	Noted These representations raise similar issues to those made in response to MM112. **Reference should therefore also be made to the full response under MM 112.** The comments of the County Council are noted but the changes are not considered necessary for the soundness of the Plan. The additional land is proposed for replacement playing pitches and amenity space to enable potential school expansion on the existing school site.

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Main 115 *(P.130; Policy PR9 – Land West of Yarnton; Point 5)* Amend to read: '~~**Public access within the 74 hectares of land**~~ **The provision of public open green space as informal parkland on 24.8 hectares of land** to the west of the residential area and a new Local Nature Reserve accessible to William Fletcher Primary School'	• The proposed modification is not considered to be justified. • The draft policy should be amended to reflect a more appropriate position for providing access routes to the Ridgeway and enabling access from PR9 and Yarnton into the wider countryside and local area. • It is not considered appropriate to provide a dedicated area for public open green space beyond the proposed development that would then become sterilised and removed from productive agricultural use. The amendments sought are shown on an amended Policy Map attached to the representation. • Concerns raised regarding viability of the required management and funding of the open space. • This is a significant alteration to green infrastructure commitments.	PR-D-0084 (Gerald Eve for Merton College) PR-D-0091 (Cllr I Middleton)	This representation raises similar issues to those made in response to MM112. **Reference should therefore also be made to the full response under MM 112.** This modification will result in additional green infrastructure being provided.
Main 116 *(P.130; Policy PR9 – Land West of Yarnton; Point 7)* Insert '**The retention of 39.2 hectares of land in agricultural use in the location shown'**	• The proposed modification is not considered to be justified as being the most appropriate. • Removal of such a large area of agricultural land is not related in scale or kind to the draft allocation and no information is given as to how it would be funded, managed and delivered. • A greater proportion of land should be capable of remaining in productive agricultural use.	PR-D-0084 (Gerald Eve for Merton College)	This is a consequential change to other modifications.
Main 117 *(P.130; Policy PR 9 - Land West of Yarnton; Policy PR 9 – point 8 (a))*	• The proposed modification is not considered to be justified as the phrase "where evidence is available" leaves the standard of evidence open to interpretation.	PR-D-0084 (Gerald Eve for Merton College)	This modification was agreed by the Council at the Local Plan hearing.

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Add a second sentence to point 8 (a) to read: **'<u>Minor variations in the location of specific uses will be considered where evidence is available.'</u>**	• The words "where evidence is available" should be deleted. • Supports modification if the word 'minor' is deleted. • Yarnton Parish Council should be a consultee and development partner in the delivery of these plans.	PR-D-0085 Oxfordshire CC) PR-D-0091 (Cllr I Middleton) PR-D-0056 (Yarnton PC)	Officers do not agree that the words 'where evidence is available' nor 'minor' should be deleted. The Council will ensure there is consistent engagement with Parish Councils in preparing the development briefs. A change to the MMs is not required.
Main 118 *(P.130; Policy PR9 – Land West of Yarnton; Point 8 (b))* Amend to read**: <u>'At least two separate p</u>~~P~~<u>oints</u>** of vehicular access and egress to and from the A44 **<u>with a connecting road between</u>**.	• Suggests amendment to read: '**<u>At least two separate points</u>** of vehicular access and egress, **<u>one of which must be directly onto the A44</u>**, **~~to and from the A44~~** • The proposed modification is not considered to be justified • The reason for the modification refers to Oxfordshire County Council representation PR-C-0832 but there is no reference within that document to support the proposed change. • Main Modification 118 should be deleted and the road layout and principal accesses resolved through the scheme design development and Development Brief process.	PR-D-0085 Oxfordshire CC) PR-D-0084 (Gerald Eve for Merton College)	This Modification resulted from a County Council formal representation at Pre-submission stage (July 2017) requiring two separate points of access. It is considered that further changes regarding access are more appropriately addressed through the development brief prosses. This Modification resulted from a County Council formal representation at Pre-submission stage (July 2017), this change was carried through and submitted in March 2018 to the Inspector for examination alongside all the relevant evidence. Transport matters related to Main 118 and the Plan as a whole were discussed extensively at the Plan's examination.

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	• More detail needed on these proposals to ensure they do not cause further congestion on the A44 which is likely to be gridlocked anyway as a result of these plans and the Oxford North development. • The requirement of two points of vehicle access onto the A44 rises issues for traffic flow along the A44. • The effects of new junctions and of the traffic flow on the A44 have not been considered. Unsound, not yet positively prepared.	PR-D-0091 (Cllr I Middleton) PR-D-0056 (Yarnton PC)	It is considered that the comments requesting further changes to Main 118 are more appropriately addressed through the development brief process or at planning application stage in response to site specific planning proposals. Main 118 is proportionate to plan making, it is not intended to replace the Transport Assessments needed at planning application stage.
Main 120 *(P.132; Policy PR9-Land West of Yarnton; Point 14)* Amend to read 'The application should demonstrate that Thames Water **~~has agreed in principle~~ and the Environment Agency have been consulted regarding wastewater treatment capacity and agreement has been reached** in principle that foul drainage from the site will be accepted into **the drainage ~~its~~** network.'	• Requests that the proposed wording of Policy PR9 Point 14 is amended to read: "…in principle that foul drainage from the site will be accepted into the **foul** drainage network." • Development on the slopes of Spring Hill will increase the likelihood of flooding and worsen current issues in Yarnton resulting from heavy rain.	PR-D-0034 (Thames Water) PR-D-0091 (Cllr I Middleton) PR-D-0056 (Yarnton PC)	Whilst officer's do not object to the amended wording, in principle, it is not considered that the change is necessary for soundness. Both Thames Water and the Environment Agency raise no fundamental objections to this proposed allocation.
Main 122 *(P.132; Policy PR9 – Land West of Yarnton; New Point)*	• Supports modification.	PR-D-0085 (Oxfordshire CC)	Noted

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Add new point 17 to read **'<u>The application shall include a management plan for the appropriate re-use and improvement of soils</u>'** Re-number subsequent points	• The levelling and re-distribution of soils at land to the north of the Sanctuary Housing residential home implies a great deal of work with heavy plant • Concern raised at the developer's plan (PR122) to level the ground north of the Sanctuary Nursing Home to make a sports field by removing the excavated material from the site altogether. This implies an enormous amount of heavy traffic engaged in an environmentally unfriendly exercise. Unsound, not yet positively prepared.	PR-D-0091 (Cllr I Middleton) PR-D-0056 (Yarnton PC)	Noted Noted
Main 124 *(P.135 to 137; Woodstock – paragraphs 5.124 to 5.139)* Delete paragraphs 5.124 to 5.139.	• Supports proposed modification	PR-D-0084 (Gerald Eve for Merton College)	Noted
Main 125 *(P.138 to 144; PR10 – Policies Map – Land south East of Woodstock; Proposals Map)* Delete Proposals Map and Key	• Supports proposed deletion of site PR10 and the re-allocation of housing to other sites • Supports proposed modification	PR-D-0075 (Carter Jonas for Manor Oak) PR-D-0084 (Gerald Eve for Merton College)	Noted
Main 126	• Supports proposed deletion of site PR10 and the re-allocation of housing to other sites.	PR-D-0075 (Carter Jonas for Manor Oak)	The representations in support of this modification are noted.

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(P.139 to 143; PR10 – Land South East of Woodstock; Policy PR10) Delete Policy PR10		PR-D-0084 (Gerald Eve for Merton College)	
	• Support the deletion of the allocation at site PR10. • The development of PR10 would cause significant harm to the setting of Blenheim Palace World Heritage Site and the Blenheim Villa Scheduled Monument. • The intensification of settlement in the area and the subsequent increase in congestion would place undue stress on the local landscape and setting of Woodstock Conservation Area. • The development of PR10, in-combination with the 'Land East of Woodstock', would lead to the merger of Kidlington and Woodstock, with only London Oxford Airport separating the two. • The reallocation of the 410 dwellings set for PR10 to alternative sites in the Green Belt is unnecessary. The 4,400 dwellings identified to meet an 'unmet need' for Oxford City is unproven and highly exaggerated given the emergence of the latest OAN identified in the 2018 SHMA.	PR-D-0073 (Woodstock TC)	The representations in support of this modification are noted.
	• Supports proposed modification • Supports the deletion of Policy PR10 due to harm to Blenheim Palace WHS and impact on the landscape and setting of Woodstock	PR-D-0016 (WODC)	The representations in support of this modification are noted.

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	• All reasonable alternatives have been considered including the scope for a reduced quantum of development on PR10 • Agree to CDC pragmatic approach which addresses the housing shortfall through higher densities and extensions to other existing allocations in the context of exceptional circumstances for development in the Green Belt already having been accepted by the Inspector • Objects to the deletion of allocation PR10 from the Plan and the consequential further release of Green Belt land which is contrary to national policy • Consider PR10 to be a sustainable site which is compliant with the 2012 NPPF and supported by council officers and Historic England • The SA identifies PR10 as a reasonable site option but the significant effects of PR10 (paragraphs 1.22 – 1.34) contains significant errors	PR-D-0062 (Terence O'Rourke for the Vanbrugh Unit Trust & Pye Homes)	The Council's evidence supporting the submitted plan considered the site to be a reasonable one to consider. The Council's original conclusion on site selection for site PR10 is recorded in the Sustainability Appraisal (CD PR43d, para's 10.23 to 10.36). It was concluded, "The Council considers that the site should be taken forward for residential development albeit with the need to restrict the residential development area". Additionally, it was originally concluded that the effects of development would be acceptable, and that development would contribute to the achievement of sustainable development (CD PR43 Section 10). The site was the only one identified as being appropriate outside the Oxford Green Belt. Having reviewed all written and oral evidence, the Inspector has provided a planning

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			judgement that allocation of the site would not be sound. He has made it clear that he does not believe *"…that the impact on the setting, and thereby the significance of the nearby Blenheim Palace World Heritage Site (WHS) would be unacceptable, considered in isolation*." But, notwithstanding the potential for screen planting, his view is that '*…the development of the site for housing would represent an incongruous extension into the countryside that would cause significant harm to the setting of Woodstock, and the character and appearance of the area….'.* This planning judgement, with the Inspector's additional concerns about travel distance to Oxford and the setting and significance of the World Heritage Site (also following the consideration of evidence), weighed heavily in the Council's considerations. The Council presented the Inspector with an alternative proposal for site PR10 to which Historic England had no objection. The Inspector's judgement was made with this information available to him. The Council is mindful that housing development on adjoining development to the north west is now under construction but the influence of that development (as a West Oxfordshire allocation and planning application approval) was previously considered. The Council is also cognisant of the landscape evidence

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			submitted by West Oxfordshire District Council (Chris Blandford Associates). In its written statement to the Examination (Matter 8 -Written Statement) West Oxfordshire District Council argued that the proposed allocation would, inter alia, have a potential adverse impact on the local landscape and setting of Woodstock. The Council has been conscious of Historic England's position and the fact that, following the publication of the Proposed Submission Plan, no objection was received from ICOMOS. It has also been mindful of the site's non-Green Belt location. However, it is clear that development of site PR10 would comprise a substantial development within close proximity to both Woodstock and the World Heritage Site and would change the local environment through the loss of countryside and the introduction of built development in an otherwise open setting. The SA addendum notes that a reduced and/or less dense PR10 would most likely reduce the area of open greenfield land that would be developed and the potential scope and significance of adverse effects against SA objectives 9 (Historic Environment) and 13 (Efficient Use of Land). However, it noted that the same sensitivities and therefore the potential for significant negative effects still exist as for the original SA of the site. The SA

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Page 146			also notes uncertainty as the exact scale, design and layout of a smaller allocation in this location (and any mitigations/enhancements) are unknown. Having regard to all the above considerations, and the fact that the Inspector's concerns relate to the principle of development rather than the quantum or configuration, the Council considered that site PR10 was not suitable for the purpose of preparing main modifications. A re-configuration of the residential area would not overcome the Inspector's concern of development extending into the countryside, causing significant harm to the setting of Woodstock and the character and appearance of the area. Similarly, a reduced number of dwellings on the site would not overcome the Inspector's concerns on travel distance to Oxford and the wider relationship with the World Heritage Site.
Main 131 *(P.147; Policy PR11 - Infrastructure Delivery; Point 1(a))*	• Anglian Water Services Limited supports the amended policy wording.	PR-D-0008 (Anglian Water)	Noted

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Amend to read 'provide **and maintain** physical, community and green infrastructure'			
Main 134 *(P.148; Policy PR11 - Infrastructure Delivery; Policy PR11)* Add new point 4: **'4. All sites are required to contribute to the delivery of Local Plan infrastructure. Where forward funding for infrastructure has been provided, for example from the Oxfordshire Growth Board as part of the Oxfordshire Housing and Growth Deal, all sites are required to contribute to the recovery of these funds as appropriate.'**	• Supports modification.	PR-D-0085 Oxfordshire CC)	Noted
Main 137 *(P.150; Policy PR12a - Delivering Sites and Maintaining Housing Supply; 3rd paragraph)* Delete the paragraph:	• Supports proposed modification.	PR-D-0014 (Pegasus for Barwood Developments) PR-D-0054 (Turley for Landowner of	Noted

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~~**Land South East of Kidlington (Policy PR7a – 230 homes) and Land South East of Woodstock (Policy PR10 – 410 homes) will only be permitted to commence development before 1 April 2026 if the calculation of the five year land supply over the period 2021 to 2026 falls below five years.**~~		northern parcel of PR7a)	
	• Alternative sites should be considered to allow flexibility and to ensure homes are delivered without further delays. • The Moors in Kidlington should be allocated for 300 homes. The site scores well in the Sustainability Appraisal.	PR-D-0069 (Bloombridge)	This matter was previously discussed at the Hearing and the Council is content that the Plan provides sufficient flexibility. The proposed housing trajectory takes into account the Planning Performance Agreements and Development Briefs for the proposed sites which have been agreed with the site promoters, and the process is twin-tracked with the Plan adoption enabling faster submission of planning applications.
	• Request that the duration of the Plan is extended to 2036, bringing it in line with Oxford City's Local Plan timeframe and allowing a realistic delivery trajectory	PR-D-0093 (KDW)	The Plan period up to 2031 reflects the time period covered in the Cherwell adopted Local Plan Part 1 (2011-2031). In addition, the agreed Oxfordshire Housing and Growth Deal with central Government commits to deliver 100,000 homes up to 2031.
MM 138 *(P.150; Policy PR12a - Delivering Sites and Maintaining Housing Supply; 5th Paragraph)* Amend to read: 'Permission will only be granted for any of the allocated sites if it can be	• The alteration to this delivery Policy has been requested by the site owners. • Site owners are obviously concerned that the relocation of the golf course will hamper delivery of the site. • A new golf course will take 5-10 years to deliver. PR6b can therefore not contribute to delivering a continuous 5-year housing supply – or indeed any housing development within the plan period.	PR-D-0063 (GreenWay Oxfordshire)	This modification has been proposed to provide certainty that a five year housing land supply can be achieved. It is essential that the policy provides that five year housing land supply is measured against the trajectory, rather than an annualised target, because the latter could lead to a shortfall in five year supply, which in turn could lead to unplanned and unsustainable development. National

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demonstrated at application stage that they will **contribute in** deliver**ing** a continuous five year housing land supply ~~**on a site specific basis**~~ (i.e. measured against the **local plan housing trajectory** ~~**allocation for the site**~~). **This will be achieved via the Delivery Plans required for each strategic development site.**	• Site PR6b should be deleted from the allocations. • Objection raised to the proposed modification as the requirement for a delivery plan and sites to be measured against the housing trajectory is unsound, in that it is neither justified nor effective. • The proposed text conflicts with Main 137 which removes the phasing restriction for site PR7a • The proposed amended text should be deleted in its entirety. Objection raised to the amended wording proposed: • The purpose of the modification and how it will be applied is unclear: what is a "continuous five-year land supply"? • the previous phasing restriction on site PR7a elsewhere in the Plan is proposed to be removed (Main 137), but this modification seems to be introducing a default phasing restriction on delivery despite the urgent housing need • The inter-relationship between Main 81, Main 137, Main 138 and Appendix 3 trajectory for site PR7a is confusing with the potential to delay much needed housing on a site which is arguably the least constrained of all the allocations • Main 137 removes the phasing restriction but MM Appendix 3 proposes no change to delivery on site PR7a, and Main 81 and 138 both reference permission only being granted if demonstrating delivery of "a	PR-D-0014 (Pegasus for Barwood Developments) PR-D-0054 (Turley for Landowner of northern parcel of PR7a)	policy both in the 2012 NPPF (para 47) and the 2019 NPPF (para 73) is expressly supportive of this approach of policies setting a housing trajectory. This modification is also required to ensure consistency with the site allocation policies (Main Mods 57, 67, 94, 110, 123). Each development site is required to have a Delivery Plan in the interest of maintaining a five-year housing supply and the Plan's housing trajectory as a whole. The proposed housing trajectory (Main Mod 146) demonstrates a 5.3 year of housing supply.

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	continuous five year housing land supply (i.e. measured against the local plan housing trajectory)" • The modification is considered unsound as it is neither positively prepared, justified, effective, nor consistent with national policy. A potential solution would be to amend the trajectory in Appendix 3 to indicate delivery at PR7 commencing in 2021/22.		
Main 139 *(P.151; Policy PR12b - Sites Not Allocated in the Partial Review; Point (3))* Amend as follows: 'the site has been identified in the Council's Housing and Economic Land Availability Assessment as a ~~**potentially D**~~developable site'	• Little explanation as to why this amendment has been made other than to act as clarification to the landowners	PR-D-0091 (Cllr I Middleton)	This modification is proposed for clarification purposes only.
Main 146 ***(P.162;** Appendix 3 – Housing Trajectory)* Update housing trajectory as indicated on revised trajectory attached	• The expected delivery of homes during 2021/22 is now impossibly ambitious, and this combines with a lack of certainty on infrastructure timing and delivery. E.g. the A44 bus lane. • The housing delivery schedule suggests a period of development going on for 9 years which is far too long a period to endure the disruption and blight that will be associated with the building works. The new homes should be built site by site.	PR-D-0069 (Bloombridge) PR-D-0091 (Cllr I Middleton) PR-D-0056 (Yarnton Parish Council)	This matter was previously discussed at the Hearing and the Council is content that the Plan provides sufficient flexibility. The proposed housing trajectory takes into account the Planning Performance Agreements and Development Briefs for the proposed sites which have been agreed with the site promoters, and the process is twin-tracked with the Plan adoption enabling faster submission of planning applications.

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	Objection raised to the trajectory in Appendix 3 for site PR7a: • It is unsound as it is not effective, justified, positively prepared nor consistent with national policy • It runs contrary to the intent of MM Main 137 which removes the previous phasing restriction • Appendix 3 should be amended to indicate that site PR7s delivers housing from 2021/22 onwards	PR-D-0014 (Pegasus for Barwood Developments)	Each development site is required to have a Delivery Plan in the interest of maintaining a five-year housing supply and the Plan's housing trajectory as a whole. The proposed housing trajectory demonstrates a 5.3 year of housing supply. The proposed modifications help to provide certainty that a five year housing land supply can be achieved. As stated above, it is crucial and in accordance with national policy (para 47 of the 2012 NPPF and para 73 of the 2019 NPPF) for the plan to have a housing trajectory.
Main 147 *(p.163-182; Appendix 4 – ~~In~~frastructure Schedule)* Update infrastructure schedule (see attached updated schedule)	• Sport England supports IDP projects 30, 51, 52, 60, 61, 62, 63, 64, 65, and 66. Objection raised to Appendix 4: • There is a lack of clarity with many provisions as to which site allocations are to fund which pieces of infrastructure, how the division of funding is being determined and how any equalisation between funding partners is being assessed, and therefore whether this aspect of the Plan is compliant with the deliverability aspect of NPPF 34 • Where funding is shown as coming from "private sector developers" it should be made clear if this is predominantly or exclusively from a specific site. Similarly, is all development in Cherwell expected to contribute to such infrastructure or solely those schemes promoted through the Partial Review?	PR-D-0004 (Sport England) PR-D-0014 (Pegasus for Barwood Developments)	Noted The Plan's Infrastructure Schedule (including modification Main 147) is proportionate to plan making. The plan process to date has helped identify infrastructure, costs and means of funding and delivery in compliance with PPG and NPPF for plan making. This process is not intended to replace infrastructure planning at development brief and planning application stages. As the Plan progresses to adoption, infrastructure monitoring and delivery will form part of the Council's yearly Infrastructure Delivery Plan Updates and AMR reporting informed by the latest position from infrastructure providers

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	• The appendix is considered unsound as it is neither effective, justified or consistent with national planning policy, and needs substantial review to provide certainty and clarity.		and stakeholders. Infrastructure provision was discussed at the Local Plan hearings including the content and explanations provided in the Council's Delivery Topic Paper (PR100) which details compliance with NPPF and makes clear the schedule is a 'live' document. The Plan and its proposals are informed by viability assessments (documents PR49, PR100 and PR111) in compliance with the NPPF.
	• Suggests additional modification to line 48 (formally 32) of the Infrastructure Schedule: 'Provision of blue corridors for public open space / recreation / **green infrastructure** within those areas of the site in FZ 3. • Suggests additional modification to line 51 (formally 35) of the Infrastructure Schedule: 'Sports hall at PR8 Secondary School ~~for~~ **that can accommodate multi** shared community use **/ community service delivery** – one additional 4 court sports hall to Sport England specification 34.5 x 20 x 7.5 (690 sqm).	PR-D-0085 Oxfordshire CC)	The County Council comments for schemes 32 and 35 of Main 147 are noted. It is considered these changes are not necessary for soundness and are more appropriately addressed through the development brief process.
	• Need to ensure that infrastructure projects are fully planned, costed and funded before houses are built. Failure could lead to serious adverse impacts for current and future residents. • Yarnton Parish Council need to be involved and consider the Plan will be more positively prepared and effective if their comments are noted and included.	PR-D-0056 (Yarnton PC) PR-D-0082 (B&YGBC) PR-D-0083 (CDWA) PR-D-0091 (Cllr I Middleton)	**Refer to detailed response to MM 147 and Transport evidence.** The Council will ensure there is consistent engagement with Parish Councils in preparing the development briefs. A change to the MMs is not required.

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	• The closure of Sandy Lane to vehicular traffic will be detrimental to the residents of the surrounding villages. The concept of improving the sustainability of this route for use by pedestrians and cyclists is desirable but do not need to be to the detriment of vehicular travel. • The inclusion of a bus gate in Kidlington raises a number of questions regarding its operation, the impact on local roads and the impact on emissions and air quality. • Agrees that Sandy Lane should be kept open for pedestrians and cyclists but this shouldn't be to the detriment of vehicular use of Sandy Lane. It is an important road link between local villages. Improving cycle and pedestrian access alongside maintaining vehicular access would be welcomed. • The removal of planned bus lanes is unsound as ensuring efficient and reliable bus journey times both into and out of Oxford is essential for delivery of the sustainable transport plan. • Main 147 makes no reference to inclusion of a northbound bus lane on the A44 between Cassington Road and Loop Farm. This is the most heavily congested stretch of the A44. • It is not clear how the removal of the pedestrian / cycle bridge and bus priority at Kidlington Roundabout on the A4260 supports the soundness of the transport strategy and desire to encourage walking and cycling.		Regarding Sandy Lane, bus gate, bus lanes and access to site PR7b please refer to detailed response to MM 147 and Transport evidence.

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	• Access from PR7b onto an already congested roundabout needs to be planned and fully modelled prior to the release of this site from the Green Belt. • The removal of sustainable travel improvements on the A44 corridor to provide access to Woodstock is unsound. • The notion the canal can be a commuter route into Oxford is unsound. Protection measures including a dark canal corridor (Note 59) would render the towpath as only being suitable for recreational use due to the long periods where it will be too dark for safe usage. • Requests deletion of reference to Education and Skills Funding Agency as a source of funding.		Comment on Canal protection is noted, the Plan's Appendix 6 – Thematic Maps indicates 'strategic' and 'Other key cycle routes' linking the Plan's area with Oxford and other locations. Policy PR4a Sustainable Transport notes the provision of a Super Cycle way along the A4260 and provision of new and enhanced cycling routes into Oxford. There are a number of cycling routes which will have different functions. Transport including cycling provision was discussed extensively at the Local Plan hearings. MM147 responds to Canal protection without detriment to the Plan's cycling provision. County Council requests deletion of ESFA reference. The Infrastructure schedule reflects opportunities raised by the ESFA at Proposed Submission Stage (PR-C-0806). The infrastructure schedule is a live document not intended to replace the stages of infrastructure planning work at development brief and planning application stages which will inform infrastructure monitoring an update. A change to the MMs is not required.

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Page 155	• Yarnton and Begbroke Parish Councils should be involved and consulted in the update of the Infrastructure Schedule. There should also be consultation with Cycle UK, Cyclox, social services, private carer organisations, Clinical Commissioning Groups (OCCG), GPs and other health service providers		Yarnton and Begbroke Parish Councils' comments are noted. The Council's Duty to Cooperate Statement and its Addendum (PR 90 and PR115) detail the Council's engagement with stakeholders including OCC, OCCGG and GP practices to inform the Plan's preparation. Infrastructure Schedule is not intended to replace the stages of infrastructure planning work at development brief and planning application stages. As the Plan progresses to adoption, infrastructure monitoring and delivery will form part of the Council's yearly Infrastructure Delivery Plan Updates and AMR reporting informed by the latest position from infrastructure providers and stakeholders. The Council will ensure there is consistent engagement with Parish Councils in preparing the development briefs. A change to the MMs is not required.
Main 147 (*Infrastructure Schedule Item 80)*	• The indicative figure for a replacement golf course of £4m is too low. The cost would be no less than £10m. • Yarnton Parish Council needs to be involved in these plans.	PR-D-0063 (GreenWay Oxfordshire) PR-D-0056 (Yarnton Parish Council)	As acknowledged in the representation these are 'indicative' figures only.

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Main 147 *(Infrastructure Schedule Item 82)*	• This project which is the 'Retention of c3 ha of land in agricultural as part of PR6a was, it is believed, put in place to protect far reaching views from Cutteslowe Park over the Cherwell Valley. • It is requested that this aim be reflected in the Policy 'Main aim' by policy rewording.	PR-D-0070 (Harbord Road Area Residents Assoc)	The points raised in this representation have been noted but they are not directly related to the proposed modification.
General (Policy PR7a Map)	• Supports proposed modification	PR-D-0014 (Pegasus for Barwood Developments)	Noted
General PR7a – Extension of site	• this proposal is inappropriate and excessive, both in size and location; • area PR7a, in the parish, has had its housing allocation almost doubled, this further increases concerns about traffic, pollution etc; • an increased allocation to other adjacent areas further exacerbates issues with reduction of the green gap between Oxford and Kidlington; • the current burial site allocation will not be sufficient for future use with the increase in housing; • the increase in allocation for housing in area PR7a significantly reduces the area allocated to sports provision and green space; • the potential Oxford to Cambridge Expressway along the route of the A34 would have significant noise and pollution effect on PR7a's extended site.	PR-D-0086 (Gosford and Water Eaton PC)	Whilst acknowledging the concerns expressed by Gosford and Water Eaton PC officers consider that in the context of housing need and the plan's strategy, additional Green Belt release at site PR7a (10 hectares) can be justified while retaining a significant, albeit narrower, gap (11.5 hectares) to the A34 and the achievement of policy objectives for green infrastructure and sport and recreation. The Council's evidence demonstrates that additional development would be acceptable and contribute to the achievement of sustainable development. In relation to the concerns raised regarding the potential Oxford-Cambridge Expressway, Government has yet to announce its preferred route. The Partial Review requires the provision of 0.7 hectares of land within the developable area of site PR7a for an extension to Kidlington Cemetery. This is considered sufficient to meet the need resulting from the changes

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			proposed to site PR7a. This matter can be further explored as part of the development brief process. Reference should also be made to the substantive officer response to MM 19 above.
General- Infrastructure Capacity site PR6a Land East of Oxford Road	Thames Water Utilities updated infrastructure comments indicate: • Upgrades to water supply network infrastructure and a phasing plan may be required • Wastewater network may require upgrades to the existing drainage infrastructure • A drainage strategy detailing foul and surface water strategies will be required	PR-D-0034 (Thames Water)	The Water Cycle Study Addendum (PR105) did not assess the impact of the changes to the allocation as being significant and indicates: • Waste Water Treatment Works (Oxford): Pumping station or pipe size may restrict growth, or non-sewered areas, where there is a lack of infrastructure; a pre-development enquiry is recommended before planning permission is granted • Wastewater network connection: Infrastructure upgrades will be required
General- Infrastructure Capacity site PR6b Land West of Oxford Road	Thames Water Utilities updated infrastructure comments indicate: • Upgrades to water supply network infrastructure and a phasing plan may be required • Wastewater network may require upgrades to the existing drainage infrastructure • A drainage strategy detailing foul and surface water strategies will be required	PR-D-0034 (Thames Water)	The Water Cycle Study Addendum (PR105) did not assess the impact of the changes to the allocation as being significant and indicates: • Waste Water Treatment Works (Oxford): Pumping station or pipe size may restrict growth, or non-sewered areas, where there is a lack of infrastructure; a pre-development enquiry is recommended before planning permission is granted

Modification Number	Comment/Issue	Representation Number	Officer Response
			• Wastewater network connection: Infrastructure upgrades will be required
General- Infrastructure Capacity site PR7a Land South East of Kidlington	Thames Water Utilities updated infrastructure comments indicate: • Upgrades to water supply network infrastructure and a phasing plan may be required • Wastewater network may require upgrades to the existing drainage infrastructure • Development could potentially drain to Oxford STW or Cassington STW depending on the point of connection. All development in the Kidlington area going ahead may be a cause for concern	PR-D-0034 (Thames Water)	The Water Cycle Study Addendum (PR105) did not assess the impact of the changes to the allocation as being significant and indicates: • Waste Water Treatment Works (Oxford): Pumping station or pipe size may restrict growth, or non-sewered areas, where there is a lack of infrastructure; a pre-development enquiry is recommended before planning permission is granted • Wastewater network connection: Infrastructure upgrades will be required
General- Infrastructure Capacity Land off Oxford Road Kidlington	Thames Water Utilities updated infrastructure comments indicate: • No concerns with regard to waste water networks in relation to the development. • Additional details of the development would be required to undertake a more detailed assessment of impact. All development in the Kidlington area going ahead may be a cause for concern.	PR-D-0034 (Thames Water)	The Water Cycle Study Addendum (PR105) did not assess the impact of the changes to the allocation as being significant and indicates: • Waste Water Treatment Works (Oxford): Pumping station or pipe size may restrict growth, or non-sewered areas, where there is a lack of infrastructure; a pre-development enquiry is recommended before planning permission is granted

Modification Number	Comment/Issue	Representation Number	Officer Response
			• Wastewater network connection: Infrastructure upgrades will be required
General- Infrastructure Capacity site PR8 Land east of the A44	Thames Water Utilities updated infrastructure comments indicate: • Upgrades to water supply network infrastructure and a phasing plan may be required • Strategic drainage infrastructure is likely to be required to ensure sufficient capacity in the wastewater network • Development could potentially drain to Oxford STW or Cassington STW depending on the point of connection. Development would require a strategic solution and all development in the Kidlington area going ahead may be a cause for concern.	PR-D-0034 (Thames Water)	The Water Cycle Study Addendum (PR105) indicates: • Waste Water Treatment Works (Cassington): Pumping station or pipe size may restrict growth, or non-sewered areas, where there is a lack of infrastructure; a pre-development enquiry is recommended before planning permission is granted • Wastewater network connection: Infrastructure upgrades may be required
General- Infrastructure Capacity site PR9 Land West of Yarnton	Thames Water Utilities updated infrastructure comments indicate: • Upgrades to water supply network infrastructure and a phasing plan may be required • Strategic drainage infrastructure is likely to be required to ensure sufficient capacity in the wastewater network • Development could potentially drain to Oxford STW or Cassington STW depending on the point of connection. Development would require a strategic solution and all development in the Kidlington area going ahead may be a cause for concern.	PR-D-0034 (Thames Water)	The Water Cycle Study Addendum (PR105) did not assess the impact of the changes to the allocation as being significant and indicates: • Waste Water Treatment Works (Oxford): Pumping station or pipe size may restrict growth, or non-sewered areas, where there is a lack of infrastructure; a pre-development enquiry is recommended before planning permission is granted

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General	• Consider the Plan to be unsound as it is unnecessary and unsustainable. • 4000 homes are far too many. • Focus on one Green Belt site if there is a justified need. • Review of Oxford's actual housing need based on fact and figures. • Removal of influence of the building industry in planning applications. • New homes generate extra traffic. The local system is already severely over stretched and is generating too much pollution which damages the health of local children. • The Council has not met its obligation to hold an effective consultation as ordinary members of the public cannot make their representations through the unhelpful system. Both the planning jargon and the requirement for comments to be made against specific modification numbers results in ordinary members of the public being effectively shut out from the commenting process. • Concerned about traffic and flooding and how the proposed developments will affect Yarnton residents and communities downstream • Yarnton Parish Council expects new development to match the standards in their Climate Emergency Resolution • Requests additional factual update at paragraph 3.67, final sentence to read: 'The final route is expected to	PR-D-0052 (F Gibson) PR-D-0056 (Yarnton PC) PR-D-0095 (S Morgan)	Whilst the strength of feeling and concerns raised in these representations is fully understood they do not raise material issues that have not already been debated at length by all parties during the hearing sessions. They do not specifically relate to the Schedule of proposed Main Modifications.

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	open new links from Oxford and Oxford Parkway to Milton Keynes and Bedford by **the mid 2020's** ~~**2019**~~ and onto Cambridge in due course'.	PR-D-0085 Oxfordshire CC)	There is no objection to this factual update which can be drawn to the Inspector's attention.
General	• Site promotion – Land at number 42 and to the rear of 30-40 Woodstock Road East. 200 homes on 4.39ha at 45 dph. Brownfield site within the Green Belt.	PR-D-0061 (RPS for Mr R Davies)	This is not a valid objection as is does not specifically relate to the Schedule of Proposed Main Modifications.
General	• Site promotion - The Moors in Kidlington. 300 homes. The site scores well in the Sustainability Appraisal. • The Plan departs from its terms of reference, notably on sustainability and the associated methodology for the Green Belt review, as described by LUC. • The Plan lacks sufficient flexibility in the availability of alternative or safeguarded sites to respond to deliverability problems, notably in relation to the A44 Corridor Strategy. • The Plan needs to be more flexible to provide for continuing and emerging needs for housing and employment. • Affordable housing at the PR8 site is unclear due to the University not wanting to make any provision.	PR-D-0069 (Bloombridge)	This is not a valid objection as it does not specifically relate to the Schedule of Proposed Main Modifications.
General	• Site promotion – Land at Frieze Farm. 220 homes. • The site is compared against PR7a in light of the landscape and Green Belt evidence. The site has definitive boundaries.	PR-D-0081 (Turnberry for Exeter College)	This is not a valid objection as it does not specifically relate to the Schedule of Proposed Main Modifications.
General	• Site promotion – 14-16 Woodstock Road. 50 homes. • Supports the strategy overall and the need for Green Belt release to help meet Oxford's unmet housing need.	PR-D-0087 (Edgars for Mr & Mrs Tomes)	This is not a valid objection as it does not specifically relate to the Schedule of Proposed Main Modifications.

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	• Supports the proposed release of land from the Green Belt Policy PR3(a).		

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Main 147 and Transport evidence	Detailed points on adequacy of transport evidence and the Infrastructure schedule	PR-D-0083 (CDWA)	**See below**

The reiteration of CDWA evidence given at the examination is noted, however the Inspector's Advice Note (document PC5) recognises the potential inconvenience of proposed changes to the highway network, such as the closure of Sandy Lane to through vehicular-traffic. This was discussed during Local Plan hearings in February 2019 and the impact of such changes was not considered by the Inspector to render CDC's approach unreasonable, or the Plan unsound.

On the specific reference to frequency of bus service S3 (A44), in addition to regular 3 services per hour the S3 also provides 4 buses between Oxford and Yarnton/Begbroke within an hour at key time periods. This provides a high-frequency service linking these locations and Oxford at key commuting times.

The Council disagrees with the representation's assertion that PR8 would have ranked similarly to PR9 in ITP's assessment (document PR52) if it was not for the above inaccuracies. Transport evidence including the ranking of sites (and specifically the reason for the scoring of PR9 which due to its size which distances its centroid from the existing network) was extensively debated at the Local Plan hearings.

Comments on cycling and distances to employment locations are noted. Cycling distances were also debated extensively at the Local Plan hearings. Further transport evidence in addition to Transport Assessment (PR52) and Transport Topic Paper (PR102) was provided in a Transport Technical Note (document HEAR 1) specifically addressing cycling and accessibility to Oxford jobs from the allocated sites amongst other matters.

The transport assessment remains robust, its methodology is proportionate to the Plan and is applied consistently to all sites assessed.

The Council disagrees with the perceived Transport Assessment Addendum's erroneous representation of the A44 corridor bus links to Banbury, Woodstock and Oxford. The Transport Assessment Addendum (PR109) Table 3-1: 'Transport characteristics, opportunities and constraints' reflects the opportunities of existing and planned infrastructure and the alignment of the Plan with the Local Transport Plan (LTP). The LTP refers to strategic inter-urban bus network and shows the importance of the A44 and A4260 for high-speed, high-frequency services and its strategic importance for connections with Banbury – Oxford and/or Witney – Woodstock – Kidlington

Regarding comments on the deletion of public transport schemes: All transport schemes needed for modelling the corridors into Oxford City centre are detailed in the Transport Assessment (PR52) and were discussed in detail at the Local Plan examination. The Council's infrastructure schedule includes those schemes which require interventions within Cherwell District, it does not imply that all the transport highways schemes along this or other corridors planned for in the Local Transport Plan, Oxfordshire Infrastructure Strategy and Growth Deal whether in Cherwell District, Oxford City or West Oxfordshire (and their Local Plans) will not be addressed. Scheme 6 of the Infrastructure schedule reflects bus lane improvements on the A44 corridor. North bound and south bound lane schemes on the A44 in Cherwell are covered in Scheme 6a in one single scheme (previously split into two).

On the reference to 'absence of expected journey times from sites PR8 and PR9' in the Transport Assessment Addendum (PR109): the journey times expected from the proposed allocations are detailed in the Transport Technical Note (document HEAR 1) and re-presented in Appendix 2 of the Transport Assessment Addendum.

The Council disagrees with the perceived inaccurate representation of the facts in the Transport Assessment Addendum conclusion. The Addendum clearly states in para 3.15 that the proposed reallocation of dwellings resulting from the deletion of site PR10 from the Plan is expected to have a positive effect upon overall levels of road traffic (and associated congestion at peak times) that have been forecast to result from the allocation of 4,400 homes being considered.

Oxfordshire County Council confirms in the Transport Assessment Addendum that 'the proposed redistribution will require minimal changes to the package of transport improvements developed to support the Local Plan, and Policy PR10-specific requirements can be removed from the Infrastructure Schedule.'

The Inspector's preliminary advice reaches a view on transport strategy having considered all evidence presented. The purpose of the Transport Assessment's addendum is to assess the potential impact of the modifications proposed and concludes that overall it reduces the transport impact previously forecasted for the allocations previously assessed.

The Transport evidence (documents PR52, PR102, HEAR 1 and PR109) provides a proportionate evidence base informing the Plan and responds to the Local Plan examination process in accordance with national policy and Planning Practice Guidance on 'Transport evidence bases in plan making and decision taking'. The Plan's Transport evidence and infrastructure schedule are not intended to present fully-worked highways solutions or to replace the Transport Assessments needed at planning application stage. The Local Plan process has been informed by an assessment of transport impacts in collaboration with Oxfordshire County Council and is consistent with the approach taken for the adopted Cherwell Plan and other Oxfordshire Plans.

The proposed modifications do not result in a different number of dwellings (4,400) or new growth locations. The purpose of the Transport Assessment Addendum (PR109) is not to repeat previous evidence but to anticipate the impact of proposed revisions to site allocations in terms of sustainable transport and highways considerations. The Addendum provides a proportionate and robust means to anticipate the impact the proposed Main Modifications. Infrastructure planning is an iterative and collaborative process with infrastructure providers and other stakeholders. The planning process to date has helped identify infrastructure, costs and means of funding and delivery as per the PPG and NPPF guidance. The Plan and its proposed modifications are supported by a schedule of infrastructure informed by the schemes and interventions sought by the relevant infrastructure provides including Oxfordshire County Council as Local Highways Authority. Infrastructure planning including identification of bus gates or other project-specific measures is a continuous process which will continue through more detailed planning stages such as the preparation of site development briefs. Upon plan adoption there will be yearly monitoring of infrastructure planning and provision by infrastructure providers.

Representations to the Sustainability Appraisal Addendum		
Comment	**Respondent(s)**	**Response**
• In certain respects, promoters support the findings of the SA in relation to sites PR7a, PR9 and proposed safeguarded land at PR3(c).	Gerald Eve LLP for Merton College (PR-D-0084) Turley for the landowner land at south east Kidlington (PR-D-0054) Edgars for Mr and Mrs Tomes (PR-D-0087)	Noted.
• The sustainability appraisal and the policy conclusions based on it are biased and flawed. • The Council did not properly consider the option of not maintaining the PR10 allocation or of waiting until Oxford's housing need is tested and	Kidlington Development Watch (PR-D-0093)	The legal requirements for SA (and SEA) have been met. The SA takes account of NPPF1 (2012) and government guidance on SA. The Inspector has not raised any concerns with the SA in his advice note. The Council considers the SA is comprehensive and proportionate.

established. It has not acted to prevent further incursion into the Green Belt or to protect the spatial separation and integrity of our communities. If, as the sustainability appraisal update concludes, further incursion into the Green Belt is the only viable option then it can, and should, decline to provide the 410 homes.		In his Advice Note the Inspector considers that the 4,400 homes proposed provides a sound basis for the Plan. The 2017 SA Report (PR43) included an appraisal of providing 4,400 homes and alternatives. The 2019 SA Addendum (PR113b) concludes that although there will be negative effects associated with the reallocation of the 410 homes from PR10 to allocation Policies PR6a, PR6b, PR7a, PR7b and PR9, overall, the significance of these adverse effects has not changed from those already identified through the SA of the original number of homes allocated at each location. SA Addendum Appendix 1, setting out the additional evidence gathered to establish the likely effects of the redistribution also supports this.
• It is not sufficient, on grounds of sustainability, to proceed through Major Modifications alone without reassessment of the Plan as a whole, especially given the high threshold for release of Green Belt. • The PR9 site is not considered to be sustainable as it was ranked 42 out of 44 sites assessed by ITP. The site should be reduced in size or deleted from the Plan. Given such poor performance, especially given these transport metrics would directly contribute to the rating of the site in the Sustainability Appraisal, it is not explained why PR9 was selected (nor indeed how this analysis led to the selection of Area A over the other identified areas).	Begbroke and Yarnton Green Belt Campaign (PR-D-0082)	In his Advice Note the Inspector considers that the 4,400 homes proposed provides a sound basis for the Plan. His preliminary findings indicate the approach of locating the housing and infrastructure required as close as possible to Oxford, along the A44 and A4165 transport corridors is an appropriate strategy. The Council's consideration of reasonable options for preparation of the Proposed Submission Plan is set out in sections 7, 8, 9 and 10 of the 2017 SA Report (PR43). The Council's reasons for selecting sites, including PR9, is set out in Chapter 10 of the 2017 SA Report (PR43) and the reasons for the Council's approach to the main modifications (including in respect of the PR9 allocation) is set out in the Council's 2019 Explanatory Note and SA Addendum (PR113b). Transport evidence including the ranking of sites and specifically the reason for the scoring of PR9 (due to its size, which distances its centroid point

		from the existing network) was extensively debated at the examination. The sites selected for inclusion in the Plan were considered to be the most suitable for meeting the Plan's vision and objectives and achieving sustainable development.
• The SA identifies PR10 as a reasonable site option. • The SA contains significant errors. The residential part of the allocation is not within the setting of the World Heritage Site. The effects on the historic environment are not uncertain and they are not significantly negative. The clear and significant public benefit has been completely overlooked. • The landscape evidence referred to in the SA is incorrect in its assessment of potential impacts and out of date. • The revised SA does not support the deallocation of PR10 in favour of other options and objection is raised to the removal of site PR10.	Terence O'Rourke Ltd for Vanbrugh Unit Trust and Pye Homes (PR-D-0062)	Having reviewed all written and oral evidence, the Inspector has provided a planning judgement that allocation of the site would not be sound. He has made it clear that he does not believe *"…that the impact on the setting, and thereby the significance of the nearby Blenheim Palace World Heritage Site (WHS) would be unacceptable, considered in isolation*." But, notwithstanding the potential for screen planting, his view is that '*…the development of the site for housing would represent an incongruous extension into the countryside that would cause significant harm to the setting of Woodstock, and the character and appearance of the area….'.* The Council's consideration of reasonable options for preparation of the Proposed Submission Plan is set out in sections 7, 8, 9 and 10 of the 2017 SA Report (PR43). All options have been subjected to SA using the assumptions set out in Appendix 2 and Table A2.1 in the SA Report that was published alongside the Proposed Submission Plan in 2017 (PR43). The 2019 SA Addendum (PR113b) contains an SA of reasonable options and of a schedule of proposed modifications to the Proposed Submission Plan (2017). The 2019 SA Addendum (PR113b) concludes that although there will be negative effects associated with the

Page 167		reallocation of the 410 homes from PR10 to allocation Policies PR6a, PR6b, PR7a, PR7b and PR9, overall, the significance of these adverse effects has not changed from those already identified through the SA of the original number of homes allocated at each location. SA Addendum Appendix 1, setting out the additional evidence gathered to establish the likely effects of the redistribution also supports this. While reducing the eastward extent of site allocation PR10 and or reducing the density of development within PR10 would most likely reduce the area of open greenfield land that would be developed reducing the potential scope and significance of adverse effects against SA objectives, the same sensitivities and therefore the potential for significant negative effects still exist. The SA does not contain the errors alleged. The SA correctly notes that the PR10 site is in close proximity to the Blenheim Palace World Heritage Site (1.22). The SA has made reasonable judgements about the nature of the heritage impacts. The benefits of the PR10 allocation have not been ignored. The Council is cognisant of the promoter's representations and hearing statement where the benefits of development to support the World Heritage Site are set out and which the Inspector would have been aware of in making his decision. The Council's reasons for selecting sites, including PR10, is set out in Chapter 10 of the 2017 SA Report (PR43).
• The legal compliance of the SA Addendum is questioned. • In legal compliance terms, the reasonable alternatives test relates to the appropriateness of the strategy (i.e. the "geographical scope of the plan", per SEA Regulation 12(2)), not the individual sites – the strategy is plainly a	Bloombridge LLP (PR-D-0069)	The legal requirements for SA (and SEA) have been met. It takes account of NPPF1 (2012) and government guidance

plan-wide matter. As a minimum, this requires an addendum SA of the Kidlington Area of Search, as one of two "best performing areas" on sustainability grounds, per paragraph 1.39 of PR43(b), and this must also be set within the context of harm to the overall integrity of the Green Belt (which is wider than a site by site assessment). • The Government's guidance on sustainability appraisal confirms that the correct approach is to SA the Plan as a whole, not the sites, specifically to achieve relevant environmental, economic and social objectives. • The Council has irrationally narrowed the scope of the Addendum Sustainability Appraisal (SA) to just the "existing strategy" and it should have considered the Kidlington Area of Search as a whole. • The assessment can be iterative and therefore limited to a spatial strategy within the plan, if that strategy is settled, but the "existing strategy" still remains very much in question. • The SA Addendum should have considered the Moors site as a reasonable alternative to the main modifications. • There was no procedural benefit gained from limiting the Addendum SA to what paragraph 1.12 of PR113a describes as the "existing strategy". A process that just looks at the existing sites (particularly in isolation to the rest of the Area of Search) is going to miss the 'tipping point' on the capacity of each site when avoidable or unacceptable harm is reached which, like any sustainability decision, is a balancing and comparative exercise, including in relation to reasonable alternatives. • Land at the Moors scores well in the SA and its exclusion from the Plan is irrational. • Reasonable alternatives to the modified strategy have been overlooked, making for less sustainable outcomes and unnecessary "high harm" to the Green Belt, its permanence and overall integrity. • Even operating on the working assumption that the submitted sites are sound, it does not follow that extending these sites is sound, sustainable and minimising in terms of harm to the Green Belt (noting the debate at		on SA. The Council considers the SA is comprehensive and proportionate. The Council's consideration of reasonable options for the preparation of the Proposed Submission Plan is set out in sections 7, 8, 9 and 10 of the 2017 SA Report (PR43). All options have been subjected to SA using the assumptions set out in Appendix 2 and Table A2.1 in the SA Report (PR43) that was published alongside the Proposed Submission Plan in 2017. All site options in Areas of Search A and B, (those areas in closest proximity to Oxford), were assessed in the 2017 SA Report (PR43). Whilst the size of developable areas for certain site allocations would increase as a result of the Main Modifications, the increase would remain within the extent of the site appraised. In the case of land north of the Moors, the reasons for not selecting the site are explained at paragraphs 10.95 to 10.100 of the 2017 SA Report (PR43), referencing the SA and other considerations. Overall, the sites selected for inclusion in the Plan were considered to be the most suitable for meeting the Plan's vision and objectives and achieving sustainable development. The Inspector has not raised any concerns with the 2017 SA in his Advice Note. His preliminary findings indicate the approach of locating the housing and infrastructure required as close as possible to Oxford, along the A44 and A4165 transport corridors is an appropriate strategy. The Inspector considers that the Council has demonstrated exceptional circumstances to justify removal of land from the Green Belt.

the February Hearings that concluded that the site capacities were settled, and the proposed Green Belt boundaries set to endure). • The SA mismatches with the Terms of Reference of the Plan. The key elements of this methodology require site selection decisions based on the "most sustainable locations". • Cherwell's narrow approach to the addendum SA cannot, on the evidence, confirm that the Partial Review is sustainable or that the reconfigured sites are in the "most sustainable locations". • The SA downplayed the role of the Green Belt with too much focus on exceptional circumstances and not enough on the sustainability consequences associated with defining new Green Belt boundaries.		The Inspector has advised, 'With one exception...I regard the various allocations, and the process by which they have been arrived at, as sound, in principle…'. The site that the Inspector has concerns with is the only site (PR10 – land south east of Woodstock) that the Council originally proposed which is situated outside of the Oxford Green Belt. Other than this site, the Council has no reason to question its site selection process to date, including the non-selection of all reasonable alternatives to the proposed site allocations considered to date (including land north of the Moors). Consequently, consideration of reasonable alternatives to the redistribution of the 410 homes in the 2019 SA Addendum (PR113b) has focussed exclusively on options that relate to accommodating additional homes within the scope of the existing strategy; specifically, on or in the immediate vicinity of the existing site allocations and options within the Plan Policies PR3a-PR10. All these options are considered to be reasonable to consider. The 2019 SA Addendum (PR113b) contains an SA of reasonable options and an SA of a schedule of proposed modifications to the proposed submission Plan (2017). Paragraph 1.151 of the SA Addendum concludes that although there will be negative effects associated with the reallocation of the 410 homes from PR10 to allocation Policies PR6a, PR6b, PR7a, PR7b and PR9, the significance of these adverse effects has not changed from those already identified through the SA of the original number of homes allocated at each location. SA Addendum Appendix 1, setting out the additional evidence gathered to establish the likely effects of the redistribution also supports this.

		More generally, the proposed modifications would contribute positively to, but not change, the overall cumulative effects of the Local Plan Partial Review as a whole, as recorded in the 2017 SA Report (PR43). Similarly, the potential sustainability effects of the proposed modifications to the Local Plan Partial Review in combination with the likely effects of other related plans, programmes and projects are not different from those recorded in the June 2017 SA Report. The 2019 SA Addendum (PR113b) and the Council's explanatory note explain the reasons for the approach set out in the Council's modifications. The Council has been aware that should it not be possible to accommodate the displaced development requirements within the Plan's original scope, there would be a need to consider other options. That has not been required however.
• Objects to the approach that PR3(a) was assessed as a single option. The respondent's site should have been assessed as an independent option, given the relationship to PR8 proposals, the existing urban influences on this land and the opportunity to provide suitable access from the A44. • The SA addendum identifies that the likely significant effects of releasing land within PR3(a) are likely to be less harmful than the options taken forward. • Objection is raised for not taking forward option 2. This forms approximately 7.8 ha of land identified as suitable for removal from the Green Belt and as suitable for development.	Edgars for Mr and Mrs Tomes (PR-D-0087)	The Council's consideration of reasonable options for preparation of the proposed submission Plan is set out in sections 7, 8, 9 and 10 of the 2017 SA Report (PR43). All options have been subjected to SA using the assumptions set out in Table A2.1 in the SA Report that was published alongside the proposed submission Plan in 2017 (PR43). The sites selected for inclusion in the Plan were considered to be the most suitable for meeting the Plan's vision and objectives and achieving sustainable development. The proposed safeguarded land - Site PR3(a) was assessed in the SA. The Council's strategy had already been selected and further sites submitted were not considered.

		The 2019 SA Addendum (PR113b) and the Council's Explanatory Note explain the reasons for the approach set out in the Council's modifications.
• The results of the SA cannot be supported by a reasonable person when comparing the findings in relation to PR6c with those for PR7a and PR7b. • An alternative appraisal of site PR6C is provided by the promoter and they contend that their promoted site be selected rather than those proposed to be allocated. • The credentials of PR6c are diluted or dismissed entirely as a result of CDC's decision to apply mitigating factors to sites PR7a and b without doing the same at PR6c, disregarding the fact that these could be included via an intricately worded policy.	Turnberry for Exeter College (PR-D-0081)	The Council's consideration of reasonable options for preparation of the proposed submission Plan is set out in sections 7, 8, 9 and 10 of the 2017 SA Report (PR43). All options have been subjected to SA using the assumptions set out in Table A2.1 in the SA Report (PR43) that was published alongside the proposed submission Plan in 2017. All site options in Areas of Search A and B, (those areas in closest proximity to Oxford), were assessed in the 2017 SA Report (PR43). The sites selected for inclusion in the Plan were considered to be the most suitable for meeting the Plan's vision and objectives and achieving sustainable development. In response to the promoter's representation concerning the application of mitigating factors, the Council's approach is consistent with the SA of reasonable alternatives set out in sections 7, 8 and 9 of the SA Report (PR43) prepared alongside the Proposed Submission Plan in 2017. Mitigation was considered in Chapter 10 of the 2017 SA report (PR43). The process followed for the assessment of PR6c is explained in paragraphs 1.117 to 1.118 of the SA addendum (PR113b). The 2019 SA Addendum (PR113b) at Table 1 sets out the options considered by the Council in preparing the main modifications. The Council considers the scoring and SA process undertaken in the 2019 SA addendum (PR113b) robust. The SA Addendum and the Council's Explanatory

		note set out the methodology and explain the reasons for the approach set out in the Council's modifications.
• Reference is made to paras 1.104 and 1.146 of the SA in support of the respondent's view that the development of homes at site PR9 could take place sensitively within a broader area.	Gerald Eve LLP for Merton College (PR-D-0084)	Noted.
• The SA is biased and does not address local concerns. • The Plan does not protect or enhance landscape character and quality or make accessible countryside for use and enjoyment. • The effect to water supply and water quality should be recognised as significant problem as part of the plan. • Building in the floodplain is not advisable.	Fiona Gibson (PR-D-0052)	Natural England, the Environment Agency and Historic England were consulted on the SA Scoping Report published in January 2016 (PR25). Public consultation has also taken place on an Initial SA Report (PR23), SA Report (PR43) and SA addendum (PR113b). Appendix 3 of the SA Report (PR43) provides a summary of the consultation responses and explains how they were considered and addressed. The SA and plan-making have been informed by appropriate evidence throughout as evidenced by the Scoping Report (PR25), Issues and Options Consultation Papers, the Initial SA Report (PR23), the SA Report (PR43), the SA addendum (PR113b), the Statement of Consultation (PR93) and submitted evidence base.
• The representation compares the Council's original assessment of Policy PR7a in the 2017 SA Report (PR43) with the appraisal in the SA addendum (PR113) and provides a commentary.	Turley for land south east of Kidlington (PR-D-0054)	All options have been subjected to SA using the assumptions set out in Appendix 2 and Table A2.1 in the SA Report (PR43) that was published alongside the Proposed Submission Plan in 2017. The 2019 SA Addendum (PR113b) concludes that although there will be negative effects associated with the reallocation of the 410 homes from PR10 to allocation Policies PR6a, PR6b, PR7a, PR7b and PR9, overall, the significance of these adverse effects has not changed from

		those already identified through the SA of the original number of homes allocated at each location. The 2019 SA Addendum (PR113b) at Table 1 sets out the options considered by the Council in preparing the main modifications. The Council considers the scoring and SA process undertaken in the 2019 SA Addendum (PR113b) robust. The SA Addendum and the Council's Explanatory note set out the methodology and explain the reasons for the approach set out in the Council's modifications. Site PR7a is a site proposed for allocation by the Council in the Partial Review which the promoter is supporting.
• Objection is raised to modification 80 and that the SA addendum does not provide any evidence to support the change. It implies that the change is made in order to mitigate the loss of agricultural land and the potential for soil improvement is limited.	Pegasus for Barwood (PR-D-0014)	The SA Addendum (PR113b) provides an assessment of the modification and no significant effects are identified. The change is made to mitigate against the effects of development generally. (see the Council's response to modification 80 above).

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Schedule of Proposed Main Modifications to the Partial Review of the Cherwell Local Plan September 2019

These are modifications to the Proposed Submission Plan (July 2017) following receipt of the Inspector's Post Hearing Advice Note (July 2019). This document replaces the published Proposed Focused Changes and Minor Modifications - February 2018

The proposed Modifications to the Partial Review of the Cherwell Local Plan Proposed Submission Plan July 2017 comprise the Schedule of proposed Main and Minor Modifications and the attached Main Proposed Map Changes and Infrastructure Schedule.

New text is shown in **bold and underlined**. Deleted text is shown in **bold and ~~struckthrough.~~**

The reasons for changes and modifications are further explained in the Council's published Explanatory note (September 2019)

Proposed modifications highlighted in grey are those suggested since receipt of the Inspector's Advice Note.

MAIN MODIFICATIONS					
Ref No.	**Page no.**	**Section/Policy/Paragraph /Table/Diagram**	**Reference**	**Proposed Change**	**Reason**
Main 1.	Page 2	Contents	Woodstock Heading	Delete 'Woodstock' Heading and page number reference	Updating/Consequential change
Main 2.	Page 8	Executive Summary	Paragraph xiv	Amend to read: 'The Plan therefore focuses development on a geographic area extending north from Oxford to south Kidlington**, and** along the A44 corridor to Yarnton and Begbroke.~~**, and up to Woodstock in West Oxfordshire.**~~	Updating/Consequential change
Main 3.	Page 9	Executive Summary Table 1	Policy PR6a-Land East of Oxford Road	Replace '650' with '**690**'	Updating/Consequential change
Main 4.	Page 9	Executive Summary Table 1	Policy PR6b-Land West of Oxford Road	Replace '530' with'**670**'	Updating/Consequential change
Main 5.	Page 9	Executive Summary Table 1	Policy PR7a-Land South East of Kidlington	Replace '230' with '**430**'	Updating/Consequential change
Main 6.	Page 9	Executive Summary Table 1	Policy PR7b-Land at Stratfield Farm	Replace '100' with '**120**'	Updating/Consequential change
Main 7.	Page 9	Executive Summary Table 1	Policy PR9-Land West of Yarnton	Replace '530' with '**540**'	Updating/Consequential change

MAIN MODIFICATIONS					
Ref No.	**Page no.**	**Section/Policy/Paragraph /Table/Diagram**	**Reference**	**Proposed Change**	**Reason**
Main 8.	Page 9	Executive Summary Table 1	Policy PR10 – Land South East of Woodstock	Delete Woodstock row from Table 1.	Updating/Consequential change
Main 9.	Page 12	Paragraph 1.7	-	Amend to read: The Partial Review means change for the area of the district which adjoins north Oxford and that which focuses on the A44 corridor. ~~**from Oxford to Woodstock in West Oxfordshire.**~~	Updating/Consequential change
Main 10.	Page 24	How has this Plan been prepared?	Paragraph 2.2 – point 4.	Amend point 4 to read: 'prepared to be consistent with national policy – to meet the apportioned housing requirements so that they meet core planning principles and demonstrate clear, exceptional circumstances for ~~**development within the Oxford Green Belt**~~ **removing land from the Oxford Green Belt for development**.'	Plan Improvement to more clearly reflect advice in NPPF 1.
Main 11.	Page 27	Paragraph 2.10	-	Amend to read: ~~**Seven**~~ **Six** residential development areas are identified in a geographic area extending north from Oxford (either side of the A4165 Oxford Road) **and** along the A44 corridor ~~**and to Woodstock in West Oxfordshire**~~. 1. Land East of Oxford Road, North Oxford (policy PR6a) - Gosford and Water Eaton Parish 2. Land West of Oxford Road, North Oxford (policy PR6b) - Gosford and Water Eaton Parish	Updating/Consequential change

MAIN MODIFICATIONS					
Ref No.	**Page no.**	**Section/Policy/Paragraph /Table/Diagram**	**Reference**	**Proposed Change**	**Reason**
				3. Land at South East Kidlington (policy PR7a) - Gosford and Water Eaton Parish 4. Land at Stratfield Farm Kidlington (policy PR7b) - Kidlington Parish 5. Land East of the A44 at Begbroke/Yarnton (policy PR8) - Yarnton and Begbroke Parishes (small area in Kidlington Parish) 6. Land West of the A44 at Yarnton (policy PR9) - Yarnton and Begbroke Parishes ~~**7. Land East of Woodstock (policy PR10) - Shipton-on-Cherwell and Thrupp Parish.**~~	
Main 12.	Page 49	Paragraph 3.57	-	Amend to read: 'The Oxford Transport Strategy has three components: mass transit, walking and cycling, and managing traffic and travel demand. **The Strategy is supported by the Active and Healthy Travel Strategy and Oxfordshire County Council Cycling and Walking Design Guides**. Mass transit in Oxford is planned to consist of rail, Rapid Transit (RT) and buses and coaches.'	Plan improvement Requested by OCC (Representation PR-C-0832)
Main 13.	Page 53	Paragraph 3.66	Paragraph 3.66	Amend the first sentence of paragraph 3.66 to read: 'Woodstock is a focus for growth in West Oxfordshire's ~~**new, emerging**~~ **adopted** Local Plan. The ~~**draft**~~ Plan includes more extensive……'	Updating
Main 14.	Page 53	Paragraph 3.66	-	Amend to read: 'Woodstock is a focus for growth in West Oxfordshire's new, emerging Local Plan. The	Clarification / informed by representation from West

MAIN MODIFICATIONS					
Ref No.	**Page no.**	**Section/Policy/Paragraph /Table/Diagram**	**Reference**	**Proposed Change**	**Reason**
				draft Plan includes more extensive growth at Witney and Chipping Norton, growth at Carterton comparable to that at Woodstock and less significant growth in the Burford-Charlbury Area. Larger strategic development is planned at Eynsham on the A40 to the west of Oxford, the majority of which is intended to address West Oxfordshire's contribution (2750 homes) to Oxford's unmet housing need. **Oxfordshire's Local Transport Plan (LTP4): A40 Strategy proposes a new link road in Cherwell between the A40 and the A44 to improve access from West Oxfordshire to the A44 and A34. '**	Oxfordshire District Council (Representation PR-C-0658)
Main 15.	Page 54	Paragraph 3.73	-	Amend to read, 'A National Infrastructure Commission (NIC) report ~~**is expected by the end of**~~ **on the Cambridge-Milton-Keynes-Oxford Arc was published in November** 2017 including recommendations to the Government linking east-west transport improvements with wider growth and investment opportunities along this corridor'	Updating
Main 16.	Page 54	Paragraph 3.76	-	Amend to read, '**Approximately 30,000 homes are being planned in** ~~**The emerging Vale of**~~ Aylesbury **Vale** ~~**Local Plan (Draft Plan, 2016) proposes 33,300 new homes to be built in the district in**~~ **for** the period to 2033. The focus of the growth will be at Aylesbury which has recently been granted Garden Town status.	Updating / future proofing / Representation PR-C-0839 from AVDC

MAIN MODIFICATIONS					
Ref No.	**Page no.**	**Section/Policy/Paragraph /Table/Diagram**	**Reference**	**Proposed Change**	**Reason**
Main 17.	Page 64	Table 4	Policy PR6a- Land East of Oxford Road	Replace 650 with **'690'**	Receipt of Inspectors Advice note and consequential work and evidence. Consequential change from the deletion of PR10. Consequential change from reducing the primary school site by 1 hectare and allocating as residential. (Update from / discussion with OCC PR-C- 0832) Informed by representation/information from promoter.
Main 18.	Page 64	Table 4	Policy PR6b- Land West of Oxford Road	Replace 530 with **'670'**	Receipt of Inspectors Advice note and consequential work and evidence. Consequential change from the deletion of PR10. Consequential change informed by additional information on trees

MAIN MODIFICATIONS					
Ref No.	**Page no.**	**Section/Policy/Paragraph /Table/Diagram**	**Reference**	**Proposed Change**	**Reason**
					Informed by representation/information from promoter.
Main 19.	Page 64	Table 4	Policy PR7a- Land South East of Kidlington	Replace 230 with **‘430’**	Receipt of Inspectors Advice note and consequential work and evidence. Consequential change from the deletion of PR10. Informed by representation/information from promoter.
Main 20.	Page 64	Table 4	Policy PR7b- Land at Stratfield Farm	Replace 100 with **‘120’**	Receipt of Inspectors Advice note and consequential work and evidence. Consequential change from the deletion of PR10. Informed by representation/information from promoter.

MAIN MODIFICATIONS					
Ref No.	**Page no.**	**Section/Policy/Paragraph /Table/Diagram**	**Reference**	**Proposed Change**	**Reason**
Main 21.	Page 64	Table 4	Policy PR9 – Land West of Yarnton	Replace 530 with '**540**'	Receipt of Inspectors Advice note and consequential work and evidence. Consequential change from the deletion of PR10. Informed by representation/information from promoter.
Main 22.	Page 64	Table 4	Policy PR10 – Land South East of Woodstock	Delete Woodstock row from Table 4.	Receipt of Inspectors Advice note and consequential work and evidence.
Main 23.	Page 65	Paragraph 5.16	-	Amend to read: Figure 10 illustrates our strategy for accommodating growth for Oxford. It shows the geographic relationship between Cherwell, Oxford and West Oxfordshire and specifically the proximity of north Oxford with Kidlington, Yarnton, **and** Begbroke ~~**and Woodstock**~~ along the A44 corridor.	Updating/Consequential change.
Main 24.	Page 66	Paragraph 5.17	-	Amend to read: All of the sites we have identified ~~**other than land to the south-east of Woodstock**~~ lie within the Oxford Green Belt. We consider that there are exceptional circumstances for the removal	Updating/Consequential change.

MAIN MODIFICATIONS					
Ref No.	**Page no.**	**Section/Policy/Paragraph /Table/Diagram**	**Reference**	**Proposed Change**	**Reason**
				of these sites (either in full or in part) from the Green Belt.	
Main 25.	Page 66	Paragraph 5.17	-	Delete as follows: ~~**8. the need to ensure a cautious approach at Woodstock (in terms of the number of new homes) due to the presence of international and national heritage assets while responding to the proximity and connectivity of a growing town to both Oxford and the growth areas on the A44 corridor.**~~	Updating/Consequential change.
Main 26.	Page 66	Paragraph 5.17		Renumber point 9 as point 8, point 10 as point 9, point 11 as point 10 and point 12 as point 11.	Consequential change as a result of deletion of point 8
Main 27.	Page 67	Paragraph 5.18		Delete as follows: ~~**Land to the south-east of Woodstock lies outside but next to the Oxford Green Belt.**~~ Land at Frieze Farm is to remain in the Green Belt as we consider that its possible use as a replacement Golf Course would be compatible with the purposes of Green Belts.	Updating/Consequential change.
Main 28.	Page 69	Policy PR1 - Achieving Sustainable Development for Oxford's Needs	Policy PR1	Amend to read: Cherwell District Council will work with Oxford City Council, ~~**West Oxfordshire District Council,**~~ Oxfordshire County Council, and the developers of allocated sites to deliver:	Updating/Consequential change.

MAIN MODIFICATIONS					
Ref No.	**Page no.**	**Section/Policy/Paragraph /Table/Diagram**	**Reference**	**Proposed Change**	**Reason**
Main 29.	Page 69	Policy PR1 - Achieving Sustainable Development for Oxford's Needs	Point (a)	Amend to read '4,400 homes to help meet Oxford's unmet housing needs **and necessary supporting infrastructure** by 2031	Clarification / Representation (PR-C-1400) on behalf of Kidlington Parish Council and PR-C-1521 from Alaric Rose
Main 30.	Page 73	Policy PR2 – Housing Mix, Tenure and Size	Policy PR2 – point 2.	Change point 2 to read: '…Provision of 80% of the affordable housing (**as defined by the NPPF)** as affordable rent/social rented dwellings and 20% as other forms on intermediate affordable homes'	Agreement by the Council at Local Plan hearings.
Main 31.	Page 76	Paragraph 5.38	Paragraph 5.38	The Oxford Green Belt in Cherwell presently comprises some 8409 hectares of land. Policy PR3 sets out the area of land for each strategic development site that we are removing from the Green Belt to accommodate residential and associated land uses to help meet Oxford's unmet housing needs. In total it comprises ~~**253**~~ **275** hectares of land – a ~~**3**~~ **3.3%** reduction. Consequently, the total area of Cherwell that comprises Green Belt falls from 14.3% to 13.~~**9**~~**8**%.	Consequential change.
Main 32.	Page 77	Paragraph 5.39	PR3(e)	Amend penultimate sentence to read, 'The potential extension of the Science Park**, provided for by Policy Kidlington 1 of the Local Plan,** will be considered further in Local Plan Part 2…'	Clarification / informed by Representation (PR-C-0842) on behalf of University of Oxford, Merton College and a private landowner.
Main 33.	Page	Policy PR3: The Oxford	Policy PR7a	Amend the sentence to read:	Consequential change

MAIN MODIFICATIONS					
Ref No.	**Page no.**	**Section/Policy/Paragraph /Table/Diagram**	**Reference**	**Proposed Change**	**Reason**
	77	Green Belt		Policy PR7a – removal of ~~**10.8**~~ **21** hectares of land as shown on inset Policies Map PR7a	
Main 34.	Page 77	Policy PR3: The Oxford Green Belt	Policy PR7b	Amend sentence to read: Policy PR7b – removal of ~~**4.3**~~ **5** hectares of land as shown on inset Policies Map PR7b	Consequential change
Main 35.	Page 77	Policy PR3: The Oxford Green Belt	Policy PR9	Amend sentence to read: Policy PR9 – removal of ~~**17.7**~~ **27** hectares of land as shown on inset Policies Map PR9	Consequential change
Main 36.	Page 82	Para 5.65	Last sentence	Amend last sentence to read: Site specific transport measures are identified in Policies PR6a, PR6b, PR7a, PR7b, PR8, **and** PR9~~**, and PR10**~~.	Consequential change.
Main 37.	Page 82	Policy PR4a: Sustainable Transport	Policy PR4a: Sustainable Transport	Amend to read: The strategic developments provided for under Policies PR6 to PR**9**~~**10**~~ will be expected to provide proportionate financial contributions directly related to the development in order to secure necessary improvements to, and mitigations for, the highway network and to deliver necessary improvements to infrastructure and services for public transport.	Updating/Consequential change.
Main 38.	Page 85	Para 5.67	Point 5	Amend sub-point v. to read ' creating high- quality built and natural environments **that can be sustained in the long term**~~**, and'**~~	Plan improvement / informed by Representation (PR-C-0832)

MAIN MODIFICATIONS					
Ref No.	**Page no.**	**Section/Policy/Paragraph /Table/Diagram**	**Reference**	**Proposed Change**	**Reason**
				Renumber sub-point vi. as sub-point vii. Add new sub-point vi. '**the construction of sustainable urban drainage systems**'	from Oxfordshire County Council
Main 39.	Page 86	Para 5.69	New Point	Add new point 11 to read '**enhance health and well-being**'	Plan improvement / Representation (PR-C-0832) from Oxfordshire County Council
Main 40.	Page 86	Policy PR5: Green Infrastructure	First sentence	Amend to read '…Policies PR6 to **PR9** ~~**PR10**~~…'	Consequential change
Main 41.	Page 86	Policy PR5: Green Infrastructure	Point (1)	Amend to read, 'Applications will be expected to: (1) Identify existing GI and its connectivity and demonstrate how this will~~**, as far as possible,**~~ be protected and incorporated into the layout, design and appearance of the proposed development'	Plan improvement / BBOWT Representation (PR-C-0766)
Main 42.	Page 86	Policy PR5: Green Infrastructure	Point (8)	Amend to read 'Demonstrate where multi-functioning GI can be achieved**, including helping to address climate change impacts and taking into account best practice guidance.'**	Plan improvement / Informed by representations (PR-C-0832) from Oxfordshire County Council / and Sport England (PR-C-1403)
Main 43.	Page 86	Policy PR5: Green Infrastructure	Point (9)	Amend to read: 'Provide details of how GI will be maintained and managed **in the long term.**'	Plan improvement / Representation (PR-C-0766) from BBOWT

MAIN MODIFICATIONS					
Ref No.	**Page no.**	**Section/Policy/Paragraph /Table/Diagram**	**Reference**	**Proposed Change**	**Reason**
Main 44.	Page 88	Para 5.85	2nd sentence	Amend to read' …It will be necessary to have regard to adopted Development Plan policies for design and the built environment for both Cherwell and Oxford, to the ~~**emerging**~~ Cherwell Design Guide Supplementary Planning Document (SPD),~~ **and to** Oxford City Council's SPD - High Quality Design in Oxford - Respecting Heritage and Achieving Local Distinctiveness**, and Oxfordshire County Council's Cycling and Walking Design Guides**…'	Plan improvement / Representation (PR-C-0832) from Oxfordshire County Council Future Proofing for SPD adoption
Main 45.	Page 89	Policy PR6a – Land East of Oxford Road - Policies Map	Land East of Oxford Road	Reduce land allocation for primary school use from 3.2 hectares to 2.2 hectares. Allocate 1 hectare to residential use.	Plan improvement / Update from / discussion with OCC PR-C- 0832
Main 46.	Page 90	Policy PR6a – Land East of Oxford Road	Point 1	Amend to read 'Construction of **690** ~~**650**~~ dwellings (net) on approximately **25** ~~**24**~~ hectares of land (the residential area as shown). ~~**The dwellings are to be constructed at an approximate average net density of 40 dwellings per hectare**~~'	Receipt of Inspectors Advice note and consequential work and evidence. Consequential change from the deletion of PR10. Informed by representation/information from promoter. Plan improvement

MAIN MODIFICATIONS					
Ref No.	**Page no.**	**Section/Policy/Paragraph /Table/Diagram**	**Reference**	**Proposed Change**	**Reason**
Main 47.	Page 90	Policy PR6a – Land East of Oxford Road	Point 3	Amend to read 'The provision of a primary school with ~~**at least three**~~ **two** forms of entry on ~~**3**~~**2.2** hectares of land in the location shown'	Plan improvement / Update from / discussion with OCC PR-C- 0832
Main 48.	Page 90	Policy PR6a– Land East of Oxford Road	Point 7	Amend first sentence to read, '…pedestrian, wheelchair and all-weather cycle route along the site's eastern boundary **within the area of green space** ~~**as**~~ shown **on the policies map**.'	Consistency
Main 49.	Page 91	Policy PR6a - Land East of Oxford Road	Policy PR6a – point 10 (a)	Add a second sentence to point 10 (a) to read: **'Minor variations in the location of specific uses will be considered where evidence is available.'**	Agreement by the Council at Local Plan hearings.
Main 50.	Page 91	Policy PR6a – Land East of Oxford Road	Point 10 (b)	Amend to read '**Two p**~~**P**~~oints of vehicular access and egress from and to existing highways, primarily from Oxford Road'	Plan improvement Requested by OCC PR-C- 0832
Main 51.	Page 91	Policy PR6a – Land East of Oxford Road	Point 10 (c)	Amend to read 'An outline scheme for public vehicular, cycle, pedestrian and wheelchair connectivity within the site, to the built environment of Oxford, to Cutteslowe Park, to the allocated site to the west of Oxford Road (policy PR6b) enabling connection to Oxford City Council's allocated 'Northern Gateway' site, to Oxford Parkway and Water Eaton Park and Ride, and to existing or new points of connection off-site and to existing or potential public transport services.	Representation PR-C-0574

MAIN MODIFICATIONS					
Ref No.	**Page no.**	**Section/Policy/Paragraph /Table/Diagram**	**Reference**	**Proposed Change**	**Reason**
				Required access to existing property via the site should be maintained.'	
Main 52.	Page 92	Policy PR6a– Land East of Oxford Road	Point 13	Amend to read 'The application(s) shall be supported by a phase 1 habitat survey including habitat suitability index (HSI) survey for great crested newts, **and protected and notable species surveys as appropriate, including for** great crested newt presence/absence surveys (dependent on HSI survey), surveys for badgers, breeding birds and reptiles, an internal building assessment for roosting barn owl, a tree survey and an assessment of the watercourse that forms the south-eastern boundary of the site and Hedgerow Regulations Assessment"	Clarification / BBOWT Representation PR-C-0766
Main 53.	Page 92	Policy PR6a– Land East of Oxford Road	Point 15	Amend to read 'The application shall be supported by a Heritage Impact Assessment which will ~~**include**~~ **identify** measures to avoid or minimise conflict with the identified heritage assets within the site, particularly the Grade 2* Listed St Frideswide Farmhouse. **These measures shall be incorporated or reflected, as appropriate, in any proposed development scheme.'**	As requested by Historic England.
Main 54.	Page 92	Policy PR6a– Land East of Oxford Road	Point 17	Amend to read 'The application should demonstrate that Thames Water ~~**has agreed in principle**~~ **and the Environment Agency have been consulted regarding wastewater treatment capacity and**	Representations from Natural England & recommendation from Water Cycle Study

MAIN MODIFICATIONS					
Ref No.	**Page no.**	**Section/Policy/Paragraph /Table/Diagram**	**Reference**	**Proposed Change**	**Reason**
				agreement has been reached in principle that foul drainage from the site will be accepted into **the drainage** ~~**its**~~ network.'	
Main 55.	Page 93	Policy PR6a– Land East of Oxford Road	Point 18	Amend to read'…mitigation measures. **The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme.'**	As requested by Historic England.
Main 56.	Page 93	Policy PR6a– Land East of Oxford Road	New Point	Add new point 20 to read '**The application shall include a management plan for the appropriate re-use and improvement of soils**' Re-number subsequent points	Plan Improvement / Representation from Daniel Scharf / SEA mitigation
Main 57.	Page 93	Policy PR6a - Land East of Oxford Road	Policy PR6a – point 21.	Amend the final sentence to read: 'The Delivery Plan shall include a start date for development, demonstration of how the development would be completed by 2031 and a programme showing how **the site will contribute towards maintaining** a five year supply of housing. ~~**(for the site) will be maintained year on year.'**~~	Agreement by the Council at Local Plan hearings.
Main 58.	Page 94	Policy PR6a– Land East of Oxford Road	Point 28	Amend to read 'The location of archaeological features, including the tumuli to the east of the Oxford Road, should be **incorporated and** made evident in the landscape design of the site.'	As requested by Historic England.

MAIN MODIFICATIONS					
Ref No.	**Page no.**	**Section/Policy/Paragraph /Table/Diagram**	**Reference**	**Proposed Change**	**Reason**
Main 59.	Page 96	Policy PR6b - Land West of Oxford Road	Point 1	Amend to read: 'Construction of **670** ~~**530**~~ dwellings (net) on 32 hectares of land (the residential area as shown). ~~**The dwellings are to be constructed at an approximate average net density of 25 dwellings per hectare.**~~'	Receipt of Inspectors Advice note and consequential work and evidence. Consequential change from the deletion of PR10. Informed by representation/information from promoter. Plan improvement
Main 60.	Page 96	Policy PR6b – Land West of Oxford Road	Policy PR6b – point 8 (a)	Add a second sentence to point 8 (a) to read: **'Minor variations in the location of specific uses will be considered where evidence is available.'**	Agreement by the Council at Local Plan hearings.
Main 61.	Page 96	Policy PR6b - Land West of Oxford Road	Point 8(b)	Amend to read ' **Two p**~~**P**~~oints of vehicular access and egress from and to existing highways**, primarily from Oxford Road, and connecting within the site.**	Request from OCC
Main 62.	Page 98	Policy PR6b - Land West of Oxford Road	Point 11	Amend to: 11. The application(s) shall be supported by a phase 1 habitat survey including habitat suitability index (HSI) survey for great crested newts, **and protected and notable species surveys as appropriate, including** great crested newt presence/absence surveys (dependent on HSI	Representation from BBOWT PR-C-0766

MAIN MODIFICATIONS					
Ref No.	**Page no.**	**Section/Policy/Paragraph /Table/Diagram**	**Reference**	**Proposed Change**	**Reason**
				survey), surveys for badgers, breeding birds and reptiles, an internal building assessment for roosting barn owl, a tree survey and an assessment of water bodies	
Main 63.	Page 98	PR6b - Land West of Oxford Road	Point 13	Amend to read 'The application(s) shall be supported by a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures. **The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme.'**	Request from Historic England.
Main 64.	Page 98	Policy PR6b - Land West of Oxford Road	Point 15	Amend to read 'The application should demonstrate that Thames Water ~~**has agreed in principle**~~ **and the Environment Agency have been consulted regarding wastewater treatment capacity and agreement has been reached** in principle that foul drainage from the site will be accepted into **the drainage** ~~**its**~~ network.'	Representations from Natural England & recommendation from Water Cycle Study
Main 65.	Page 98	Policy PR6b - Land West of Oxford Road	New Point	Add new point 16 to read '**The application shall include a management plan for the appropriate re-use and improvement of soils**' Re-number subsequent points	Plan Improvement / Representation from Daniel Scharf / SEA mitigation

MAIN MODIFICATIONS					
Ref No.	**Page no.**	**Section/Policy/Paragraph /Table/Diagram**	**Reference**	**Proposed Change**	**Reason**
Main 66.	Page 98	Policy PR6b – Land West of Oxford	Point 17	Delete point 17 and renumber subsequent points accordingly	Inspector's Advice Note
Main 67.	Page 99	Policy PR6b - Land West of the Oxford Road	Policy PR6b – point 19	Amend the final sentence to read: 'The Delivery Plan shall include a start date for development, demonstration of how the development would be completed by 2031 and a programme showing how **the site will contribute towards maintaining** a five year supply of housing. ~~**(for the site) will be maintained year on year.'**~~	Agreement by the Council at Local Plan hearings.
Main 68.	Page 101	Policy PR6c – Land at Frieze Farm	Whole Policy	Amend to read: 'Land at Frieze Farm will be reserved for the potential construction of a golf course should this be required as a result of the development of Land to the West of Oxford Road under Policy PR6b. **Planning Application Requirements** **1.** The application will be expected to be supported by, and prepared in accordance with, a Development Brief for the entire site to be jointly prepared and agreed in advance between the appointed representative(s) of the landowner(s) and Cherwell District Council and in consultation with Oxfordshire County Council.	Consistency / Plan improvement Representation PR-C-0305 from Historic England Representation PR-C-0766 from BBOWT Representation PR-C-0808 from Canal & River Trust OCC Rep PR-C-0832 Representation (PR-C-1402) from the Environment Agency and subsequent discussion

MAIN MODIFICATIONS					
Ref No.	**Page no.**	**Section/Policy/Paragraph /Table/Diagram**	**Reference**	**Proposed Change**	**Reason**
				The Development Brief shall **include:** **(a) A scheme and outline layout for delivery of the required land uses and associated infrastructure** **(b) Points of vehicular access and egress from and to existing highways** **(c) An outline scheme for public vehicular, cycle, pedestrian and wheelchair connectivity within the site, to the built environment, and to existing or new points of connection off-site and to existing or potential public transport services.** **(d) Protection and connection of existing public rights of way** **(e) ~~incorporate d~~D**esign principles that respond to the landscape**, canal-side** and Green Belt setting and the historic context of Oxford **(f) Outline measures for securing net biodiversity gains informed by a Biodiversity Impact Assessment in accordance with (2) below** **(g) An outline scheme for vehicular access by the emergency services**	

MAIN MODIFICATIONS					
Ref No.	**Page no.**	**Section/Policy/Paragraph /Table/Diagram**	**Reference**	**Proposed Change**	**Reason**
				2. The application(s) shall be supported by the Biodiversity Impact Assessment (BIA) based on the DEFRA biodiversity metric (unless the Council has adopted a local, alternative methodology), to be agreed with Cherwell District Council **3. The application(s) shall be supported by a proposed Biodiversity Improvement and Management Plan (BIMP) informed by the findings of the BIA and habitat surveys and to be agreed before development commences. The BIMP shall include:** **(a) measures for securing net biodiversity gain within the site and for the protection of wildlife during construction** **(b) measures for retaining and conserving protected/notable species (identified within baseline surveys) within the development** **(c) demonstration that designated environmental assets will not be harmed, including no detrimental impacts through hydrological, hydro chemical or sedimentation impacts**	

MAIN MODIFICATIONS					
Ref No.	**Page no.**	**Section/Policy/Paragraph /Table/Diagram**	**Reference**	**Proposed Change**	**Reason**
				(d) measures for the protection and enhancement of existing wildlife corridors and the protection of existing hedgerows and trees **(e) the creation of a green infrastructure network with connected wildlife corridors** **(f) measures to minimise light spillage and noise levels on habitats especially along wildlife corridors** **(g) a scheme for the provision for bird and bat boxes and for the viable provision of designated green walls and roofs** **(h) farmland bird compensation** **(i) proposals for long-term wildlife management and maintenance** **4. Measures for the retention of the Grade II listed Frieze Farmhouse and an appropriate sensitive setting** **5. The application shall be supported by a Heritage Impact Assessment which will identify measures to avoid or minimise conflict with identified heritage**	

MAIN MODIFICATIONS					
Ref No.	**Page no.**	**Section/Policy/Paragraph /Table/Diagram**	**Reference**	**Proposed Change**	**Reason**
				assets within and adjacent to the site, particularly the Grade II Listed Frieze Farmhouse. These measures shall be incorporated or reflected, as appropriate, in any proposed development scheme' **6. The application(s) shall be supported by a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures. The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme** **7. The application(s) shall be supported by a Transport Assessment and Travel Plan including measures for maximising sustainable transport connectivity, minimising the impact of motor vehicles on existing communities and actions for updating the Travel Plan during the construction of the development** **8. The application will be supported by a Flood Risk Assessment, informed by a suitable ground investigation and having regard to guidance contained within the Council's Level 1 Strategic Flood Risk Assessment. The Flood Risk Assessment should include detailed modelling of watercourses**	

MAIN MODIFICATIONS					
Ref No.	**Page no.**	**Section/Policy/Paragraph /Table/Diagram**	**Reference**	**Proposed Change**	**Reason**
				taking into account allowance for climate change. There should be no ground raising or built development within the modelled flood zone. **9. The application shall be supported by a landscaping scheme including details of materials for land modelling (to be agreed with the Environment Agency), together with a management plan for the appropriate re-use and improvement of soils** **10.The application should demonstrate that Thames Water has agreed in principle that foul drainage from the site will be accepted into its network.** **11. A single comprehensive, outline scheme shall be approved for the entire site. The scheme shall be supported by draft Heads of Terms for developer contributions that are proposed to be secured by way of legal agreement. The application(s) shall be supported by a Delivery Plan demonstrating how the implementation and phasing of the development shall be secured comprehensively and how the provision of supporting infrastructure will be delivered. The Delivery Plan shall include a start date for**	

MAIN MODIFICATIONS					
Ref No.	**Page no.**	**Section/Policy/Paragraph /Table/Diagram**	**Reference**	**Proposed Change**	**Reason**
				development and a programme showing how and when the golf course would be constructed to meet any identified need as a result of the development of Land to the West of Oxford Road (Policy PR6b)	
Main 69.	Page 103	Paragraph 5.90	Last sentence	Amend last sentence to read: A clearly defined field boundary **partially** marks the extent of the area that is identified for development **and the remainder of the southern boundary follows a former historic field boundary**.	Consequential change
Main 70.	Page 104	Paragraph 5.95	First and second sentence	Delete first two sentences and replace with the following: **The farmhouse looks south across land planted as an orchard. To the west of the farmhouse is an area of trees and a traditional orchard which forms an important part of its historic setting.**	Correction of factual error
Main 71.	Page 104 / 105	Paragraph 5.96	New Point & Points 5 to 8	Renumber points 5 to 8 as 6 to 9 Insert new point 5. To read:' **Retention and renovation of the Grade II Listed Stratfield Farmhouse and the protection of its historic setting.**	Clarification reflecting paragraph 5.94, Policy PR7b Representation from Historic England.
Main 72.	Page 106	Policy PR7a – Land South East of Kidlington	Policies Map – Land South	Increase extent of residential area Reduce extent of Outdoor Sports Provision	Consequential change

MAIN MODIFICATIONS					
Ref No.	**Page no.**	**Section/Policy/Paragraph /Table/Diagram**	**Reference**	**Proposed Change**	**Reason**
			East of Kidlington	Amend revised Green Belt boundary (see attached)	
Main 73.	Page 106	Policy PR7a – Land South East of Kidlington	Policies Map – Land South East of Kidlington	Amend the policies map to include 'new green space/parks' notation over (in addition to) 'Outdoor Sports provision' on the policies map (see attached).	Plan correction to avoid discrepancy with policy text (Policy PR7a 4.) which requires green infrastructure.
Main 74.	Page 107	Policy PR7a – Land South East of Kidlington	Point 1	Amend to read: 'Construction of **430** ~~**230**~~ dwellings (net) on **21** ~~**11**~~ hectares of land (the residential area as shown). ~~**The dwellings to be constructed at an approximate average net density of 35 dwellings per hectare**~~.'	Receipt of Inspectors Advice note and consequential work and evidence. Consequential change from the deletion of PR10. Informed by representation/information from promoter. Plan improvement
Main 75.	Page 107	Policy PR7a – Land South East of Kidlington	Point 4	Amend to read: The provision of ~~**21.5**~~ **11** hectares of land to provide formal sports facilities for the development and for the wider community and green infrastructure within the Green Belt	Consequential change

MAIN MODIFICATIONS					
Ref No.	**Page no.**	**Section/Policy/Paragraph /Table/Diagram**	**Reference**	**Proposed Change**	**Reason**
Main 76.	Page 107	Policy PR7a – Land south east of Kidlington	Policy PR7a – point 9 (a)	Add a second sentence to point 9 (a) to read: **'Minor variations in the location of specific uses will be considered where evidence is available.'**	Agreement by the Council at Local Plan hearings.
Main 77.	Page 109	Policy PR7a – Land South East of Kidlington	Point 12	Amend to: ' The application(s) shall be supported by a phase 1 habitat survey including habitat suitability index (HSI) survey for great crested newts, **and protected and notable species surveys as appropriate, including** great crested newt presence/absence surveys (dependent on HSI survey), surveys for badgers, breeding birds and reptiles, an internal building assessment for roosting barn owl, a tree survey and an assessment of water bodies.'	Representation PR-C-0766 from BBOWT
Main 78.	Page 109	Policy PR7a – Land South East of Kidlington	Point 14	Amend to read 'The application should demonstrate that Thames Water, **Natural England** ~~**has agreed in principle**~~ **and the Environment Agency have been consulted regarding wastewater treatment capacity and agreement has been reached** in principle that foul drainage from the site will be accepted into **the drainage** ~~**its**~~ network.'	Representations from Natural England & recommendation from Water Cycle Study
Main 79.	Page 109	Policy PR7a – Land South East of Kidlington	Point 16	Amend to read 'The application(s) shall be supported by a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures**. The outcomes of the**	Plan improvement / Representation PR-C-0305 from Historic England

MAIN MODIFICATIONS					
Ref No.	**Page no.**	**Section/Policy/Paragraph /Table/Diagram**	**Reference**	**Proposed Change**	**Reason**
				investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme'	
Main 80.	Page 109	Policy PR7a – Land South East of Kidlington	New Point	Add new point 17 to read **'The application shall include a management plan for the appropriate re-use and improvement of soils**' Re-number subsequent points	Plan Improvement / Representation from Daniel Scharf / SEA mitigation
Main 81.	Page 110	Policy PR7a – Land south east of Kidlington	Policy PR7a – point 19.	Amend the final sentence to read: 'The Delivery Plan shall include a start date for development, demonstration of how the development would be completed by 2031 and a programme showing how **the site will contribute towards maintaining** a five year supply of housing. ~~**(for the site) will be maintained year on year.'**~~	Agreement by the Council at Local Plan hearings.
Main 82.	Page 111	Policy PR7b – Land at Stratfield Farm	Policies Map- Land at Stratfield Farm	Increase Residential area Reduce Nature Conservation Area Amend Revised Green Belt boundary Amend Green Space boundary (See attached)	Consequential change To provide flexibility for route of east west green link across the site
Main 83.	Page 112	Policy PR7b – Land at Stratfield Farm	Point 1	Amend to read: 'Construction of **120** ~~**100**~~ homes (net) on **5** ~~**4**~~ hectares of land (the residential area). ~~**The dwellings to be constructed at an approximate average net density of 25 dwellings per hectare**.'~~	Receipt of Inspectors Advice note and consequential work and evidence.

MAIN MODIFICATIONS					
Ref No.	**Page no.**	**Section/Policy/Paragraph /Table/Diagram**	**Reference**	**Proposed Change**	**Reason**
					Consequential change from the deletion of PR10. Informed by representation/information from promoter. Plan improvement
Main 84.	Page 112	Policy PR7b – Land at Stratfield Farm	Point 7	Amend to read: 'Creation of a nature conservation area on ~~6.3~~ **5.3** hectares of land as shown on the inset Policies Map, incorporating the community orchard and with the opportunity to connect to and extend Stratfield Brake District Wildlife Site.'	Consequential change
Main 85.	Page 112	Policy PR7b - Land at Stratfield Farm	Point 9	Amend last sentence to read 'The Development Brief shall be prepared in consultation with Oxfordshire County Council**,** ~~**and**~~ Oxford City Council **and the Canal and River Trust**'	Representation PR-C-0808 from the Canal and River Trust
Main 86.	Page 112	Policy PR7b – Land at Stratfield Farm	Policy PR7b – point 10 (a)	Add a second sentence to point 10 (a) to read: **'Minor variations in the location of specific uses will be considered where evidence is available.'**	Agreement by the Council at Local Plan hearings.
Main 87.	Page 113	Policy PR7b – Land at Stratfield Farm	Policy PR7b – Point 10 (b)	Points of vehicular access and egress from and to existing highways with, **unless otherwise approved**, at least two separate points:	Engagement with the County Council on access arrangements

MAIN MODIFICATIONS					
Ref No.	**Page no.**	**Section/Policy/Paragraph /Table/Diagram**	**Reference**	**Proposed Change**	**Reason**
Main 88.	Page 113	Policy PR7b – Land at Stratfield Farm	Policy PR7b – Point 10 (c)	The scheme shall include an access road from the Kidlington roundabout to the easternmost development parcels and the Stratfield Farm building complex ~~**only, as shown on the inset Policies Map.**~~	Engagement with the County Council on access arrangements
Main 89.	Page 114	Policy PR7b - Land at Stratfield Farm	Point 13	Amend to read:' The application(s) shall be supported by a phase 1 habitat survey including an habitat suitability index (HSI) survey for great crested newts, **and protected and notable species surveys as appropriate, including** great crested newt presence/absence surveys (dependent on HSI survey), hedgerow and tree survey, surveys for badgers, water vole, otter, invertebrate, dormouse, breeding birds and reptiles, an internal building assessment for roosting barn owl, and an assessment of water bodies'	Representation PR-C-0766 from BBOWT
Main 90.	Page 115	Policy PR7b - Land at Stratfield Farm	Point 16	Amend to read 'The application should demonstrate that Thames Water, **Natural England** ~~**has agreed in principle**~~ **and the Environment Agency, have been consulted regarding wastewater treatment capacity and agreement has been reached** in principle that foul drainage from the site will be accepted into **the drainage** ~~**its**~~ network.'	Representations from Natural England & recommendation from Water Cycle Study

MAIN MODIFICATIONS					
Ref No.	**Page no.**	**Section/Policy/Paragraph /Table/Diagram**	**Reference**	**Proposed Change**	**Reason**
Main 91.	Page 115	Policy PR7b - Land at Stratfield Farm	Point 17	Amend to read '…a Heritage Impact Assessment which will **identify** ~~**include**~~ measures to avoid or minimise conflict with identified heritage assets within **and adjacent to** the site, particularly Stratfield Farmhouse. **These measures shall be incorporated or reflected, as appropriate, in any proposed development scheme'**	Plan improvement / Representation PR-C-0305 from Historic England
Main 92.	Page 115	Policy PR7b - Land at Stratfield Farm	Point 18	Amend to read '…a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures**. The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme**'	Plan improvement / Representation PR-C-0305 from Historic England
Main 93.	Page 115	Policy PR7b - Land at Stratfield Farm	New Point	Add new point 19 to read **'The application shall include a management plan for the appropriate re-use and improvement of soils**' Re-number subsequent points	Plan Improvement / Representation from Daniel Scharf / SEA mitigation
Main 94.	Page 115	Policy PR7b – Land at Stratfield Farm	Policy PR7b – point 21	Amend the final sentence to read: 'The Delivery Plan shall include a start date for development, demonstration of how the development would be completed by 2031 and a programme showing how **the site will contribute towards maintaining** a five	Agreement by the Council at Local Plan hearings.

MAIN MODIFICATIONS					
Ref No.	**Page no.**	**Section/Policy/Paragraph /Table/Diagram**	**Reference**	**Proposed Change**	**Reason**
				year supply of housing. ~~**(for the site) will be maintained year on year.'**~~	
Main 95.	Page 121	Policy PR8 – Land East of the A44	Point 1	Amend to read: 'Construction of 1,950 dwellings (net) on approximately 66 hectares of land (the residential area as shown). ~~**The dwellings are to be constructed at an approximate average net density of 45 dwellings per hectare**~~'	Plan improvement
Main 96.	Page 121	Policy PR8 - Land East of the A44	Point 4	Amend to read 'The provision of a primary school with ~~**at least**~~ three forms of entry on 3.2 hectares of land in the location shown'	Clarification Representation PR-C- 0832 / discussions with OCC
Main 97.	Page 121	Policy PR8 - Land East of the A44	Point 5	Amend to read 'The provision of a primary school with ~~**at least**~~ two forms of entry on 2.2 hectares of land in the location shown if required in consultation with the Education Authority and unless otherwise agreed with Cherwell District Council.'	Clarification Representation PR-C- 0832 / discussions with OCC
Main 98.	Page 122	Policy PR8 - Land East of the A44	Point 17	Amend last sentence to read 'The Development Brief shall be prepared in consultation with Oxfordshire County Council~~**, and**~~ Oxford City Council, **Network Rail and the Canal and River Trust**'	Plan improvement further to representation (PR-C-0230) from Network Rail and subsequent discussions; Representation PR-C-0808 from the Canal and River Trust

MAIN MODIFICATIONS					
Ref No.	**Page no.**	**Section/Policy/Paragraph /Table/Diagram**	**Reference**	**Proposed Change**	**Reason**
Main 99.	Page 122	Policy PR8 – Land east of the A44	Policy PR8 – 18 (a)	Add a second sentence to point 18 (a) to read: **'Minor variations in the location of specific uses will be considered where evidence is available.'**	Agreement by the Council at Local Plan hearings.
Main 100.	Page 122	Policy PR8 - Land East of the A44	Point 18 b	Amend to read: 'Points of vehicular access and egress from and to existing highways with at least two separate**, connecting** points from and to the A44 **and** including the use of the existing Science Park access road.'	Plan improvement Requested by OCC PR-C- 0832
Main 101.	Page 123	Policy PR8 - Land East of the A44	Point 18 (f)	Amend to read: 'In consultation with Oxfordshire County Council **and Network Rail**, proposals for the closure/unadoption of Sandy Lane, the closure of Sandy Lane to motor vehicles…'	Plan improvement further to representation (PR-C-0230) from Network Rail and subsequent discussions
Main 102.	Page 123	Policy PR8 -Land East of the A44	Point 19	Amend to read, 'The application(s) shall be supported by the Biodiversity Impact Assessment (BIA) based on the DEFRA biodiversity metric (unless the Council has adopted a local, alternative methodology), prepared in consultation and agreed with Cherwell District Council. The BIA shall ~~**include**~~ **be informed by a hydrogeological risk assessment to determine whether there would be any material change in ground water levels as a result of the development and any associated adverse impact, particularly on Rushy Meadows SSSI, requiring mitigation. It shall also be informed by** investigation of any above~~**or below**~~ ground	Representation PR-C-0764 from Natural England and related Rushy Meadows Hydrological and Hydrogeological Desk Study

MAIN MODIFICATIONS					
Ref No.	**Page no.**	**Section/Policy/Paragraph /Table/Diagram**	**Reference**	**Proposed Change**	**Reason**
				hydrological connectivity **with the SSSI and ~~between~~** Rowel Brook ~~and~~ **~~Rushy Meadows SSSI~~**	
Main 103.	Page 124	Policy PR8 - Land East of the A44	Point 21	Amend to read: 'The application(s) shall be supported by a phase 1 habitat survey **and protected and notable species surveys as appropriate, including** ~~and~~ surveys for badgers, nesting birds, amphibians (in particular Great Crested Newts), reptiles and for bats including associated tree assessment, hedgerow regulations assessment.'	Representation PR-C-0766 from BBOWT
Main 104.	Page 124	Policy PR8 - Land East of the A44	Point 22	Amend to read: 'The application(s) shall be supported by a Transport Assessment and Travel Plan including measures for maximising sustainable transport connectivity, minimising the impact of motor vehicles on new residents and existing communities, and actions for updating the Travel Plan during construction of the development. **The Transport Assessment shall include consideration of the effect of vehicular and non-vehicular traffic on use of the railway level crossings at Sandy Lane, Yarnton Lane and Roundham.**'	Plan improvement further to representation (PR-C-0230) from Network Rail and subsequent discussions
Main 105.	Page 125	Policy PR8 - Land East of the A44	Point 23	Amend to read '23. The application shall be supported by a Flood Risk Assessment informed by a suitable ground investigation, and having regard to guidance contained within the Council's Level 2	Plan improvement further to representation (PR-C-1402) from the Environment Agency and subsequent discussion

MAIN MODIFICATIONS					
Ref No.	**Page no.**	**Section/Policy/Paragraph /Table/Diagram**	**Reference**	**Proposed Change**	**Reason**
				Strategic Flood Risk Assessment. A surface water management framework shall be prepared to maintain run off rates to greenfield run off rates and volumes, with use of Sustainable Drainage Systems in accordance with adopted Policy ESD7, taking into account recommendations contained in the Council's Level 1 and Level 2 SFRAs. **Residential development must be located outside the modelled Flood Zone 2 and 3 envelope**.'	
Main 106.	Page 125	Policy PR8 - Land East of the A44	Point 24	Amend to read 'The application should demonstrate that Thames Water, **Natural England** ~~**has agreed in principle**~~ **and the Environment Agency have been consulted regarding wastewater treatment capacity and agreement has been reached** in principle that foul drainage from the site will be accepted into **the drainage** ~~**its**~~ network.'	Representations from Natural England & recommendation from Water Cycle Study
Main 107.	Page 125	Policy PR8 - Land East of the A44	Point 25	25. The application shall be supported by a Heritage Impact Assessment which will ~~**include**~~ **identify** measures to avoid or minimise conflict with the identified heritage assets within the site, particularly the Oxford Canal Conservation Area and the listed structures along its length. **These measures shall be incorporated or reflected, as appropriate, in any proposed development scheme.**	Rep PR-C-0305 from Historic England

MAIN MODIFICATIONS					
Ref No.	**Page no.**	**Section/Policy/Paragraph /Table/Diagram**	**Reference**	**Proposed Change**	**Reason**
Main 108.	Page 125	Policy PR8 - Land East of the A44	Point 26	'…mitigation measures. **The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme.'**	Rep PR-C-0305 from Historic England
Main 109.	Page 125	Policy PR8 - Land East of the A44	New Point	Add new point 28 to read '**The application shall include a management plan for the appropriate re-use and improvement of soils**' Re-number subsequent points	Plan Improvement / Representation from Daniel Scharf / SEA mitigation
Main 110.	Page 125	Policy PR8 – Land east of the A44	Policy PR8 – 30.	Amend the final sentence to read: 'The Delivery Plan shall include a start date for development, demonstration of how the development would be completed by 2031 and a programme showing how **the site will contribute towards maintaining** a five year supply of housing. ~~**(for the site) will be maintained year on year.'**~~	Agreement by the Council at Local Plan hearings.
Main 111.	Page 127	Paragraph 5.121		Amend to read: 'We are also seeking to enhance the beneficial use of the Green Belt within the site by requiring improved ~~**informal**~~ access to the countryside ~~**and significant ecological and biodiversity gains**~~ **primarily through the establishment of publicly accessible informal parkland between the proposed built development and the retained agricultural land to the west. There will also be**	Consequential change

MAIN MODIFICATIONS					
Ref No.	**Page no.**	**Section/Policy/Paragraph /Table/Diagram**	**Reference**	**Proposed Change**	**Reason**
				opportunities for significant ecological and biodiversity gains. The Council's priority will be the creation of a new Local Nature Reserve at the southern end of the site with good access to the primary school and the existing public rights of way.'	
Main 112.	Page 129	Policy PR9 – Land West of Yarnton	Policies Map – Land West of Yarnton	Extend residential area to 25.3 hectares Delete Public Access Land Amend Revised Green Belt boundary Add 24.8 hectares of new green space/parks Add 39.2 hectares of retained agricultural land	Receipt of Inspectors Advice note and consequential work and evidence. Consequential change from the deletion of PR10. Informed by representation/information from promoter. Plan improvement
Main 113.	Page 130	Policy PR9 – Land West of Yarnton	Point 1	Amend to read, 'Construction of **540** ~~**530**~~ dwellings (net) on approximately **25** ~~**16**~~ hectares of land (the residential area as shown). ~~**The dwellings are to be constructed at an approximate average net density of 35 dwellings per hectare**~~'	Receipt of Inspectors Advice note and consequential work and evidence. Consequential change from the deletion of PR10.

MAIN MODIFICATIONS					
Ref No.	**Page no.**	**Section/Policy/Paragraph /Table/Diagram**	**Reference**	**Proposed Change**	**Reason**
					Informed by representation/information from promoter. Plan improvement
Main 114.	Page 130	Policy PR9 – Land West of Yarnton	Point 3	Amend to read: 'The provision of ~~**1.6**~~ **1.8** hectares of land for use by the existing William Fletcher Primary School to enable potential school expansion within the existing school site and the replacement of playing pitches and amenity space'	In response to representation PR-C-0832 from Oxfordshire County Council
Main 115.	Page 130	Policy PR9 – Land West of Yarnton	Point 5	Amend to read: '~~**Public access within the 74 hectares of land**~~ **The provision of public open green space as informal parkland on 24.8 hectares of land** to the west of the residential area and a new Local Nature Reserve accessible to William Fletcher Primary School'	Consequential change
Main 116.	Page 130	Policy PR9 – Land West of Yarnton	Point 7	Insert '**The retention of 39.2 hectares of land in agricultural use in the location shown'**	Consequential change
Main 117.	Page 130	Policy PR 9 - Land West of Yarnton	Policy PR 9 – point 8 (a)	Add a second sentence to point 8 (a) to read: **'Minor variations in the location of specific uses will be considered where evidence is available.'**	Agreement by the Council at Local Plan hearings.

MAIN MODIFICATIONS					
Ref No.	**Page no.**	**Section/Policy/Paragraph /Table/Diagram**	**Reference**	**Proposed Change**	**Reason**
Main 118.	Page 130	Policy PR9 – Land West of Yarnton	Point 8 (b)	Amend to read**: 'At least two separate p~~P~~**oints of vehicular access and egress to and from the A44 **with a connecting road between**.	Plan improvement Requested by OCC PR-C- 0832
Main 119.	Page 132	Policy PR9 – Land West of Yarnton	Point 11	Amend to: "11. The application(s) shall be supported by a phase 1 habitat survey including habitat suitability index survey for great crested newts, **and protected and notable species surveys as appropriate, including** great crested newt presence/absence surveys (dependent on HSI survey), for badgers, breeding birds, internal building assessment for roosting barn owl, dormouse, reptile, tree and building assessment for bats, bat activity, hedgerow regulations assessment and assessment of water courses"	In response to BBOWT PR-C-0766
Main 120.	Page 132	Policy PR9 – Land West of Yarnton	Point 14	Amend to read 'The application should demonstrate that Thames Water ~~**has agreed in principle**~~ **and the Environment Agency have been consulted regarding wastewater treatment capacity and agreement has been reached** in principle that foul drainage from the site will be accepted into **the drainage** ~~**its**~~ network.'	Representations from Natural England & recommendation from Water Cycle Study
Main 121.	Page 132	Policy PR9 – Land West of Yarnton	Point 16	Amend to read '…mitigation measures. **The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as**	Rep PR-C-0305 from Historic England

MAIN MODIFICATIONS					
Ref No.	**Page no.**	**Section/Policy/Paragraph /Table/Diagram**	**Reference**	**Proposed Change**	**Reason**
				appropriate, in any proposed development scheme.'	
Main 122.	Page 132	Policy PR9 – Land West of Yarnton	New Point	Add new point 17 to read **'The application shall include a management plan for the appropriate re-use and improvement of soils**' Re-number subsequent points	Plan Improvement / Representation from Daniel Scharf / SEA mitigation
Main 123.	Page 133	Policy PR9 – Land west of Yarnton	Policy PR9 – point 18.	Amend the final sentence to read: 'The Delivery Plan shall include a start date for development, demonstration of how the development would be completed by 2031 and a programme showing how **the site will contribute towards maintaining** a five year supply of housing. ~~**(for the site) will be maintained year on year.'**~~	Agreement by the Council at Local Plan hearings.
Main 124.	Page 135 to 137	Woodstock – Paragraphs 5.124 to 5.139	-	Delete paragraphs 5.124 to 5.139.	Receipt of Inspectors Advice note and consequential work
Main 125.	Page 138 to 144	PR10 – Policies Map – Land south East of Woodstock	Proposals Map	Delete Proposals Map and Key	Receipt of Inspectors Advice note and consequential work
Main 126.	Page 139 to	PR10 – Land South East of Woodstock	Policy PR10	Delete Policy PR10	Receipt of Inspectors Advice note and consequential work

MAIN MODIFICATIONS					
Ref No.	**Page no.**	**Section/Policy/Paragraph /Table/Diagram**	**Reference**	**Proposed Change**	**Reason**
	143				
Main 127.	Page 145	Paragraph 5.143	-	Amend to read: 'The Council's ~~**emerging**~~ Supplementary Planning Document provides guidance on Developer Contributions associated with new development. The Council has consulted on a draft Charging Schedule for a possible Community Infrastructure Levy, a potential complementary means of acquiring funds for infrastructure. However, it has not yet been determined whether the Council will introduce CIL, particularly as the Government is reviewing how CIL functions, and its relationship with securing developer contributions through 'Section 106' legal obligations and options for reform. ~~**An announcement is expected by the Government at the Autumn Budget 2017.**~~"	Updating / future proofing for SPD adoption
Main 128.	Page 146	Paragraph 5.148		Amend to read: '…liaison on infrastructure issues will be required with partner authorities including the County Council~~**,**~~ **and** Oxford City Council ~~**and West Oxfordshire District Council**~~ ..'	Consequential change
Main 129.	Page 146	Paragraph 5.148	-	In delivering the developments identified in this Plan, liaison on infrastructure issues will be required with partner authorities including the County Council ~~**and**~~ Oxford City Council ~~**and West Oxfordshire District Council.**~~ for example to ensure	Consequential change

MAIN MODIFICATIONS					
Ref No.	**Page no.**	**Section/Policy/Paragraph /Table/Diagram**	**Reference**	**Proposed Change**	**Reason**
				a joined-up approach to the provision of additional school places and public open space where there are cross-boundary implementation matters to consider.	
Main 130.	Page 147	Policy PR11 – Infrastructure Delivery	Point 1.	The Council's approach to infrastructure planning to contribute in meeting Oxford's unmet housing needs will be to ensure delivery by: 1. Working with partners including central Government, the Local Enterprise Partnership, Oxford City Council, ~~**West Oxfordshire District Council,**~~ Oxfordshire County Council and other service providers to:…	Consequential change
Main 131.	Page 147	Policy PR11 - Infrastructure Delivery	Point 1(a)	Amend to read 'provide **and maintain** physical, community and green infrastructure'	Representation PR-C-0348 from Scottish and Southern Electric Networks PR-C-1441 from Thames Water
Main 132.	Page 148	Policy PR11 – Infrastructure Delivery	Policy PR11 – point 2	Amend point 2 of the Policy to read: ~~**Completing and k 'K**~~eeping up-to-date a Developer Contributions ……'	Updating (a Developer Contributions SPD has been produced)
Main 133.	Page 148	Policy PR11 – Infrastructure Delivery	Point 3	Amend to read '**Ensure that ~~Dd~~**evelopment proposals ~~**will be required to**~~ demonstrate that	Grammatical correction clarification / Sport England

MAIN MODIFICATIONS					
Ref No.	**Page no.**	**Section/Policy/Paragraph /Table/Diagram**	**Reference**	**Proposed Change**	**Reason**
				infrastructure requirements can be met including the provision of transport, education, health, social, **sport**, leisure and community facilities, wastewater treatment and sewerage, and with necessary developer contributions in accordance with adopted requirements **including those of the Council's Developer Contributions SPD**.	representation PR-C-1403 / Thames Valley Police Representation PR-C-0302
Main 134.	Page 148	Policy PR11 - Infrastructure Delivery	Policy PR11	Add new point 4: **'4. All sites are required to contribute to the delivery of Local Plan infrastructure. Where forward funding for infrastructure has been provided, for example from the Oxfordshire Growth Board as part of the Oxfordshire Housing and Growth Deal, all sites are required to contribute to the recovery of these funds as appropriate.'**	Statement of Common Ground with Oxfordshire County Council
Main 135.	Page 150	Paragraph 5.165	Paragraph 5.165 -point 2	Delete point 2.	Less time remaining in the Plan period for delivery since the Plan was drafted
Main 136.	Page 150	Policy PR12a – Delivering Sites and Maintaining Housing Supply	Paragraph 5.165 – point 3	Amend paragraph 5.165 as follows: '3. we are requiring developers to clearly show that they can ~~**maintain**~~ **contribute towards maintaining** a five year supply. ~~**for their own sites**~~.**'**	Agreement by the Council at Local Plan hearings.

MAIN MODIFICATIONS					
Ref No.	**Page no.**	**Section/Policy/Paragraph /Table/Diagram**	**Reference**	**Proposed Change**	**Reason**
Main 137.	Page 150	Policy PR12a - Delivering Sites and Maintaining Housing Supply	3rd paragraph	Delete the paragraph: ~~**Land South East of Kidlington (Policy PR7a – 230 homes) and Land South East of Woodstock (Policy PR10 – 410 homes) will only be permitted to commence development before 1 April 2026 if the calculation of the five year land supply over the period 2021 to 2026 falls below five years.**~~	Less time remaining in the Plan period for delivery since the Plan was drafted
Main 138.	Page 150	Policy PR12a - Delivering Sites and Maintaining Housing Supply	5th Paragraph	Amend to read: 'Permission will only be granted for any of the allocated sites if it can be demonstrated at application stage that they will **contribute in** deliver**ing** a continuous five year housing land supply ~~**on a site specific basis**~~ (i.e. measured against the **local plan housing trajectory** ~~**allocation for the site**~~). **This will be achieved via the Delivery Plans required for each strategic development site.**	Clarification / Representation PR-C-0775 on behalf of Christ Church, Exeter & Merton Colleges & Oxford University / Representation PR-C-0842 on behalf of University of Oxford, Merton College and a private landowner
Main 139.	Page 151	Policy PR12b - Sites Not Allocated in the Partial Review	Point (3)	Amend as follows: 'the site has been identified in the Council's Housing and Economic Land Availability Assessment as a ~~**potentially D**~~developable site'	Clarification / Representation PR-C-0842 on behalf of University of Oxford, Merton College and a private landowner
Main 140.	Page 151	Policy PR12b - Sites Not Allocated in the Partial Review	Point (5) (a)	Amend to read 'A comprehensive Development Brief **and place shaping principles for the entire site** to be agreed **in advance** by the Council in consultation with Oxfordshire County Council and Oxford City Council	Clarification / Representation PR-C-0842 on behalf of University of Oxford, Merton College and a private landowner

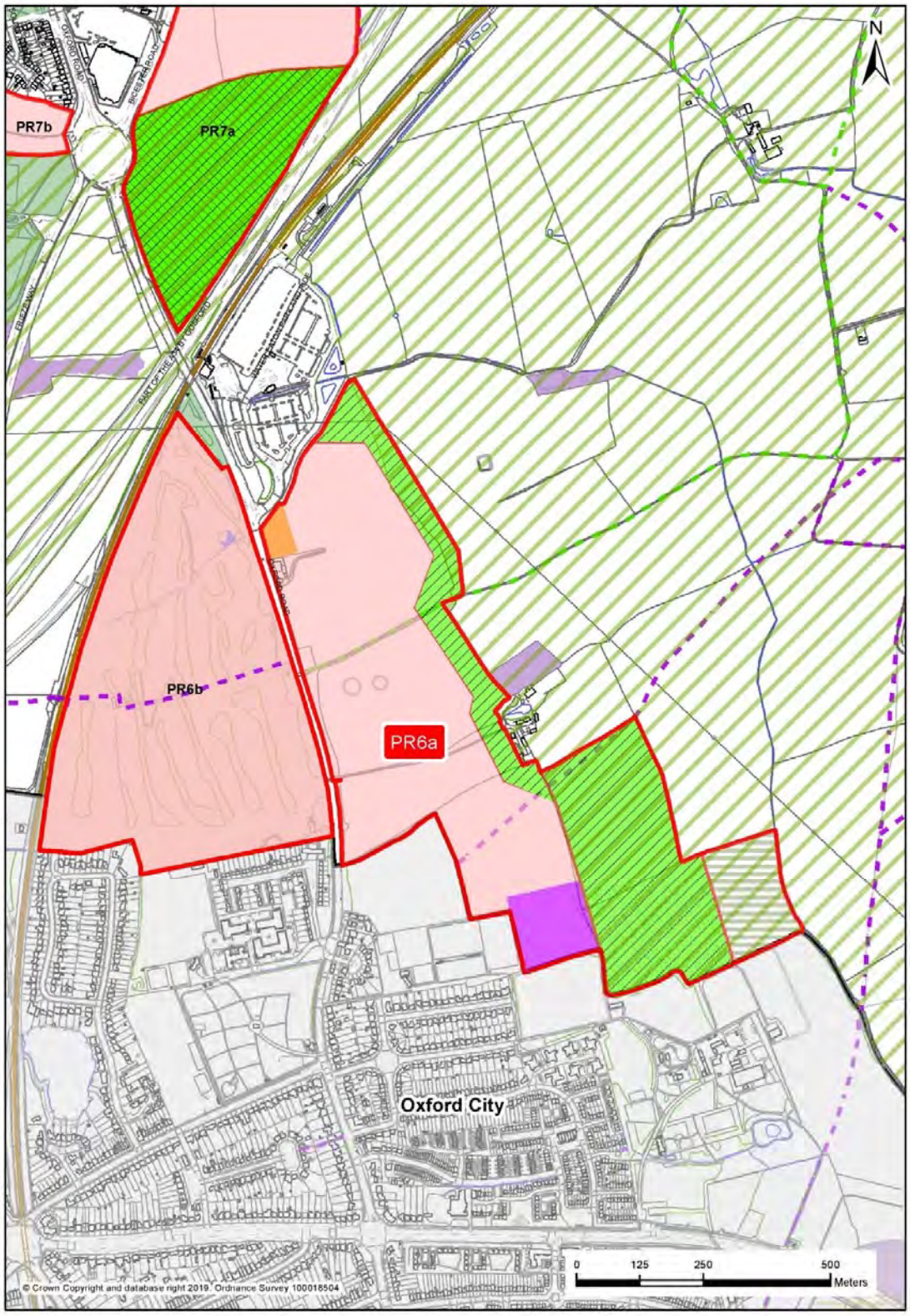
MAIN MODIFICATIONS					
Ref No.	**Page no.**	**Section/Policy/Paragraph /Table/Diagram**	**Reference**	**Proposed Change**	**Reason**
Main 141.	Page 151	Policy PR12b – Sites not allocated in the Partial Review	Policy PR12b – Point 5 (b)	Amend the second sentence of the paragraph to read: 'The Delivery Plan shall include a start date for development, demonstration of how the development would be completed by 2031 and a programme showing how **the site will contribute towards** maintaining a five year supply of housing. ~~**(for the site) will be maintained year on year.'**~~	Agreement by the Council at Local Plan hearings.
Main 142.	Page 152	Policy PR12b - Sites Not Allocated in the Partial Review	Point 5(h)	Amend to read 'a Heritage Impact Assessment which will **identify** ~~**include**~~ measures to avoid or minimise conflict with identified heritage assets within and adjacent to the site. **These measures shall be incorporated or reflected, as appropriate, in any proposed development scheme'**	Plan improvement / Representation PR-C-0305 from Historic England
Main 143.	Page 152	Policy PR12b - Sites Not Allocated in the Partial Review	Point 5(i)	Amend to read 'a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures**. The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme**'	Plan improvement / Representation PR-C-0305 from Historic England

MAIN MODIFICATIONS					
Ref No.	**Page no.**	**Section/Policy/Paragraph /Table/Diagram**	**Reference**	**Proposed Change**	**Reason**
Main 144.	Page 152	Policy PR12b – Sites Not Allocated in the Partial Review	New point	Add as new point (3) '**50% of the homes are provided as affordable housing as defined by the National Planning Policy Framework**.' Renumber Existing points 3 to 5 as 4 to 6.	Consistency / Representation PR-C-1521 from Alaric Rose
Main 145.	Page 155	Policy PR13 – Monitoring and Securing Delivery	3rd paragraph	Amend last sentence to read, 'This will include the implementation of Local Plans and County wide strategies such as the Local Transport Plan and the Oxfordshire Infrastructure Strategy **and associated monitoring**.	Plan improvement
Main 146.	162	Appendix 3 – Housing Trajectory		Update housing trajectory as indicated on revised trajectory attached	Consequential/updating
Main 147.	Pages 163-182	Appendix 4 – Infrastructure Schedule	-	Update infrastructure schedule (see attached updated schedule)	Updating
Main 148.	-	Whole Plan	Policies Maps	Remove policy shading for PR3b, PR3c, PR3d and PR3e (land to be removed from the Green Belt) (*note: retain shading for safeguarded land – PR3a*) (see attached Proposed Map Changes)	Presentational updating reflecting the effect of removing land from the Green Belt that is not safeguarded beyond the Plan period

Proposed Main Map Changes, Housing Trajectory and Infrastructure Delivery Plan Schedule

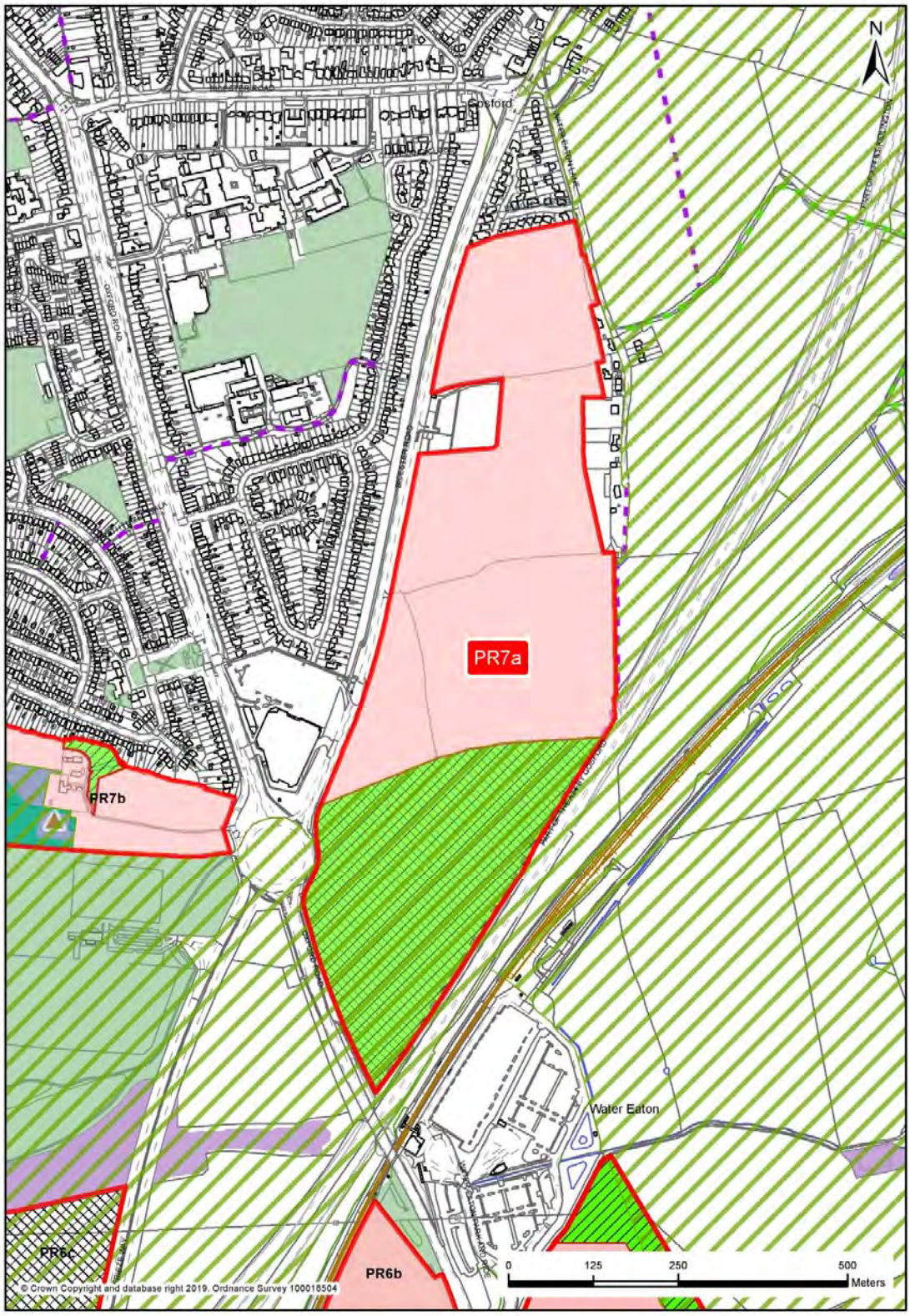
September 2019

Policy PR6a Map – Land East of Oxford Road



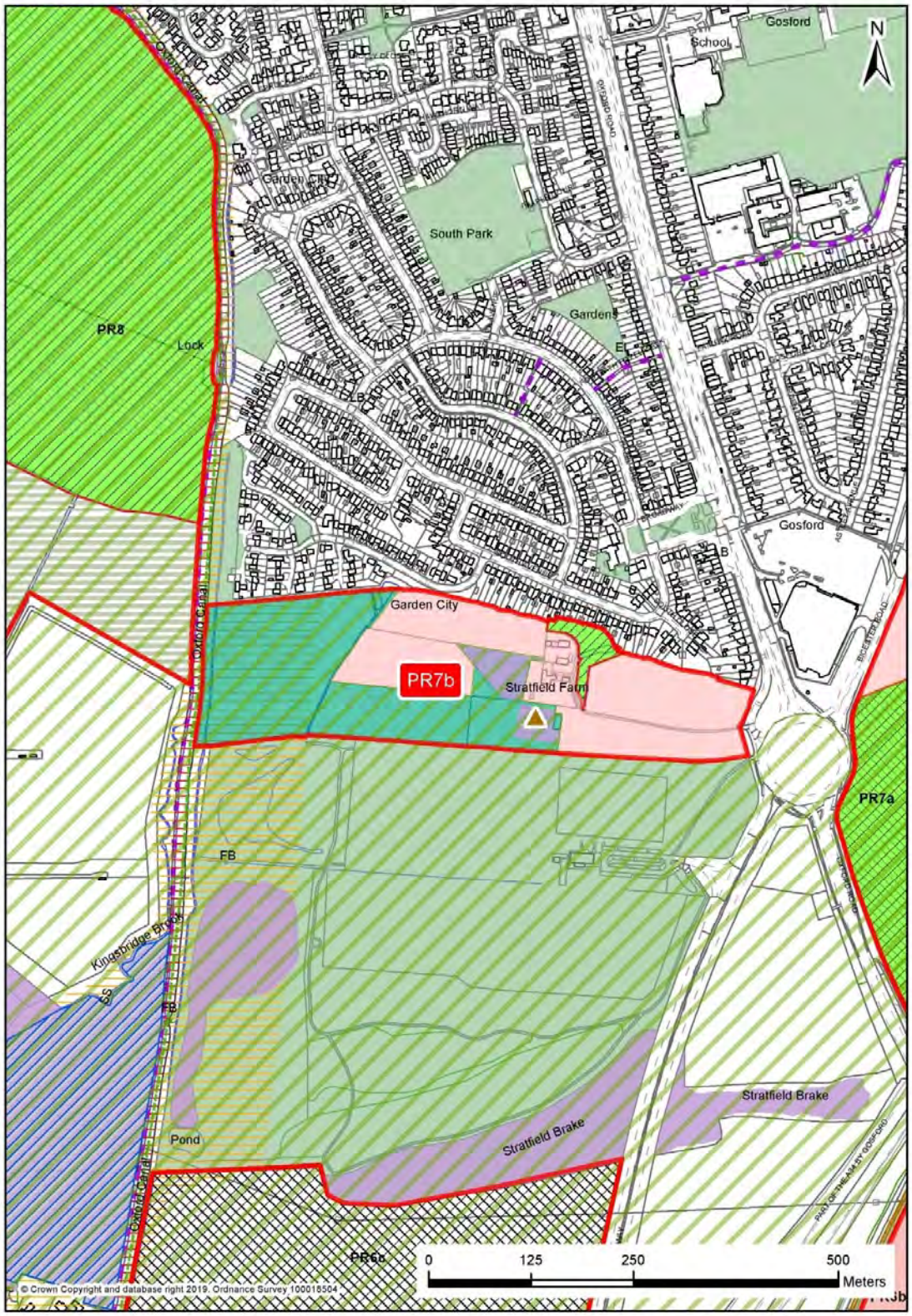
Policy PR6a Key

Policy PR7a Map – Land South East of Kidlington



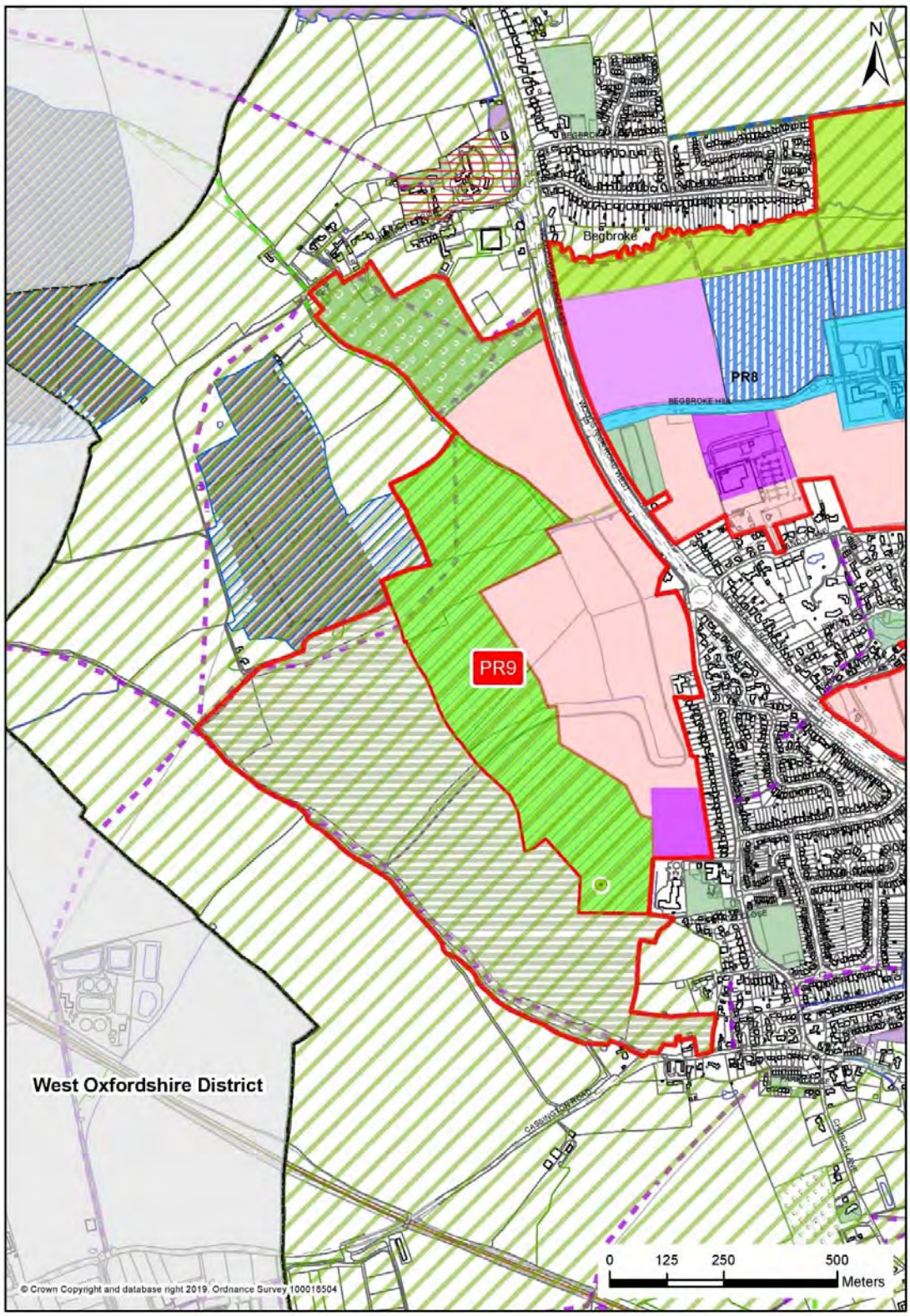
Policy PR7a Key

Policy PR7b Map – Land at Stratfield Farm

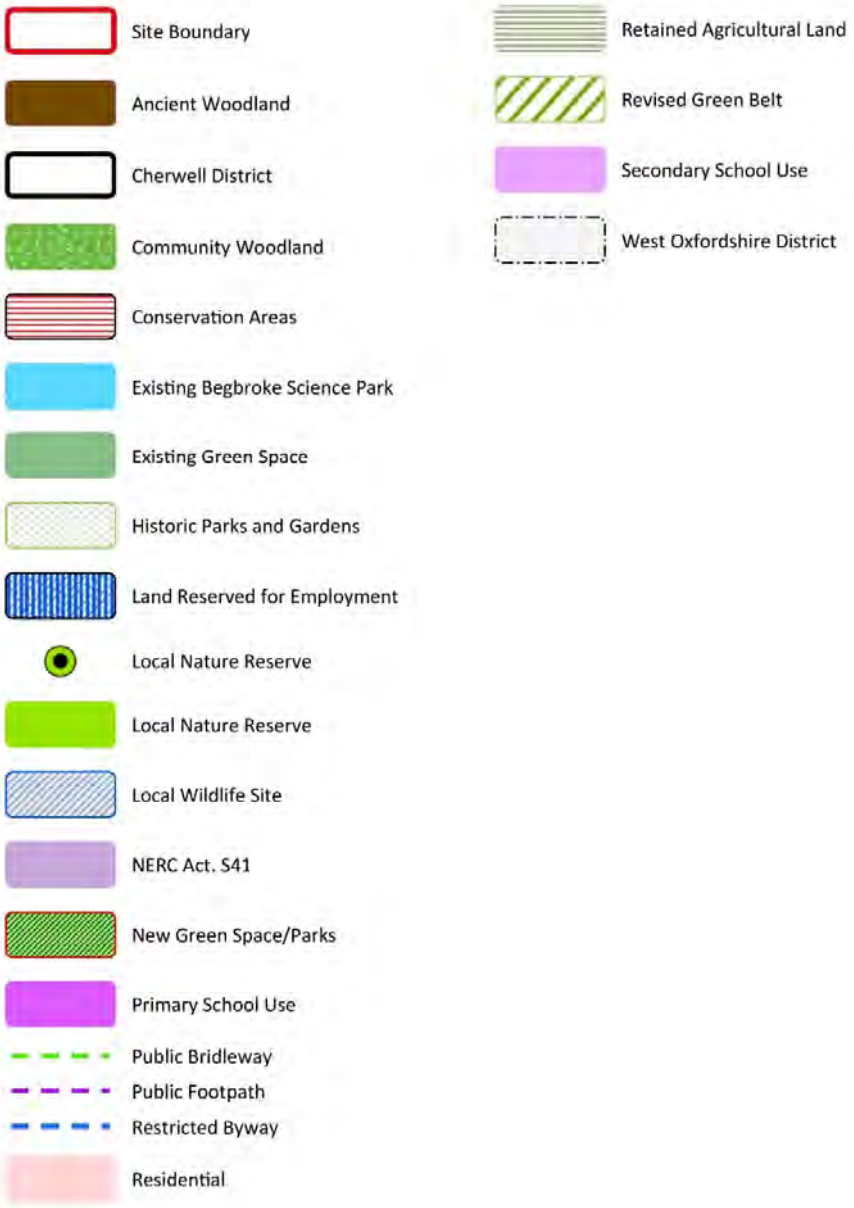


Policy PR7b Key

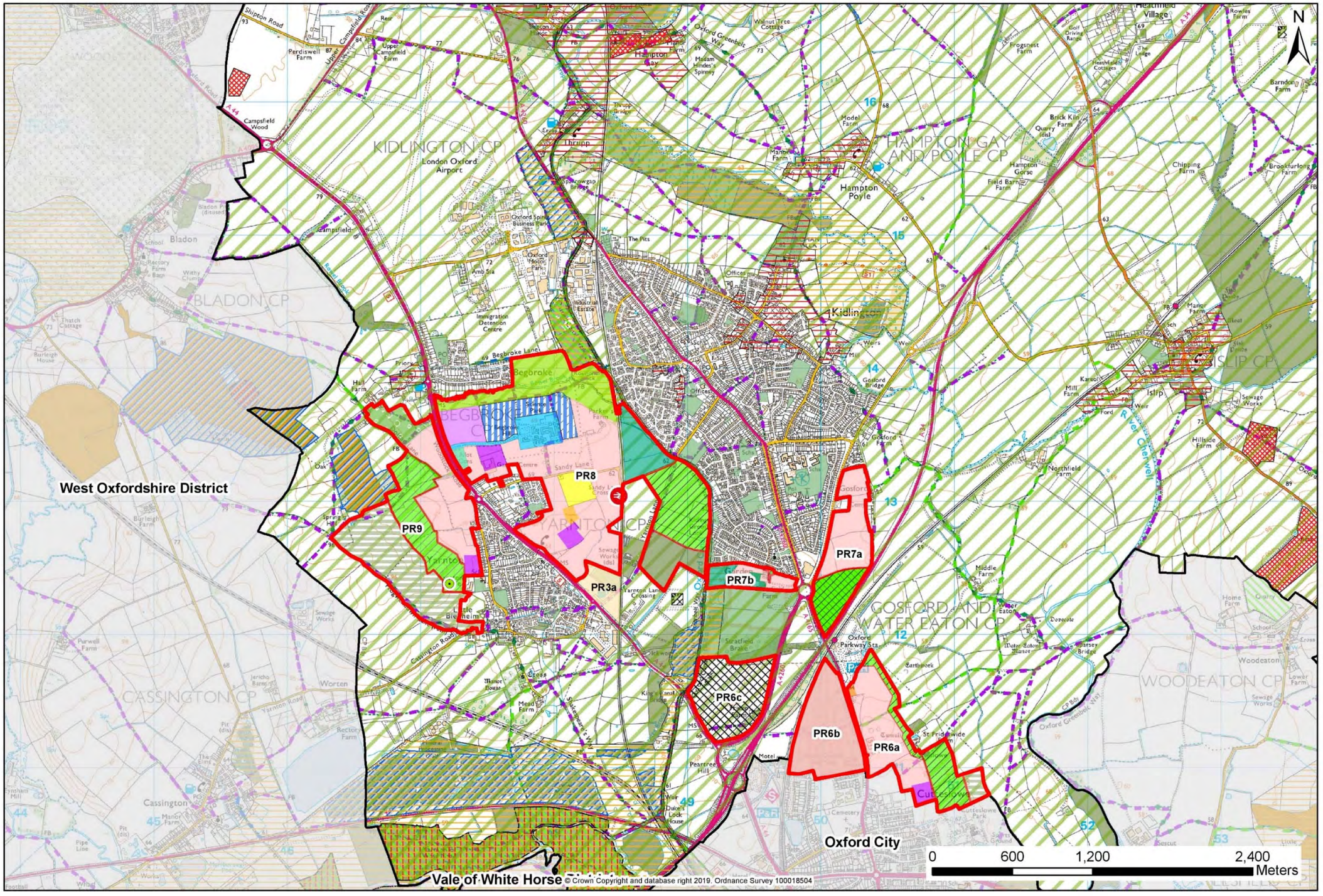
Policy PR9 Map – Land West of Yarnton



Policy PR9 Key



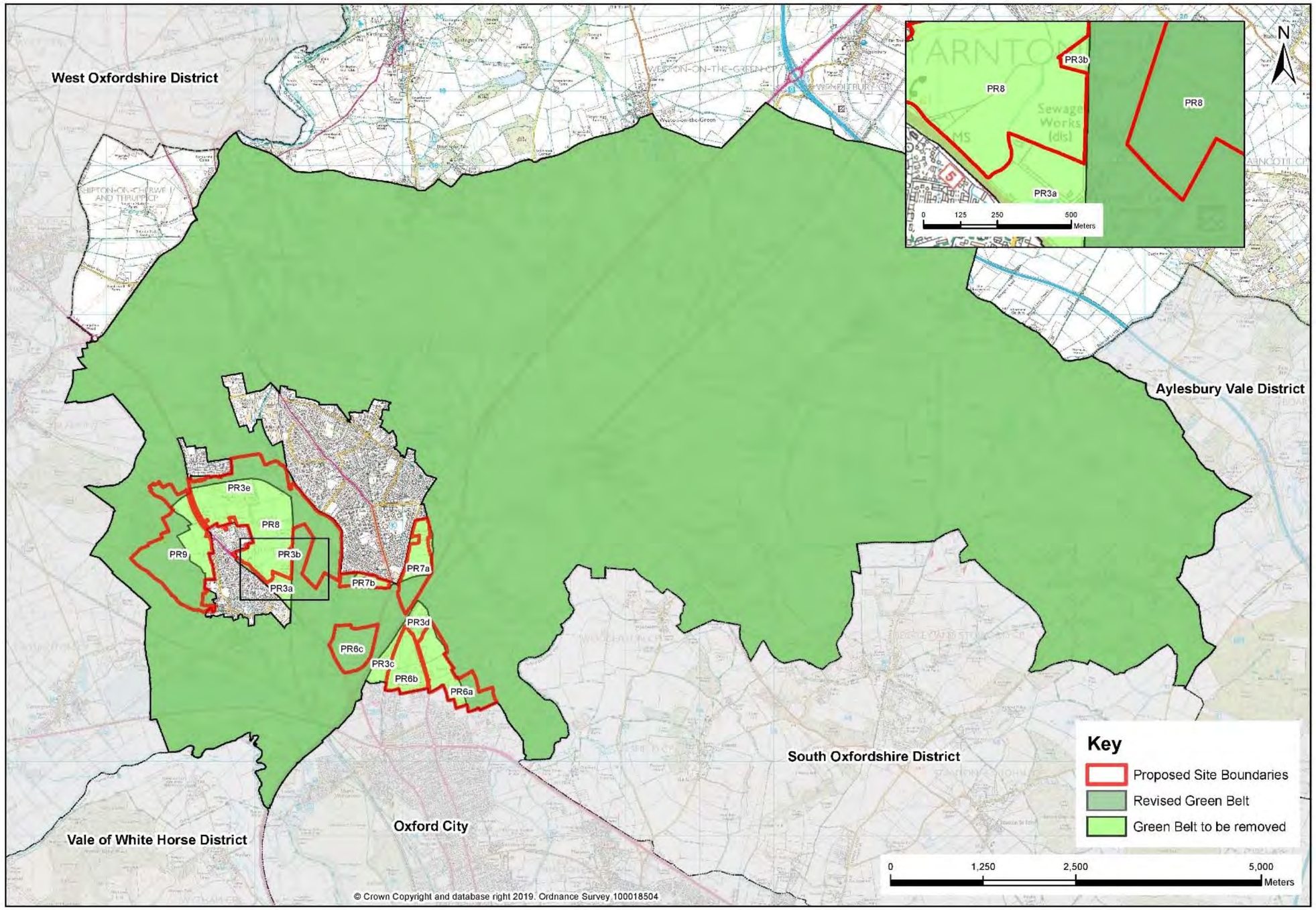
Appendix 1 – Policies Map



Appendix 1 – Policies Map Key

- Site Boundary
- Ancient Woodland
- Cherwell District
- Community Woodland
- Community Woodland
- Conservation Areas
- Conservation Target Areas
- Existing Begbroke Science Park
- Existing Green Space
- Existing Orchard
- Former Landfill Site
- Historic Parks and Gardens
- Land Reserved for Employment
- Local Centre
- Local Nature Reserve
- Local Nature Reserve
- Local Wildlife Site
- Nature Conservation Area
- Nature Conservation Area
- Neighbouring Authority
- NERC Act. S41
- New Green Space/Parks
- Outdoor Sports Provision
- Oxford Canal Trail
- PR3a (Safeguarded Land)
- Primary School Use
- Public Access Land
- Public Bridleway
- Public Footpath
- Restricted Byway
- Reserved Land for Railway Station Halt
- Reserved Site for Golf Course Replacement
- Residential
- Retained Agricultural Land
- Revised Green Belt
- Scheduled Ancient Monument
- Secondary School Use
- Site of Special Scientific Interest (SSSI)
- Special Areas of Conservation

Appendix 2 – Green Belt Plan



Partial Review of the Local Plan - Housing Trajectory (September 2019)

Plan Requirement (2021-2026) 1700 Homes

		Scheme & Site Preparation			1st Five Year Supply Period										
	Allocation	**18/19**	**19/20**	**20/21**	**21/22**	**22/23**	**23/24**	**24/25**	**25/26**	**26/27**	**27/28**	**28/29**	**29/30**	**30/31**	**Total**
North Oxford															
Policy PR6a – Land East of Oxford Road	6**9**~~0~~**5**~~0~~	0	0	0	25	50	75	100	100	100	100	6~~0~~**5**~~0~~	50	~~2~~**5**~~0~~	6**9**~~0~~**5**~~0~~
Policy PR6b – Land West of Oxford Road	~~6~~**7**~~0~~**5**~~3~~~~0~~	0	0	0	0	~~3~~**3**0	~~7~~**7**~~5~~**5**~~3~~~~0~~	75	**10**~~0~~**0**~~7~~~~5~~	**10**~~0~~**0**~~7~~~~5~~	**10**~~0~~**0**~~7~~~~5~~	75	~~7~~**7**~~6~~**6**5	50	~~6~~**6**~~7~~~~0~~**7**~~5~~~~3~~~~0~~
Kidlington															
Policy PR7a – Land South East of Kidlington	~~2~~**2**~~4~~**4**30	0	0	0	0	0	0	0	0	~~7~~**7**~~5~~**5**~~3~~~~0~~	~~5~~**5**~~1~~**1**0	~~5~~**5**~~1~~**1**0	~~5~~**5**~~1~~**1**0	~~5~~**5**~~5~~**5**~~0~~	~~2~~**2**~~4~~**4**30
Policy PR7b – Land at Stratfield Farm	1**2**~~4~~**0**~~0~~	0	0	0	~~0~~**0**~~2~~~~5~~	~~5~~**5**0	25	~~3~~**3**0	~~4~~**4**0	~~2~~**2**~~5~~~~0~~	0	0	0	0	1**2**~~4~~**0**~~0~~
Begbroke															
Policy PR8 – Land East of the A44	1950	0	0	0	50	100	225	225	225	225	225	225	225	225	1950
Yarnton															
Policy PR9 – Land West of Yarnton	5**4**~~0~~**0**~~3~~~~0~~	0	0	0	30	75	75	75	~~7~~**7**~~5~~**5**~~1~~~~0~~~~0~~	~~6~~**6**~~5~~**5**~~1~~~~0~~~~0~~	50	~~2~~**2**~~5~~**5**~~0~~	~~4~~**4**~~5~~**5**~~0~~	0	5**4**~~0~~**0**~~3~~~~0~~
~~**Woodstock**~~															
~~**Policy PR10 – Land South East of Woodstock**~~	~~**410**~~	~~**0**~~	~~**0**~~	~~**0**~~	~~**0**~~	~~**0**~~	~~**0**~~	~~**0**~~	~~**0**~~	~~**50**~~	~~**100**~~	~~**100**~~	~~**100**~~	~~**60**~~	~~**410**~~
Total															

Five Year Housing Land Supply Requirement	
Housing Requirement 2021-2026	1700
Annual Requirement	340
Requirement to date	0
Completions	0
Shortfall / Surplus	0
Base Requirement over next 5 years	1700
Base requirement with shortfall / surplus	1700
Plus 5% (NPPF)	1785
Annual requirement over next 5 years	357
Deliverable supply over next 5 years	18**8**~~1~~**0**~~0~~
Total years supply	5.**3**~~1~~

Appendix 4 - Infrastructure Schedule (September 2019)

Combined Schedules of Proposed Focused Changes and Minor Modifications to the Partial Review of the Cherwell Local Plan September 2019

Main Modification (Main 147) Appendix 4 Infrastructure Schedule

The Infrastructure Schedule accompanying the Local Plan (Part1) Partial Review identifies infrastructure schemes to support growth and ensures that infrastructure needs for Cherwell are incorporated in the relevant Infrastructure providers' plans and programmes. The process of infrastructure planning is an iterative one with the Council working with infrastructure providers to support the plan's growth and feeding into the wider strategic infrastructure programme led by the Oxfordshire Growth Board. Work will continue through more detailed planning stages such as the preparation of site development briefs and yearly monitoring of infrastructure planning and provision.

Growth for Cherwell is committed in the adopted Local Plan (2015) and supported by an infrastructure programme in its associated Infrastructure Delivery Plan (IDP). The IDP is updated on a yearly basis with information from infrastructure providers as part of the Council's Annual Monitoring Report. The Local Plan Part 1 Partial Review addresses Oxford's unmet housing needs within Cherwell and its preparation has considered the growth already committed in the adopted plan as well as seeking to avoid undermining the adopted plan's strategy and delivery of growth. Strategic infrastructure matters in south Cherwell are of equal relevance for the adopted Local Plan (Part 1) and the Local Plan (Part1) Partial Review.

As the Local Plan (Part1) Partial Review progresses to adoption, infrastructure monitoring and delivery will form part of the Council's yearly IDP updates and AMR reporting.

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
Transport & movement											
1	Explore potential for a new rail station/halt between Kidlington and Begbroke	Identify potential for future new rail services and stations that reduce the reliance on private car for inter urban travel	Desirable	Long term	~~TBC~~ **N/A**	~~TBC~~ **N/A**	Network Rail, OCC, Rail providers, Begbroke Science Park/Oxford University	LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) **OxIS Stage 2 Sept. 2017**	~~All LP1 PR sites~~ **PR8**	LP1 PR representations on behalf of OU **OCC**	**Long term aspiration being explored by the site promoter. Policy PR8 safeguards land so that future opportunities are not prevented. Delivery of LP1 PR does not depend on this scheme**
2	Expansion of Water Eaton P&R	Reduce the proportion and overall number of car journeys and help deliver the transport changes provided for by the Oxford Transport Strategy.	Necessary	~~Long~~ **Medium** term	~~TBC~~ **c. £14.5m**	~~TBC~~ **Local Growth Fund bids, developer contributions.**	OCC, bus service providers, private developers	LTP4 LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) **P&R Study, OCC May 2016** **OxIS Stage 2 Sept 2017**	All LP1 PR sites~~,~~	OCC OTS	**Identified within LTP4 but no progress at this stage as a medium term scheme**
3.	~~Explore potential for a~~ P&R at London Oxford Airport	Reduce the proportion and overall number of car journeys and help deliver the transport changes provided for by the Oxford Transport Strategy.	Necessary	**Medium** ~~Long~~ term	~~TBC~~ **c. £17m**	~~TBC~~ **Local Growth Fund bids, Developer contributions, other third party contributions.**	OCC, bus service providers, private developers		All LP1PR sites	OCC OTS	**OCC negotiations with land owner are at an early stage.**
4.	Bus Lane **and bus stop** improvements along the A4260/A4165	Reduce the proportion and overall number of car journeys and help deliver the	Critical	**Short to m~~M~~**edium term	**Scheme specific below** ~~TBC~~	**Scheme specific below** ~~TBC~~	OCC, bus service providers, private developers	LTP4:OTS LP1: Improved Transport and Connections (SLE4)	All LP1PR sites	OCC OTS TA (ITP)	**Potential sources of funding include: Emerging Oxfordshire**

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
		transport changes provided for by the Oxford Transport Strategy.						LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) **A44 & A4260 Corridor Study, OCC April 2017 OxIS Stage 2, Sept 2017**			**Growth Deal - North Oxford All Modes Corridor Improvements. All OXON authorities sign off - February 2018, Local Growth Fund bids, Developer contributions.**
4a	Improved bus lane provision on the A4165 between Kidlington roundabout and past the new housing site**s**	Reduce the proportion and overall number of car journeys. and help deliver the transport changes provided for by the Oxford Transport **Strategy**	Critical	**Short to m~~M~~edium term**	**~~TBC~~ c. £3.87m**	**~~TBC~~ Potential sources of funding include: Emerging Oxfordshire Growth Deal - North Oxford All Modes Corridor Improvements. All OXON authorities sign off - February 2018**	OCC, bus service providers, private developers	LTP4:OTS LP1: Improved Transport and Connections (SLE4)	All LP1PR sites	**OCC OTS TA (ITP)**	**~~Potential sources of funding include: Emerging Oxfordshire Growth Deal - North Oxford All Modes Corridor Improvements. All OXON authorities sign off - February 2018, Local Growth Fund bids, Developer contributions.~~**
4b	A4260 – southbound bus lane from The Moors to Benmead Road		Critical	**Short to m~~M~~edium term**	**~~TBC~~ c. £0.583m***			LP1 PR: Sustainable Transport (PR4a) **LP1 PR: Infrastructure Delivery (PR11) A44 & A4260 Corridor Study, OCC April 2017 OxIS Stage 2, Sept. 2017**	All LP1PR sites	**OCC OTS TA (ITP)**	
4c	A4260 Southbound bus lane from Bicester Road/A4260 junction to Kidlington roundabout	Reduce the proportion and overall number of car journeys. and help deliver the transport changes provided for by the Oxford Transport **Strategy**	Critical	**Short to m~~M~~edium term**	TBC		OCC, bus service providers, private developers	LTP4: OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) **LP1 PR:**	All LP1PR sites	**OCC OTS TA (ITP)**	**Optioneering and feasibility work for section 4a has almost completed through Growth Deal funding.**

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
								Infrastructure Delivery (PR11) A44 & A4260 Corridor Study, OCC April 2017 OxIS Stage 2, Sept. 2017			
~~**4d**~~	~~**Northbound bus lane Summerhill Road to Davenant Road**~~		~~**Critical**~~	~~**Medium term**~~	~~**TBC**~~	~~**TBC**~~			~~**All LP1PR sites**~~		~~***Cost from Lonsdale to Davenant (some 2way)**~~
~~**4e**~~	~~**Southbound bus lane from Rawlinson road to St Margaret's Road**~~		~~**Critical**~~	~~**Medium term**~~	~~**TBC**~~	~~**TBC**~~			~~**All LP1PR sites**~~		
5	Signalised junctions along the A4260/A4165 corridor to improve bus movements **(including Bus Gate near Kidlington centre)**	Reduce the proportion and overall number of car journeys and help deliver the transport changes provided for by the Oxford Transport Strategy.	Critical	**Short to m~~M~~edium** term	**Scheme specific below ~~TBC~~**	**Scheme specific below ~~TBC~~**	OCC, bus service providers, private developers	LTP4:OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) **A44 & A4260 Corridor Study, OCC April 2017**	All LP1PR sites	OCC OTS TA (ITP)	~~**Potential sources of funding include: Emerging Oxfordshire Growth Deal - North Oxford All Modes Corridor Improvements. All OXON authorities sign off - February 2018, Local Growth Fund**~~
5a	A4260/Bicester Road Signalised junction – RT detection **and advanced stop line**		Critical	**Short to m~~M~~edium** term	~~**TBC**~~ **c. £0.313m**	~~**TBC**~~ **Potential sources of funding include: Local Growth**			All LP1PR sites		
5b	A4260/Lyne Road Signalised junction - RT detection**, advance stop line and toucan crossing**		Critical	**Short to m~~M~~edium** term	~~**TBC**~~ **c. £0.313m**		OCC, bus service providers,		All LP1PR sites		

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
5c	Langford Lane/A4260 junction improvements with bus lanes on some approaches		Critical	**Short to m~~M~~**edium term	TBC	**Fund bids, developer contributions**	private developers	**OxIS Stage 2, Sept 2017**	All LP1PR sites		**~~bids, Developer contributions.~~** **Initial corridor study set out the outline schemes through these sections**
6	Bus Lane improvements along the A44**~~/A4144~~**	Reduce the proportion and overall number of car journeys and help deliver the transport changes provided for by the Oxford Transport Strategy.	Critical	**Short to m~~M~~**edium term	**Scheme specific below ~~TBC~~**	**Scheme specific below ~~TBC~~**	OCC, bus service providers, private developers	LTP4:OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) **A44 & A4260 Corridor Study, OCC April 2017** **OxIS Stage 2, Sept 2017**	PR8 PR9 **~~PR10~~**	OCC OTS TA (ITP)	**Optioneering and feasibility designs are near completion for all three sections along the A44 through Growth Deal Funding.**
6a	**~~Southbound bus lane on A44 from the new southern exit from East Yarnton (Begbroke) through to Loop Farm Roundabout~~** **Northbound and southbound bus lane on A44 between Langford Lane and Bladon Roundabout**		Critical	**Short to m~~M~~**edium term	**~~TBC~~ £3.89m**	**~~TBC~~ Potential sources of funding include: Oxfordshire Growth Deal North Oxford All Modes Corridor Improvements, Local Growth Fund bids, developer contributions**			PR8 PR9 **~~PR10~~**	OCC OTS TA (ITP)	
6b	Southbound bus lane on A44, **between** Langford Lane **~~to~~ and** Spring Hill junction		Critical	**Short to m~~M~~**edium term	TBC		OCC, bus service providers, private developers	LTP4:OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11)	PR8 PR9 **~~PR10~~**	OCC OTS TA (ITP)	
6c	**Southbound bus lane on A44 between Spring Hill junction and Pear Tree interchange**		**Critical**	**Short to medium term**	**TBC**				PR8 PR9 **~~PR10~~**	OCC OTS TA (ITP)	
~~6c~~	**~~Extend Northbound bus lane on Woodstock Road to Bainton Road (currently stops at Moreton Road)~~**		**~~Critical~~**	**~~Medium term~~**	**~~TBC~~**	**~~TBC~~**			**~~PR8 PR9 PR10~~**	**~~OCC OTS TA (ITP)~~**	
~~6d~~	**~~Northbound bus lane on A44 between Langford~~**		**~~Critical~~**	**~~Medium term~~**	**~~TBC~~**	**~~TBC~~**			**~~PR8 PR9~~**	**~~OCC OTS~~**	

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
	~~**Lane and Bladon Roundabout, Southbound bus lane from approximately 200m south of Bladon roundabout to Langford Lane**~~								~~**PR10**~~	~~**TA (ITP)**~~	
7	4 buses per hour service between Oxford and Begbroke routed Land East of the A44 development site (A44/A4144 corridor)	Reduce the proportion and overall number of car journeys and help deliver the transport changes provided for by the Oxford Transport Strategy.	Critical	**Short to m~~M~~**edium term	~~**TBC**~~ **Pending development**	**Bus operator and developer funded** ~~**TBC**~~	OCC, bus service providers, private developers		PR8	OCC OTS TA (ITP)	**To be delivered by development proposal**
8a	Junction improvements facilitating cross-corridor bus movements (A44 to/from A4260)	Reduce the proportion and overall number of car journeys and help deliver the transport changes provided for by the Oxford Transport Strategy.	Critical	**Short to m~~M~~**edium term	**Scheme specific below** ~~**TBC**~~	**Scheme specific below** ~~**TBC**~~	OCC, bus service providers, private developers	LTP4:OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) **A44 & A4260 Corridor Study, OCC April 2017** **OxIS Stage 2, Sept 2017**	All LP1 PR sites	OCC OTS TA (ITP)	**Optioneering and feasibility designs are near completion for 8a and 8b through Growth Deal Funding.**
8a	Left turn bypass lane from A4095 Upper Campsfield Road to A44		Critical	**Short to m~~M~~**edium term	~~**TBC**~~ **c. £1.04m**	~~**TBC**~~ **Potential sources of funding include: Oxfordshire Growth Deal Oxford All Modes Corridor Improvements, Local Growth Fund Bids, developer contributions** ~~**TBC**~~			All LP1 PR sites	OCC OTS	
8b	Bus only left turn filter A44 to Langford Lane **(General traffic to turn left from additional lane at junction)**		Critical	**Short to m~~M~~**edium term	~~**TBC**~~ **c. £1.04m**				All LP1 PR sites	TA (ITP)	

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
8c	Signalising A4095 Upper Campsfield Road/A4260 junction **and enhancement of pedestrian/cycle crossings**		Critical	**Short to m~~M~~edium** term	**c. £1.04m ~~TBC~~**	**~~TBC~~ Potential sources of funding include: s278 plans as part of Minerals planning application, Local Growth Fund bids, developer contributions**	OCC, bus service providers, private developers		All LP1 PR sites	OCC OTS	**8c was identified within the A44/A4260 corridor study but no further progress has been made at this stage.**
~~8~~	Upgrade of outbound bus stop on A4165 opposite Parkway		Critical	**Short to m~~M~~edium** term	TBC	TBC			All LP1 PR sites	TA (ITP)	
~~9~~	**~~Cycle super highway~~**	**~~Reduce the proportion and overall number of car journeys and help deliver the transport changes provided for by the Oxford Transport Strategy.~~**	**~~Critical~~**	**~~Medium term~~**	**~~TBC~~**	**~~TBC~~**	**~~OCC private developers~~**	**~~LTP4: OTS~~ ~~LP1: Improved Transport and Connections (SLE4)~~ ~~LP1 PR: Sustainable Transport (PR4a)~~ ~~LP1 PR: Infrastructure Delivery (PR11)~~**	**~~All LP1 PR sites~~**	**~~TA (ITP)~~**	
~~9a~~ 9	Cycle super highway along the A4260/A4165 to/**from** Oxford Parkway	Reduce the proportion and overall number of car journeys and help deliver the transport changes provided for by the Oxford Transport Strategy.	Critical	**Short to m~~M~~edium** term	**~~TBC~~ c. £2.1m-5.25m**	**~~TBC~~ Potential sources of funding include: s278 plans as part of Minerals planning**	OCC private developers	LTP4: OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a)	All LP1 PR sites	TA (ITP)	**~~Potential sources of funding include: Emerging Oxfordshire Growth Deal - North~~**

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
~~9b~~ 9a	Cycle super highway along A4165 to/from Oxford Parkway to Oxford city centre		Critical	Short to m~~M~~edium term	N/A ~~TBC~~	application, Local Growth Funds bids, developer contributions	OCC private developers	LP1 PR: Infrastructure Delivery (PR11) A44 & A4260 Corridor Study, OCC April 2017 OxIS Stage 2, Sept 2017			~~Oxford All Modes Corridor Improvements. All OXON authorities sign off - February 2018, Local Growth Fund bids, Developer contributions.~~ The cycle super highway along the A4260 between Kidlington Roundabout and Oxford city centre along the A4165 is going through optioneering and feasibility design through Growth Deal funding currently.
~~15i~~ 10	Pedestrian and cycle improvements linking Kidlington, Begbroke and Yarnton: Potential closure/unadoption of Sandy Lane to form green cycle/pedestrian route linking the A44 and the A4260 (Subject to consultation with OCC).This will be the central spine of a network of footpaths/cycle ways	Improving sustainable transport accessibility and active travel	Critical	Short to m~~M~~edium term	~~TBC~~ Scheme specific below	~~TBC~~ Scheme specific below	OCC private developers	LTP4: OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) ~~LP1 PR: Infrastructure~~ A44 & A4260	All sites	TA (ITP)	Potential sources of funding include: All OXON authorities sign off - February 2018, Local Growth Fund bids, Developer contributions.

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
	through Land east of the A44 (PR8) and it will be cycle/pedestrian/ wheelchair accessible. Improving Green Lane linking Sandy Lane/Yarnton Road and the A44 to become a cycle track.							**Corridor Study, OCC April 2017OxIS Stage 2, Sept. 2017**			
~~12~~ **11**	Public Realm improvements on the A4260 between Benmead Road and Yarnton Road	Integration of land use and transport in response to provide safe and attractive environments particularly in and around settlement centres	~~Desirable~~ **Necessary**	~~Medium~~ **Short** term	c.£0.50m	~~TBC~~ **Potential sources of funding include: Local Growth Fund bids DFT competitive fund Developer contributions Local authority budget**	OCC private developers	LTP4: OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) LP1 PR: Infrastructure LP1 PR: Kidlington centre (PR4b) Kidlington Masterplan **A44 & A4260 Corridor Study, OCC April 2017**	All LP1 PR sites	OCC TA (ITP)	**Outline scheme identified through the A44/A4260 corridor study**
~~12a~~ **11a**	20mph zone in centre of Kidlington on A4260 between Lyne Road and Sterling Approach	Integration of land use and transport in response to provide safe and attractive environments particularly in and around settlement centres	Desirable	Medium term	TBC	~~TBC~~ **Potential sources of funding include: Local Growth Fund bids DFT competitive fund Developer contributions Local**	OCC private developers		All LP1 PR sites	OCC TA (ITP)	**Outline scheme identified through the A44/A4260 corridor study**

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
						authority budget					
~~15g~~ **12**	Walking/cycling/ wheelchair accessibility from land at Stratfield Farm (PR7b) to key facilities on the A4165 including proposed sporting facilities at Land South East Kidlington (PR7a) and Oxford Parkway	Improving sustainable transport accessibility and active travel	Critical	**Short to m~~M~~**edium term	~~**TBC**~~ **On-site transport mitigation / design considerations. Pending development**	~~**TBC**~~ **Development proposal**	OCC private developers	LTP4: OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) LP1 PR:	PR7b	CDC	**To be delivered by development proposal**
~~15m~~ **13**	New public bridleways suitable for pedestrians, all-weather cycling, wheelchair use and horse riding, and connecting with existing public right of way network ~~**including existing bridleway at Dolton Lane**~~	Improving accessibility and active travel	Desirable	**Short to m~~M~~**edium term	~~**TBC**~~ **Site/design considerations. Pending development**	~~**TBC**~~ **Development proposals**	OCC private developers	LTP4: OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) ~~**LP1 PR: Infrastructure**~~	**PR8** PR9	CDC	**Potential sources of funding include: Local Growth Fund bids DFT competitive fund Developer contributions**
~~15f~~ **14**	Walking/cycling/ wheelchair accessibility from land at Stratfield Farm (PR7b) to Land east of the A44 (PR8) (including suitable crossing over the Oxford Canal)	Improving sustainable transport accessibility and active travel	Critical	**Short to m~~M~~**edium term	~~**TBC**~~ **c.£503k***	~~**TBC**~~ **Development proposals**	OCC private developers **Canal and River Trust**	LTP4: OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) LP1 PR: Infrastructure	PR7b PR8	TA (ITP) CDC	***Includes bridge cost. Apportionment to both sites To be delivered by development proposal**
15	**New public bridleway/green link connecting Land at Stratfield Farm (PR7b) with Land East of the A44 (PR8) across the**	**Improving accessibility and active travel**	**Necessary**								

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
	Oxford Canal, and exploration of links with the wider PRoW east of the A4165.										
~~13c~~ **16**	**Wheelchair accessible** Pedestrian/Cycle bridge over the Oxford Canal linking Stratfield Farm (PR7b) to Land East of the A44 (PR8)	Improving sustainable transport accessibility and active travel	Critical	**Short to m~~M~~**edium term	~~**TBC**~~ **c.£250k****						****subject to feasibility and design** **To be delivered by development proposals**
~~10~~ **17**	Sandy Lane – pedestrian and cycle new link over railway	Improve sustainable cross corridor connections between the A44 and the A4260	Critical	**Short to m~~M~~**edium term	~~**TBC**~~ **c. £2m-5m**	**Pending development proposal** ~~**TBC**~~	OCC **Network Rail** Private **sector** developers	LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) **A44 & A4260 Corridor Study, OCC April 2017 OxIS Stage 2, Sept. 2017**	PR8	OCC TA (ITP)	**Potential sources of funding include: All OXON authorities sign off February 2018 Network Rail Local Growth Fund bids Developer contributions Delivered within site PR8 but relevant to improving sustainable connections between the A44 and A4260**
~~13b~~ **17a**	Sandy Lane Level Crossing pedestrian/cycle bridge (Delivered with scheme ~~**10**~~ **17** above)		Critical	**Short to m~~M~~**edium term	~~**TBC**~~ **c.£0.52m**	~~**TBC**~~ **Pending development proposal**	OCC private developers		**PR8**	OCC TA (ITP)	
~~13e~~ **18**	Kidlington roundabout: provision of pedestrian/cycle crossing at the roundabout ~~**and exploring the potential for a pedestrian/cycle bridge over Frieze Way and bus priority**~~	Improving sustainable transport accessibility and active travel	Critical	**Short to m~~M~~**edium term	~~**TBC**~~ **c. £5.8m**	~~**TBC**~~ **Potential sources of funding include: Emerging Oxfordshire Growth**	OCC Private developers	LTP4: OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR:	PR6a PR6b PR7a PR7b	OCC	**Optioneering and feasibility design is being undertaken through Growth Deal Funding.**

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
						Deal – North Oxford All Modes Corridor Improvements All OXON authorities sign off February 2018 Local Growth Funds bids Developer contributions		Infrastructure Delivery (PR11) **A44 & A4260 Corridor Study, OCC April 2017 OxIS Stage 2, Sept. 2017**			
~~19~~ 245	Public vehicular, cycle, pedestrian and wheelchair connectivity within the Land West of Yarnton site to services and facilities in Yarnton including William Fletcher Primary School, to the allocated site to the east of the A44 (Policy PR8) and to existing or new points of connection off-site and to existing or potential public transport services.	Ensure safe access and integration with existing road network	Critical	**Short to m~~M~~**edium term	**~~TBC~~ Transport mitigation/ design considerations. Pending development**	**~~TBC~~ Development proposal**	OCC private developers	LTP4: OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11)	PR9	OCC	**To be delivered by development proposal**
~~201~~ 5j	New walking and cycling routes from Land West of Yarnton (PR9) through Yarnton	Improving sustainable transport accessibility and active travel	Critical	**Short to m~~M~~**edium term	**~~TBC~~ Transport mitigation / design considerations.**	**~~TBC~~ Development proposal**	OCC private developers		PR9	TA (ITP)	**To be delivered by development proposal**

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
					Pending development						
~~11.~~	~~**Cycle and pedestrian improvements**~~	~~**Reduce the proportion and overall number of car journeys and help deliver the transport changes provided for by the Oxford Transport Strategy.**~~	~~**Critical**~~	~~**Medium term**~~	~~**TBC**~~	~~**TBC**~~	~~**OCC private developers**~~	~~**LTP4: OTS**~~ ~~**LP1: Improved Transport and Connections (SLE4)**~~ ~~**LP1 PR: Sustainable Transport (PR4a)**~~ ~~**LP1 PR: Infrastructure Delivery (PR11)**~~	~~**PR10**~~ ~~**PR9**~~ ~~**PR8**~~	~~**OCC TA (ITP)**~~	

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
~~11a~~ 21	Cycle and pedestrian improvements along the A44 (between Bladon Roundabout and Peartree Roundabout) enabling: a) improved cycling facilities to link onto planned improvements to Pear Tree Roundabout ~~and cycle route along Woodstock Road (south of the A34) into Oxford~~ b) ~~high quality~~ pedestrian / cycle crossing ~~for shared use path~~ through Langford Lane junction and across the A44 (Shared Use Path improvements and new provision)	Reduce the proportion and overall number of car journeys and help deliver the transport changes provided for by the Oxford Transport Strategy.	Critical	Short to m~~M~~edium term	~~TBC~~ Apportioned cost of A44 and Woodstock Road scheme c. £8.23m	~~TBC~~ Potential sources of funding include: Emerging Oxfordshire Growth Deal – North Oxford All Modes Corridor Improvements All OXON authorities sign off February 2018 Local Growth Funds bids Developer contributions	OCC private developers	LTP4: OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) A44 & A4260 Corridor Study, OCC April 2017 OxIS Stage 2, Sept. 2017	~~PR10~~ PR9 PR8	OCC TA (ITP)	Optioneering and feasibility design work is nearing completion through Growth Deal Funding.
~~11b~~ 22	Cycle and pedestrian improvements along Langford Lane including enhancement to formalise crossing, Shared Use Path (SUP) on the western end of Langford Lane and hybrid cycle lanes for the eastern end.		Critical		~~TBC~~ c. £0.772m						
~~14~~ 23	Reduction of speed limit and pedestrian/cycling crossing at key locations along the A44 (from	Improving sustainable transport	Critical	Short to m~~M~~edium term	Transport mitigation / design considera	Development proposal ~~TBC~~	OCC private developers	LTP4:OTS LP1: Improved Transport and	PR8 PR9	OCC TA (ITP)	

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
	Sandy Lane to Cassington Road)	accessibility and active travel			**tions. Pending development** ~~**TBC**~~			Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) **A44 & A4260 Corridor Study, OCC April 2017** **OxIS Stage 2, Sept. 2017**			
~~13~~ ~~24~~	Footpaths/cycleways within proposed development sites that link new development to existing and proposed networks	Improving sustainable transport accessibility and active travel	Critical	**Short to m**~~**M**~~edium term	**Scheme specific below** ~~**TBC**~~	**Scheme specific below** ~~**TBC**~~	OCC private developers	LTP4:OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) **OxIS Stage 2, Sept 2017**	All LP1 PR sites	PRoW Management Plan 2014	**To be delivered by development proposals**
~~15a~~ **25**	Pedestrian/cycling/wheelchair accessibility from land east of Oxford Road (PR6a) to Water Eaton Park and Ride and Oxford Parkway Station		Critical	**Short to m**~~**M**~~edium term	**Site transport mitigation / design consideration** ~~**TBC**~~	**Development proposal** ~~**TBC**~~	OCC private developers		PR6a	TA (ITP)	**Delivery likely to be linked to Green Infrastructure schemes below.** **To be delivered by development proposal.**
~~15b~~ **26**	Pedestrian/cycling/wheelchair accessibility from land west of Oxford Road (PR6b) to the employment opportunities at Oxford's Northern Gateway	Improving sustainable transport accessibility and active travel	Critical	**Short to m**~~**M**~~edium term	**Site transport mitigation / design consideration** ~~**TBC**~~	**Development proposal** ~~**TBC**~~	OCC private developers		PR6b	TA (ITP)	**Delivery likely to be linked to Green Infrastructure schemes below.** **To be delivered by development proposal.**

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
~~13d~~ **27**	Upgrade existing footbridge over the railway linking to Northern Gateway to pedestrian/cycle/Wheelchair accessible providing links to Northern Gateway	Improving sustainable transport accessibility and active travel	Critical	**Short to m~~M~~**edium term	**Site transport mitigation / design consideration** ~~TBC~~	**Development proposal** ~~TBC~~	OCC private developers	LTP4: OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) **OxIS Stage 2, Sept 2017**	PR6b	OCC TA (ITP)	**To be delivered by development proposal.**
~~15c~~ **28**	Pedestrian/cycling/wheelchair accessibility across A4165 from Land west of Oxford Road (PR6b) to services and facilities at Land East of Oxford Road (PR6a) and Oxford Parkway	Improving sustainable transport accessibility and active travel	Critical	**Short to m~~M~~**edium term	**Site transport mitigation / design consideration** ~~TBC~~	**Development proposal** ~~TBC~~	OCC private developers	LTP4: OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) **OxIS Stage 2, Sept 2017**	PR6b	TA (ITP)	**To be delivered by development proposal.**
~~15d~~ **29**	Footway along southbound carriage way of Bicester Road	Improving sustainable transport accessibility and active travel	Critical	~~**Medium**~~ **Long** term	**Site transport mitigation / design consideration** ~~TBC~~	**Development proposal** ~~TBC~~	OCC private developers	LTP4:OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11)	PR7a	TA (ITP)	**To be delivered by development proposal.**

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
~~15e~~ **30**	Pedestrian/cycling/wheelchair accessibility to Oxford Parkway, Water Eaton P&R, across to Bicester Road and to formal sports pitches on site	Improving sustainable transport accessibility and active travel	Critical	~~**Medium**~~ **Long** term	**Site transport mitigation / design consideration** ~~**TBC**~~	**Development proposal** ~~**TBC**~~	OCC private developers	LTP4:OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11)	PR7a	CDC	**To be delivered by development proposal.**
~~15h~~	~~**Create pedestrian, cycle and wheelchair friendly crossings which link new development at Land South East of Woodstock to existing and proposed networks including Oxford Road and Campsfield Road.**~~	~~**Improving sustainable transport accessibility and active travel**~~	~~**Critical**~~	~~**Medium term**~~	~~**TBC**~~	~~**TBC**~~	~~**OCC private developers**~~	~~**LTP4: OTS**~~ ~~**LP1: Improved Transport and Connections (SLE4)**~~ ~~**LP1 PR: Sustainable Transport (PR4a)**~~ ~~**LP1 PR: Infrastructure Delivery (PR11)**~~ ~~**LP1 PR: Infrastructure**~~	~~**PR10**~~	~~**CDC**~~	
~~15k~~	~~**Pedestrian, cycle and wheelchair connections between Land South East of Woodstock and Woodstock including provision and improvement along the A44**~~	~~**Improving sustainable transport accessibility and active travel**~~	~~**Critical**~~	~~**Medium term**~~	~~**TBC**~~	~~**TBC**~~	~~**OCC private developers**~~	~~**LTP4:OTS**~~ ~~**LP1: Improved Transport and Connections (SLE4)**~~ ~~**LP1 PR: Sustainable Transport (PR4a)**~~ ~~**LP1 PR: Infrastructure Delivery (PR11)**~~	~~**PR10**~~	~~**TA (ITP)**~~	

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
								~~LP1 PR: Infrastructure~~			
~~15l~~	~~Pedestrian, cycle and wheelchair connections across the site linking the public open space with the wider footpath network and A44 cycle route via new crossing points over the A44 and Upper Campsfield Road~~	~~Improving sustainable transport accessibility and active travel~~	~~Critical~~	~~Medium term~~	~~TBC~~	~~TBC~~	~~OCC private developers~~	~~LTP4:OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) LP1 PR: Infrastructure~~	~~PR10~~	~~CDC~~	
~~15o~~	~~Creation of routes/green infrastructure links to ensure a layout that affords good access to Woodstock~~	~~Ensuring integration with exiting development and transport networks, improving accessibility and active travel~~	~~Critical~~	~~Medium term~~	~~TBC~~	~~TBC~~	~~OCC private developers~~	~~LTP4: OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) LP1 PR: Infrastructure~~	~~PR10~~	~~CDC~~	
~~16~~ **31**	Vehicular spine route through Land East of the A44 (suitable for use by buses)	Reduce the proportion and overall number of car journeys and help deliver the transport changes provided for by the Oxford Transport Strategy.	Critical	**Short to m~~M~~**~~edium~~ term	~~TBC~~ **On-site transport mitigation / design considerations**	~~TBC~~ **Development proposal**	OCC private developers	LTP4: OTS LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) **OxIS Stage 2, Sept 2017**	PR8	TA (ITP)	**To be delivered by development proposal.**

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
~~17~~ **32**	Highways Works to Kidlington Roundabout/Oxford Road to enable site access for Land at Stratfield Farm	Ensure safe access and integration with existing road network	Critical	Medium term	~~TBC~~ **Site transport mitigation / design consideration**	~~TBC~~ **Development proposal**	OCC private developers	LP1 PR: Infrastructure Delivery (PR11)	PR7b	OCC	**To be delivered by development proposal**
~~13~~ **33**	Pedestrian/Cycle bridges (wheelchair accessible)	Improving sustainable transport accessibility and active travel	Critical	Medium term	TBC	TBC	OCC private developers	LTP4: OTS LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11) LP1 PR: Infrastructure	N/A	N/A	~~13~~ **33**
~~13a~~ **33a**	Pedestrian/Cycle bridge over the Oxford Canal and Railway		Critical	Medium term	TBC	TBC	OCC private developers		PR8	TA (ITP)	~~13a~~ **33a**
Education											
~~18~~ **34**	Primary School 2FE at Land East of Oxford Road	Expand the schools and colleges provision to match the needs of residents and businesses.	Critical	Medium term	~~TBC~~ **c. £11m**	~~TBC~~ **Developer contributions**	OCC Private sector developers	LP1: Meeting education needs (BSC7) LP1 PR: Infrastructure Delivery (PR11)	PR6a PR6b PR7a PR7b	OCC	**Early engagement with LEA needed to inform a site development brief and development proposals**

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
35	**Additional permanent accommodation at Edward Feild Primary School**	**Expand the schools and colleges provision to match the needs of residents and businesses**	**Critical**	**Medium term**	**Specific project costs TBC (standard expansion rates are £ 15,256 (2Q 17) per pupil).**	**Pending development proposal Developer contributions**	**OCC Private sector developers**	**LP1: Meeting education needs (BSC7) LP1 PR: Infrastructure Delivery (PR11)**	**PR7a PR7b**	**OCC**	
~~19~~ **36**	Primary School 3FE at Land East of the A44	**Expand the schools and colleges provision to match the needs of residents and businesses**	Critical	Medium term	~~TBC~~ **c. £15m**	~~TBC~~ **Developer contributions**	OCC Private sector developers	LP1: Meeting education needs (BSC7) LP1 PR: Infrastructure Delivery (PR11)	PR8	OCC	**Early engagement with LEA needed to inform a site development brief and development proposals and allow consideration of wider needs and provision.**
	Primary School 2FE at Land East of the A44 if required- in consultation with the LEA and unless otherwise agreed with CDC	**Expand the schools and colleges provision to match the needs of residents and businesses.**	**Critical**	**Long term**	**c. £11m**						
~~20~~ **37**	**Additional permanent accommodation at William Fletcher Primary School** Additional playing field land **and new access road to Yarnton Residential and Nursing Home** (c.1.**8~~5~~**ha) **~~to be provided~~** at **~~William Fletcher Primary School~~ Land West of Yarnton** to facilitate **~~a 0.5 FE~~ the**	Expand the schools and colleges provision to match the needs of residents and businesses.	Critical	Medium term	~~TBC~~ **Specific project costs TBC (standard expansion rates are £15.256 (2Q 17) per pupil).**	~~TBC~~ **Developer contributions**	OCC Private sector developers	LP1: Meeting education needs (BSC7) LP1 PR: Infrastructure Delivery (PR11)	PR9	OCC	**Early engagement with LEA needed to inform a site development brief and development proposals**

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
	expansion of **William Fletcher Primary** school **by ~~a~~ 0.5 FE on the school site (to a 2 FE).**				**Cost of playing pitches provision on c.1.8 ha land at PR9 c. 326.4k**						
~~21~~	**~~Primary School 2FE at Land South East of Woodstock~~**	**~~Expand the schools and colleges provision to match the needs of residents and businesses.~~**	**~~Critical~~**	**~~Medium term~~**	**~~TBC~~**	**~~TBC~~**	**~~OCC Private sector developers~~**	**~~LP1: Meeting education needs (BSC7) LP1 PR: Infrastructure Delivery (PR11)~~**	**~~PR10~~**	**~~OCC~~**	
~~22~~ 38	Secondary school (**~~900~~1100**-place) at Land East of the A44 **~~with playing pitches located to help maintain a gap between the development and Begbroke village~~**	Expand existing and provide new schools to match the needs of residents and businesses.	Critical	Medium term	**~~TBC~~ c. £34m**	**~~TBC~~ Developer contribution and Education and Skills Funding Agency funding streams for capital investment in school provision**	OCC **Education and Skills Funding Agency** Private sector developers	LP1: Meeting education needs (BSC7) LP1 PR: Infrastructure Delivery (PR11)	All **LP1 PR** sites	OCC	**Early engagement with LEA needed to inform a site development brief and development proposals**
~~23~~ 39	SEN and early years school provision to meet projected needs either on site (including land) or adequate contributions to enable existing facilities to expand.		Critical	Medium term	TBC	**~~TBC~~ Developer contributions**	OCC Private sector developers	LP1: Meeting education needs (BSC7) LP1 PR: Infrastructure Delivery (PR11)	All **LP1 PR** sites	OCC	
Utilities											

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
~~24~~ 40	Water supply links and network upgrades	Ensure utilities infrastructure grows at the same rate as communities	Critical	Short to medium term	Costs to be determined as individual development comes forward	To be funded by TW and private developers	Thames Water Private sector developers	LP1: Public Service and Utilities (BSC9) LP1: Water Resources (ESD8) LP1 PR: Infrastructure Delivery (PR11)	All **LP1 PR** sites	Thames Water on LP1 IDP update	TW ~~currently~~ preparing AMP7 (2020-2025) which will provide specification of upgrades. To be funded and provided as development comes forward.
~~25~~ 41	Sewerage links and treatment works upgrade										
41a	**Wastewater Infrastructure upgrades required to serve Site Policy PR6a**	**Ensure utilities infrastructure grows at the same rate as communities**	**Critical**	**Medium term**	**Costs to be determined as individual development comes forward**	**To be funded by TW and private developers**	**Thames Water Private sector developers**	**LP1: Public Service and Utilities (BSC9) LP1: Water Resources (ESD8) LP1 PR: Infrastructure Delivery (PR11)**	**PR6a**	**WCS Nov.2017**	**Early engagement with TW and with the Environment Agency (EA) and Natural England (NE) when necessary**
~~41b~~ 42	**Wastewater Infrastructure upgrades maybe required to serve Site Policy PR8**		**Critical**	**Medium term**		**To be funded by TW and private developers**	**Thames Water Private sector developers**		**PR8**	**WCS Nov.2017**	**Early engagement with TW and with the Environment Agency (EA) and Natural England (NE) when necessary**
~~26~~ 42	Oxford WwTW upgrade **will be required** ~~**potential - TBC**~~	Ensure utilities infrastructure grows at the same rate as communities	Critical	Short to medium term	Costs to be determined as individual development comes forward	**To be funded by TW and private developers**	**Thames Water Private sector developers**	LP1: Public Service and Utilities (BSC9) LP1: Water Resources (ESD8) LP1 PR: Infrastructure Delivery (PR11)	PR6a, PR6b ~~**PR6c PR7a PR7b PR8**~~ PR9	WCS ~~**Draft April**~~ **Nov** 2017	**Early engagement with TW and with the Environment Agency (EA) and Natural England (NE) when necessary.**

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
~~27~~	~~Woodstock WwTW upgrade~~	~~Ensure utilities infrastructure grows at the same rate as communities~~	~~Critical~~	~~Short to medium term~~	~~Costs to be determined as individual development comes forward~~	~~To be funded by TW and private developers~~	~~Thames Water Private sector developers~~	~~LP1: Public Service and Utilities (BSC9) LP1: Water Resources (ESD8) LP1 PR: Infrastructure Delivery (PR11~~	~~PR10~~	~~WCS Draft April 2017~~	~~TW currently preparing AMP7 (2020-2025) which will provide specification of upgrades. To be funded and provided as development comes forward.~~
43	Cassington WwTW upgrade will be required	Ensure utilities infrastructure grows at the same rate as communities	Critical		Costs to be determined as individual development comes forward	To be funded by TW and private developers	Thames Water Private sector developers	LP1: Public Service and Utilities (BSC9) LP1: Water Resources (ESD8) LP1 PR: Infrastructure Delivery (PR11)	PR7a PR7b PR8	WCS Nov.2017	Early engagement with TW and with the Environment Agency (EA) and Natural England (NE) when necessary
~~28~~ 44	Water conservation measures	Promote sustainable use of water: Maintaining quality and adequate resources	Critical	Short to medium term	Costs to be determined as individual development comes forward	To be funded by TW and private developers	Thames Water Private sector developers	LP1: Water Resources (ESD8) LP1: Protection of Oxford Meadows SAC (ESD9) LP1 PR: Infrastructure Delivery (PR11)	All LP1 PR sites		Developers to engage with TW to draw up water and drainage strategies outlining the developments water and waste water infrastructure.
~~29~~ 45	Agreement in principle needed with DNO (Southern Electric Power Distribution) for any modification to overhead lines or development beneath overhead lines/undergrounding of	Ensure utilities infrastructure grows at the same rate as communities	Critical	Short to medium term	Costs to be determined as individual development comes	To be funded by SEPD and private developers	SEPD Private sector developers	LP1: Public Service and Utilities (BSC9) LP1 PR: Infrastructure Delivery (PR11)	PR6a PR6b PR6c PR7a PR8 PR9	SEPD Consultation Nov.16-Jan17 Consultation	

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
	overhead lines in relation to any development site.				forward						
Flood risk											
~~30~~ **46**	Agreement in principle from TW that foul drainage from the site will be accepted into their network as part of any planning application	Reducing potential flooding and pollution risks from surface water.	Critical	Short to medium term	Costs to be determined as individual development comes forward	TW Private sector developers	TW Private sector developers	LP1: Sustainable Flood Risk Management (ESD6) LP1: Sustainable Drainage Systems (SuDs) (ESD7) LP1: Water Resources (ESD8) LP1: Protection of Oxford Meadows SAC (ESD9) LP1 PR: Infrastructure Delivery (PR11)	All **LP1 PR sites**	SFRA L2May 2017	**To be delivered by development proposal**
~~31~~ **47**	Site specific FRA with detailed analysis and ground investigation to inform SuDS techniques and demonstrating suitable dry site access and egress for each development site.		Critical	Short to medium term	Costs to be determined as individual development comes forward	Private sector developers	EA TW Private sector developers		All **LP1 PR sites**	SFRA L2May 2017	**To be delivered by development proposal**
~~32~~ **48**	Provision of blue corridors for public open space/ recreation within those areas of the site in FZ 3		Critical	Short to medium term		Private sector developers	EA Private sector developers		PR6a PR7a PR8	SFRA L2May 2017	**To be delivered by development proposal**
Emergency and rescue services											
~~-~~ **49**	~~**No known schemes**~~ **Provision of Neighbourhood Policing facilities to serve the additional growth identified in the area. This could be through the provision of new touchdown offices as part of planned community Facilities/Centres on the identified new**	~~**N/A**~~ **To ensure the delivery of safe and secure communities where crime and the fear of crime is minimised.**	~~**N/A**~~ **Necessary**	~~**N/A**~~ **Medium term**	~~**N/A**~~ **Not known at this stage**	~~**N/A**~~ **To be funded via Developer contributions**	~~**N/A**~~ **CDC TVP Private Developers**	~~**N/A**~~ **LP1 – BSC9: Public Services and Utilities LP1 PR: Infrastructure Delivery (PR11) LP1 PR: Infrastructure**	~~**N/A**~~ **All LP1 PR sites**	~~**N/A**~~ **TVP**	~~**N/A**~~ **Linked to progress of delivery of new housing schemes**

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
	housing sites or through the adaptation/alteration and/or extension of existing TVP facilities in the local area.										
Health											
~~33~~ **50**	Provision of GP health facilities: either through redevelopment of Exeter Hall to accommodate existing practices in larger premises as a preferred approach or through Local Centre space allocated as part of PR6a and PR8.	Ensure health infrastructure grows at the same rate as communities	Critical	Medium to Long term	TBC	OCCG Private developers	OCC Private developers	LP1: Securing health and wellbeing (BSC8) LP1 PR: Infrastructure Delivery (PR11)	PR6a PR6b PR7a PR7b PR8 PR9	OCCG CDC	**Funding sources include: NHS England Estates and Technology Transformation Fund Developer contributions**
~~34~~	~~**Contribute to provision of GP health facilities in near Woodstock either as part of WODC resolution to approve application 16/01364/OUT or through WODC emerging Local Plan.**~~	~~**Ensure health infrastructure grows at the same rate as communities**~~	~~**Critical**~~	~~**Medium to Long term**~~	~~**TBC**~~	~~**OCCG Private developers**~~	~~**OCC Private developers**~~	~~**LP1: Securing health and wellbeing (BSC8) LP1 PR: Infrastructure Delivery (PR11)**~~	~~**PR10**~~	~~**CDC**~~	
Community infrastructure											
~~35~~ **51**	Sports hall at PR8 Secondary School for shared community use – one additional 4 court sports hall to Sport England specification 34.5 x 20 x 7.5 (690 sqm)	Ensure social infrastructure grows at the same rate as communities and there are opportunities for culture and leisure	Necessary	Medium Term	~~**TBC**~~ **c. £2.34m**	Private developers	OCC CDC Private developers	LP1: Indoor Sport Recreation and Community Facilities (BSC12) LP1 PR: Infrastructure Delivery (PR11)	All **LP1 PR** sites	CDC OCC	**To be delivered with scheme38 above**

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
~~36~~ 52	Additional swimming pool space by replacement pool of 25m x 6 lane pool plus teaching pool at Kidlington and Gosford Leisure Centre		Necessary	Long Term	~~TBC~~ c. £5.71m	Private developers	CDC Private developers	LP1: Indoor Sport Recreation and Community Facilities (BSC12) LP1 PR: Infrastructure Delivery (PR11)	All LP1 PR sites	CDC	
~~37~~ 53	Community building as part of onsite local centre at Land East of Oxford Road **(community facility space of no less than 522m2)**	Creation of a sustainable, mixed use development which provides opportunities for community cohesion	Necessary	~~Long~~ Medium Term	~~TBC~~ c. £1.25m	Private developers	CDC Private developers	LP1: Indoor Sport Recreation and Community Facilities (BSC12) LP1 PR: Infrastructure Delivery (PR11)	PR6a PR6b	CDC	To be delivered by development proposal
~~38~~ 54	Community building as part of onsite local centre at Land East of A44 **(community facility space of no less than 862m2)**		Necessary	~~Long~~ Medium Term	~~TBC~~ c. £1.8m	Private developers	CDC Private developers	LP1: Indoor Sport Recreation and Community Facilities (BSC12) LP1 PR: Infrastructure Delivery (PR11)	PR8	CDC	To be delivered by development proposal
~~39~~ 55	Extension to Kidlington Cemetery	Ensure social infrastructure grows at the same rate as communities	Necessary	~~Medium to~~ Long term~~s~~	~~TBC~~ c. £142.8k	~~TBC~~ Private sector developers	Kidlington PC CDC Private developer	LP1: Indoor Sport Recreation and Community Facilities (BSC12) LP1 PR: Infrastructure Delivery (PR11)	PR7a	CDC	
56	Expansion of community facilities located at St John's Baptist Church	Ensure social infrastructure grows at the same rate as communities	Necessary	Medium to long term	TBC through work on site's development brief	Private developers	CDC Private Developers	LP1: Indoor Sport Recreation and Community Facilities (BSC12) LP1 PR: Infrastructure Delivery (PR11)	PR7a PR7b	CDC	To be delivered by development proposal
57	Expansion of community facility in the vicinity	Ensure social infrastructure grows at the	Necessary	Medium term	TBC through	Private developers	CDC Private Developers	LP1: Indoor Sport Recreation and	PR9	CDC	To be delivered by development proposal

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
		same rate as communities			**work on site's development brief**			**Community Facilities (BSC12) LP1 PR: Infrastructure Delivery (PR11)**			
Open space, recreation and biodiversity											
~~40~~ **58**	Oxford Canal – Improvement to towpath infrastructure	Ensure social infrastructure grows at the same rate as communities	Necessary	Medium to Long term	TBC	Private developers	CDC Private developers	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) LP1: The Oxford Canal (ESD16) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)	**All sites subject to consultation with Canal and Rivers**	Canal & River Trust Nov.16-Jan17 Consultation	**The canal with its towpath provides a direct route into central Oxford from the Kidlington/Begbroke area.**
59	**Measures for the protection and enhancement of the Oxford Canal corridor and towpath including the creation and restoration of water vole habitat in the Lower Cherwell Conservation Target Area and the of a dark canal corridor through the minimisation of light pollution**	**Ensure social infrastructure grows at the same rate as communities**	**Necessary**	**Medium to Long term**	**c.£112.2 k**	**Private developers**	**CDC Private developers**	**LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) LP1: The Oxford Canal (ESD16) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)**	**PR 7b PR8**	**CDC**	**To be delivered by development proposals Costs to be apportioned**

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
~~41~~ **60**	Compensatory land for open space, countryside access and improvements **c.19.6 ha at Land east of the Oxford Road (PR6a)** **c.30h at Land at Frieze Farm if need for replacement Golf Course is demonstrated (PR6b and PR6c)** **c. 11ha at Land South East of Kidlington for sports provision/new open green space/park** **c. 6.80 ha at Land at Stratfield Farm** **c.79 ha at Land East of the A44 (PR8)** **c. 24.8ha at Land West of Yarnton**	Compensatory improvements to Green Belt land environmental quality and accessibility d	Critical	Short to Medium term	~~TBC~~ **Scheme specific below**	~~Private developers~~ **Scheme specific below**	CDC Private developers	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP: Oxford Green Belt (ESD14) LP1 PR: The Oxford Green Belt (PR3) LP1 PR: Infrastructure Delivery (PR11)	PR6a PR7a PR7b PR8 PR9	CDC	**To be delivered by development proposals**
~~41a~~	~~c.16 ha at Land east of the Oxford Road~~		~~Critical~~	~~Short to Medium term~~	~~TBC~~	~~Private developers~~	~~CDC Private developers~~		~~PR6a~~	~~CDC~~	
~~41b~~	~~c. 21.45ha at Land South East of Kidlington~~		~~Critical~~	~~Short to Medium term~~	~~TBC~~	~~Private developers~~	~~CDC Private developers~~		~~PR7a~~	~~CDC~~	
~~41c~~	~~c. 6.80 ha at Land at Stratfield Farm~~		~~Critical~~	~~Short to Medium term~~	~~TBC~~	~~Private developers~~	~~CDC Private developers~~		~~PR7b~~	~~CDC~~	
~~41d~~	~~c. 79 ha at Land East of the A44~~		~~Critical~~	~~Short to Medium term~~	~~TBC~~	~~Private developers~~	~~CDC Private developers~~		~~PR8~~	~~CDC~~	
~~41e~~	~~c. 82ha at Land West of Yarnton~~		~~Critical~~	~~Short to Medium term~~	~~TBC~~	~~Private developers~~	~~CDC Private developers~~		~~PR9~~	~~CDC~~	

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
~~42~~	~~c. 32ha of compensatory land to ensure the protection of the Blenheim Villa SAM and the setting of Blenheim Palace WHS and Grade 1 Registered Park and Gardens~~	~~Compensatory improvements for the protection and improvement of historic assets~~	~~Critical~~	~~Short to Medium term~~	~~TBC~~	~~Private developers~~	~~CDC OCC ICOMOS Heritage England Private developers~~	~~LP1: The Character of the Built and Historic Environment (ESD15) LP1 PR: The Oxford Green Belt (PR3) LP1 PR: Infrastructure Delivery (PR11)~~	~~PR10~~	~~CDC~~	
~~43~~ **61**	Provision of formal sports, play areas and allotments to adopted standards	Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed	Necessary	Short to Long term	~~TBC~~ **Scheme specific below**	Private developers	CDC Private developers **Parish Councils**	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) ~~LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a)~~ LP1 PR: Infrastructure Delivery (PR11)	All **LP1 PR** sites	CDC	**To be delivered by development proposals**
62	**Formal sports provision at Land East of Oxford Road**	**Ensure open space and amenity infrastructure grows at the same**	**Necessary**	**Medium term**	**c.£ 147.8K**	**Private Developers**	**CDC Parish Council Private developers**	**LP1: Open Space, Outdoor Sport Recreation Provision**	**PR6a**	**CDC**	**To be delivered by development proposals**

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
63	**Formal sports provision at Land East of the A44**	**rate as communities and current deficiencies in provision are addressed**	**Necessary**	**Medium term**	**c.£ 79.8K**	**Private Developers**	**CDC Parish Council Private developers**	**(BSC10)** **Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)**	**PR8**	**CDC**	**To be delivered by development proposals**
64	**Formal sports provision at Land West of Yarnton**	**Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed**	**Necessary**	**Medium term**	**c.£ 222.2K**	**Private Developers**	**CDC Parish Council Private developers**		**PR9**	**CDC**	**To be delivered by development proposals**
~~43b~~ **65**	Converting existing Hockey AGP at Kidlington and Gosford Leisure Centre to 3G and increasing its size.	Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed	Necessary	Medium term	~~TBC~~ **c. £400k**	Private developers	**CDC Parish Council Private developers**	**LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)**	All LP1 PR sites	CDC	
~~43a~~ **66**	Formal sport pitches provision at Land South East Kidlington (PR7a) including: 2 3G football pitches and 1 cricket ground		Necessary	~~Medium~~ **Long** term	~~TBC~~ **c. £3.17m**	Private developers	CDC Private developers	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation	~~PR7a~~ **All LP1 PR sites**	CDC	**Provision of land at PR7a. To be delivered by development proposals**

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
								(BSC11) Green Infrastructure (ESD17) ~~**LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a)**~~ LP1 PR: Infrastructure Delivery (PR11)			
67	**Play areas provision at Land East of Oxford Road including: 3 LAPs, 2 LEAPs, 1 NEAP and 1 MUGA**	**Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed**	**Necessary**	**Medium term**	**c.£1.05m**	**Private Developers**	**CDC Parish Council Private developers**	**LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)**	**PR6a**	**CDC**	**To be delivered by development proposals**
68	**Play areas provision at Land West of Oxford Road including: 2 LAPs,1LEAP, 1 NEAP**		**Necessary**	**Medium term**	**c.£756.4k**	**Private Developers**	**CDC Parish Council Private developers**		**PR6b**	**CDC**	**To be delivered by development proposals**
69	**Play areas provision at Land South East Kidlington including: 1 LAP and 1 LEAP**	**Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed**	**Necessary**	**Long term**	**c.£217.8k**	**Private Developers**	**CDC Parish Council Private developers**		**PR7a**	**CDC**	**To be delivered by development proposals**

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
70	Play areas provision at Land at Stratfield Farm including: 1 LAP and 1 LEAP		Necessary	Medium term	c.£217.8k	Private Developers	CDC Parish Council Private developers	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision – Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)	PR7b	CDC	To be delivered by development proposals
71	Play areas provision at Land East of the A44 including: 5 LAPs, 3 LEAPs, 2 NEAPs and 1 MUGA	Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed	Necessary	Medium term	c.£1.8m	Private Developers	CDC Parish Council Private developers		PR8	CDC	To be delivered by development proposals
72	Play areas provision at Land West of Yarnton including: 2 LAPs, 1 LEAP, 1 NEAP and 1 MUGA		Necessary	Medium term	c.£840k	Private Developers	CDC Parish Council Private developers		PR9	CDC	To be delivered by development proposals
~~45~~	~~Allotments to be provided as in accordance to LP1~~	~~Provision of open space and green infrastructure to meet growth needs and addressing changing attitudes towards food growing.~~	~~Desirable~~	~~Short to Long term~~	~~TBC~~	~~TBC~~	~~CDC Private sector developers~~	~~LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)~~	~~PR6a PR6b PR9 PR8 PR10~~	~~CDC~~	~~To be delivered through policy requirement for all sites comprising 275 + dwellings.~~

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
73	Allotments to be provided at Land East of Oxford Road (0.47ha)	Provision of open space and green infrastructure to meet growth needs and addressing changing attitudes towards food growing.	Necessary	Medium term	c.£140k	Private developers	CDC Parish Council Private developers	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)	PR6a	CDC	To be delivered by development proposals
74	Allotments to be provided at Land West of Oxford Road (0.38ha)		Necessary	Medium term	c.£113.2k	Private developers	CDC Parish Council Private developers		PR6b	CDC	To be delivered by development proposals
75	Allotments to be provided at Land South East of Kidlington	Provision of open space and green infrastructure to meet growth needs and addressing changing attitudes towards food growing.	Necessary	Long term	c.£59.5k	Private developers	CDC Parish Council Private developers		PR7a	CDC	To be delivered by development proposals
76	Allotments to be provided at Land at Stratfield Farm	Provision of open space and green infrastructure to meet growth needs and addressing changing attitudes towards food growing.	Necessary	Medium term	c.£59.5k	Private developers	CDC Parish Council Private developers		PR7b	CDC	To be delivered by development proposals
77	Retention or replacement (to an equivalent quantity and quality) of the existing allotments at Land East of the A44 and extending allotment	Provision of open space and green infrastructure to meet growth needs and addressing changing	Necessary	Medium term	c.£536k*	Private developers	CDC Parish Council Private developers		PR8	CDC	To be delivered by development proposals

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
	space in accordance with adopted standards (1.8 ha)	**attitudes towards food growing.**									***Cost of new provision (1.8 ha)**
78	**Allotments to be provided at Land West of Yarnton**	**Provision of open space and green infrastructure to meet growth needs and addressing changing attitudes towards food growing.**	**Necessary**	**Medium term**	**c.£113.2k**	**Private developers**	**CDC Parish Council Private developers**	**LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)**	**PR9**	**CDC**	**To be delivered by development proposals**
~~43c~~ **79**	**Exploring m~~M~~arked** running routes associated with both existing green space and new open space on strategic sites **as part of development briefs**	Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed	Necessary	Medium term	~~TBC~~ **Through work on site's development brief**	Private developers	CDC Private developers		All LP1 PR sites	CDC	**To be delivered by development proposals**
~~43a~~ **80**	**A replacement of** Golf **facility at Land at Frieze Way Farm PR6c should the need for replacement be demonstrated** ~~course relocation - if relocation needed to be delivered at Land at Frieze Way Farm PR6c~~	**Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed**	~~TBC~~ **Critical***	~~TBC~~ **Short to medium term**	~~TBC~~ **c. £4m**	Private developers	CDC Private developers	**LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)**	PR6b PR6c	CDC	***should the need for replacement be demonstrated**

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
~~44~~ **81**	Amenity open space, natural and semi natural green space and Parks and Gardens to be provided as part of development in accordance to standards	Ensure open space and amenity infrastructure grows at the same rate as communities and current deficiencies in provision are addressed	Necessary	Short to Long term	~~TBC~~ **Scheme specific below**	Private developers CDC	CDC Private sector developers	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)	All LP1 PR Sites	CDC	To be delivered through: • Development sites through the planning application process in accordance to **adopted** Local Plan requirements ~~**and Tables 8 and 9.**~~ ~~**• New provision by public bodies or organisations; and**~~ ~~**• Public access agreements to privately owned sites.**~~ **and the preparation of site development briefs.**
~~44c~~ **82**	Retention of c. 3 ha of land in agricultural as part of Land East of the Oxford Road (PR6a)	**Provision of open space and green infrastructure to meet growth needs and addressing changing attitudes towards food growing.**	Desirable	Medium term	~~TBC~~ **N/A**	~~TBC~~ **N/A**	CDC Private sector developers		PR6a	CDC	
~~44d~~ **83**	Retention of c. 12 ha of land in agricultural as part of Land East of the A44 (PR8)	Provision of open space and green infrastructure to meet growth needs and addressing changing attitudes	Desirable	Medium term	~~TBC~~ **N/A**	~~TBC~~ **N/A**	CDC Private sector developers	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor	PR8	CDC	

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
		towards food growing.						Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)			
84	**Retention of c. 39 ha of land in agricultural as part of Land West of Yarnton (PR9)**	**Provision of open space and green infrastructure to meet growth needs and addressing changing attitudes towards food growing.**	**Desirable**	**Medium term**	**~~TBC~~ N/A**	**~~TBC~~ N/A**	**CDC Private sector developers**	**LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)**	**PR9**	**CDC**	
~~44a~~ 85	Extension to Cutteslowe Park (c.11ha) including land set aside for the creation of wildlife habitats and for nature trail/circular walks accessible from the new primary school	Provision of open space and green infrastructure to meet growth needs and addressing changing attitudes towards food growing.	Desirable	**~~Short to Long~~ Medium** term	**~~TBC~~ c. £2.2m**	**~~TBC~~ Private sector developers**	CDC Private sector developers	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)	PR6a	CDC	**~~To be delivered through: • Development sites through the planning application process in accordance to Local Plan requirements and Tables 8 and 9. • New provision by public bodies or organisations; and Public~~**

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
											~~access agreements to privately owned sites.~~
~~44f~~ **86**	Enhancements to woodland area (along northern boundary of PR6b)		Desirable	Medium term	~~TBC~~ **c. £199.5k**	~~TBC~~ **Funded by development proposal**	CDC Private sector developers		PR6b	CDC	**To be delivered by development proposal**
87	**Enhanced area of woodland along the south-eastern boundary of Land south East of Kidlington (PR7a) and the establishment of a new area of woodland planting**	**Provision of open space and green infrastructure to meet growth needs and addressing changing attitudes towards food growing.**	**Desirable**	**Long term**	**c.£342k**	**Funded by development proposal**	**CDC Private sector developers**	**LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)**	**PR7a**	**CDC**	**To be delivered by development proposal**
~~44g~~ **88**	Protection and improvement of Orchard in Stratfield Farm	Provision of open space and green infrastructure to meet growth needs and addressing changing attitudes towards food growing.	Necessary	Medium term	~~TBC~~ **c. £110.1k**	~~TBC~~ **Funding by development proposal**	CDC Private sector developers	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17)	PR7b	CDC	**To be delivered by development proposal**
89	**Maintenance and enhancement of protected trees, existing tree lines and hedgerows**		**Necessary**	**Medium term**	**c.£40.8k**	**Funded by development proposals**	**CDC Private sector developers**		**PR7b**	**CDC**	**To be delivered by development proposal**

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
90	**Re-creation and restoration of hedgerows reflecting historic field pattern and enhancement of existing grassland habitats**		**Necessary**	**Medium term**			**CDC Private sector developers**	LP1 PR: Infrastructure Delivery (PR11)	**PR7b**	**CDC**	**To be delivered by development proposal**
~~45f~~ 91	Nature conservation area (c.**~~6~~5.3** ha)**, incorporating the community orchard (scheme 88 above) and** with potential to link to and extend Stratfield Brake DWS	Enhance natural environment by maximising opportunities for improving biodiversity; including maintenance, restoration and creation of BAP habitats	Necessary	Short to Long term	**~~TBC~~ c. £1.28m**	**~~TBC~~ Private sector developer**	CDC OCC BBO WT Private sector developers	LP1: Protection and Conservation of Biodiversity and the Natural Environment (ESD10) Conservation Target Areas (ESD11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)	PR7b	CDC	**To be developed by development proposal ~~To be delivered following the progression of the Strategic Sites through the planning application process~~**
~~44h~~ 92	Public open green space as informal canal side parkland on 2**3.4~~1~~** hectares of land as shown		Necessary	Medium term	**~~TBC~~ c. £4.7m**	**~~TBC~~ Development proposal**	CDC Private sector developers		PR8	CDC	**To be delivered by development proposal**
~~45c~~ 93	New publicly accessible Local Nature Reserve (c. 29 ha) based on Rowel Brook at Land East of the A44	Provision of open space and green infrastructure to meet growth needs and facilitate active travel	Necessary	Medium term	**~~TBC~~ c. £5.95m**	**~~TBC~~ Development proposal**	CDC OCC BBOWT Private sector developers	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1: Improved Transport and	PR8	CDC	**To be delivered by development proposal**
~~47b~~ 94	A nature conservation area on c. 12.**~~6~~** ha of land to the east of the railway line, south of the Oxford Canal and north of Sandy Lane		Necessary	Short to Long term	**~~TBC~~ c. £2.49m**	**~~TBC~~ Development proposal**	CDC OCC BBOT Private sector developers		PR8	CDC	**~~To be delivered following the progression of the Strategic Sites through the planning~~**

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
								Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11)			~~application process~~ **To be delivered by development proposal**
~~45j~~ **95**	Local Nature Reserve at Land West of Yarnton (c.~~7.8~~ **0.29** ha) accessible to William Fletcher Primary School	**Enhance natural environment by maximising opportunities for improving biodiversity; including maintenance, restoration and creation of BAP habitats**	Necessary	Short to Long term	~~TBC~~ **c. £59.1k**	~~TBC~~ **Development proposal**	CDC OCC BBO WT Private sector developers	LP1: Protection and Conservation of Biodiversity and the Natural Environment (ESD10) Conservation Target Areas (ESD11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)	PR9	CDC	**To be delivered by development proposal**
~~44i~~ **96**	New community woodland **(7.8 ha)** to the north west of PR9 developable area and to the east of Dolton Lane	**Enhance natural environment by maximising opportunities for improving biodiversity; including maintenance, restoration and creation of BAP habitats** ~~**Provision of open space and green infrastructure to meet growth needs and addressing changing**~~	Necessary	Medium term	~~TBC~~ **c. £2.3m**	~~TBC~~ **Development proposal**	CDC Private sector developers		PR9	CDC	**To be delivered by development proposal**

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
		~~attitudes towards food growing.~~									
~~44j~~	~~New community woodland within Land South East of Woodstock (PR10)~~	~~Provision of open space and green infrastructure to meet growth needs and addressing changing attitudes towards food growing.~~	~~Necessary~~	~~Medium term~~	~~TBC~~	~~TBC~~	~~CDC Private sector developers~~	~~LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)~~	~~PR10~~	~~CDC~~	
~~45k~~	~~New nature conservation area accessible by the local community~~	~~Enhance natural environment by maximising opportunities for improving biodiversity; including maintenance, restoration and creation of BAP habitats~~	~~Necessary~~	~~Short to Long term~~	~~TBC~~	~~TBC~~	~~CDC OCC BBO WT Private sector developers~~	~~LP1: Protection and Conservation of Biodiversity and the Natural Environment (ESD10) Conservation Target Areas (ESD11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)~~	~~PR10~~	~~CDC~~	
~~45~~ **97**	Green Infrastructure corridors and active travel: Green Infrastructure network connecting	Provision of open space and green infrastructure to meet growth needs	Necessary	Short to Long term	~~TBC~~ **Scheme specific below**	~~TBC~~ **Scheme specific below**	CDC Private sector developers	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10)	All **LP1 PR** sites	CDC	**To be delivered by development proposal**

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
	wildlife corridors (including through developable areas), improving existing corridors and improving and protecting hedgerows network and protection of mature trees	and facilitate active travel						Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11)			
~~45a~~ **98**	Green infrastructure corridor (c.8 ha) incorporating a pedestrian, wheelchair and all-weather cycle route along PR6a's eastern boundary. Connecting Cutteslowe Park with Oxford Parkway Railway Station/Water Eaton Park and Ride and provide connection with existing PRoW network		Necessary	Medium term	~~**TBC**~~ **c. £1.6m**	~~**TBC**~~ **Private sector developers**	CDC BBOWT Private sector developers	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11)	PR6a	CDC	**To be delivered by development proposal**
99	**Green infrastructure network with connected wildlife corridors, including within the residential area, and the improvement of the existing network including through the protection/enhancement of the existing**	**Provision of open space and green infrastructure to meet growth needs and facilitate active travel**	**Necessary**	**Medium term**	**c.£816k**	**Private sector developers**	**CDC BBOWT Private sector developers**		**PR6a**	**CDC**	**To be delivered by development proposal**

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
	hedgerow network and the protection of mature trees										
~~47d~~ 100	Examination of provision of wildlife corridors over or under the A34 and A4260 (Frieze Way) to Stratfield Break DWS	Enhance natural environment by maximising opportunities for improving biodiversity; including maintenance, restoration and creation of BAP habitats	Necessary	Short to Long term	**~~TBC~~ Pending development proposal**	**~~TBC~~ Pending development proposal**	CDC OCC BBOWT Private sector developers	LP1: Protection and Conservation of Biodiversity and the Natural Environment (ESD10) Conservation Target Areas (ESD11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)	PR6b	CDC	**To be delivered by development proposal**
~~101~~ **Green infrastructure network with connected wildlife corridors, including within the residential area, and the improvement of the existing network including within the Lower Cherwell Conservation Target Area and to the Meadows West of the Oxford Canal Local Wildlife Site**		**Enhance natural environment by maximising opportunities for improving biodiversity; including maintenance, restoration and creation of BAP habitats**	**Necessary**	**Short to Medium term**	**c.£581**	**Private sector developers**	**CDC OCC BBOWT Private sector developers**		**PR7b**	**CDC**	**To be delivered by development proposal**
~~45d~~ 102	Protection and enhancement of Sandy Lane and Yarnton Lane as green links and wildlife corridors and wildlife connectivity from Sandy Lane to the proposed Local Nature Reserve at Land east of the A44 (PR8)	Provision of open space and green infrastructure to meet growth needs and facilitate active travel	Necessary	Medium term	**~~TBC~~ Delivered through schemes 92 and 94**	**~~TBC~~ Private sector developers**	CDC OCC BBOWT Private sector developers		PR8	CDC	**To be delivered by development proposal**

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
~~45e~~ **103**	Green infrastructure network with connected wildlife corridors, including within the residential area and alongside the railway line. Includes improvement of the existing network including within the Lower Cherwell CTA and to the Rushy Meadows **S**SSI, the Meadows West of the Oxford Canal Local Wildlife Site and to Stratfield Farm (PR7b)	Provision of open space and green infrastructure to meet growth needs and facilitate active travel	Necessary	Medium term	~~TBC~~ **c. £161.2k**	~~TBC~~ **Private sector developers**	CDC OCC BBOWT Private sector developers	**LP1: Protection and Conservation of Biodiversity and the Natural Environment (ESD10) Conservation Target Areas (ESD11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)** ~~LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11)~~	PR8	CDC	**To be delivered by development proposal**

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
~~45b~~ **104**	Green infrastructure network with connected wildlife corridors, including within the developable area. The improvement of the existing network including hedgerows between the proposed Community Woodland at PR9 and Begbroke Wood	Provision of open space and green infrastructure to meet growth needs	Necessary	Medium term	~~TBC~~ **c. £3.36m**	~~TBC~~ **Private sector developers**	CDC OCC BBOWT Private sector developers	LP1: Open Space, Outdoor Sport Recreation Provision (BSC10) Local Standards of Provision - Outdoor Recreation (BSC11) Green Infrastructure (ESD17) LP1: Improved Transport and Connections (SLE4) LP1 PR: Sustainable Transport (PR4a) LP1 PR: Infrastructure Delivery (PR11)	PR9	**CDC**	**To be delivered by development proposal**
~~47~~ **105**	Protection and enhancement of existing wildlife corridors, including along Frogwelldown Lane District Wildlife Site and Dolton Lane, and the protection of existing hedgerows and trees	Enhance natural environment by providing opportunities to improve biodiversity; including maintenance, restoration and creation of BAP habitats	Necessary	Short to Long term	~~TBC~~ **c. £4.6m**	~~TBC~~ **Development proposal**	CDC OCC BBO**W**T Private sector developers	LP1: Protection and Conservation of Biodiversity and the Natural Environment (ESD10) Conservation Target Areas (ESD11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)	PR9	**CDC**	**To delivered by development proposal**
~~46~~ **106**	Development proposals for Land East of the A44 (PR8) are required to	Establishing if land contamination has the potential to be	Desirable	Medium Term	~~TBC~~ **Pending developm**	Private developer	CDC EA	1996 Local Plan Saved Policy: Development on	PR8	CDC	**To delivered by development proposal**

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
	undertake an investigation of the former land field site south of Sandy Lane to then remediate the site for a use compatible with the proposals and retained uses in the area as detailed in Policy PR8	present on historic land uses and surrounding area and explore remediation			**ent proposal**		Private developer	contaminated Land (ENV12)			
~~47~~ **107**	Ecological Mitigation and Compensation - habitat creation and management.	Enhance natural environment by providing opportunities to improve biodiversity; including maintenance, restoration and creation of BAP habitats	Necessary	Short to Long term	~~**TBC**~~ **Site mitigation/development brief considerations**	~~**TBC**~~ **Private sector developers**	CDC OCC BBO T Private sector developers	LP1: Protection and Conservation of Biodiversity and the Natural Environment (ESD10) Conservation Target Areas (ESD11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)	All LP1 PR sites	CDC	To be delivered following the progression of the Strategic Sites through the planning application process
~~47a~~ ~~108~~	Farmland bird compensation required from proposals for site policies PR6a, PR7a, PR7b~~,~~ **and** PR9 ~~**and PR10**~~								PR6a PR7a PR7b PR9	CDC	
~~48~~ ~~109~~	Restoration, maintenance, new habitat creation at **Lower Cherwell Conservation Target Area**		Necessary	Short to Long term	~~**TBC**~~ **Site mitigation/development brief considerations**	~~**TBC**~~ **Private sector developers**	CDC OCC BBOWT Private sector developers		**PR6a** **PR6b** **PR7a** PR7b **PR8** **PR9**	CDC	**To be delivered following the progression of the strategic sites through the planning application process**
~~44e~~ **110**	Protection of the orchard and waterbody at St. Frideswide Farm		Desirable	Medium term	TBC	TBC	CDC Private sector developers		PR6a	CDC	
~~45g~~ **111**	Community Woodland east of Dolton Lane PR9~~/Community Woodland on the western side of PR10~~		Necessary	Short to Long term	TBC	TBC	CDC OCC BBO WT Private sector developers		PR9	CDC	
~~45h~~ **112**	Local Nature Reserve based on Rowel Brook at	Enhance natural environment by	Necessary	Short to Long term	TBC	TBC	CDC OCC	LP1: Protection and Conservation	PR8	CDC	

No.	Projects	Main aim	Priority Critical Necessary Desirable	Phasing St 2018-2021 Mt 2021-2026 Lt 2026-2031	Costs (where known)	Funding (where known)	Main Delivery Partners	Policy links (LP1, LTP & Emerging LP1 PR Policies)	LP1 PR site policy	Source	Delivery status
	Land East of the A44 (PR8)	maximising opportunities for improving biodiversity; including maintenance, restoration and creation of BAP habitats					BBO WT Private sector developers	of Biodiversity and the Natural Environment (ESD10) Conservation Target Areas (ESD11) Green Infrastructure (ESD17) LP1 PR: Infrastructure Delivery (PR11)			
~~45i~~ 43	Local Nature Reserve based on Frogwelldown Lane DWS and educational opportunities for PS (PR9)		Necessary	Short to Long term	TBC	TBC	CDC OCC BBO WT Private sector developers		PR9	CDC	

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Schedule of Proposed Minor Modifications to the Partial Review of the Cherwell Local Plan September 2019

These are modifications to the Proposed Submission Plan (July 2017) following receipt of the Inspector's Post Hearing Advice Note (July 2019). This document replaces the published Proposed Focused Changes and Minor Modifications - February 2018

The proposed Modifications to the Partial Review of the Cherwell Local Plan Proposed Submission Plan July 2017 comprise the Schedule of proposed Main and Minor Modifications, the attached Minor Proposed Map Changes and Infrastructure Schedule.

New text is shown in **bold and underlined**. Deleted text is shown in **bold and ~~struckthrough~~.**

Minor modifications – generally cover factual updates, typographical corrections and presentational improvements

The reasons for changes and modifications are further explained in the Council's published Explanatory note (September 2019)

Proposed modifications highlighted in grey are those suggested since receipt of the Inspector's Advice Note.

MINOR MODIFICATIONS					
Ref No.	**Page no.**	**Section/Policy/Paragraph/ Table/Diagram**	**Reference**	**Proposed Change**	**Reason**
Min 1	-	Whole Plan	All Relevant Maps	Update the copyright on all maps (see attached Proposed Map Changes)	Updating
Min 2	-	Whole Plan	All Relevant Maps	Improve the scale bars on all maps (see attached Proposed Map Changes)	Presentation
Min 3	-	Whole Plan	All Relevant Maps	Improve differentiation between mapping designations/shading and ensure all mapping layers are clearly visible and ensure consistency with adopted Local Plan (see attached Proposed Map Changes)	Presentation
Min 4	-	Whole Plan	All Relevant Maps	Ensure all proposed land allocations appear on other policy maps (e.g. Policy PR6b on the map for Policy PR6a) and add labels for the policies being illustrated (see attached Proposed Map Changes)	Presentation
Min 5	-	Whole Plan	All Relevant Maps	Update layer including to show correct symbology/labelling for Ancient Woodland	Presentational Correction / Representation PR-C-0766 from BBOWT
Min 6	-	Whole Plan	All Relevant Maps	Replace BAP habitat layer with S.41 NERC Act layer	Presentational correction
Min 7	-	Whole Plan	All Relevant Maps	Show Local Wildlife Sites	Presentational correction

MINOR MODIFICATIONS					
Ref No.	**Page no.**	**Section/Policy/Paragraph/ Table/Diagram**	**Reference**	**Proposed Change**	**Reason**
Min 8	-	Whole Plan	All Relevant maps	Ensure Conservation Target Area layer is clearly visible on all maps (see attached Proposed Map Changes)	Presentational correction
Min 9	-	Whole Plan	Plan Text and Footnotes	Update hyperlink to Evidence List on the Council's new website and document references.	Update
Min 10	-	All policies Maps - key	All policies Maps - key	Replace site reference number on the key with red site boundary notation and label it 'site boundary'.	Plan Improvement / clarification
Min 11	Page 9	Executive Summary, Paragraph xxii.	2nd sentence	Amend to read as 'The policy makes it clear that if monitoring indicates that the vision and objectives cannot be met, the Council will consider whether it wishes to ask the Secretary of State for **Housing**, Communities and Local Government to…'	Change to the Secretary of State's title
Min 12	Page 21	Table 3	Vale of White Horse	Replace '220' with '**2200**'	Typo
Min 13	Page 21	Text Box (Memorandum of Cooperation, November 2016)	2nd para.	Amend paragraph to read 'The Programme does not seek to identify, propose or recommend any site or sites for additional housing within any district. ~~**Each LPA will remain responsible for the allocation of housing sites within any district.**~~ Each LPA will remain responsible for the allocation of housing sites within its own district and through its own Local Plan process.'	Copy/paste error

MINOR MODIFICATIONS					
Ref No.	**Page no.**	**Section/Policy/Paragraph/ Table/Diagram**	**Reference**	**Proposed Change**	**Reason**
Min 14	Page 35	Paragraph 3.17	-	In this growth context, the Oxfordshire councils continue to cooperate on cross-boundary strategic matters, including on an Oxfordshire Infrastructure Strategy (OxIS)(30), ~~**the first stage of**~~ which was completed in ~~**April**~~ 2017.	Updating / OxIS Stage 2 (November 2017) recently published
Min 15	Page 65	Figure 10: Spatial Strategy – Key Diagram	Site PR7a	Extend proposed growth area	Consequential change
Min 16	Page 65	Figure 10: Spatial Strategy – Key Diagram	Site PR7b	Extend proposed growth area	Consequential change
Min 17	Page 65	Figure 10: Spatial Strategy – Key Diagram	Site PR9	Extend proposed growth area	Consequential change
Min 18	Page 65	Figure 10: Spatial Strategy – Key Diagram	Site PR10	Remove whole site from diagram	Consequential change
Min 19	Page 66	Para 5.17	Point 2	Amend to read 'the clear inability for Oxford City to fully meet its own **housing** needs'	Clarification
Min 20	Page 76	Para 5.39	PR3(c)	Amend to read 'Following the development of land to the north of Oxford and to the west of Oxford Road, the A34 will form the logical, permanent Green Belt boundary **in** ~~**is**~~ this location.	Correction
Min 21	Page 77	Policy PR3 - The Oxford Green Belt	Paragraph 5.39 PR3(e)	Amend the third sentence of paragraph 5.39 PR3 (e) to read: 'The potential extension of the Science Park will be considered further in **the next Local Plan** ~~**Local Plan Part 2**~~.'	Update to LDS dated December 2018.

MINOR MODIFICATIONS					
Ref No.	**Page no.**	**Section/Policy/Paragraph/ Table/Diagram**	**Reference**	**Proposed Change**	**Reason**
Min 22	Page 78	Policy PR3	(b)	Amend to read: '0.7 hectares of land adjoining and to the west of the railway (to the east of the strategic development site allocated under policy PR8 as shown on ~~**inset Policies Map PR8**~~ **the map at Appendix 2**)	Presentational updating reflecting the effect of removing land from the Green Belt that is not safeguarded beyond the Plan period
Min 23	Page 78	Policy PR3	(c)	Amend to read: '11.8 hectares of land south of the A34 and west of the railway line (to the west of the strategic development site allocated under policy PR6b as shown on ~~**inset Polices Map PR6b**~~ **the map at Appendix 2)'**	Presentational updating reflecting the effect of removing land from the Green Belt that is not safeguarded beyond the Plan period
Min 24	Page 78	Policy PR3	(d)	Amend to read: '9.9 hectares of land comprising the existing Oxford Parkway Railway Station and the Water Eaton Park and Ride (as shown on ~~**inset Policies Map 6a**~~ **the map at Appendix 2**)'	Presentational updating reflecting the effect of removing land from the Green Belt that is not safeguarded beyond the Plan period
Min 25	Page 78	Policy PR3	(e)	Amend to read: '14.7 hectares of land to **the** north, east and west of Begbroke Science Park (as shown on ~~**inset Policies Map PR8**~~ **the map at Appendix 2)**'	Typo and presentational updating reflecting the effect of removing land from the Green Belt that is not safeguarded beyond the Plan period
Min 26	Page 80	Paragraph 5.57	2nd sentence	Amend to read 'In particular cycle improvements between Oxford Parkway **and** Cutteslowe	Grammatical correction

MINOR MODIFICATIONS					
Ref No.	**Page no.**	**Section/Policy/Paragraph/ Table/Diagram**	**Reference**	**Proposed Change**	**Reason**
				Roundabout could help to complete an improved route between Kidlington and Oxford'.	
Min 27	Page 88	Paragraph 5.78	Line 3	Amend to read '…far outweigh ~~**the**~~ those adverse effects…'	Grammatical correction
Min 28	Page 89	Policies Map	Policy PR6a	Remove 'existing green space' falling within Oxford City Council's administrative boundary.	In response to a request from Oxford City Council
Min 29	Page 95	Policies Map	Policy PR6b	Remove 'existing green space' falling within Oxford City Council's administrative boundary.	In response to a request from Oxford City Council
Min 30	Page 100	Policies Map	Policy PR6c	Remove 'existing green space' falling within Oxford City Council's administrative boundary.	In response to a request from Oxford City Council
Min 31	Page 101	Policy PR6c	1st paragraph	Amend to read 'Land at Frieze Farm **(30 hectares)** will be reserved……'	Plan improvement
Min 32	Page 105	Paragraph 5.697	Paragraph number	Renumber paragraph no. 5.697 as '**5.97**'	Typo
Min 33	Page 111	Policy PR7b – Policies Map	Land at Stratfield Farm	Indicate location of orchard referred to in Policy PR7b, point 6 (See attached Proposed Map Changes)	Presentational correction
Min 34	Page 112	Policy PR7b	Point 8	Amend to read '…Land East of the A44 ~~**(PR9)**~~ **(PR8)** across the Oxford Canal,….'	Typo

MINOR MODIFICATIONS					
Ref No.	**Page no.**	**Section/Policy/Paragraph/ Table/Diagram**	**Reference**	**Proposed Change**	**Reason**
Min 35	Page 113	Policy PR7b – Land at Stratfield Farm	PR7b – 10 (g)	Amend to read: The maintenance and enhancement of significant ~~**the protected**~~ trees, existing tree lines and hedgerows.	Correction.
Min 36	Page 114	Policy PR7b	Point 13	Amend to read '…phase 1 habitat survey including ~~**an**~~ **a** habitat suitability index…'	Typo
Min 37	Page 123	Policy PR8	Point 18 (m)	~~**A**~~ **An** outline scheme for vehicular access by the emergency services	Typo
Min 38	Page 132	Policy PR9 - Land West of Yarnton	Policy PR 9 - point 15	Amend to read: The application shall be supported by a Heritage Impact Assessment which will ~~**include**~~ **identify** measures to avoid or minimise conflict with identified heritage assets within or adjacent to the site' (point 15 ends)	Plan improvement
Min 39	Page 137	Paragraph 5.139	-	Amend to read: '…and the ~~**emerging**~~ Cherwell Design Guide'	Future proofing for SPD adoption
Min 40	Page 148	Policy PR11 – Infrastructure Delivery	Point 2	Amend to read: 'Completing and keeping up-to-date a Develop**er**~~**ment**~~ Contributions Supplementary Planning Document…'	Typo
Min 41	Page 149	Paragraph 5.157	1st sentence	Amend to read: 'We need **to** ensure…'	Grammatical error
Min 42	Page 155	Policy PR13 – Monitoring and Securing Delivery	Final paragraph	Amend to read: 'If monitoring indicates that the vision and objectives cannot be met, the Council will consider whether it wishes to ask the Secretary of	Change to Secretary of State's title.

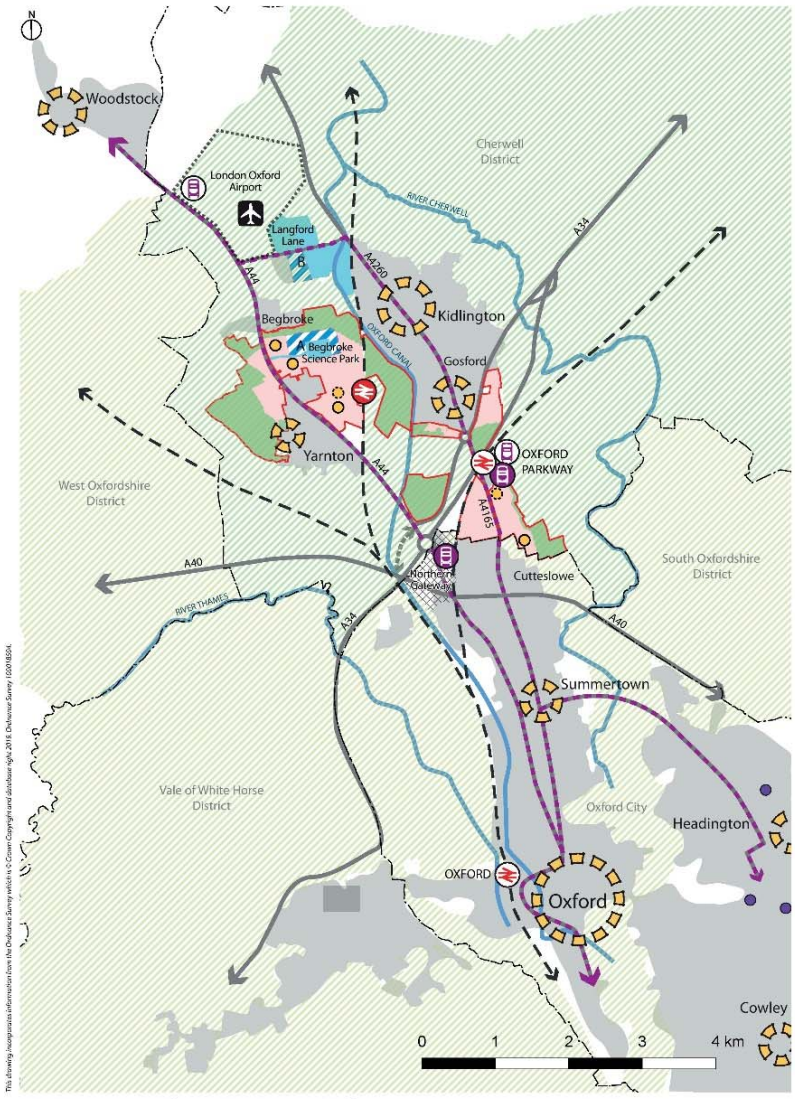
MINOR MODIFICATIONS					
Ref No.	**Page no.**	**Section/Policy/Paragraph/ Table/Diagram**	**Reference**	**Proposed Change**	**Reason**
				State for **Housing**, Communities and Local Government to….'	
Min 43	Page 158	Appendix 1 - Policies Map	Policies Map	Add PR3a reference on Policies Map for the Safeguarded land to the south of policy PR8.	Correction of error/Clarification.
Min 44	Page 158	Appendix 1 - Policies Map	Policies Map	Update reflecting changes to other Policies Maps (see attached)	Updating for consistency
Min 45	Page 160	Appendix 2 - Green Belt Plan	Proposed Changes to the Green Belt within Cherwell District	Add labels for PR3a, PR3b, PR3c, PR3d and PR3e	Presentational clarification
Min 46	Page 160	Appendix 2 – Green Belt Plan	Proposed Changes to the Green Belt in Cherwell District	Amend Green Belt to be removed for sites PR7a, PR7b and PR9	Consequential change
Min 47	Page 162	Appendix 3 – Housing Trajectory	Allocation Column	Insert lines to identify 5 year period	Presentational correction
Min 48	Page 184	Appendix 5 – Monitoring Framework	Policy PR3 Local Plan Indicators	PR7a- replace 10.75 ha with 20.7 ha Add PR7 b– 5.2 ha PR9 – replace 17.6 ha with 27.2 ha	Correction/consequential change

MINOR MODIFICATIONS					
Ref No.	**Page no.**	**Section/Policy/Paragraph/ Table/Diagram**	**Reference**	**Proposed Change**	**Reason**
Min 49	Page 185	Appendix 5 – Monitoring Framework	Policy PR6a Local Plan Indicators	Delete Local Plan Indicators and replace with **'Residential completions'**	For consistency
Min 50	Page 186	Appendix 5 – Monitoring Framework	Policy PR10	Delete row associated with PR10	Consequential Change
Min 51	Page 190-191	Appendix 6 - Thematic Maps	-	Make the following changes to the theme maps - Remove Woodstock housing allocation and the associated green infrastructure and sports provision at site: PR10:	Consequential change
Min 52	Page 193	Appendix 7 - Evidence Base	-	Update Evidence link as follows: https://www.cherwell.gov.uk/info/112/evidence-base/369/local-plan-part-1-partial-review---evidence-base	Updating

Proposed Minor Map Changes

September 2019

Figure 10: Spatial Strategy – Key Diagram

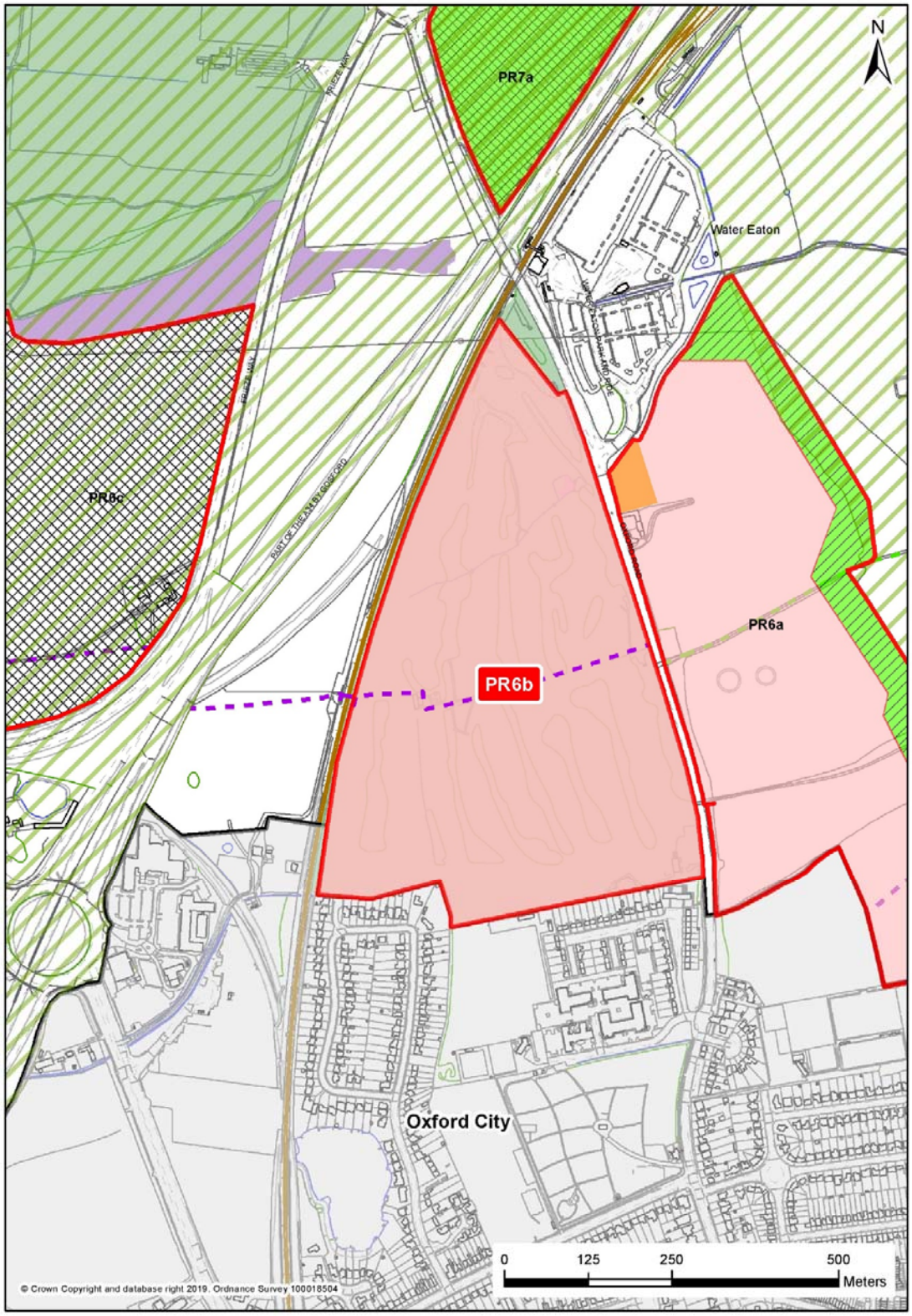


Key Diagram - For Illustrative Purposes Only

Key

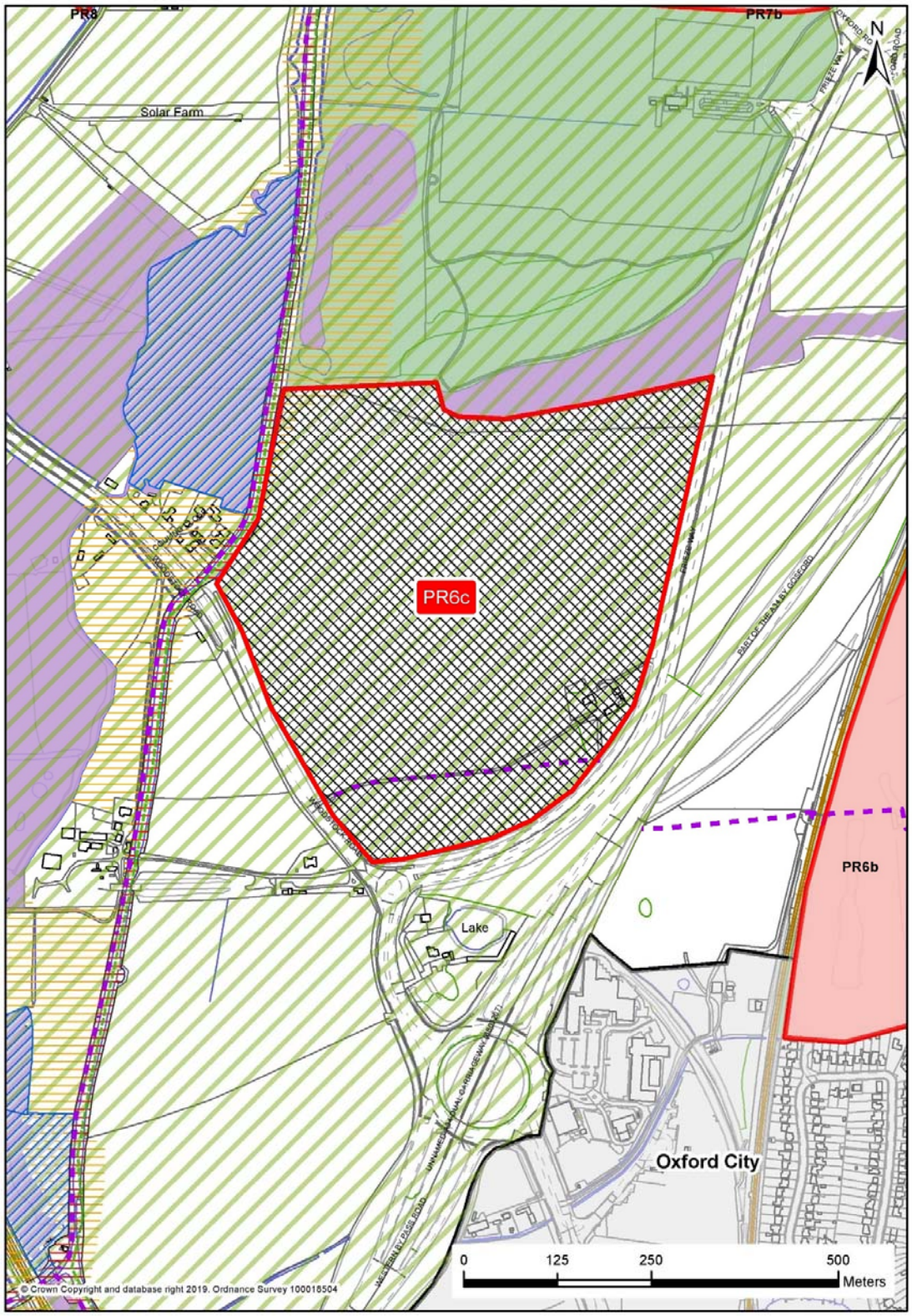
- Allocation site boundaries
- District boundaries
- Green Belt
- Existing settlement
- Proposed residential development
- Proposed green infrastructure and formal recreation provision
- Existing centres
- Proposed local centres
- Proposed schools
- Existing hospitals
- Existing employment area
- Proposed employment area **A**: land reserved for extension to Science Park **B**: permission granted for Technology Park
- Oxford City proposed Northern Gateway development
- Sustainable movement corridors
- Rail lines
- Existing rail station
- Potential new rail station
- London Oxford Airport
- Existing Park & Ride
- New or expanded Park & Ride
- County Council proposed link road

Policy PR6b Map – Land West of Oxford Road



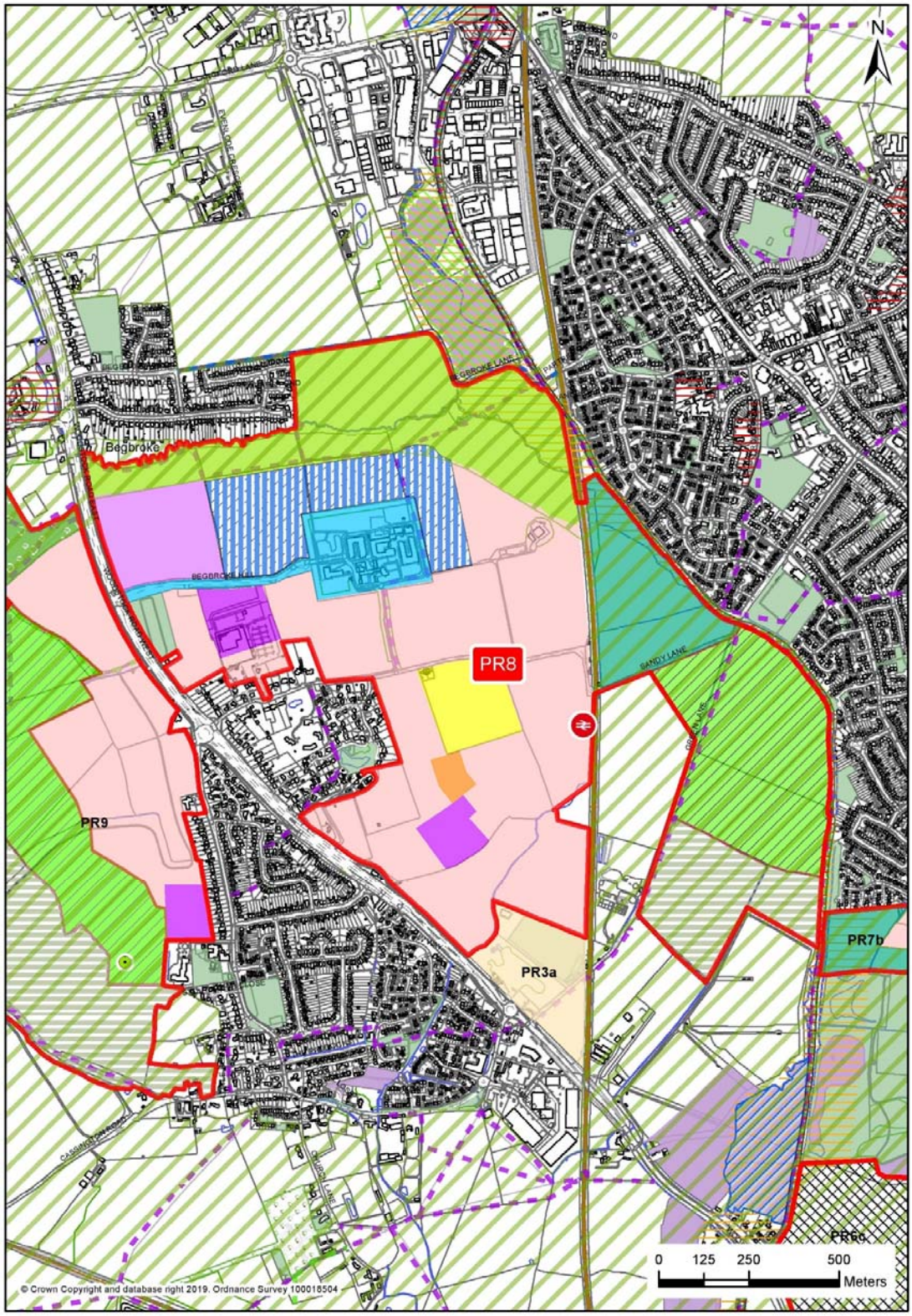
Policy PR6b Key

Policy PR6c Map – Land at Frieze Farm



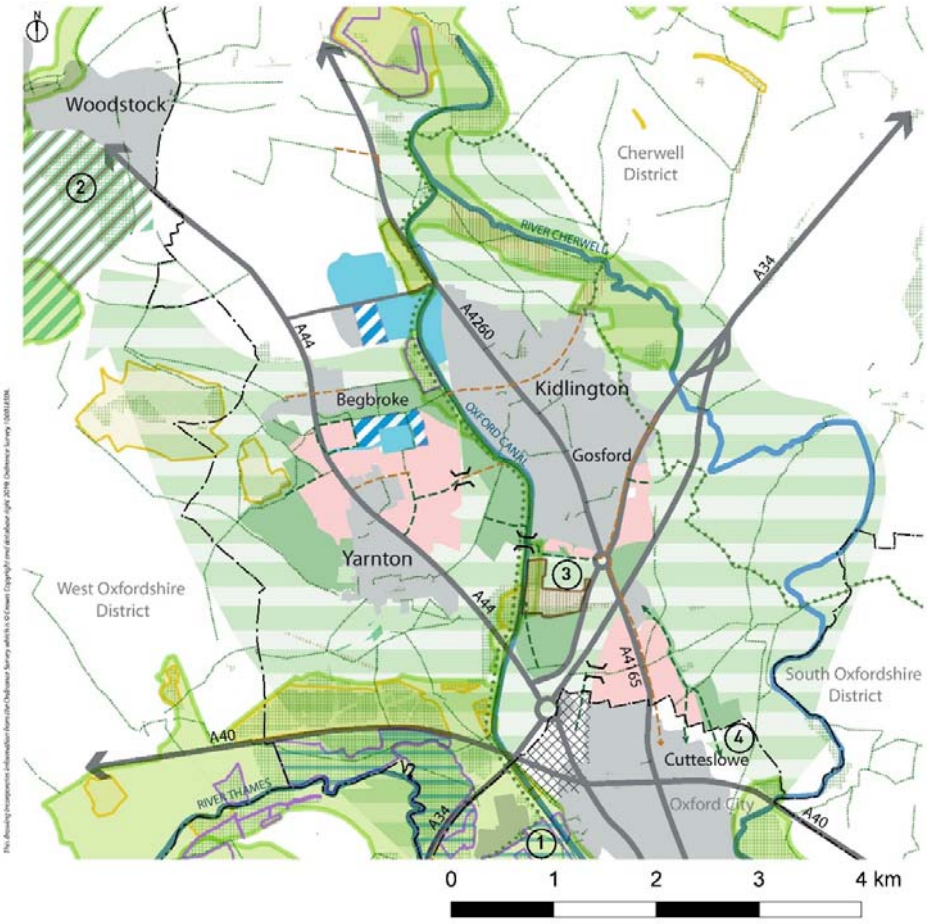
Policy PR6c Key

Policy PR8 Map – Land East of the A44



Policy PR8 Key

Thematic Maps



Green Corridors - For Illustrative Purposes Only

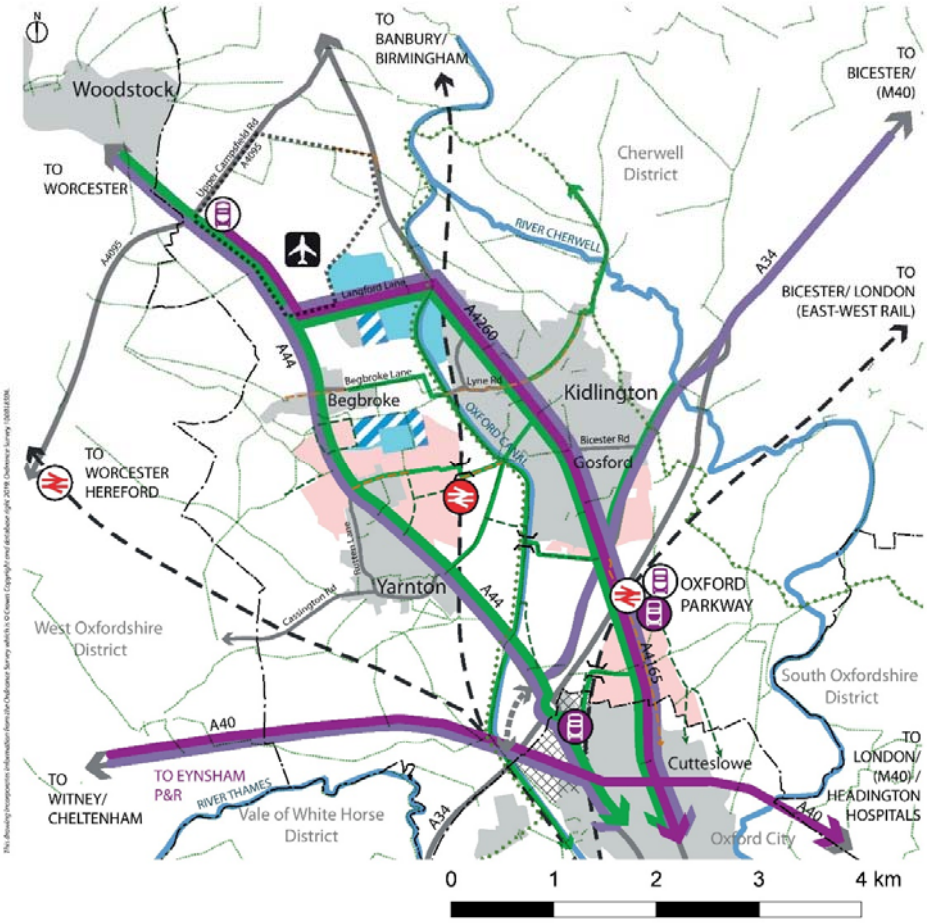
Key

- District boundaries
- Primary waterways
- Strategic green corridor
- Existing settlement
- Proposed residential development
- Existing employment area
- Proposed employment area
- Oxford City proposed Northern Gateway development
- District Wildlife Site
- Local Wildlife Site
- SSSI
- Habitat of Principal Importance (NERC S41 Act, previously BAP)
- Conservation Target Area
- Woodland Trust Site
- Special Areas of Conservation
- World Heritage Site
- Historic Park and Garden
- Existing public right of way
- Proposed new pedestrian, wheelchair and all-weather cycle route
- Proposed walking route on street
- Green Belt Way
- Pedestrian / cycle bridges (wheelchair accessible)

Key green infrastructure

- Proposed green infrastructure and formal recreation provision
- (1) SSSI Port Meadow SSSI
- (2) Blenheim Palace
- (3) Stratfield Brake
- (4) Cutteslowe Park

Thematic Maps



Sustainable Movement Thematic Plan - For Illustrative Purposes Only

Key

- District boundaries
- Primary waterways
- Existing settlement
- Proposed residential development
- Existing employment area
- Proposed employment area
- Oxford City proposed Northern Gateway development
- Rail lines
- Existing rail station
- Potential new rail station
- London Oxford Airport
- Existing Park & Ride
- New or expanded Park & Ride
- County Council proposed link road
- Bus Rapid Transit
- Other Park & Ride and premium bus routes
- Strategic cycle routes
- Other key cycle routes
- Pedestrian / cycle bridges (wheelchair accessible)
- Existing public right of way
- Proposed new pedestrian, wheelchair and all-weather cycle route
- Proposed walking route on street
- Green Belt Way

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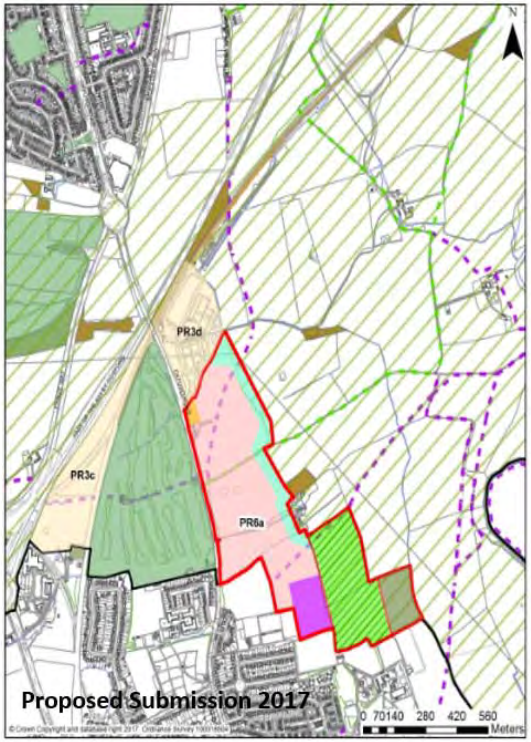
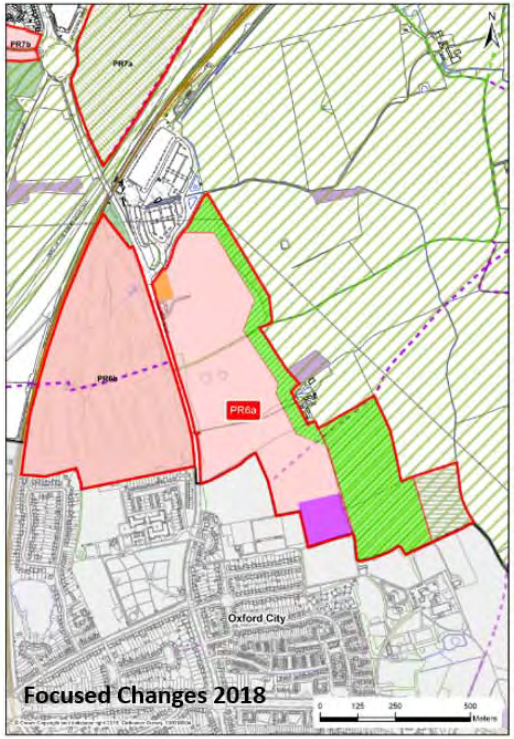
Illustrative Plans showing sites as presented in July 2017, March 2018 and as now proposed

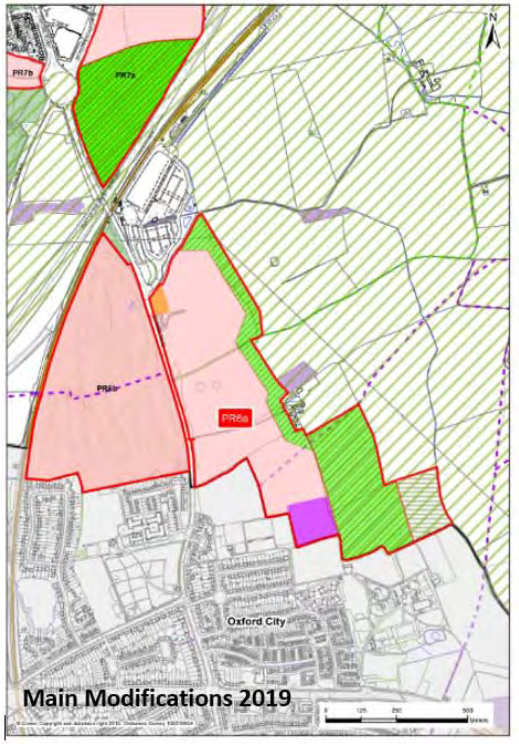
Policy PR6a – Policies Map – Land East of Oxford Road



Proposed Submission 2017

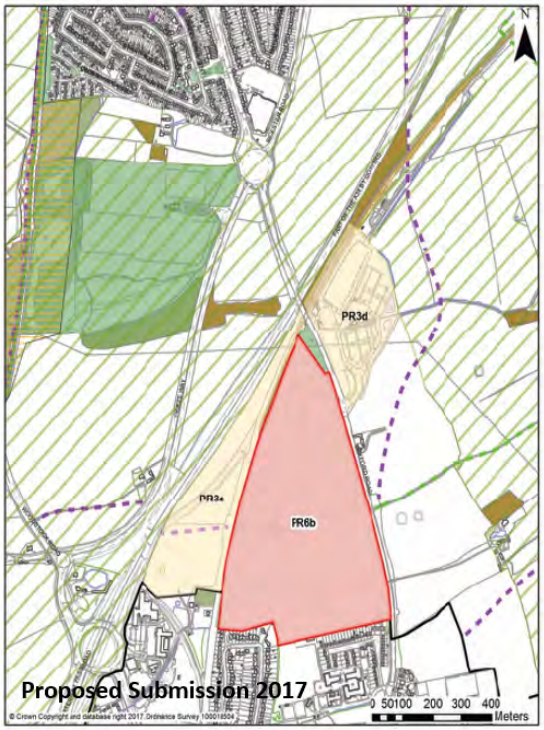


Focused Changes 2018

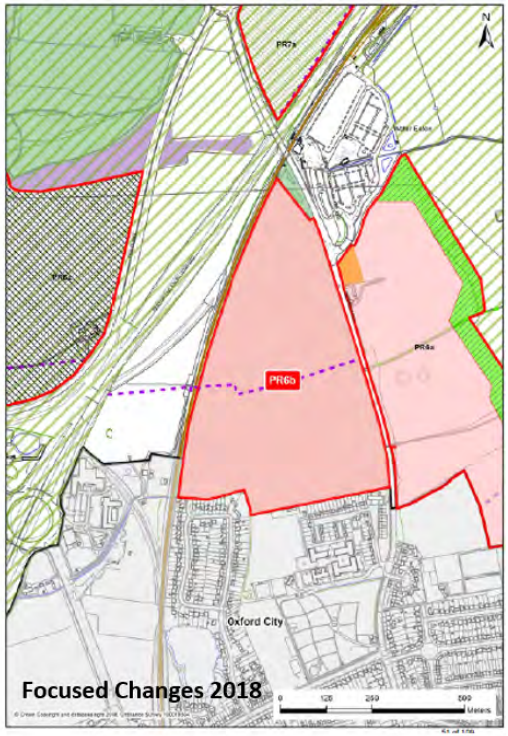


Main Modifications 2019

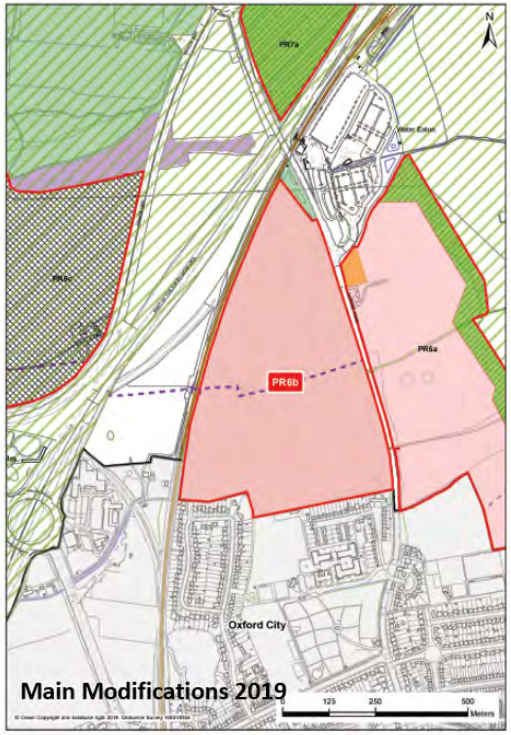
Policy PR6b – Policies Map – Land West of Oxford Road



Proposed Submission 2017

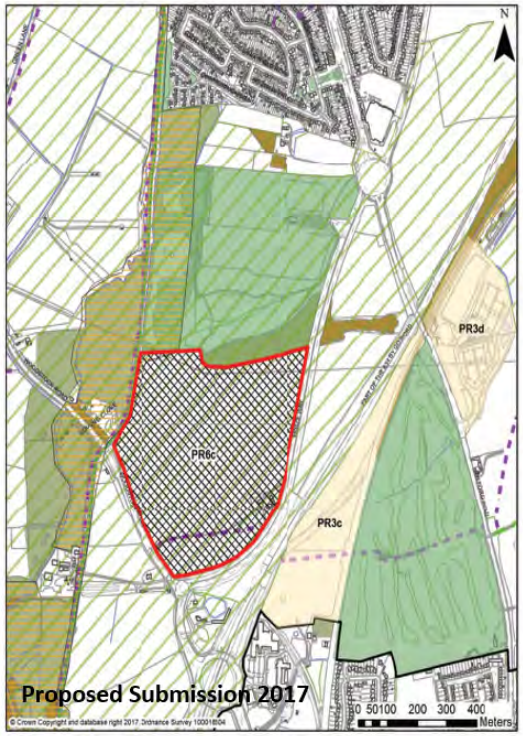


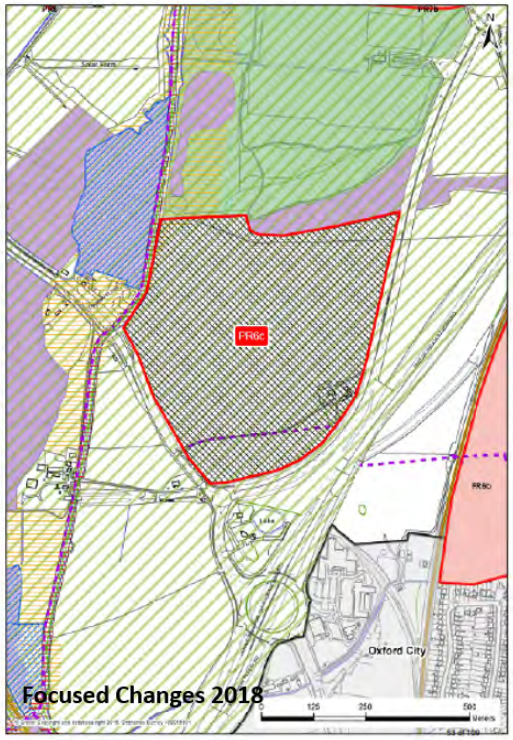
Focused Changes 2018

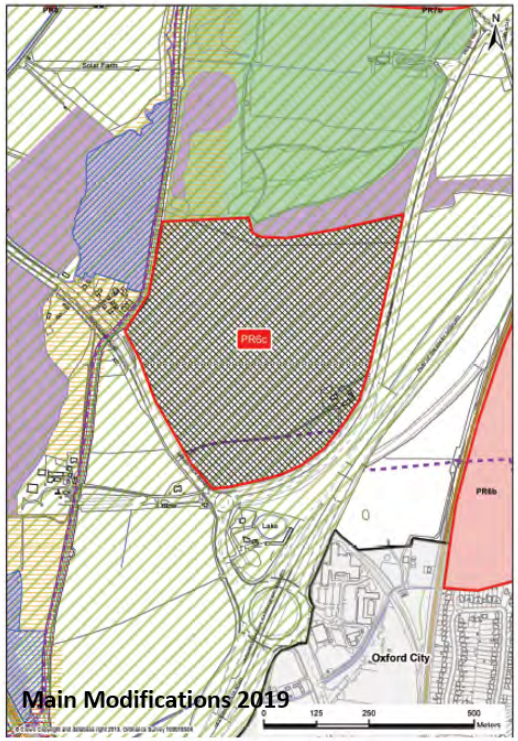


Main Modifications 2019

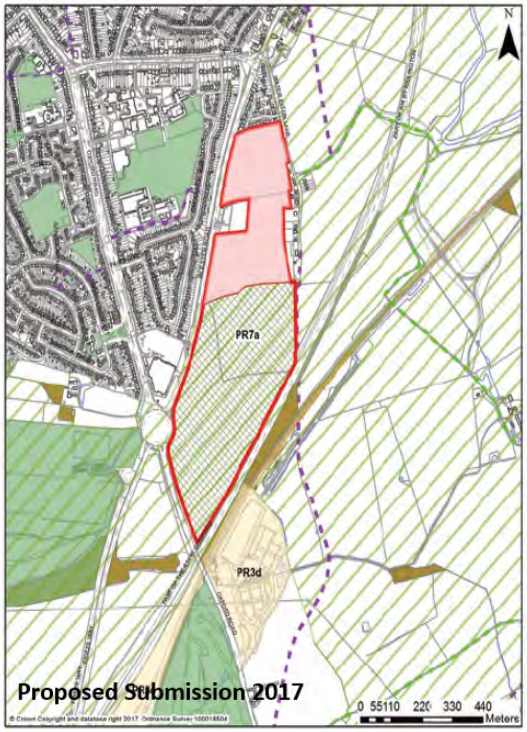
Policy PR6c – Policies Map – Land at Frieze Farm

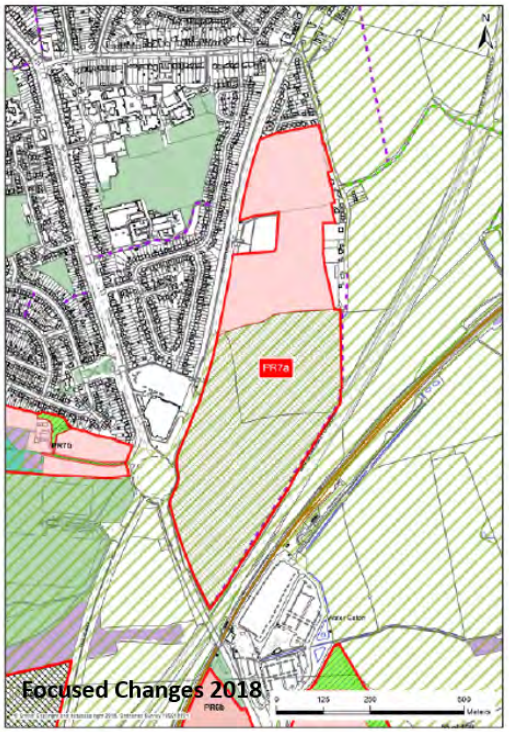


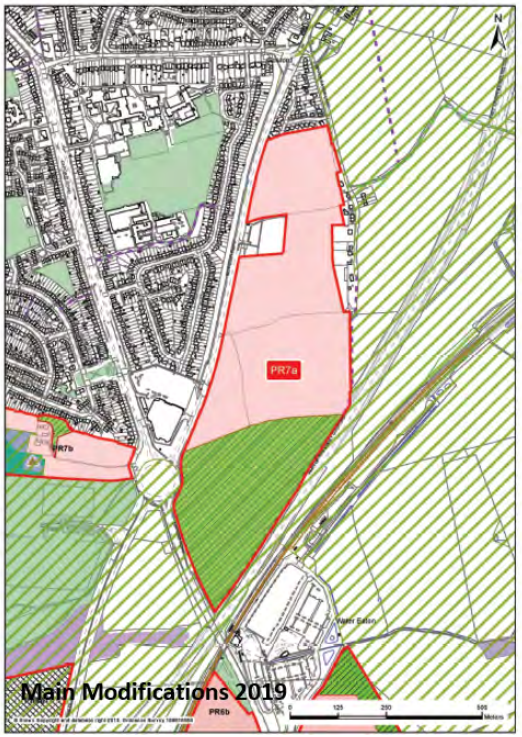




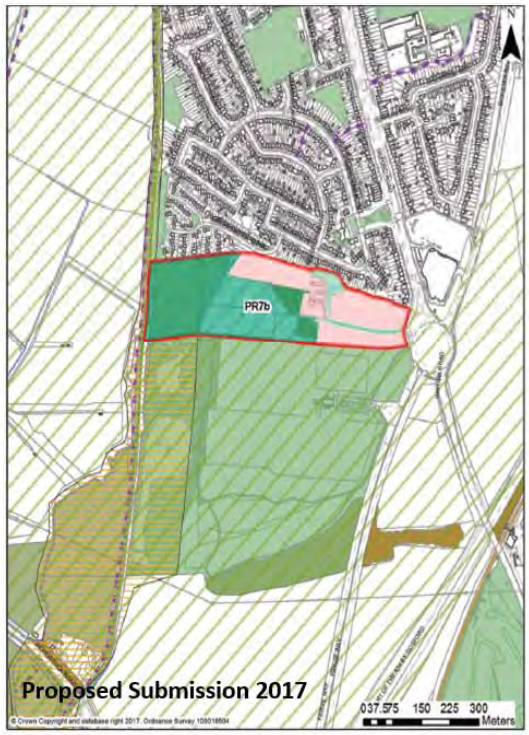
Policy PR7a – Policies Map – Land South East of Kidlington

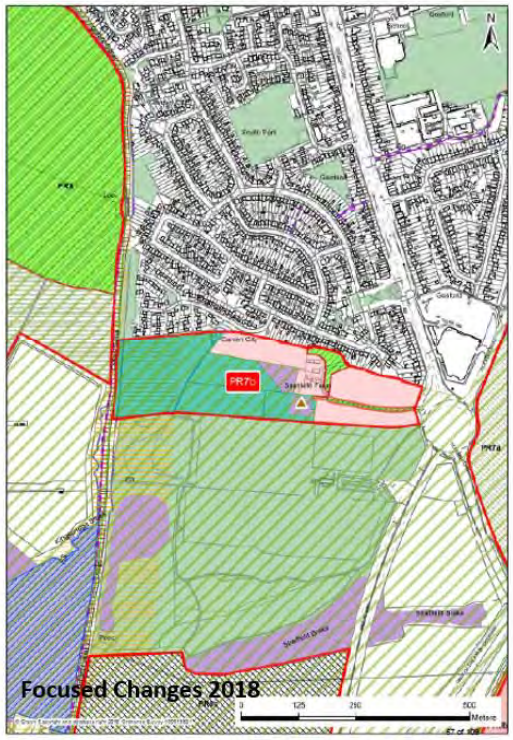


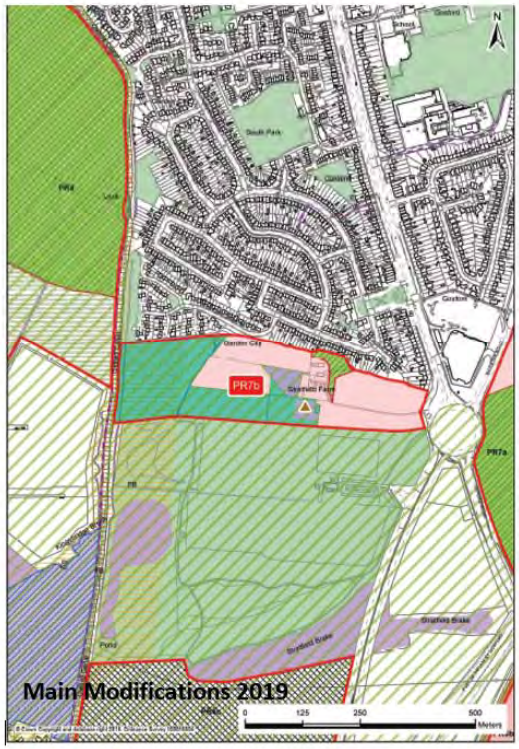




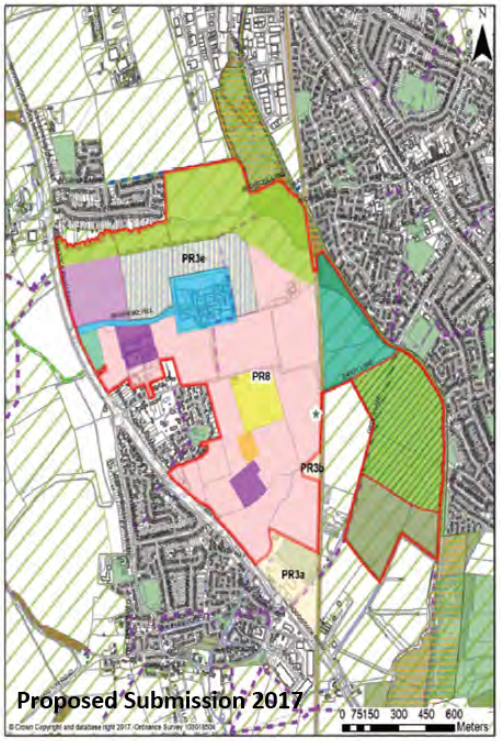
Policy PR7b – Policies Map – Land at Stratfield Farm

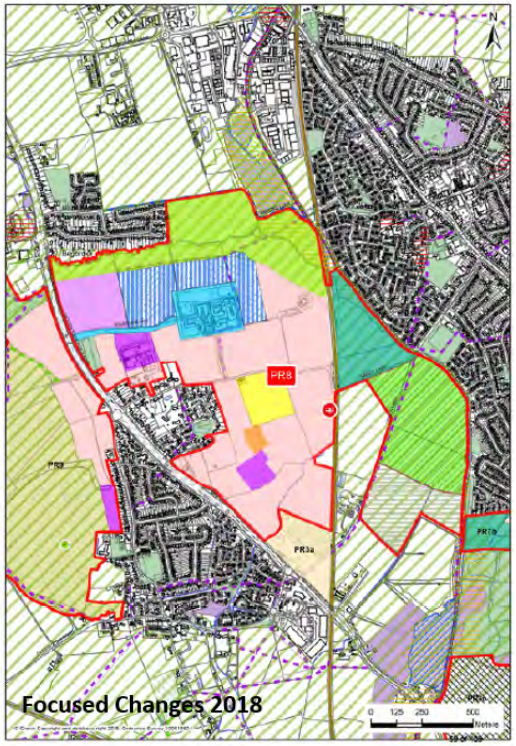


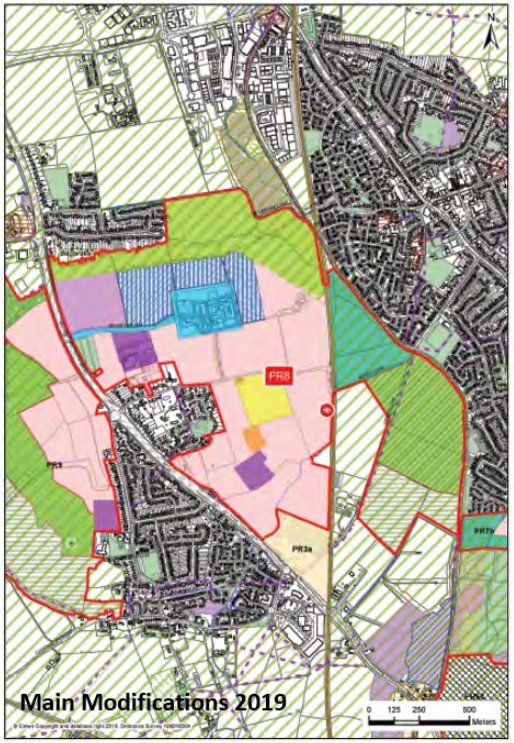




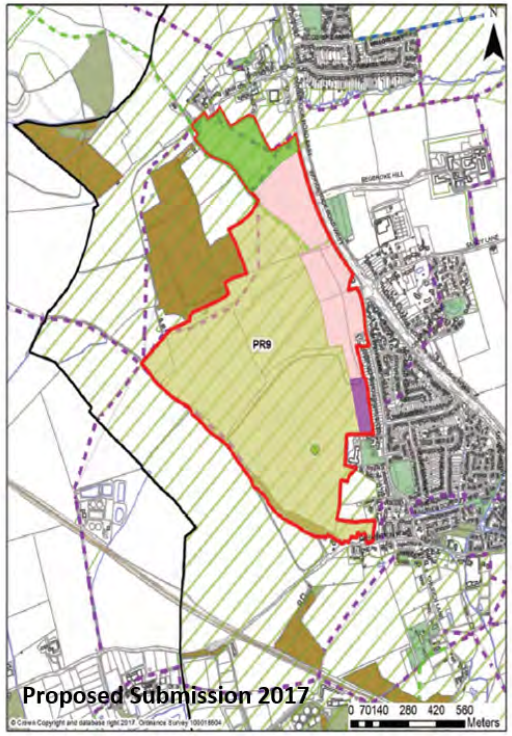
Policy PR8 – Policies Map – Land East of the A44

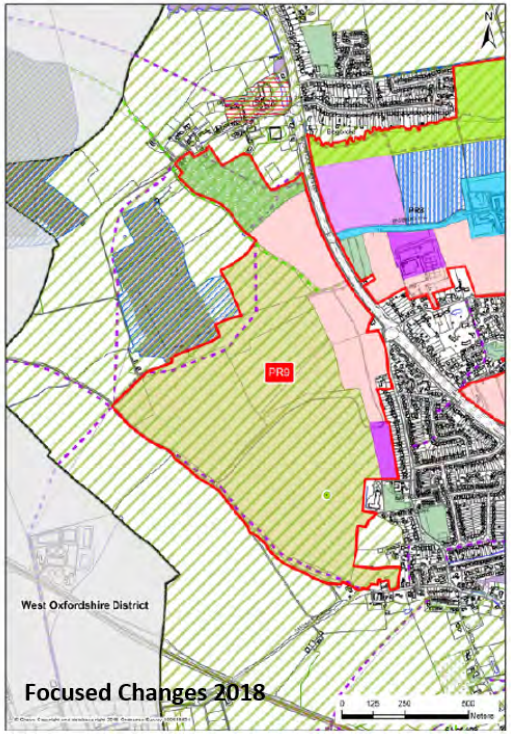


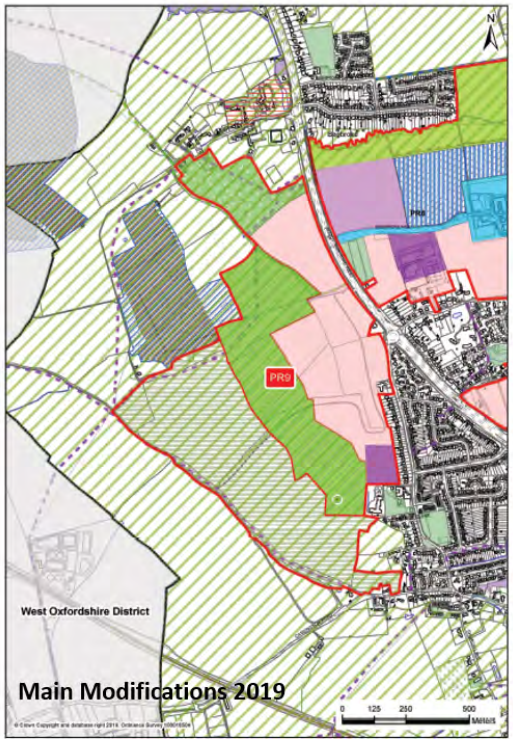




Policy PR9 – Policies Map – Land West of Yarnton







Policy PR10 – Policies Map – Land South Est of Woodstock

POLICY PR10 POLICIES MAP AND KEY PROPOSED TO BE DELETED

Main Modifications 2019

Proposed Main Modifications
Partial Review of the Cherwell Local Plan 2011-2031 Part 1: Oxford's Unmet Housing Need

Explanatory Note

November 2019

1. Background

1.1. The Council submitted the Partial Review of the Cherwell Local Plan (Oxford's Unmet Housing Need) to the Secretary of State for Housing, Communities and Local Government for formal Examination on Monday 5 March 2018. The Council submitted the Proposed Submission Local Plan (July 2017) accompanied by Focused Changes and Minor Modifications (February 2018). The Submission Policies Map was included within the documents.

1.2. A Preliminary Hearing took place on 28 September 2018. Main Hearings were held between 5 and 13 February 2019.

1.3. The Inspector requested that following the Hearings the Council submit a Transport Technical Note (CD HEAR 1) and a Housing Figures Note (CD HEAR 2). The two notes, together with Statements of Common Ground and other documents submitted at the time of the Hearings were the subject of an informal consultation ending on 4 April 2019. The Council was provided with an opportunity to respond to the submissions received by the Inspector.

1.4. In June/July 2019 Cherwell Development Watch Alliance, Kidlington Parish Council and Begbroke Parish Council wrote to the Inspector enquiring about the potential implications of the examination of the submitted Oxford City Local Plan. The Council responded to the correspondence and wrote to the Inspector regarding the Inspector's report on the examination of the Vale of White Horse Local Plan (CDC letters to Inspector 20/6/19, 27/6/19, 4/7/19).

2. Inspector's post hearings advice note

2.1. The Inspector's Post-Hearings Advice Note (Document PC5) was received on 13 July 2019. In the Note the Inspector confirmed his preliminary conclusions that:

- the 4,400 dwellings figure that represents Cherwell's apportionment of Oxford's unmet housing need provides a sound basis for the Plan;
- the approach of locating the housing and infrastructure required as close as possible to Oxford, along the A44 and A4165 transport corridors, is an appropriate strategy;

- the pressing need to provide homes, including affordable homes, to meet the needs of Oxford, that cannot be met within the boundaries of the city, in a way that minimises travel distances, and best provides transport choices other than the private car, provide the exceptional circumstances necessary to justify alterations to Green Belt boundaries;
- on density, whilst some additional capacity may be possible, the Council has struck a broadly sensible balance between the extent of land proposed to be removed from the Green Belt, and the need to accommodate development that respects its context; and
- in transport terms, the principle of siting the required allocations along an established transport corridor is a sound one.

2.2. The Inspector also advised that, with the exception of site PR10 (land South East of Woodstock), he considers the site allocations and the process by which they have been arrived at as being sound in principle. However, his note contains detailed points in relation to some of the proposed allocations which are referred to in more detail below.

2.3. The Inspector indicated that the major change required to make the Plan sound is the deletion of Policy PR10, Land South East of Woodstock, stating:

"I do not believe that the impact on the setting, and thereby the significance, of the nearby Blenheim Palace World Heritage Site (WHS) would be unacceptable, considered in isolation. However, notwithstanding the potential for screen planting, it is my view that the development of the site for housing would represent an incongruous extension into the countryside that would cause significant harm to the setting of Woodstock, and the character and appearance of the area. That, alongside the travel distance to Oxford (which is likely to tempt residents away from more sustainable travel choices like public transport or cycling notwithstanding the proximity of the site to a proposed Park & Ride facility), and the impact on the setting and significance of the WHS, lead me to the conclusion that the allocation is unsound."

2.4. It is therefore necessary for the Council to consider how it could make provision for 410 dwellings elsewhere and to respond to the Inspector's invitation to propose Main Modifications to address this. Whilst not precluding other approaches, the Inspector suggested ways in which this could be addressed:

"1. There could be scope to divide the 410[1] dwellings around some of the other allocations, without having any undue impact on the character and appearance of the general area;

[1] The Inspector's references to housing numbers (410) for Site Policy PR10 and other comments in his advice note (Document PC5) indicate that the Proposed Submission Plan July 2017 is the base Plan for the preparation of Main Modifications. The higher figure of 500 at site PR10 was advanced in the original Focused Changes (February 2018 and subject to Further Focused Changes as presented in a Statement of Common Ground with Historic England (SOCG5A)). These changes are now superseded.

2. That could be combined with additional dwellings on the Policy PR9 allocation which could lead to a better-designed layout (see above); or

3. There may be the possibility that the Policy PR6c – Land at Frieze Farm allocation could accommodate some housing (and possibly the link road) as well as any replacement golf course. However, this would necessitate further land-take from the Green Belt for which exceptional circumstances would need to be demonstrated. This might prove difficult to justify unless options 1 and 2 above and any other options outside the Green Belt were shown to be unsuitable."

2.5. In preparing its response, the Council has been cognisant that the alternative of Land to the South East of Woodstock, i.e. maintaining the PR10 allocation in some form, needs to be taken into account.

3. Approach to main modifications

3.1. The identification of modifications has been an iterative process of testing informed by the following:

i. the Inspector's Post-Hearings Advice Note;
ii. existing evidence;
iii. changes in circumstances / new information;
iv. engagement with site promoters and cooperation with partners;
v. new evidence including Sustainability Appraisal.

4. Main modifications

4.1. The Council has prepared two schedules of modifications: first, a schedule of Main Modifications which the Council is consulting upon; and second, for completeness, a schedule of Minor Modifications which are a matter for the Council.

4.2. The Main Modifications and Minor Modifications alter the Plan as originally proposed in July 2017. They supersede the Focused Changes and Minor Modifications published in February 2018 and other Further Focused Changes and Further Minor Modifications previously suggested by the Council; for example those in Statements of Common Ground. The Council has brought forward all modifications it is seeking. The Main Modifications suggested since receipt of the Inspector's Advice Note are highlighted grey in the schedule. In summary the key Main Modifications proposed by the Council are as follows:

Table 1:

Site	Number of dwellings in Submission Local Plan July 2017	Number of dwellings in Main Modifications September 2019	Net change
PR6a	650	690	+40
PR6b	530	670	+140

PR7a	230	430	+200
PR7b	100	120	+20
PR8	1950	1950	No change
PR9	530	540	+10
PR10	410	0 (deleted)	-410
Total	4400	4400	0

5. Process for preparing main modifications

5.1. The process for preparing modifications has involved the following stages:

1. internal review of plan/existing evidence base in the context of the Inspector's advice;
2. scope of significant changes in circumstances / new information;
3. identification of reasonable options;
4. formation of initial working assumptions for testing;
5. engagement with promoters;
6. evidence testing and technical engagement;
7. formation of proposed modifications and further testing;
8. completion of sustainability appraisal and consideration of conclusions;
9. consideration of exceptional circumstances for additional Green Belt alterations;
10. consideration of deliverability and implementation;
11. further engagement and finalisation of modifications.

6. Initial review of plan and existing evidence base

6.1. Officers examined the Plan and its evidence to consider whether there were any significant changes in circumstances and any 'tolerances' within the Plan's proposals and evidence having regard to the Inspector's observations. Initial findings included:

i. the Council's approach to housing figures was 'broadly sensible' (CD HEAR2 and the Inspector's advice note). Whilst it was necessary to consider the redistribution of 410 homes, recommencing work on housing figures from 'scratch' was not necessary in the interest of soundness. It was necessary to look for tolerances, changes in circumstances and any new evidence;

ii. prior to submission (February 2018) the County Council had advised that a smaller primary school was required at site PR6a (land east of Oxford Road) than originally envisaged but that this had come too late in the plan-making process to factor in to site capacity work (i.e. taking account of a 'freed-up' one hectare of land);

iii. The Green Belt Study (CD PR40h, Appendix 1 pp 251 and 252, site PR178) indicated that the release of the field immediately to the south of that already proposed in the submission plan would have the same impact on the harm to the Green Belt as the proposed site. There may therefore be more scope, if shown to be exceptionally

required, to extend the development area for site PR7a (land south east of Kidlington) in a southerly direction, notwithstanding the Council's original objective of maximising the remaining gap between new development and development to the south of the A34;

iv. The Green Belt Study (CD PR40e, Appendix 1, pp145 and 146, site PR49) indicated that the release of the field immediately to the south of that already proposed in the submission plan would have the same impact on the harm to the Green Belt as the proposed site. There may therefore be more scope, if shown to be exceptionally required, to extend the development area at site PR7b (land at Stratfield Farm), notwithstanding the Council's environmental objectives;

v. that delivery of additional homes at site PR8 (land east of the A44) was unlikely to be achievable by 2031.

6.2. The review highlighted that Focused Changes previously put forward by the Council would need to be screened to determine which needed to be brought forward as Main (and minor) Modifications.

7. Scoping of changes in circumstances / new information

7.1. The key changes in circumstances comprised:

i. the Inspector's advice;

ii. additional information on the significance of trees for site PR6b (land west of Oxford Road) arising from consideration by the Council's landscape adviser (CD PR110 Figure 2, CD PR124)

iii. additional information on highway constraints for site PR7b (land at Stratfield Farm) arising from discussions with the County Council as Highway Authority (CD PR112);

iv. hybrid application (ref 18/02065/OUTFUL) for planning permission submitted to Oxford City Council for development at 'Northern Gateway' (now referred to as Oxford North). The outline proposals comprise employment (up to 87,300 m2 B1 space), community space, commercial space (up to 2,500 m2 A1-A5 uses), a 180 bedroom hotel, up to 480 residential units and a link road between A40 and A44 through the site. The full application proposals include 15,850 m2 of B1 employment space, access junctions from the A40 and A44 and construction of a link road between the A40 and A44. At the time of writing this note, the application was recommended by officers for approval pending decision by Planning Committee on 24th of September 2019.

8. Consideration of Reasonable Options

8.1. The Council's consideration of reasonable site options for preparation of the original Plan is set out in section 9 of the Sustainability Appraisal (SA) (CD PR43d). Section 10 of the SA sets

out the key reasons for selecting the sites proposed in the Plan, and the key reasons for rejecting other sites within the areas of search. The Inspector has not raised any concerns with the SA in his advice note.

8.2. The Inspector considers that the 4,400 homes proposed provides a sound basis for the Plan. His preliminary findings indicate the approach of locating the housing and infrastructure required as close as possible to Oxford, along the A44 and A4165 transport corridors is an appropriate strategy. All site options in Areas of Search A and B, (those areas in closest proximity to Oxford), were assessed in the SA. The sites selected for inclusion in the Plan were considered to be the most suitable for meeting the Plan's vision and objectives and achieving sustainable development.

8.3. The Inspector considers that there are exceptional circumstances necessary to justify alterations to Green Belt boundaries.

8.4. The Inspector has advised, '*With one exception...I regard the various allocations, and the process by which they have been arrived at, as sound, in principle…'*. The site that the Inspector has concerns with (PR10 – land south east of Woodstock) is the only site that the Council originally proposed which is situated outside of the Oxford Green Belt.

8.5. Other than that site, the Council has no reason to question its site selection.

8.6. The Council has been aware that should it not be possible to accommodate the displaced development requirements within the Plan's original scope, there would be a need to consider other options.

8.7. The options considered by the Council in preparing Main Modifications are set out in the Council's SA Reports sections 7, 9 and 10 of the SA (CD PR43) and section 01 of the new SA Addendum (CD PR113).

8.8. The Council's consideration of the options has been intrinsically linked to the sequential consideration of options required to avoid unnecessary further alteration to Green Belt boundaries and, if required, the demonstration of exceptional circumstances for further alteration.

8.9. The Council considered first, whether there were options outside of the Green Belt; second whether there were options requiring no additional Green Belt release; and third, in the light of the conclusions on the first and second considerations, whether there were options within the scope of the existing strategy that would acceptably and exceptionally permit further revision of Green Belt boundaries. The options considered are presented in Table 2.

Table 2: Options Considered

Options outside of the Green Belt	Options requiring no additional Green Belt release	Options within the scope of the existing strategy requiring additional Green Belt release
1) Site PR10 – Land South East of Woodstock	2) Site PR3(a) - Proposed Safeguarded Land (southern extension of site PR8)	13) Site PR6a – Land east of Oxford Road (eastwards extension into Green Belt)
	3) Site PR3(b) – Land between site PR8 and the railway (minor eastward extension of site PR8)	14) Site PR6c – Land at Frieze Farm (new housing proposal within the Green Belt i.e. with Golf Course)
	4) Site PR3(c) – Land to the south of the A34 to the west of site PR6b (westward extension of site PR6b)	15) Site PR7a – South East Kidlington (southern extension of residential area into Green Belt)
	5) Site PR3(d) – Oxford Parkway Railway Station and Water Eaton Park and Ride (northward extension of PR6a)	16) Site PR7b – Stratfield Farm (potential western/southern extension of residential area into Green Belt)
	6) Site PR3(e) – Land north, east and west of Begbroke Science Park (northward extension of residential area into land reserved for employment)	17) Site PR8 – Land east of the A44 (eastern extension of residential area into Green Belt to the east of the railway)
	7) Site PR6a – Land East of Oxford Road – intensification of developable area	18) Site PR9 – Land to the west of the A44 (western extension of residential area into Green Belt)
	8) Site PR6b - Land West of Oxford Road – intensification of developable area	
	9) Site PR7a – South East Kidlington – intensification of developable area	
	10) Site PR7b – Stratfield Farm – intensification of developable area	
	11) Site PR8 – Land to east of the A44 – intensification of developable area	
	12) Site PR9 Land West of Yarnton – Intensification of developable area	

8.10. The Council's overall conclusions are presented below.

Options outside of the Green Belt

8.11 Evidence previously submitted and examined by the Inspector explained that there are no potentially suitable options available outside of the Green Belt other than the land comprising site PR10. The Areas of Search considered are set out in section 7 of the SA (CD PR43).

Option 1: Site PR10 – Land South East of Woodstock

8.12. The Council's evidence supporting the submitted plan considered the site to be a reasonable one to consider. Further, it was selected for policy development. The Council's original conclusion on site selection for site PR10 is recorded in the Sustainability Appraisal (CD PR43d, para's 10.23 to 10.36). It was concluded, "*The Council considers that the site should be taken forward for residential development albeit with the need to restrict the residential development area*". Additionally, it was originally concluded that the effects of development would be acceptable, and that development would contribute to the achievement of sustainable development (CD PR43 Section 10). The site was the only one identified as being appropriate outside the Oxford Green Belt.

8.10. Having reviewed all written and oral evidence, the Inspector has provided a planning judgement that allocation of the site would not be sound. He has made it clear that he does not believe "…*that the impact on the setting, and thereby the significance, of the nearby Blenheim Palace World Heritage Site (WHS) would be unacceptable, considered in isolation*."

8.11. But, notwithstanding the potential for screen planting, his view is that '…*the development of the site for housing would represent an incongruous extension into the countryside that would cause significant harm to the setting of Woodstock, and the character and appearance of the area*….'.

8.12. This planning judgement, with the Inspector's additional concerns about travel distance to Oxford and the setting and significance of the World Heritage Site (also following the consideration of evidence), now weighs heavily in the Council considerations.

8.13. The Council presented the Inspector with an alternative proposal for site PR10 to which Historic England had no objection. The Inspector's judgement was made with this information available to him. The Council is mindful that housing development on adjoining development to the north west is now under construction but the influence of that development (as a West Oxfordshire allocation and planning application approval) was previously considered. The Council is also cognisant of the landscape evidence submitted by West Oxfordshire District Council (Chris Blandford Associates). In its written statement to the Examination (Matter 8 -Written Statement) West Oxfordshire District Council argued

that the proposed allocation would, inter alia, have a potential adverse impact on the local landscape and setting of Woodstock.

8.14. The Council has been conscious of Historic England's position and the fact that, following the publication of the Proposed Submission Plan, no objection was received from ICOMOS. It has also been mindful of the site's non-Green Belt location. However, it is clear that development of site PR10 would comprise a substantial development within close proximity to both Woodstock and the World Heritage Site and would change the local environment through the loss of countryside and the introduction of built development in an otherwise open setting.

8.15. The SA addendum notes that a reduced and/or less dense PR10 would most likely reduce the area of open greenfield land that would be developed and the potential scope and significance of adverse effects against SA objectives 9 (Historic Environment) and 13 (Efficient Use of Land). However, it noted that the same sensitivities and therefore the potential for significant negative effects still exist as for the original SA of the site. The SA also notes uncertainty as the exact scale, design and layout of a smaller allocation in this location (and any mitigations/enhancements) are unknown.

8.16. Having regard to all of the above considerations, and the fact that the Inspector's concerns relate to the principle of development rather than the quantum or configuration, the Council considered that site PR10 was not suitable for the purpose of preparing main modifications. A re-configuration of the residential area would not overcome the Inspector's concern of development extending into the countryside, causing significant harm to the setting of Woodstock and the character and appearance of the area. Similarly, a reduced number of dwellings on the site would not overcome the Inspector's concerns on travel distance to Oxford and the wider relationship with the World Heritage Site.

Initial Working Assumption: the site is not taken forward into Main Modifications.

Options involving no additional Green Belt release

Option 2: Site PR3(a) – Proposed Safeguarded Land (southern extension of site PR8)

8.17. The site comprises some 7.8 hectares of land proposed for safeguarding in the Plan. The SA addendum notes the contribution that the site could make to the provision of housing, its accessibility and the potential contribution to health and well-being. It also notes significant negative effects with regard to road-based transport, landscape and efficient use of land but also some uncertainty.

8.18. Para. 85 of NPPF1 (2012) states that when defining Green Belt boundaries, local planning authorities (LPAs) should, where necessary, identify in their plans areas of 'safeguarded land' between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period. It also requires LPAs to make clear that the safeguarded land is not allocated for development at the present time. It advises that planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development. It further advises that LPAs should satisfy themselves that Green Belt boundaries will not need to be altered at

the end of the development plan period. The advice is brought through in the latest NPPF (para. 139).

8.19. The Partial Review is an unusual Plan in that a subsequent Plan of the same focused scope is unlikely to follow. Instead the long-term strategic needs of the county will be considered through the emerging Oxfordshire Plan 2050 followed by a full district Local Plan Review. It is important that altered Green Belt boundaries endure. The Council considers that the safeguarded land proposed (policy PR3a) provides the appropriate, proportionate contingency for the future:

"*PR3(a) – we are safeguarding this land beyond the Plan period. The triangle of land is situated to the south of the land allocated under policy PR8. In this location the railway line to the east of Yarnton forms a consistent and strong Green Belt boundary down to the A44. PR3(a) is safeguarded for future consideration as it will make little contribution to Green Belt purposes following the development of land east of the A44. The land is not required to meet Oxford's development needs within this Plan period*". (2017 Plan, p.76).

8.20. The Inspector has not identified any concerns of principle with the Council's approach to safeguarding land and it is considered that proposing this land for development now would not accord with the requirements of the NPPF.

Initial Working Assumption – retain as safeguarded land

Option 3: Site PR3(b) – Land between site PR8 and the railway (minor eastward extension of site PR8)

8.21. This site comprises 0.7 hectares of land. The Plan states:

"*PR3(b) – we are removing a small area of land from the Green Belt to the east of Yarnton adjacent to, and to the west of, the railway line. As a result of development to the east of the A44 (policy PR8), the railway line will become the consistent and strong Green Belt boundary at the eastern edge of the development site. There is no need for PR3(b) to be allocated, reserved or safeguarded for development*."

8.22. The SA Addendum notes significant positive effects with regard to housing, sustainable transport and health and well-being. Significant negative effects are noted for landscape and efficient use of land. The uncertainty of some effects is acknowledged. However, the Council considered that no additional development could reasonably be delivered as part of site PR8 by 2031.

Initial Working Assumption – not a deliverable option for 2031 for Main Modifications

Option 4: Site PR3(c) – Land to the south of the A34 to the west of site PR6b (westward extension of site PR6b)

8.23. This site comprises 11.8 hectares of land. The SA Addendum notes significant positive effects with regard to housing, employment and sustainable transport. Significant negative effects are noted for the historic environment and efficient use of land. The uncertainty of some effects is acknowledged.

8.24. The Plan (2017, p.76) states:

"*PR3(c) – we are removing an area of land from the Green Belt to the south of the A34 to the west of the strategic development site allocated under policy 6b. Following the development of land to the north of Oxford and to the west of Oxford Road, the A34 will form the logical, permanent Green Belt boundary is this location. PR3(c) is not considered to be suitable for residential development but connectivity will be expected through the site to Oxford's Northern Gateway site to the south*."

8.25. The Council's reasons for ruling out this area of land for development are articulated in the SA (CD PR43d, section 10 para' 10.60) and in the Housing and Economic Land Availability Assessment (HELAA) (CD PR79). Although the proposed development at North Oxford within Oxford City's boundary will change the relationship of site PR3(c) to the surrounding area, the Council stands by its original assessment.

Initial Working Assumption - not a suitable option for Main Modifications.

Option 5: Site PR3(d) – Oxford Parkway Railway Station and Water Eaton Park and Ride (northward extension of PR6a)

8.26. The site comprises 9.9 hectares of transport infrastructure. The SA Addendum notes significant positive effects with regard to housing, employment and accessibility but mixed results for sustainable transport (noting the impact on transport infrastructure). Significant negative effects are noted for the historic environment and efficient use of land. Again, the uncertainty of some effects is acknowledged.

8.27. The Plan (2017, p.76) states:

"*PR3(d) – we are removing the existing Oxford Parkway Railway Station and the Water Eaton Park and Ride from the Green Belt. The development of land in north Oxford to the east of Oxford Road (policy PR6a) results in other land in this area being removed from the Green Belt. Again, the A34 to the north will form the logical, permanent boundary."*

8.28. These are vital and, in part, new pieces of infrastructure. Whilst the County Council is seeking to establish new Park and Ride facilities further out from Oxford, it is for the County Council as Highways Authority to determine the longer-term transport use of the existing facilities through its Local Transport Plan. Proposing housing on an existing Park and Ride facility would require additional strategic transport work over a longer period of time.

Initial Working Assumption – not a suitable option for Main Modifications

Option 6: Site PR3e – Land north, east and west of Begbroke Science Park (northward extension of residential area into land reserved for employment)

8.29. The site comprises 14.7 hectares of land identified for the expansion of Begbroke Science Park. The SA Addendum notes significant positive effects with regard to housing, services and facilities and health and well-being. Significant negative effects are noted for landscape and efficient use of land. The uncertainty of some effects is acknowledged.

8.30. The Plan (2017, p.76) states:

"PR3(e) – we are removing land from the Green Belt to the north, east and west of Begbroke Science Park to ensure that a logical and permanent Green Belt boundary is established. This is in the context of, and in response to, development to the east of the A44 (policy PR8) and the conclusion of the Small Scale Green Belt Review which considers the high value employment needs at Kidlington-Begbroke. The potential extension of the Science Park will be considered further in Local Plan Part 2. Policy PR8 seeks reservation of the land for the potential expansion of the Science Park."

8.31. The identification of this land is pursuant to policy Kidlington 1 of the adopted Local Plan 2011-2031 and is clearly evidenced. Considering the land for residential development would be contradictory to the objectives of that policy.

Initial Working Assumption - not a suitable option for Main Modifications

Option 7: Site PR6a – Land East of Oxford Road – intensification of developable area

8.32. The SA Addendum notes significant positive effects with regard to housing, employment and sustainable transport but significant negative effects for the historic environment and efficient use of land. It is noteworthy that the SA highlights the potential downside of what might commonly be seen as positive intensification i.e. the potential for more greenfield land to be developed within the confines of the existing developable area. The uncertainty of some effects is acknowledged.

8.33 Policy PR6a of the Plan (July 2017) proposes the construction of 650 dwellings on approximately 24 hectares on land east of Oxford Road. The Council considered whether some additional development could be achieved.

8.34. The review of the Plan, evidence and changes in circumstances identified that an additional one hectare of land was potentially available for housing. Policy PR6a (2017) requires the provision of a primary school on the site with at least three forms of entry (3FE) on 3.2 hectares of land. During the consultation on the Proposed Submission Plan the County Council provided updated information (CD PR78, PR-C-0832) indicating that the school requirement could be reduced to a two-forms of entry primary school on 2.2 hectares of land.

8.35. The Council's Explanatory Note on Housing Figures (HEAR 2) clarifies the approach taken to housing figures for the site. Table 3 shows that 650 homes could be provided at a net density of 40dph. Table 2 shows that account was taken of the site's edge of Oxford location whilst recognising the landscape setting to the east from the Cherwell Valley, and listed St Frideswide Farmhouse.

8.36. The slightly lower density (37dph) in Table 5 reflects the fact that the additional one hectare of land became available but that no allowance was made for additional dwellings. It was therefore considered that an additional 40 homes could in principle be achieved.

8.37. No other changes in circumstances were identified that would affect the Council's 'broadly sensible' approach to the Plan's housing figures. Having considered changes of circumstance and having regard to the fact that the Inspector considered the allocation to be 'sound' in principle, it is considered that there are no further tolerances in the context of the site's constraints.

Initial Working Assumption – an increase from 650 to 690 homes

Option 8: Site PR6b - Land West of Oxford Road – intensification of developable area

8.38. The SA Addendum notes significant positive effects with regard to housing, employment and sustainable transport but significant negative effects for the historic environment and efficient use of land. The uncertainty of some effects is acknowledged.

8.39. Policy PR6b of the Plan (July 2017) proposes the construction of 530 dwellings on 32 hectares on land west of Oxford Road. The Inspector's preliminary conclusions are that whilst he has no doubt that North Oxford Golf Club is a much valued facility, " *the site it occupies is an excellent one for the sort of housing the Plan proposes, given its location so close to Oxford Parkway, with its Park & Ride, and its proximity to the centre of Oxford*."

8.40. The Council's Explanatory Note on Housing Figures (HEAR 2) clarifies the approach taken to housing figures for the site. Table 3 indicates a density of 25 dph for site PR6b in the Proposed Submission Plan. The relatively low density reflected the need for caution on numbers in view of the need to retain significant trees on the site.

8.41. The review of the Plan, evidence and changes in circumstances identified that there was now more information on important trees that gave reason to reconsider the capacity of the site. This included information from the site promoters and from the Council's internal landscape advisers to assess the significance of trees. Following internal advice from landscape and tree officers (CD PR124) the Council identified groups of trees to be retained. The Council's internal officers' assessment followed the review of developer's information and an assessment of trees on site. The groupings of important and moderate significant trees identified through Council's internal advice are shown in Figure 2 of the Council's Site Capacity Sense Check, September 2019 (CD PR110).

8.42. Desk top analysis of this information suggested that there was potential to increase the capacity of the site. Being mindful of Policy PR6b place shaping principles guiding proposals to *'reflect the historic use of the site*' and provision of '*larger plots and wider streets to accommodate the mature trees of the former golf course'* officers estimated that about 600 homes might be accommodated subject to more detailed testing.

Initial Working Assumption – an increase from 530 to 600 homes

Option 9: Site PR7a – South East Kidlington – intensification of developable area

8.43. The SA Addendum notes significant positive effects with regard to housing, employment, sustainable transport and health and well-being. The uncertainty of some effects is acknowledged.

8.44. Policy PR7a of the Plan (July 2017) proposes the construction of 230 dwellings on approximately 11 hectares on land east of Bicester Road.

8.45. The Council's Explanatory Note on Housing Figures (HEAR 2) clarifies the approach taken to housing figures for the site. Table 3 shows that 230 homes could be provided at a net density of 35 dph (avoiding development in a small part of the site within Flood Zones 2 & 3).

8.46. No changes in circumstances were identified that would affect the Council's 'broadly sensible' approach to the residential area already identified. Having regard to the fact that the Inspector considered the allocation to be 'sound' in principle, it was considered that there were no further tolerances in the context of the site's constraints.

Initial Working Assumption – no additional dwellings on the existing developable area

Option 10: Site PR7b - Stratfield Farm – intensification of developable area

8.47. The SA Addendum notes significant positive effects with regard to housing, sustainable transport and health and well-being but significant negative effects for the efficient use of land. The uncertainty of some effects is acknowledged.

8.48. Policy PR7b of the Plan (July 2017) proposes the construction of 100 dwellings on approximately 4 hectares on land at Stratfield Farm.

8.49. The Council's Explanatory Note on Housing Figures (HEAR 2) clarifies the approach taken to housing figures for the site. Table 3 shows that 100 homes could be provided at a net density of 25 dph having regard to the setting of the listed farmhouse.

8.50. As a result of promoter engagement with the County Council as Local Highways Authority, a less rigid position on the number of homes that could be accessed from the Kidlington roundabout emerged (later confirmed in CD PR112).

8.51. However, the constraints of the site and the objectives of the policy led to a conclusion that no further development could be achieved on the development area already identified, having regard to the Council's 'broadly sensible' approach and the Inspector's advice that the allocation to be 'sound' in principle.

Initial Working Assumption – no additional dwellings on the existing developable area

Option 11: Site PR8 – Land to east of the A44 – intensification of developable area

8.52. The SA Addendum notes significant positive effects with regard to housing, sustainable transport and health and well-being but significant negative effects for landscape and efficient use of land. The uncertainty of some effects is acknowledged.

8.53. Policy PR8 of the Plan (July 2017) proposes the construction of 1950 dwellings on approximately 66 hectares on land next to Begbroke / Yarnton.

8.54. The Council's Explanatory Note on Housing Figures (CD HEAR 2) clarifies the approach taken to housing figures for the site. Table 3 shows that 1950 homes could be provided at a net

density of 45 dph having regard to the potential for some higher density development on parts of the site.

8.55. No changes in circumstances were identified that would affect the Council's 'broadly sensible' approach and having regard to the fact that the Inspector considered the allocation to be 'sound' in principle.

8.56. It was considered that additional homes could not be delivered on the site by 2031.

Initial Working Assumption: no change

Option 12: Site PR9 Land West of Yarnton – Intensification of developable area

8.57. The SA Addendum notes significant positive effects with regard to housing, sustainable transport and health and well-being but significant negative effects for employment and efficient use of land. The uncertainty of some effects is acknowledged.

8.58. Policy PR9 of the Plan (July 2017) proposes the construction of 530 dwellings on approximately 16 hectares of land on land west of Yarnton.

8.59. The Council's Explanatory Note on Housing Figures (CD HEAR 2) clarifies the approach taken to housing figures for the site. Table 3 indicates a density of 35dph for site PR9 in the Proposed Submission Plan, but notes that this assumes the 30% gross to net discount being effectively removed due to potential for shared use of playing pitch, incorporation of play facilities on that land, and immediate access to open space to the west, otherwise gross density would be high at 47 dph.

8.60. Following representations from the site promoter the Council further considered the precise number of dwellings to be accommodated on the site to improve deliverability and achieve a high quality of design, bearing in mind the linear form of the site and its relationship with PR8. Table 5 (CD HEAR 2) indicated a reduction to 440 dwellings, reducing gross density to 28 dph.

8.61. The Inspector's preliminary conclusions refer to the depth of the developable area and implications for design and layout (i.e referring to the scope for a site extension).

8.62. The Council considered that no additional development could be achieved on the existing developable area as identified in the Plan (July 2017).

Initial working assumption: no change to density of development within the existing developable area

Options involving additional Green Belt release

8.63. During the initial assessment of options involving no additional Green Belt release it was evident that there was likely to be a shortfall in the number of dwellings required, and that the Council would need to consider whether exceptional circumstances exist to justify further release of Green Belt land to meet the housing requirements. Options involving additional Green Belt release within the scope of the Plan's strategy and in the context of

the Inspector's advice (CD PC5) were therefore considered. Consideration of exceptional circumstances are found in Section 13 below.

Option 13: Site PR6a – Land east of Oxford Road (eastwards extension into Green Belt)

8.64. The SA Addendum notes significant positive effects with regard to housing, employment and sustainable transport but significant negative effects for the historic environment and efficient use of land. The uncertainty of some effects is acknowledged.

8.65. For the reasons articulated in submitted evidence (CD PR51), an eastward expansion of the site was considered to be inappropriate in terms of landscape impact. The possibility of a northern extension is discussed at 8.26.

Initial Working Assumption: extension unsuitable

Option 14: Site PR6c – Land at Frieze Farm (new housing proposal within the Green Belt i.e. with Golf Course)

8.66. The SA Addendum notes significant positive effects with regard to housing and sustainable transport but significant negative effects for landscape and efficient use of land. The uncertainty of some effects is acknowledged.

8.67. Policy PR6c of the Plan (July 2017) is reserved for a replacement Golf Course. No land at Frieze Farm was already identified for Green Belt release. The Inspector advised that there may be the possibility that this site could accommodate some housing as well as any replacement golf course. He also advised that development of the site might provide the opportunity for the development of a link road between the A44 and A34.

8.68. The Council's site selection conclusions as recorded at section 10, para's 10.130 – 10.132 of the Sustainability Appraisal (CD PR 43) included, *"…… Residential development would be segregated from Oxford and separated from Kidlington and Yarnton. Development would breach the A34 and be perceived as a freestanding development and a new highly urbanising influence between Oxford and Cherwell. The relatively exposed and elevated nature of the site to the south would result in residential development being highly visible from the north. Central and eastern land parcels are land locked by road and rail corridors.*

8.69. Development of the site for housing would entail the additional release of Green Belt land in a new location. The Council does not depart from its original conclusions and therefore did not consider that the site should be brought forward for further consideration in the first instance. However, in light of the Inspector's comments, it was considered that land at Frieze Farm should be kept within scope if preparation of Main Modifications should result in an unmet housing requirement. It would have to be clear that the homes could not be provided on the sites already identified for residential development, and, in view of the Council's original conclusions about its unsuitability for housing, the site would need to be considered along with other sites within Areas of Search A and B.

Initial Working Assumption – only within scope if homes could not be distributed on existing sites and exceptionally required in the context of other alternatives

Option 15: Site PR7a – South East Kidlington (southern extension of residential area into Green Belt)

8.70. The SA Addendum notes significant positive effects with regard to housing, employment, sustainable transport and health and well-being.

8.71. The Green Belt Study (PR40, site PR178) indicated that the release of the field immediately to the south of that already proposed in the Plan would have the same impact on the harm to the Green Belt as the proposed submission site. It was considered that, exceptionally, there might be scope to extend the developable area for the site PR7a (land south east of Kidlington) in a southerly direction, notwithstanding the Council's original objective of maximising the remaining gap between new development and development to the south of the A34. An existing field boundary, containing approximately 9 hectares on land, marks the extent of this land.

8.72. By continuing to apply the assumptions on density for this site set out in CDC document HEAR 2 it was estimated that extending the site by 9 hectares could accommodate an additional 200 dwellings.

Initial Working Assumption – if exceptionally required, an increase from 230 to 430 homes with an additional 9 hectares of Green Belt land released

Option 16: Site PR7b – Stratfield Farm (potential western/southern extension of residential area into Green Belt)

8.73. The SA Addendum notes significant positive effects with regard to housing, sustainable transport and health and well-being but significant negative effects for efficient use of land.

8.74. The Green Belt Study (PR40, site PR49) indicated that the release of the field immediately to the south and west of that already proposed in the submission plan would have the same impact on the Green Belt as the proposed submission site (approximately an additional one hectare of land). It was considered that, exceptionally, there might be scope to extend the developable area at site PR7b into this area of land (defined by a field boundary) while sufficiently accommodating the Council's environmental objectives.

8.75. As a result of promoter engagement with the County Council as Local Highways Authority, a less rigid position on the number of homes that could be accessed from the Kidlington roundabout emerged (CD PR112 for confirmation).

8.76. It was considered that the setting of the listed farmhouse and important trees could be protected.

8.77. By continuing to apply the previous assumptions for this site (highlighted in CD HEAR 2) it was estimated that extending the site by one hectare could accommodate an additional 30 dwellings.

Initial Working Assumption – if exceptionally required, an increase from 100 to 130 homes with an additional 1 hectare of Green Belt land released.

Option 17: Site PR8 – Land east of the A44 (eastern extension of residential area into Green Belt to the east of the railway)

8.78. The SA Addendum notes significant positive effects with regard to housing, sustainable transport and health and well-being but significant negative effects for landscape and efficient use of land.

8.79. For the reasons set out in submitted evidence (e.g. Matter 6 – Written Statement-CDC), the Council considered that an extension of this site to the east of the railway line would not be suitable in terms of the impact on the Green Belt and the need to retain an appropriate gap between new development and Kidlington alongside the Oxford Canal.

Initial Working Assumption – extension unsuitable

Option 18: Site PR9 – Land to the west of the A44 (western extension of residential area into Green Belt)

8.80 The SA Addendum notes significant positive effects with regard to housing, sustainable transport and health and well-being but significant negative effects for employment, landscape, the historic environment and efficient use of land.

8.81. Policy PR9 of the Plan (July 2017) proposes the construction of 530 dwellings on approximately 16 hectares on land next to the west of Yarnton.

8.82. The Inspector advised that he had sympathy with the promoter's view that a more satisfactory development might be achieved by extending the residential development area westwards. He also suggested that, in doing so, the Council considers whether some additional homes could be achieved.

8.83. Initial engagement with the Council's Landscape Adviser suggested that there could be some potential subject to more detailed analysis. In the context of the Inspector's advice, a re-examination of the promoter representations and the Council's existing evidence (particularly on landscape and Green Belt), it was considered that a working assumption of approximately 600 homes should be put forward for further testing but only if additional Green Belt land was required.

8.84. *Initial Working Assumption – if exceptionally required, an increase from 530 to 600 on an area of Green Belt land to the west of the existing developable area*

Summary of Initial Working Assumptions

8.85. The initial working assumptions, for further testing, were as shown below:

Table 2:

Site	Number of dwellings in 2017	Initial Working Assumption 2019	Potential Green Belt Change	Net change
PR6a	650	690	No additional Green Belt	+40

PR6b	530	600	No additional Green Belt	+70
PR7a	230	430	Green Belt affected	+200
PR7b	100	130	Green Belt affected	+30
PR8	1950	1950	(no change)	No change
PR9	530	600	Green Belt affected	+70
PR10	410	0	Land outside of the Green Belt removed	-410
	4400	4400		0

9. Engagement with promoters

9.1. Meetings were held with the following promoters to provide an opportunity for each to identify any key issues that they considered the Council needed to take into account. Each was subsequently provided with a formal opportunity to submit information. It was considered that wider promoter engagement would only be required if the requisite number of homes could not be accommodated.

- Blenheim Estate – Site PR10
- Savills – Sites PR6a & PR6b
- Turnberry – Site PR6c
- Barwood & Hill Residential – Site PR7a
- Carter Jonas & Manor Oak - Site PR7b
- David Lock & Carter Jonas – Site PR8
- Gerald Eve / Merton College – Site PR9

9.2. The formal information received (August 2019) is submitted as part of the Council's evidence base.

Site PR10- Land South East of Woodstock

9.3. The site promoter for PR10 submitted an updated development concept (CD PR123) in response to the Inspector's preliminary conclusions, to address matters relating to settlement morphology and seek to demonstrate that the site provides a suitable sustainable and deliverable site for a new garden neighbourhood for 500 homes. A copy of e-mail exchanges with ICOMOS was later submitted which confirms ICOMOS's position on site PR10 (CD PR123h).

9.4. The Council had regard to these submissions but considered that they did not affect its consideration of the Inspector's preliminary conclusions nor warranted the production of additional evidence. ICOMOS had been consulted on the Proposed Submission Plan but did not respond.

Site PR6a- Land East of Oxford Road

9.5. The site promoter considers that site PR6a can accommodate an additional 40 dwellings by virtue of the smaller site required for school provision (CD PR116).

9.6. This concurred with the Council's view on the number of additional units that could be accommodated as a result of lower land take requirements. No other change of circumstances was identified.

Site PR6b- Land West of Oxford Road

9.7. The site promoter provided two scenarios for site PR6b (CD PR117). Based on the groupings of important and moderate significant trees identified by the Council, the Council was advised that approximately 696 dwellings could be accommodated on 17.4 ha. Based on further assessment work by the site promoter in relation to trees on the site and their relationship to its proposed green infrastructure strategy, the Council was advised that 740 dwellings could be accommodated on 18.5 ha.

9.8. This information was used to inform further consideration of site capacity.

Site PR6c- Land at Frieze Farm

9.9. The site promoter recommended that Frieze Farm be brought forward as a new allocation to minimise disruption to the Plan, place the transport strategy on a sounder footing and bring clarity around golfing re-provision. The submission indicates that the site could accommodate 410 dwellings and a 9-hole golf course (CD PR118).

9.10. This information did not alter the Council's position.

Site PR7a- Land South East of Kidlington

9.11 The site promoter's submission considered that the site could deliver an additional 200 homes through an extension of the residential area southwards, as previously promoted. It was suggested that a revised Green Belt boundary could follow a strongly defined field boundary for much of its length and restore a historic hedgeline for the remaining section (a map extract indicating the historic field boundary was provided) (CD PR119).

9.12. This information was used to inform further consideration of site capacity and potential Green Belt release.

Site PR7b- Land at Stratfield Farm

9.13. The site promoter for PR7b submitted a site layout illustrating a scheme for approximately 165 new dwellings on an extended residential area involving additional Green Belt release (CD PR120).

9.14. This information was used to inform further consideration of site capacity and potential Green Belt release.

Site PR8- Land East of the A44

9.15. The site promoters' submissions (CD PR121) did not suggest that additional dwellings could be accommodated on PR8 or that there had been a change in circumstances since their original submissions.

9.16. This information was used to inform further consideration of the distribution of the 410 homes.

Site PR9- Land West of Yarnton

9.17. Three schemes were submitted by the promoter: one for 536 homes on 15.3 hectares of land, the second for 710 homes on 18.12 hectares and the third for 780 homes on 19.9 hectares of land. A draft framework plan was submitted with a capacity analysis and incorporating revisions to site layout and to accommodate an area of land for a primary school playing field. A Landscape Appraisal Addendum was also submitted (CD PR122).

9.18. This information was used to inform further consideration of site capacity and potential Green Belt release.

10. Evidence testing and technical engagement

10.1. Cooperative engagement commenced with the County Council immediately. It was recognised that its input on the transportation and infrastructure planning implications of any Main Modifications would be essential. The Council has worked with the County Council on a continuous, iterative basis.

10.2. Consultants were re-engaged to assist with the following matters.

10.3. **Landscape** (CD PR51) **–** additional work (CD PR108) was undertaken to determine the appropriateness of extending site PR9 westwards onto higher ground. A site meeting took place with the promoters and landscape advisers. It was initially concluded that there was some further potential to extend PR9. The Council brought this conclusion into its thinking with a view to obtaining more detailed assessment once it was clear whether a limited or wider expansion of the site might be required.

10.4. **Transport** (CD PR52) **–** additional work (CD PR109) identified no significant barriers to the redistribution of 410 homes across the three areas of north Oxford, Kidlington and the A44 corridor. The County Council was engaged as a partner on this work. It advised that there would be no significant change to the implementation of its transport strategy as a result of the initial working assumptions; that its proposed Park and Ride at London-Oxford airport and rapid transit proposals would not be affected (other than for matters such as the implementation of specific highway measures such as stops/laybys); and, that there would be no clear benefit from the provision of a link road across Frieze Farm.

10.5. **Green Belt** (CD PR40) – an addendum (CD PR104) to the Cherwell Green Belt Study (PR40) was commissioned to provide advice on potential Green Belt impacts and the positioning of revised Green Belt boundaries. The Council engaged with the consultants as it became clear that some additional Green Belt release was likely to be needed. Having regard to all

existing and emerging evidence and the initial working assumptions, it was clear that potential additional release needed to be considered at sites PR7a, PR7b and PR9.

10.6. **Water Cycle Study** (CD PR81) – an addendum (CD PR105) to the study was commissioned to assess the impact of the proposed redistribution of dwellings on the conclusions of the Water Cycle Study 2017 (PR81). The working assumptions being examined were not considered to be significant and the summary and recommendations of the 2017 WCS were still considered to be valid.

10.7. **Strategic Flood Risk Assessment (SFRA)** (CD PR31, PR32, PR94) – the Council's consultants advised that further flood risk assessment work was not required, as the Council's existing evidence base provided sufficient information to assess the proposed modifications to the proposed development sites. A check was undertaken against the latest flood risk maps. The potential new residential areas within allocated sites PR7a, PR7b and PR9 had already been assessed as part of the overall site assessments (sites SFRA178 (PR7a), SFRA49 (PR7b) and SFRA51 (PR9), and all lay within Flood Zone 1. There are small areas of surface water flooding shown as affecting the sites, but these were considered in the original site assessments and the drafting of policies.

10.8. **Ecological Cumulative Impacts** (CD PR34) and addendum (CD PR106) – consultants were commissioned to assess any changes in cumulative impacts and the significance on ecological features/sites identified including Rushy Meadows Site of Special Scientific Interest (SSSI). No significant changes were identified and the study's recommendations (CD PR34) were not altered.

10.9. **Site capacity** – the Council's urban design advisers examined the Council initial working assumptions in the context of any new information available including promoter submissions. Their conclusions (CD PR110) provided some variance from the Council's initial working assumptions. In particular, it showed that:

i. **site PR6b** - greater layout efficiencies could be achieved while still delivering proposed place shaping principles. It was recommended that average density be increased to 30 dph on 22.4 hectares (672 dwellings);

ii. **site PR7a** – a potential new southern boundary could be accommodated which resulted in an acceptable design. No change to the working assumption for the additional number of new homes (200) was suggested;

iii. **site PR7b** - given site constraints, some flats would be required to achieve an increase in housing numbers to about 130 units should an additional field parcel be accommodated;

iv. **site PR9** - a reduction in density and increase in the developable area was an appropriate response to both the site's constraints and character considerations. A reduction to about 30 dph was suggested.

10.10. **Sequential Test and Exception Test (Flooding)** - The Council's Sequential Test produced in June 2017 (CD PR53) and updated in February 2018 (CD PR95) considers the flood risk for potential strategic development options and their wider sustainability informing the allocation of sites for new homes to meet some of Oxford's unmet housing needs in the Council's Partial Review. No change was being proposed to the Council's development strategy. The potential extensions to the development areas being considered were within flood zone 1. The Council considered that the existing flood risk assessment work and sequential test were sufficient to inform and justify the Council's proposed modifications. The Council's adopted Local Plan seeks to manage and reduce flood risk and the site policies in the Partial Review require a flood risk assessment for planning applications and would address any remaining minor flood risk.

10.11. **Habitats Regulations Assessment (CD PR98)** – the Addendum (CD PR107) assessed whether the redistribution of 410 houses and associated modifications to the Plan were likely to affect the findings of the Habitats Regulations Assessment Stage 1 Screening and Stage 2 Appropriate Assessment August 2018 (PR98). The Addendum concluded that the working assumptions did not change the findings and conclusions of the HRA 2018.

10.12. **Sustainability Appraisal (CD PR43)** – A SA Addendum (September 2019, CD PR113) was commissioned to inform the proposed modifications. It informed site selection (see section 8 above) and policy development. It included

- a summary of developments in the Plan baseline, including updates to evidence base.
- a summary of the new plans, policies and programmes published of relevance to the Plan.
- a schedule of the proposed modifications to the Plan, and their alternatives, and SA of their likely effects.

10.13. The emerging findings from evidence were relayed to the County Council to enable it to continue with its consideration of transport and infrastructure matters.

11. Formation of proposed modifications and further testing

11.1. The conclusions from evidence and technical engagement were examined to reconsider the initial working assumptions and prepare draft modifications. The number of dwellings proposed for sites PR6b, PR7b and PR9 changed from the initial working assumptions:

Table 3:

Site	Number of dwellings in 2017	Initial Working Assumption (2019)	Revised Draft number of dwellings (2019)	Net change
PR6a	650	690	690	+40
PR6b	530	600	670	+140
PR7a	230	430	430	+200
PR7b	100	130	120	+20
PR8	1950	1950	1950	No change

PR9	530	600	540	+10
PR10	410	0	0	-410
Total	4400	4400	4400	0

11.2. As necessary, the draft modifications were fed back into evidence testing on matters of transport (CD PR109), landscape (CD PR108), the water cycle study (CD PR105), ecology (CD PR106), Green Belt (CD PR104), Habitats Regulations Assessment (CD PR107), the site capacity work (CD PR110) and Sustainability Appraisal (CD PR 113).

11.3. As a consequence, the following additional findings emerged.

11.4. The **Landscape Assessment for site PR9** (CD PR108) concluded that the landscape could accommodate residential development on the lower slopes in the east of the study area, avoiding rising up the steeper mid-slopes, so that the enclosing function of the landform to the lower-lying broad vale would be retained. The westward extent of development should be related to the 75m AOD contour, although the strong vegetation structure to the large central field could accommodate development to about the 78m contour. A substantial green infrastructure for the development and the outer buffer of accessible greenspace would need to be secured through a development brief and a long-term management plan.

11.5. **The Green Belt Study Addendum** (CD PR104) advised as follows:

i. **Site PR7a** – an additional release of land to the south would further erode the size of this contained area of open land but would not represent a step-change in Green Belt harm. The Addendum considered two alternative Green Belt boundaries for the southern boundary of the triangle of land. Both involved the creation of a new boundary. The evidence did not suggest a material difference between the two alternative boundaries. The modifications propose that the new planted boundary follows the line of the former field boundary removed during the 20th century.

ii. **Site PR7b** - the release of an additional field from the Green Belt in the central part of study parcel PR49 (rated as low-moderate for harm) would not lead to a significant change in harm. Although there would be advancement of the inset settlement edge by about 70m, a field boundary hedgerow would mark a clear Green Belt edge.

iii. **Site PR9** - the Submission Plan's proposed western boundary followed, for the most part, existing field boundaries. These boundaries also mark a distinction between areas closer to Yarnton, rated at moderate and moderate-high harm, and land to the west which was rated at high harm.

The rising landform and absence of field boundaries in the area into which further settlement expansion is proposed are the reasons for the higher harm rating, but some gradation can be identified. There is a distinction between the more gentle lower slopes on which development is proposed and the steeper hillside beyond, which is more clearly countryside. The Cherwell Green Belt Study (PR40) also noted that the higher ground formed part of the ring of hills that constitutes a key element

in Oxford's historic setting, contributing to the preservation of the City's setting and special character (the 4th Green Belt purpose), but that the lower slopes were also significant in this respect.

The change in slope is not dramatic, so the precise location of a new boundary would make little difference in Green Belt terms, but a new Green Belt edge approximating to the lower end of this topography (at around the 75m contour) would nonetheless define an area in which harm to the Green Belt purposes, although greater than that associated with the formerly proposed release, would be lower than the harm associated with the release of the higher slopes.

11.6. **Site capacity work (CD PR110)** – the findings of landscape and Green Belt work were fed into the site capacity work to help finalise the conclusions.

11.7. The **Transport Assessment Addendum** (CD PR109) concluded that taken together, the proposed re-distribution of 410 dwellings were expected to have a net-positive overall effect on previously assessed transport impacts. Additional homes at sites PR6a, PR6b, PR7a and PR7b (located closer to Oxford and Oxford Parkway/Water Eaton Park and Ride) is expected to result in a net reduction of trips along the A44 corridor. Combined with greater scope for walking, cycling and public transport use the proposed re-distribution would help to ease forecast future congestion on the southern sections of the A44 corridor.

11.8. Oxfordshire County Council confirmed that the proposed re-distribution of 410 dwellings would require minimal changes to the package of transport improvements developed to support the Plan.

11.9. **Water Cycle Study** (CD PR105) - the analysis indicated that the proposals would result in a reduction in forecasted growth at Cassington and Woodstock Waste Water Treatment Works (WWTW), but an increase in forecasted growth for the Oxford WWTW. The change was not considered significant and the Addendum therefore confirms that the summary and recommendations of the 2017 WCS are still valid having regard to the proposed Main Modifications.

11.10. **Ecological Advice - Cumulative Impacts Addendum** (CD PR106) – this concluded that the proposed increase in dwellings on sites PR6a, PR6b, PR7a, PR7b and PR9 did not change the cumulative impact assessment for the strategic sites nor the recommendations in the original study (CD PR34).

11.11. **Habitats Regulations Assessment Addendum** (CD PR107) - this addendum to the Habitats Regulations Assessment Stage 1 Screening and Stage 2 Appropriate Assessment August 2018 (PR98) assessed the proposed modifications to determine whether the findings of the HRA 2018 are still pertinent. The Addendum concluded that the proposed modifications do not change the findings and conclusions of the HRA 2018. The proposed modifications will therefore not have an adverse effect on the integrity of Oxford Meadows SAC either alone or in-combination with other projects and plans.

12. Completion of sustainability appraisal and consideration of conclusions

12.1. The SA Addendum which considered the Main Modifications in the context of the original SA work, concluded that although there will be negative effects associated with the reallocation of the 410 homes from PR10 to the other existing proposed allocations (Policies PR6a, PR6b, PR7a, PR7b and PR9), the significance of these adverse effects has not changed from those already identified through the SA of the original number of homes allocated at each location.

12.2. More generally, it was concluded that the proposed modifications would contribute positively to, but not change, the overall cumulative effects of the Local Plan Partial Review as a whole, as recorded in the June 2017 SA Report. Similarly, the potential sustainability effects of the proposed modifications to the Local Plan Partial Review in combination with the likely effects of other related plans, programmes and projects are not different from those recorded in the June 2017 SA Report. The appraisal of alternatives in the SA addendum has informed the Council's modifications to the Proposed Submission Plan (July 2017). The Plan, with the modifications, with regard to the results of SA is considered to contribute towards the achievement of sustainable development.

12.3. Many of the proposed modifications do not alter the findings set out in the 2017 SA Report because they correct factual errors or represent minor updates to the wording of policies and supporting text for clarity rather than meaning.

13. Consideration of exceptional circumstances for additional Green Belt alterations

13.1. The Council's exceptional circumstances for the original Plan have been articulated in evidence. The Inspector has provided advice that he considers that there are exceptional circumstances for development in the Green Belt. The Inspector noted that the Council would need to demonstrate exceptional circumstances for any further changes.

13.2. The Council relies on its original evidence with the following additional circumstances:

i. the proposed housing requirement has been found to be sound;

ii. the Plan's strategy has been found to be sound;

iii. there are now no suitable options for development outside of the Oxford Green Belt (with the deletion of site PR10);

iv. all other proposed allocations have been found to be sound in principle;

v. the Council's approach to housing figures and the alteration to Green Belt boundaries has been found to be 'broadly sensible';

vi. in preparing modifications the Council has considered carefully whether additional development could be achieved without further alteration to Green Belt boundaries. Additional housing can be accommodated on sites PR6a and PR6b, however this would not account for all of the 410 dwellings shortfall resulting from the deletion of site PR10;

vii. in the context of housing need and the plan's strategy, additional Green Belt release at site PR7a (10 hectares) can be justified while retaining a significant, albeit narrower, gap (11.5 hectares) to the A34 and the achievement of policy objectives for green infrastructure and sport and recreation. The Council's evidence demonstrates that additional development would be acceptable and contribute to the achievement of sustainable development;

viii. in the context of housing need and the plan's strategy, additional Green Belt release at site PR7b (1 hectare) can be justified while bringing development slightly further south from Kidlington. Whilst there is some impact on the environmental objectives for the site, it is considered that significant positive use of the Green Belt and net biodiversity gains can still be achieved as set out in the policy. The Council's evidence demonstrates that additional development would be acceptable and contribute to the achievement of sustainable development;

ix. in the context of housing need and the plan's strategy, additional Green Belt release at site PR9 (9 hectares) can be justified while extending the development westwards. Whilst there is additional landscape impact, the Council's additional evidence demonstrates that this would be acceptable. A deeper development can be achieved allowing for an improved layout and form of development and accommodating a wider playing pitch for the nearby school. The Council's evidence demonstrates that the additional development would be acceptable and contribute to the achievement of sustainable development.

14. Consideration of deliverability and implementation

14.1. An updated infrastructure schedule was prepared informed by discussions with stakeholders including the County Council which forms part of the Schedule of Main Modifications.

14.2. The Housing Trajectory was updated and is included in the Proposed Modifications. The site phasing has been removed in light of the proposed deletion of site PR10 and the passing of time. The expected delivery rates at the proposed sites have been updated with the exception of the PR8 site (Land East of the A44) which remains unchanged. A 5.3-year supply can be achieved for 2021-2026; 2021 being the start date for monitoring delivery in accordance with the Oxfordshire Growth Board agreement (CD PR28, para. 3.5)

14.3. An update to the Plan's viability assessment has been produced (CD PR111). This tested the viability of the proposed modifications as an addendum to the Viability Assessment 2017 (CD PR49). All sites are shown to be viable with 50% affordable housing.

14.4. The Council's view is that the Plan with Main Modifications is deliverable by 2031.

15. Further Engagement and Finalisation of modifications

15.1 The 'direction of travel' on the Main Modifications was used to inform a series of discussions with prescribed bodies to determine whether there were any 'show-stoppers' or other key issues that required consideration (CD PR 114).

15.2 No issues were identified that required reconsideration of the modifications. Of note were informal comments seeking assurance that the Council would fully meet its housing requirements (to avoid the risk of subsequent overspill), interest in whether the modifications would lead to higher densities, and the need to avoid flood risk areas in considering increased densities/extending developable areas.

15.3 The modifications were subsequently finalised. The table below summarises the final housing numbers, areas and densities resulting from the proposed modifications, and supersedes Table 5 of HEAR 2 (CDC Housing Figures Note).

Site	Site Area (ha)	Gross Residential Area (excluding prescribed uses such as schools, land identified in site policy for specific uses) (ha)	Net Residential Area with 30% Discount	Proposed Number of Dwellings	Density on Gross Residential Area	Density on Net Residential Area
PR6a - Land East of Oxford Road	48	25	17.5	690	28	39
PR6b - Land West of Oxford Road	32	32	22.4	670	21	30
PR7a - Land South East of Kidlington	32	21	14.7	430	20	29
PR7b - Land at Stratfield Farm	10.5	5	3.5	120	24	34
PR8 - Land East of the A44	190	66	46.2	1950	30	42
PR9 - Land West of Yarnton	99	25	17.5	540	22	31
Total / Average				**4400**	**24**	**34**

16. Conclusions

16.1 The Council has prepared a Schedule of Main Modifications to respond to the Inspector's invitation in his Post Hearing Advice Note to make alternative provision for the 410 dwellings proposed in the submission plan at site PR10 (land south east of Woodstock).

16.2 The Main Modifications have been prepared having regard to the Plan's strategy and objectives; the results of the Sustainability Appraisal on site selection, through the detailed findings of evidence, including on transport, landscape, green belt, ecology, flood risk, a site capacity sense check, the process of Sustainability Appraisal and considerations of deliverability and viability. All reasonable spatial options have been considered and unsuitable options have been discounted. The Council considers that the proposed Main Modifications have been soundly prepared and will achieve sustainable development.

16.2 The Council has sought to minimise the additional land to be removed from the Green Belt. It considers that the harm caused to the Green Belt is outweighed by the benefits of locating

development in accordance with the Plan strategy and that exceptional circumstances have been demonstrated.

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Cherwell Local Plan 2011-2031 (Part 1)
Partial Review – Oxford's Unmet Housing Need
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Post-Hearings Advice Note

Preamble

This Note sets out, in brief, the preliminary conclusions I have reached about the *Cherwell Local Plan 2011-2031 (Part 1) Partial Review – Oxford's Unmet Housing Need* (the Plan) as submitted, taking account of what I heard at the hearings in February 2019, and the various written submissions that have followed on from them. It deals with a series of points that have been made about the Plan and most importantly, at this stage of the process, sets out some changes that are required to make the plan sound. While I have briefly outlined my position on some key issues, my full reasoning will be provided in my final report.

The Quantification of Oxford's Unmet Housing Need (the figure of 4,400 that represents Cherwell's Apportionment)

This 4,400 figure, which provides the basis for the Plan, has drawn a lot of criticism both at the Hearings, and since. In particular, the Review of the Oxfordshire SHMA 2014 and Oxford City SHMA Update 2018 produced by ORS suggests that the base figure that leads to the identification of Oxford's total unmet need as 15,000 units, of which Cherwell's share is 4,400, is significantly inflated. I note that the Inspectors charged with examining the recently submitted Oxford Local Plan 2036 have raised some preliminary questions about Oxford's base figure of 1,356 dpa suggesting, amongst other things, that the issue could have a bearing on the level of unmet need which would have to be accommodated in neighbouring authorities, and could potentially affect the amount of land released from the Green Belt.

With that in mind, some participants have suggested that the Examination should be suspended until Oxford's housing needs, and following on from that, its unmet needs, are quantified through the examination of the Oxford Local Plan.

I appreciate, to some, that seems a reasonable position to take. Indeed, it might be said that some means of looking at the housing and other needs of Oxford, and the surrounding Boroughs, simultaneously, in a strategic way, would be a good idea. However, that is not the way in which the planning system is currently set up.

The Planning Inspectorate has a duty to appoint Inspectors to carry out an independent examination expeditiously on submission and is not involved in discussions between authorities about timetabling, or anything else, before Plans are submitted. I would also observe that the Council's adopted Local Plan includes an undertaking to conduct a partial review to address Oxford's unmet housing need within two years of adoption. That partial review is the subject of this examination.

In that context, there can be no reasonable justification for suspending the examination to allow the Oxford examination to be advanced to its final stages.

Turning to the 4,400 figure itself, it has been arrived at through what I regard as a robust process where Oxford, and (most of) the surrounding authorities, co-operated, through the Oxfordshire Growth Board (OGB) to identify Oxford's unmet need, and apportion it between them. In many ways, the OGB is a model of how the duty-to-co-operate should work.

The ORS Report criticises the basis for the 4,400 figure for Cherwell, but it offers no alternative. Likewise, it might well be argued that the figure is based on a SHMA that is of some vintage, but the Oxfordshire SHMA 2014 is the only basis for considering Oxford's needs in the context of the wider HMA before the examination and I consider the figure to be robust when considered against the (2012 version of) the Framework and the associated Guidance.

I accept that the Inspectors examining the Oxford Local Plan might have raised some preliminary questions about Oxford's housing needs, but they have yet to reach any conclusions on the matter and are likely to be some way off doing so.

All in all, like my colleagues who examined Local Plans in West Oxfordshire, and the Vale of White Horse, I find nothing problematic in the Plan's reliance on the figures produced and agreed through the OGB. I consider that the 4,400 figure provides a sound basis for the Plan.

The Strategy

Put simply, the approach taken is to locate the housing and infrastructure required as close as possible to Oxford, along the A44 and A4165 transport corridors. To my mind, while most of the allocations proposed are in the Oxford Green Belt, this is an appropriate strategy because it is that most likely to foster transport choices other than the private car and minimise travel distances, and least likely to interfere with the delivery of housing elsewhere in Cherwell.

Exceptional Circumstances

The Council has set out why it considers that the exceptional circumstances to justify the removal of land from the Oxford Green Belt are in place. I agree that the pressing need to provide homes, including affordable homes, to meet the needs of Oxford, that cannot be met within the boundaries of the city, in a way that minimises travel distances, and best provides transport choices other than the private car, provide the exceptional circumstances necessary to justify alterations to Green Belt boundaries.

The Various Allocations

With one exception, that I deal with below, I regard the various allocations, and the process by which they have been arrived at, as sound, in principle. There are, however, detailed points that I need to address at this stage.

First, and most fundamental, is the allocation proposed in Policy PR10 – Land South East of Woodstock. I do not believe that the impact on the setting, and thereby the significance, of the nearby Blenheim Palace World Heritage Site (WHS) would be unacceptable, considered in isolation. However, notwithstanding the potential for screen planting, it is my view that the development of

the site for housing would represent an incongruous extension into the countryside that would cause significant harm to the setting of Woodstock, and the character and appearance of the area. That, alongside the travel distance to Oxford (which is likely to tempt residents away from more sustainable travel choices like public transport or cycling notwithstanding the proximity of the site to a proposed Park & Ride facility), and the impact on the setting and significance of the WHS, lead me to the conclusion that the allocation is unsound. I make some suggestions as to how this might be dealt with under the heading 'Main Modifications' below.

Second, I have no doubt that the North Oxford Golf Club is a much-valued facility. However, the site it occupies is an excellent one for the sort of housing the Plan proposes, given its location so close to Oxford Parkway, with its Park & Ride, and its proximity to the centre of Oxford. In that light, I do not find the allocation proposed in Policy PR6b – Land West of Oxford Road unsound, in principle.

I raised a question at the hearings about the reference in the policy (under criterion 17) to the need for any application to be supported by enough information to demonstrate that the tests contained in paragraph 74 of the (2012) NPPF are met, so as to enable development of the golf course. Policy PR6c – Land at Frieze Farm allocates land for a replacement golf course and from what I saw of the existing golf course, it could, if necessary, provide equivalent or better provision in terms of quantity and quality, on a site very close to the existing facility.

On that basis, notwithstanding questions around whether the existing gold course is surplus to requirements, which are addressed under criterion 21 in any event, the tests in paragraph 74 have been met and criterion 17 can be deleted.

In terms of Policy PR9 – Land West of Yarnton, I have some sympathy with the points made in relation to the depth of development allowed for in the overall allocation. From what I saw of the site, there is scope for the developable area to extend westward and this might well provide the scope for a development more interesting in its design and layout. I return to this matter below.

Density

As submitted, the various allocation policies in the Plan each refer to an expectation that dwellings would be built to conform with an approximate average net density. The Council has proposed what I would regard as a Main Modification (MM) removing these references. To my mind, that is a reasonable course. Each of the allocation policies sets out the number of dwellings to be provided on each respective site, so the reference to density is superfluous.

There are other issues raised on the subject too. Most important is the suggestion that in anticipating relatively low-density developments, the land take from the Green Belt proposed by the Plan is greater than it might be. However, in allocations of the type proposed, land take is not the only consideration. Higher density developments, on smaller sites, on the edge of what in some cases are quite small-scale settlements, would appear out of place and have a markedly harmful impact on their surroundings.

Some additional capacity may be possible, a matter I discuss further below, but overall, the Council has struck a broadly sensible balance between the extent of the land proposed to be removed from the Green Belt, and the need to accommodate development that respects its context. I see nothing unsound in that approach.

Access/Highways

It is fair to note at the outset that building 4,400 homes to accommodate Oxford's unmet need anywhere in Cherwell is likely to have significant impacts in traffic terms. However, as I have alluded to above, the principle of siting the required allocations along an established transport corridor is a sound one. I accept that traffic along this transport corridor is already relatively heavy, but the route clearly offers the best opportunity to provide incoming residents with opportunities to travel by means other than the private car. Moreover, development along the corridor can reasonably be expected to contribute to transport improvements along it, including those that encourage means of access into Oxford by means other than the private car.

It was put to me that if the land covered by Policy PR6c – Land at Frieze Farm was allocated for housing, then a link road between the A44 and A34 could be provided that would alleviate congestion at the roundabouts to the south. That might assist but I do not consider the possibility sufficient reason to justify allocation of the site, or part of the site, for housing. That said, there may be other reasons why housing on the site might prove necessary (see below).

I recognise that the allocations, and other factors, will lead to changes to the highway network, like the closure to vehicular traffic of Sandy Lane. However, while such changes might be inconvenient, to some, the impact they would involve is not such that it renders the Council's approach unreasonable, or the Plan unsound.

Main Modifications

The Council has already proposed a series of changes to the Plan and consideration will need to be given as to whether these are in fact MMs. As a guide, I consider that anything that meaningfully changes an actual Policy, or in the case of supporting text, goes to the heart of the approach, will be a MM and will need to be consulted upon. Anything that falls short of a MM is a matter for the Council. I have covered the example of the deletion to references to approximate average net densities above and this provides a guide as to where the line should be drawn.

The major change required to the Plan to make it sound is the deletion of Policy PR10. This gives rise to a necessity to make provision for 410 dwellings, 50% of which are to be affordable housing, elsewhere. While I do not seek to rule out other approaches the Council might wish to take, there seems to me to be several ways in which this might be addressed:

1. There could be scope to divide the 410 dwellings around some of the other allocations, without having any undue impact on the character and appearance of the general area;
2. That could be combined with additional dwellings on the Policy PR9 allocation which could lead to a better-designed layout (see above); or
3. There may be the possibility that the Policy PR6c – Land at Frieze Farm allocation could accommodate some housing (and possibly the link road) as well as any replacement golf course. However, this would necessitate further land-take from the Green Belt for which exceptional circumstances would need to be demonstrated. This might prove difficult to justify unless options 1 and 2 above and any other options outside the Green Belt were shown to be unsuitable.

The other major change I have set out is the deletion of criterion 17 in Policy PR6b – Land West of Oxford Road. On my analysis, that deletion would not necessitate any other change to the policy in general, or criterion 21 that deals with the provision of a replacement golf course in particular. However, that may be an aspect the Council would want to consider further.

On another issue, there are several references in the policies of the Plan to the (2012 version of the) NPPF. While the Plan is being examined under the auspices of that document, any planning applications that flow from the Plan will be considered against the February 2019 (or any subsequent) version. On that basis, while forms of words taken from it can be retained, specific references to the NPPF should be removed throughout the various policies.

Concluding Remarks

There are several matters here that will require careful consideration by the Council, and I am content for time to be allowed for that to take place (though I would appreciate an early indication of how long might be required). What the Council have already proposed, and what I cover here, may also require updates to the Sustainability Appraisal and other parts of the evidence base. The Council will need to consider such matters too.

Once all MMs, and any associated updates to the evidence base have been put together, I will want to consider them, and may have further comments having done so. After that, the MMs and associated updates will need to be consulted upon, of course, and it may be that another Hearing is required to discuss the results of that process. Alternatively, it may then be possible for me to proceed to my report. I will of course, keep this under review.

Paul Griffiths 10 July 2019
INSPECTOR

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Cherwell Local Plan Partial Review

Sustainability Appraisal Addendum - Main Modifications to the Proposed Submission Cherwell Local Plan Partial Review

Prepared by LUC
September 2019

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Sustainability Appraisal Addendum

Introduction

1.1 Cherwell District Council commissioned LUC in October 2015 to carry out a Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA) of the Cherwell Local Plan Partial Review (the Plan). There have been four key outputs from the SA of the Local Plan Partial Review to date:

- A SA Scoping Report was prepared and consulted upon with an Issues Paper in January 2016.
- An initial SA Report was prepared and consulted upon with an Options Paper in November 2016.
- A full SA Report was prepared and consulted upon with the proposed submission Plan in June 2017.
- A SA Addendum appraising a series of main and minor modifications to the proposed submission Plan was also submitted with the suite of documents for examination alongside the proposed submission Plan in February 2018.

1.2 Following each stage of consultation, all representations relating to the SA process were reviewed. Appendix 3 of the SA Report, consulted upon alongside the proposed submission Plan in June 2017, contains a summary of the representations received during the consultations on the Scoping Report and initial SA Report. Appendix 1 in the 2018 SA Addendum contained a summary of the representations received during the consultation on the proposed submission Plan and 2017 SA Report. This consultation summary includes SA responses to representations received; however, no updates to the 2017 SA Report were considered necessary.

1.3 This current, second SA Addendum has informed all the Council's proposed modifications to the Partial Review proposed submission Plan (2017) (referred to hereafter as the SA Addendum). It includes:

- A summary of the Plan examination process to date, including the Inspector's initial findings.
- A summary of developments in the Plan baseline, including updates to its evidence base since the first SA Addendum (2018).
- A summary of the new plans, policies and programmes published of direct and indirect relevance to the Plan since the first SA Addendum (2018).
- A detailed schedule of all the proposed modifications to the proposed submission Plan (2017), including Main Modifications and Minor Modifications, and a SA of their likely effects.
- A summary of the Council's consideration of reasonable alternatives to the proposed modifications to the proposed submission Plan and associated SA findings for each reasonable alternative.

1.4 **Appendix 2** contains a copy of the SA Framework used to appraise the effects of the Plan.

Local Plan Partial Review examination and initial Inspector findings

1.5 Cherwell District Council submitted the Local Plan Partial Review (Oxford's Unmet Housing Need) to the Secretary of State for Housing, Communities and Local Government for formal examination on 5th March 2018. Following a Preliminary Hearing on 28th September, the Main Hearings of the examination process were held between 5th-13th February 2019.

1.6 Following completion of the Main Hearing Sessions the Inspector then published an Advice Note setting out preliminary conclusions on 10th July 2019. In summary, the Inspector found *'that the 4,400 figure provided a sound basis for the Plan'* and referred to the spatial strategy for accommodating this growth within the Plan period as '*appropriate…because it is that most likely to foster transport choices other than the private car and minimise travel distances, and least likely to interfere with the delivery of housing elsewhere in Cherwell*'. The Inspector refers to *'the various allocations and the process by which they have been arrived at, as sound, in principle*' with one exception: the allocation proposed in Policy PR10 – Land South East of Woodstock. Allocation Policy PR10 is considered unsound by the Inspector due to the impact it would have on the countryside and setting of Woodstock, as well as the Blenheim Palace World Heritage Site and its travel distance to Oxford. This gives rise to a necessity to make provision for 410 dwellings, 50% of which are to be affordable housing, elsewhere. The Inspector makes reference to the possibility for the 410 dwellings to be reallocated amongst the remaining allocations.

1.7 The Inspector states that *'the Council has struck a broadly sensible balance between the extent of the land proposed to be removed from the Green Belt, and the need to accommodate development that respects its context'.* The Inspector endorsed the removal of the expectation within each allocation policy *'that dwellings would be built to conform with an approximate average net density'*, acknowledging that each allocation policy sets out the number of dwellings to be provided within each site.

1.8 Lastly, whilst the Plan is being examined under the 2012 National Planning Policy Framework (NPPF), any planning applications that follow the publication of the Plan will be considered against the February 2019 NPPF (or any subsequent version). Consequently, the Inspector recommended that references to the 2012 version of the NPPF be removed from the Plan.

Proposed modifications to the Plan

1.9 Following the examination hearings and receipt of the Inspector's note, Cherwell District Council has prepared a schedule of proposed modifications to the proposed submission Plan (2017) (see **Table 3**). The schedule sets out all the proposed modifications to the proposed submission Plan (2017) and the reasoning behind each proposed modification. All the modifications appraised in the first SA Addendum (published in February 2018) that have not been superseded in the examination process to date are appraised again here alongside the new modifications identified during the examination process. The most notable modification is the deletion of allocation Policy PR10 (proposed by the Inspector) and the reallocation of 410 homes amongst the remaining allocation policies, specifically allocation Policies PR6a, PR6b, PR7a, PR7b and PR9.

1.10 All the proposed modifications to the proposed submission Plan (2017) and their sustainability implications are considered in further detail in the section titled "Significant effects of the proposed modifications to the Plan" below.

Reasonable alternatives to the proposed modifications to the Plan

1.11 The SEA Directive requires the consideration of reasonable alternatives to the published proposed modifications.

1.12 Most of the modifications to the proposed submission Plan address minor details in the Plan, for example relating to the size of specific land uses on the proposed allocated sites and text clarifications and corrections. Such changes are not considered to have reasonable alternatives. However, there are a range of options for dealing with the modifications associated with the deletion of allocation Policy PR10 and the redistribution of the 410 dwellings elsewhere within the District. This section explores the range of options for redistributing additional development.

1.13 The Council's consideration of reasonable options for preparation of the proposed submission Plan is set out in sections 7, 8, 9 and 10 of the Sustainability Appraisal (2017) (CD PR43). The Inspector has not raised any concerns with the SA in his advice note.

1.14 The Inspector considers that the 4,400 homes proposed provides a sound basis for the Plan. His preliminary findings indicate the approach of locating the housing and infrastructure required as close as possible to Oxford, along the A44 and A4165 transport corridors is an appropriate strategy. All site options in Areas of Search A and B, (those areas in closest proximity to Oxford), were assessed in the SA. The sites selected for inclusion in the Plan were considered to be the most suitable for meeting the Plan's vision and objectives and achieving sustainable development. The Inspector considers that there are exceptional circumstances necessary to justify alterations to Green Belt boundaries.

1.15 The Inspector has advised, '*With one exception…I regard the various allocations, and the process by which they have been arrived at, as sound, in principle…*'. The site that the Inspector has concerns with is the only site (PR10 – land south east of Woodstock) that the Council originally proposed which is situated outside of the Oxford Green Belt.

1.16 Other than this site, the Council has no reason to question its site selection process to date, including the non-selection of all reasonable alternatives to the proposed site allocations considered to date.

1.17 Consequently, consideration of reasonable alternatives to the redistribution of the 410 homes has focussed exclusively on options that relate to accommodating additional homes within the scope of the existing strategy; specifically, on or in the immediate vicinity of the existing site allocations and options within the Plan Policies PR3a-PR10. All these options are considered to be reasonable to consider.

1.18 The Council has been aware that should it not be possible to accommodate the displaced development requirements within the Plan's original scope, there would be a need to consider other options.

1.19 The options considered by the Council in preparing Main Modifications are set out in **Table 1** below. It has been important for the Council to consider options to avoid unnecessary further alteration to Green Belt boundaries and, if required, the demonstration of exceptional circumstances for further alteration.

1.20 The Council therefore considered 1) options outside of the Green Belt; 2) options requiring no additional Green Belt release; and 3) having regard to the conclusions on 1) and 2) whether there were options within the scope of the existing strategy that would acceptably and exceptionally permit further revision of Green Belt boundaries.

Table 1 – Reasonable site options considered by the Council and subjected to SA

Options outside of the Green Belt	Options requiring no additional Green Belt release	Options within the scope of the existing strategy requiring additional Green Belt release
1) Site PR10 – Land South East of Woodstock	2) Site PR3(a) - Proposed Safeguarded Land (southern extension of site PR8)	13) Site PR6a – Land east of Oxford Road (eastwards extension into Green Belt)
	3) Site PR3(b) – Land between site PR8 and the railway (minor eastward extension of site PR8)	14) Site PR6c – Land at Frieze Farm (new housing proposal within the Green Belt i.e. with Golf Course)
	4) Site PR3(c) – Land to the south of the A34 to the west of site PR6b (westward extension of site PR6b)	15) Site PR7a – South East Kidlington (southern extension of residential area into Green Belt)

Options outside of the Green Belt	Options requiring no additional Green Belt release	Options within the scope of the existing strategy requiring additional Green Belt release
	5) Site PR3(d) – Oxford Parkway Railway Station and Water Eaton Park and Ride (northward extension of PR6a)	16) Site PR7b – Stratfield Farm (potential western/southern extension of residential area into Green Belt)
	6) Site PR3(e) – Land north, east and west of Begbroke Science Park (northward extension of residential area into land reserved for employment)	17) Site PR8 – Land east of the A44 (eastern extension of residential area into Green Belt to the east of the railway)
	7) Site PR6a – Land East of Oxford Road – intensification of developable area	18) Site PR9 – Land to the west of the A44 (western extension of residential area into Green Belt)
	8) Site PR6b - Land West of Oxford Road – intensification of developable area	
	9) Site PR7a – South East Kidlington – intensification of developable area	
	10) Site PR7b – Stratfield Farm – intensification of developable area	
	11) Site PR8 – Land to east of the A44 – intensification of developable area	
	12) Site PR9 Land West of Yarnton – Intensification of developable area	

Approach to the SA of reasonable alternatives

1.21 All options have been subjected to SA using the assumptions set out in **Appendix 2** and Table A2.1 in the full SA Report that was published alongside the proposed submission Plan in 2017 (CD PR43). In the absence of detailed and consistent information on the feasibility of each site option the assumptions give no consideration to the mitigation or enhancement measures that may come forward in each site. This approach is consistent with the SA of reasonable alternatives set out in sections 7, 8 and 9 of the full SA Report prepared alongside the proposed submission Plan in 2017 (CD PR43). In addition to the sources of evidence and data set out in the assumptions in **Appendix 2**, the updated evidence bases set out in **Appendix 1** have been used to inform judgements as appropriate. Detailed appraisal matrices for each reasonable site option are set

out in **Appendix 3**. The likely significant effects of each option are summarised below an presented in **Table 2**.

SA of reasonable alternatives outside of the Green Belt

Option 1 – Site PR10 – Land South East of Woodstock

Significant effects of Option 1

1.22 The proposed submission Plan allocates land at PR10 for the delivery of 410 homes on approximately 16 hectares south east of Woodstock. The area identified within Policy PR10 was previously appraised as site option 22 and also included a portion of site 25 (a much smaller site). The potential significant effects of a smaller allocation in this location are the same as those identified in the appraisal of site 22 in Appendix 6 of the SA Report that accompanied the proposed submission Plan (2017):

- Reducing the size of the allocation would likely result in the delivery of fewer homes within the allocation. Consequently, the significant positive effect previously recorded against SA objective 1 (Housing) is likely to be less significant. Given the general assumption set out in Appendix 2 and set out in Table A2.1 in the full SA Report (June 2017) that all sites are considered to make a significant contribution to meeting Oxford's unmet housing need, by virtue of their size and potential capacity, a **significant positive** (++) effect is still recorded against **SA objective 1 (Housing)** for Oxford.
- Given the relatively remote location of the site to Oxford and the city's jobs as **significant negative** (--) effect is recorded against **SA objective 16 (Employment)** for Oxford. Reducing the scale of development in this location is not considered to change this effect.
- Due to the high to medium sensitivity of the historic environment within and in the vicinity of the site evidenced in the Council's Archaeology and Heritage Assessment, most notably due to the close proximity of the site to a Scheduled Monument and the Blenheim Palace World Heritage Site, an uncertain **significant negative** (--) effect is recorded against **SA objective 9 (Historic Environment)** for Cherwell.
- The site is located on greenfield land designated as a Grade 3 Agricultural Land. Therefore, a **significant negative** (--) effect is recorded against **SA objective 13 (Efficient Use of Land)** for Cherwell. Uncertainty is attached to this effect as it is unknown whether the Grade 3 agricultural land is Grade 3a, which is classified as best and most versatile, or Grade 3b which has a lower agricultural value.

1.23 Although site 25 scored a significant negative effect against SA objective 8 (Landscape), due to the fact that PR10 focussed development in site 22 and only covered the southern portion of site 22, an uncertain minor negative effect is recorded. The effects of less development in this location are considered to be similar.

1.24 While reducing the eastward extent of site allocation PR10 and or reducing the density of development within PR10 would most likely reduce the area of open greenfield land that would be developed reducing the potential scope and significance of adverse effects against SA objectives 9 (Historic Environment), 13 (Efficient Use of Land), and 8 (Landscape), the same sensitivities and therefore the potential for significant negative effects still exist. The uncertainty associated with these effects is in recognition of the fact that the exact scale, design and layout of a small allocation in this location are unknown. Furthermore, the potential and feasibility of mitigation and enhancement measures in a smaller allocation are unknown.

The Council's Reasons for Site Selection / Rejection

1.25 The Council notes the SA results.

1.26 The site is a reasonable option to consider. It was selected for policy development for the submitted Plan. The Council's original conclusion on site selection for site PR10 is recorded in the Sustainability Appraisal (CD PR43d, para's 10.23 to 10.36). It was concluded, "*The Council considers that the site should be taken forward for residential development albeit with the need to restrict the residential development area*". Additionally, it was originally concluded that the

effects of development would be acceptable and that development would contribute to the achievement of sustainable development (PR43 Section 10). The site was the only one identified as being appropriate outside the Oxford Green Belt.

1.27 Having reviewed all written and oral evidence, the Inspector has provided a planning judgement that allocation of the site would not be sound. He has made it clear that he does not believe "*…that the impact on the setting, and thereby the significance, of the nearby Blenheim Palace World Heritage Site (WHS) would be unacceptable, considered in isolation."*

1.28 But, notwithstanding the potential for screen planting, his view is that '*…the development of the site for housing would represent an incongruous extension into the countryside that would cause significant harm to the setting of Woodstock, and the character and appearance of the area….*'.

1.29 This planning judgement, with the Inspector's additional concerns about travel distance to Oxford and the setting and significance of the World Heritage Site (also following the consideration of evidence), now weighs heavily in the Council considerations.

1.30 The Council presented the Inspector with an alternative proposal for site PR10 to which Historic England had no objection. The Inspector's judgement was made with this information available to him. The Council is mindful that housing development on adjoining development to the north west is now under construction but the influence of that development (as a West Oxfordshire allocation and planning application approval) was previously considered. The Council is also cognisant of the landscape evidence submitted by West Oxfordshire District Council (Chris Blandford Associates). In its written statement to the Examination (Matter 8 -Written Statement) West Oxfordshire District Council argued that the proposed allocation would, inter alia, have a potential adverse impact on the local landscape and setting of Woodstock.

1.31 The Council has been conscious of Historic England's position and the fact that, following the publication of the proposed submission Plan, no objection was received from ICOMOS. It has also been mindful of the site's non-Green Belt location. However, it is clear that development of site PR10 would comprise a substantial development within close proximity to both Woodstock and the World Heritage Site and would change the local environment through the loss of countryside and the introduction of built development in an otherwise open setting.

1.32 It is noted that the effects of a potentially smaller/reconfigured allocation at PR10 are considered to perform broadly the same in SA terms when compared to the original site allocation PR10. However, having regard to all of the above considerations, and the fact that the Inspector's concerns relate to the principle of development rather than the quantum or configuration, site PR10 is not considered to be suitable for the purpose of preparing main modifications.

1.33 A re-configuration of the residential area would not overcome the Inspector's concern of development extending into the countryside, causing significant harm to the setting of Woodstock and the character and appearance of the area. Similarly, a reduced number of dwellings on the site would not overcome the Inspector's concerns on travel distance to Oxford and the wider relationship with the World Heritage Site.

1.34 The Council considers that site PR10 should not be taken forward into Main Modifications.

SA of reasonable alternatives involving no additional Green Belt release

Option 2 – Site PR3(a) - Proposed Safeguarded Land (southern extension of site PR8)

Significant effects of Option 2

1.35 The developable area identified in site allocation policy PR8 in combination with an expansion into safeguarded site PR3a is likely to result in the following significant effects:

- Given the general assumption set out in Appendix 2 and set out in Table A2.1 in the full SA Report (June 2017) that all sites are considered to make a significant contribution to meeting Oxford's unmet housing need, by virtue of their size and potential capacity, **a significant positive** (++) effect is recorded against **SA objective 1 (Housing)** for Oxford. However,

by extending the developable area this option is likely to generate a more significant positive effect than the original allocation against this SA objective.

- Given the accessible location of the site to the sustainable transport network a **significant positive** (++) effect is recorded against **SA objectives 6 (Services and Facilities)** and **10 (Air Quality and Congestion)** for Oxford and Cherwell. However, the significant positive effects recorded against SA Objective 10 (Air Quality and Congestion) are also mixed with **significant negative** (--) effects for both Oxford and Cherwell in acknowledgement of the fact that the proportion of road based trips generated by proposed development at this site are likely to load onto roads covered by AQMAs in Oxford and Cherwell. The expansion of the developable area in this location will put more residents in close proximity to sustainable transport routes and local facilities; however, it will also increase road congestion, which will have adverse effects on local air quality. Consequently, these effects are likely to be more significant than those of the original allocation.
- The site is in close proximity to a GP surgery, a number of open spaces, sports facilities and public rights of way. New residents are therefore more likely to be encouraged to use these facilities as part of a more physically active and healthier lifestyle. As such, a **significant positive** (++) effect is recorded against **SA objective 2 (Health and Wellbeing)** for Cherwell. The expansion of development in this location will put more residents in close proximity to these local facilities and services. Although this is unlikely to change the significance of the effect, the effect of an expansion option is likely to be more positive for more people.
- Due to the contribution that the open land plays in and around PR8 in maintaining openness of the countryside to the east of Yarnton identified in the Council's Landscape Character Sensitivity and Capacity Assessment (2017) an uncertain **significant negative** (--) effect is recorded against **SA objective 8 (Landscape)** for Cherwell. A southern extension to the developable area of PR8 to include the safeguarded land PR3a would not change the likely effect of the allocation. However, an extension would most likely result in the loss of a greater area of greenfield land, with the potential to affect a greater area of sensitive open countryside.
- The site is located on greenfield land designated as a Grade 3 Agricultural Land. Therefore, a **significant negative** (--) effect is recorded against **SA objective 13 (Efficient Use of Land)** for Cherwell. Uncertainty is attached to this effect as it is unknown whether the Grade 3 agricultural land is Grade 3a, which is classified as best and most versatile, or Grade 3b which has a lower agricultural value. The intensification of development within the site has the potential to result in the loss of more greenfield land within the confines of the existing developable area, increasing the significance of this effect. A southern extension to the developable area of PR8 to include the safeguarded land PR3a would not change the likely effect of the allocation. However, an extension would most likely result in the loss of a greater area of greenfield land, including agricultural land.

1.36 Given the exact layout, scale and design of the potential expansion are unknown there is some uncertainty associated with some of these effects. Furthermore, the potential and feasibility of mitigation and enhancement measures in this alternative are unknown.

The Council's Reasons for Site Selection / Rejection

1.37 The Council notes the SA results.

1.38 The site comprises some 7.8 hectares of land proposed for safeguarding in the Plan.

1.39 Para. 85 of NPPF1 (2012) states that when defining Green Belt boundaries, local planning authorities (LPAs) should, where necessary, identify in their plans areas of 'safeguarded land' between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period. It also requires LPAs to make clear that the safeguarded land is not allocated for development at the present time. It advises that planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development. It further advises that LPAs should satisfy themselves

that Green Belt boundaries will not need to be altered at the end of the development plan period. The advice is brought through in the latest NPPF (para. 139).

1.40 The Partial Review is an unusual Plan in that a subsequent Plan of the same focused scope is unlikely to follow. Instead the long-term strategic needs of the county will be considered through the emerging Oxfordshire Plan 2050 followed by a full district Local Plan Review. It is important that altered Green Belt boundaries endure. The Council considers that the safeguarded land proposed (policy PR3a) provides the appropriate, proportionate contingency for the future:

"*PR3(a) – we are safeguarding this land beyond the Plan period. The triangle of land is situated to the south of the land allocated under policy PR8. In this location the railway line to the east of Yarnton forms a consistent and strong Green Belt boundary down to the A44. PR3(a) is safeguarded for future consideration as it will make little contribution to Green Belt purposes following the development of land east of the A44. The land is not required to meet Oxford's development needs within this Plan period*". (2017 Plan, p.76).

1.41 The Inspector has not identified any concerns of principle with the Council's approach to safeguarding land and it is considered that proposing this land for development now would not accord with the requirements of the NPPF.

1.42 The Council considers that site PR3(a) should not be taken forward as a site for residential development into Main Modifications.

Option 3 – Site PR3(b) – Land between site PR8 and the railway (minor eastward extension of site PR8)

Significant effects of Option 3

1.43 The developable area identified in site allocation policy PR8 in combination with an expansion into safeguarded site PR3b is likely to result in the following significant effects:

- Given the general assumption set out in Appendix 2 and set out in Table A2.1 in the full SA Report (June 2017) that all sites are considered to make a significant contribution to meeting Oxford's unmet housing need, by virtue of their size and potential capacity, **a significant positive** (++) effect is recorded against **SA objective 1 (Housing)** for Oxford. However, by extending the developable area this option is likely to generate a more significant positive effect than the original allocation against this SA objective.
- Given the accessible location of the site to the sustainable transport network a **significant positive** (++) effect is recorded against **SA objectives 6 (Services and Facilities)** and **10 (Air Quality and Congestion)** for Oxford and Cherwell. However, the significant positive effects recorded against SA Objective 10 (Air Quality and Congestion) are also mixed with **significant negative** (--) effects for both Oxford and Cherwell in acknowledgement of the fact that the proportion of road based trips generated by proposed development at this site are likely to load onto roads covered by AQMAs in Oxford and Cherwell. The expansion of the developable area in this location will put more residents in close proximity to sustainable transport routes and local facilities; however, it will also increase road congestion, which will have adverse effects on local air quality. Consequently, these effects are likely to be more significant than those of the original allocation.
- The site is in close proximity to a GP surgery, a number of open spaces, sports facilities and public rights of way. New residents are therefore more likely to be encouraged to use these facilities as part of a more physically active and healthier lifestyle. As such, a **significant positive** (++) effect is recorded against **SA objective 2 (Health and Wellbeing)** for Cherwell. The expansion of development in this location will put more residents in close proximity to these local facilities and services. Although this is unlikely to change the significance of the effect, the effect of an expansion option is likely to be more positive for more people.
- Due to the contribution that the open land plays in and around PR8 in maintaining openness of the countryside to the east of Yarnton identified in the Council's Landscape Character Sensitivity and Capacity Assessment (2017) an uncertain **significant negative** (--) effect is recorded against **SA objective 8 (Landscape)** for Cherwell. An eastern extension to the

developable area of PR8 to include the safeguarded land PR3b would not change the likely effect of the allocation. However, an extension would most likely result in the loss of a greater area of greenfield land, with the potential to affect a greater area of sensitive open countryside.

- The site is located on greenfield land designated as a Grade 3 Agricultural Land. Therefore, a **significant negative** (--) effect is recorded against **SA objective 13 (Efficient Use of Land)** for Cherwell. Uncertainty is attached to this effect as it is unknown whether the Grade 3 agricultural land is Grade 3a, which is classified as best and most versatile, or Grade 3b which has a lower agricultural value. The intensification of development within the site has the potential to result in the loss of more greenfield land within the confines of the existing developable area, increasing the significance of this effect. An eastern extension to the developable area of PR8 to include the safeguarded land PR3b would not change the likely effect of the allocation. However, an extension would most likely result in the loss of a greater area of greenfield land, including agricultural land.

1.44 Given the exact layout, scale and design of the potential expansion are unknown there is some uncertainty associated with some of these effects. Furthermore, the potential and feasibility of mitigation and enhancement measures in this alternative are unknown.

The Council's Reasons for Site Selection / Rejection

1.45 The Council notes the SA results.

1.46 This site comprises 0.7 hectares of land. The Plan states:

"*PR3(b) – we are removing a small area of land from the Green Belt to the east of Yarnton adjacent to, and to the west of, the railway line. As a result of development to the east of the A44 (policy PR8), the railway line will become the consistent and strong Green Belt boundary at the eastern edge of the development site. There is no need for PR3(b) to be allocated, reserved or safeguarded for development*."

1.47 It is considered that no additional development could reasonably be delivered as part of site PR8 by 2031.

1.48 The Council considers that site PR3(b) should not be taken forward as a site for residential development into Main Modifications.

Option 4 – Site PR3(c) – Land to the south of the A34 to the west of site PR6b (westward extension of site PR6b)

Significant effects of Option 4

1.49 The developable area identified in site allocation policy PR6b in combination with an expansion into safeguarded site PR3c is likely to result in the following significant effects:

- Given the general assumption set out in Appendix 2 and set out in Table A2.1 in the full SA Report (June 2017) that all sites are considered to make a significant contribution to meeting Oxford's unmet housing need, by virtue of their size and potential capacity, **a significant positive** (++) effect is recorded against **SA objective 1 (Housing)** for Oxford. However, by expanding the area of development this option is likely to generate a more significant positive effect than the original allocation against this SA objective.

- The site has good accessibility to Oxford, specifically its employment centres. Consequently, a **significant positive** (++) effect is recorded against **SA objective 16 (Employment)**. The expansion of development in this location is unlikely to significantly change the significance of this effect.

- Given the accessible location of the site to the sustainable transport network a **significant positive** (++) effect is recorded against **SA objectives 6 (Services and Facilities)** and **10 (Air Quality and Congestion)** for Oxford and Cherwell. However, the significant positive effects recorded against SA Objective 10 (Air Quality and Congestion) are also mixed with **significant negative** (--) effects for both Oxford and Cherwell in acknowledgement of the fact that the proportion of road based trips generated by proposed development at this site are likely to load onto roads covered by AQMAs in Oxford and Cherwell. The expansion of

development in this location will put more residents in close proximity to sustainable transport routes and local facilities; however, it will also increase road congestion, which will have adverse effects on local air quality. Consequently, these effects are likely to be more significant than those of the original allocation.

- Due to the high to medium sensitivity of the historic environment within and in the vicinity of the site evidenced in the Council's Archaeology and Heritage Assessment and the land within this site playing some role in the setting of historic Oxford, an uncertain **significant negative** (--) effect is recorded against **SA objective 9 (Historic Environment)** for Cherwell. A western extension to the developable area of PR6b to include the safeguarded land PR3c would not change the likely effect of the allocation. However, an extension would most likely result in the loss of a greater area of greenfield land, with the potential to affect the setting of local historic assets as well as unknown archaeological assets.
- The site is located on greenfield land designated as a Grade 3 Agricultural Land. Therefore, a **significant negative** (--) effect is recorded against **SA objective 13 (Efficient Use of Land)** for Cherwell. Uncertainty is attached to this effect as it is unknown whether the Grade 3 agricultural land is Grade 3a, which is classified as best and most versatile, or Grade 3b which has a lower agricultural value. A western extension to the developable area of PR6b to include the safeguarded land PR3c would not change the likely effect of the allocation. However, an extension would most likely result in the loss of a greater area of greenfield land, including agricultural land.

1.50 Given the exact layout, scale and design of the potential expansion are unknown there is some uncertainty associated with some of these effects. Furthermore, the potential and feasibility of mitigation and enhancement measures in this alternative are unknown.

The Council's Reasons for Site Selection / Rejection

1.51 The Council notes the SA results.

1.52 This site comprises 11.8 hectares of land. The Plan (2017, p.76) states:

"PR3(c) – we are removing an area of land from the Green Belt to the south of the A34 to the west of the strategic development site allocated under policy 6b. Following the development of land to the north of Oxford and to the west of Oxford Road, the A34 will form the logical, permanent Green Belt boundary is this location. PR3(c) is not considered to be suitable for residential development but connectivity will be expected through the site to Oxford's Northern Gateway site to the south."

1.53 The Council's reasons for ruling out this area of land for development are articulated in the SA at Section 10, para' 10.60 and in the Housing and Economic Land Availability Assessment (HELAA) (CD 79). Although the proposed development at North Oxford within Oxford City's boundary will change the relationship of site PR3(c) to the surrounding area, the Council stands by its original assessment.

1.54 The Council considers that site PR3(c) should not be taken forward as a site for residential development into Main Modifications.

Option 5 – Site PR3(d) – Oxford Parkway Railway Station and Water Eaton Park and Ride (northward extension of PR6a)

Significant effects of Option 5

1.55 The developable area identified in site allocation policy PR6a in combination with an expansion into safeguarded site PR3d is likely to result in the following significant effects:

- Given the general assumption set out in Appendix 2 and set out in Table A2.1 in the full SA Report (June 2017) that all sites are considered to make a significant contribution to meeting Oxford's unmet housing need, by virtue of their size and potential capacity, **a significant positive** (++) effect is recorded against **SA objective 1 (Housing)** for Oxford. However, by expanding development this option is likely to generate a more significant positive effect than the original allocation against this SA objective.

- The site has good accessibility to Oxford, specifically its employment centres. Consequently, a **significant positive** (++) effect is recorded against **SA objective 16 (Employment)**. However, the northward expansion would result in the loss, or a reduction in the size of the Water Eaton Park and Ride. The close proximity of Oxford Parkway railway station maintains the value of the location as a sustainable location; however the loss of or potential reduction in the size of the park and ride is likely to introduce additional negative effects. The significance of these negative effects is unknown until the extent, design and layout of a potential northward expansion are known. Consequently, an uncertain mixed (significant positive and minor negative effect (++/-?) is recorded overall.
- Given the accessible location of the site to the sustainable transport network a **significant positive** (++) effect is recorded against **SA objectives 6 (Services and Facilities)** and **10 (Air Quality and Congestion)** for Oxford and Cherwell. A northward expansion to the developable area identified in PR6a would result in the loss, or a reduction in the size of the Water Eaton Park and Ride. An extension would deliver more homes and put more people in close proximity to the sustainable transport network and local services and facilities enjoyed in this location; however the loss of or potential reduction in the size of the park and ride is likely to introduce additional negative effects. The significance of these negative effects is unknown until the extent, design and layout of a potential northward expansion are known. Therefore an uncertain mixed (significant positive/minor negative (++/-?)) is recorded against SA objective overall. The significant positive effects recorded against SA Objective 10 (Air Quality and Congestion) are also mixed with **significant negative** (--) effects for both Oxford and Cherwell in acknowledgement of the fact that the proportion of road based trips generated by proposed development at this site are likely to load onto roads covered by AQMAs in Oxford and Cherwell. The expansion of development in this location will put more residents in close proximity to sustainable transport routes and local facilities; however, it will also increase road congestion, which will have adverse effects on local air quality. Consequently, these effects are likely to be more significant than those of the original allocation. How much the loss of or reduction in the size of the Water Eaten Park and Ride as a result of a northward expansion compounds the significant adverse effects against SA objective 10 is uncertain (?).
- Due to the high to medium sensitivity of the historic environment within and in the vicinity of the site evidenced in the Council's Archaeology and Heritage Assessment and the land within this site playing some role in the setting of historic Oxford, an uncertain **significant negative** (--) effect is recorded against **SA objective 9 (Historic Environment)** for Cherwell. A northern extension to the developable area of PR6a to include the safeguarded land PR3d would not change the likely effect of the allocation due to the fact that the land to the north is developed and used as the Water Eaton Park and Ride.
- The site is located on greenfield land designated as a Grade 3 Agricultural Land. Therefore, a **significant negative** (--) effect is recorded against **SA objective 13 (Efficient Use of Land)** for Cherwell. Uncertainty is attached to this effect as it is unknown whether the Grade 3 agricultural land is Grade 3a, which is classified as best and most versatile, or Grade 3b which has a lower agricultural value. A northern extension to the developable area of PR6a to include the safeguarded land PR3d would not change the likely effect of the allocation due to the fact that the land to the north is developed and used as the Water Eaton Park and Ride.

1.56 Given the exact layout, scale and design of the potential expansion are unknown there is some uncertainty associated with some of these effects. Furthermore, the potential and feasibility of mitigation and enhancement measures in this alternative are unknown.

The Council's Reasons for Site Selection / Rejection

1.57 The Council notes the SA results.

1.58 The site comprises 9.9 hectares of transport infrastructure.

1.59 The Plan (2017, p.76) states:

"PR3(d) – we are removing the existing Oxford Parkway Railway Station and the Water Eaton Park and Ride from the Green Belt. The development of land in north Oxford to the east of Oxford Road

(policy PR6a) results in other land in this area being removed from the Green Belt. Again, the A34 to the north will form the logical, permanent boundary."

1.60 These are vital and, in part, new pieces of infrastructure. Whilst the County Council is seeking to establish new Park and Ride facilities further out from Oxford, it is for the County Council as Highways Authority to determine the longer-term transport use of the existing facilities through its Local Transport Plan. Proposing housing on an existing Park and Ride facility would require additional strategic transport work over a longer period of time.

1.61 The Council considers that site PR3(d) should not be taken forward as a site for residential development into Main Modifications.

Option 6 – Site PR3(e) – Land north, east and west of Begbroke Science Park (northward extension of residential area into land reserved for employment)

Significant effects of Option 6

1.62 The developable area identified in site allocation policy PR8 in combination with an expansion into safeguarded site PR3e is likely to result in the following significant effects:

- Given the general assumption set out in Appendix 2 and set out in Table A2.1 in the full SA Report (June 2017) that all sites are considered to make a significant contribution to meeting Oxford's unmet housing need, by virtue of their size and potential capacity, **a significant positive** (++) effect is recorded against **SA objective 1 (Housing)** for Oxford. However, by extending the developable area this option is likely to generate a more significant positive effect than the original allocation against this SA objective.
- Given the accessible location of the site to the sustainable transport network a **significant positive** (++) effect is recorded against **SA objectives 6 (Services and Facilities)** and **10 (Air Quality and Congestion)** for Oxford and Cherwell. However, the significant positive effects recorded against SA Objective 10 (Air Quality and Congestion) are also mixed with **significant negative** (--) effects for both Oxford and Cherwell in acknowledgement of the fact that the proportion of road based trips generated by proposed development at this site are likely to load onto roads covered by AQMAs in Oxford and Cherwell. The expansion of the developable area in this location will put more residents in close proximity to sustainable transport routes and local facilities; however, it will also increase road congestion, which will have adverse effects on local air quality. Consequently, these effects are likely to be more significant than those of the original allocation.
- The site is in close proximity to a GP surgery, a number of open spaces, sports facilities and public rights of way. New residents are therefore more likely to be encouraged to use these facilities as part of a more physically active and healthier lifestyle. As such, a **significant positive** (++) effect is recorded against **SA objective 2 (Health and Wellbeing)** for Cherwell. The expansion of development in this location will put more residents in close proximity to these local facilities and services. Although this is unlikely to change the significance of the effect, the effect of an expansion option is likely to be more positive for more people.
- Due to the contribution that the open land plays in and around PR8 in maintaining openness of the countryside to the east of Yarnton identified in the Council's Landscape Character Sensitivity and Capacity Assessment (2017) an uncertain **significant negative** (--) effect is recorded against **SA objective 8 (Landscape)** for Cherwell. A northern extension to the developable area of PR8 to include the safeguarded land PR3e would not change the likely effect of the allocation. However, an extension would most likely result in the loss of a greater area of greenfield land, with the potential to affect a greater area of sensitive open countryside.
- The site is located on greenfield land designated as a Grade 3 Agricultural Land. Therefore, a **significant negative** (--) effect is recorded against **SA objective 13 (Efficient Use of Land)** for Cherwell. Uncertainty is attached to this effect as it is unknown whether the Grade 3 agricultural land is Grade 3a, which is classified as best and most versatile, or Grade 3b which has a lower agricultural value. The intensification of development within the site has the potential to result in the loss of more greenfield land within the confines of the existing

developable area, increasing the significance of this effect. A northern extension to the developable area of PR8 to include the safeguarded land PR3e would not change the likely effect of the allocation. However, an extension would most likely result in the loss of a greater area of greenfield land, including agricultural land.

1.63 Given the exact layout, scale and design of the potential expansion are unknown there is some uncertainty associated with some of these effects. Furthermore, the potential and feasibility of mitigation and enhancement measures in this alternative are unknown.

The Council's Reasons for Site Selection / Rejection

1.64 The Council notes the SA results.

1.65 The site comprises 14.7 hectares of land identified for the expansion of Begbroke Science Park.

1.66 The Plan (2017, p.76) states:

"PR3(e) – we are removing land from the Green Belt to the north, east and west of Begbroke Science Park to ensure that a logical and permanent Green Belt boundary is established. This is in the context of, and in response to, development to the east of the A44 (policy PR8) and the conclusion of the Small Scale Green Belt Review which considers the high value employment needs at Kidlington-Begbroke. The potential extension of the Science Park will be considered further in Local Plan Part 2. Policy PR8 seeks reservation of the land for the potential expansion of the Science Park."

1.67 The identification of this land is pursuant to policy Kidlington 1 of the adopted Local Plan 2011-2031 and is clearly evidenced. Considering the land for residential development would contradictory to the objectives of that policy.

1.68 The Council considers that site PR3(d) should not be taken forward as a site for residential development into Main Modifications.

Option 7 – Site PR6a – Land East of Oxford Road – intensification of developable area

Significant effects of Option 7

1.69 The intensification of the developable area identified in site allocation Policy PR6a is likely to generate the following significant effects:

- Given the general assumption set out in Appendix 2 and set out in Table A2.1 in the full SA Report (June 2017) that all sites are considered to make a significant contribution to meeting Oxford's unmet housing need, by virtue of their size and potential capacity, **a significant positive** (++) effect is recorded against **SA objective 1 (Housing)** for Oxford. However, by intensifying development this option is likely to generate a more significant positive effect than the original allocation against this SA objective.
- The site has good accessibility to Oxford, specifically its employment centres. Consequently, a **significant positive** (++) effect is recorded against **SA objective 16 (Employment)**. The intensification of development in this location is unlikely to significantly change the significance of this effect.
- Given the accessible location of the site to the sustainable transport network a **significant positive** (++) effect is recorded against **SA objectives 6 (Services and Facilities)** and **10 (Air Quality and Congestion)** for Oxford and Cherwell. However, the significant positive effects recorded against SA Objective 10 (Air Quality and Congestion) are also mixed with **significant negative** (--) effects for both Oxford and Cherwell in acknowledgement of the fact that the proportion of road based trips generated by proposed development at this site are likely to load onto roads covered by AQMAs in Oxford and Cherwell. The intensification of development in this location will put more residents in close proximity to sustainable transport routes and local facilities; however, it will also increase road congestion, which will have adverse effects on local air quality. Consequently, these effects are likely to be more significant than those of the original allocation.
- Due to the high to medium sensitivity of the historic environment within and in the vicinity of the site evidenced in the Council's Archaeology and Heritage Assessment and the land within

this site playing some role in the setting of historic Oxford, an uncertain **significant negative** (--) effect is recorded against **SA objective 9 (Historic Environment)** for Cherwell. The intensification of development within the site has the potential to result in the loss of more greenfield land and increased urbanisation and densification, including taller buildings, increasing the potential for negative effects on this objective. The scale of intensification will affect how significant this negative effect will be. As this is unknown, the existing significance has been retained, but there is more uncertainty.

- The site is located on greenfield land designated as a Grade 3 Agricultural Land. Therefore, a **significant negative** (--) effect is recorded against **SA objective 13 (Efficient Use of Land)** for Cherwell. Uncertainty is attached to this effect as it is unknown whether the Grade 3 agricultural land is Grade 3a, which is classified as best and most versatile, or Grade 3b which has a lower agricultural value. The intensification of development within the site has the potential to result in the loss of more greenfield land within the confines of the existing developable area, increasing the significance of this effect.

1.70 Given the exact layout, scale and design of the intensified development in this location are unknown there is some uncertainty associated with some of these effects. Furthermore, the potential and feasibility of mitigation and enhancement measures in this alternative are unknown.

The Council's Reasons for Site Selection / Rejection

1.71 The Council notes the SA results.

1.72 Policy PR6a of the Plan (July 2017) proposes the construction of 650 dwellings on approximately 24 hectares on land east of Oxford Road. The Council considered whether some additional development could be achieved.

1.73 The review of the Plan, evidence and changes in circumstances identified that an additional one hectare of land was potentially available for housing. Policy PR6a (2017) requires the provision of a primary school on the site with at least three forms of entry (3FE) on 3.2 hectares of land. During the consultation on the proposed submission Plan the County Council provided updated information (CD PR78, PR-C-0832) indicating that the school requirement could be reduced to a two-forms of entry primary school on 2.2 hectares of land. This land is available to consider for residential development.

1.74 The Council considers that the intensification option for site PR6a **should** be taken forward into Main Modifications.

Option 8 – Site PR6b - Land West of Oxford Road – intensification of developable area

Significant effects of Option 8

1.75 The intensification of the developable area identified in site allocation Policy PR6b is likely to generate the following significant effects:

- Given the general assumption set out in Appendix 2 and set out in Table A2.1 in the full SA Report (June 2017) that all sites are considered to make a significant contribution to meeting Oxford's unmet housing need, by virtue of their size and potential capacity, **a significant positive** (++) effect is recorded against **SA objective 1 (Housing)** for Oxford. However, by intensifying development this option is likely to generate a more significant positive effect than the original allocation against this SA objective.

- The site has good accessibility to Oxford, specifically its employment centres. Consequently, a **significant positive** (++) effect is recorded against **SA objective 16 (Employment)**. The intensification of development in this location is unlikely to significantly change the significance of this effect.

- Given the accessible location of the site to the sustainable transport network a **significant positive** (++) effect is recorded against **SA objectives 6 (Services and Facilities)** and **10 (Air Quality and Congestion)** for Oxford and Cherwell. However, the significant positive effects recorded against SA Objective 10 (Air Quality and Congestion) are also mixed with **significant negative** (--) effects for both Oxford and Cherwell in acknowledgement of the fact that the proportion of road based trips generated by proposed development at this site

are likely to load onto roads covered by AQMAs in Oxford and Cherwell. The intensification of development in this location will put more residents in close proximity to sustainable transport routes and local facilities; however, it will also increase road congestion, which will have adverse effects on local air quality. Consequently, these effects are likely to be more significant than those of the original allocation.

- Due to the high to medium sensitivity of the historic environment within and in the vicinity of the site evidenced in the Council's Archaeology and Heritage Assessment and the land within this site playing some role in the setting of historic Oxford, an uncertain **significant negative** (--) effect is recorded against **SA objective 9 (Historic Environment)** for Cherwell. The intensification of development within the site has the potential to result in the loss of more greenfield land and increased urbanisation and densification, including taller buildings, increasing the potential for negative effects on this objective. The scale of intensification will affect how significant this negative effect will be. As this is unknown, the existing significance has been retained, but there is more uncertainty.
- The site is located on greenfield land designated as a Grade 3 Agricultural Land. Therefore, a **significant negative** (--) effect is recorded against **SA objective 13 (Efficient Use of Land)** for Cherwell. Uncertainty is attached to this effect as it is unknown whether the Grade 3 agricultural land is Grade 3a, which is classified as best and most versatile, or Grade 3b which has a lower agricultural value. The intensification of development within the site has the potential to result in the loss of more greenfield land within the confines of the existing developable area, increasing the significance of this effect.

1.76 Given the exact layout, scale and design of the intensified development in this location are unknown there is some uncertainty associated with some of these effects. Furthermore, the potential and feasibility of mitigation and enhancement measures in this alternative are unknown.

The Council's Reasons for Site Selection / Rejection

1.77 The Council notes the SA results.

1.78 Policy PR6b of the Plan (July 2017) proposes the construction of 530 dwellings on 32 hectares on land west of Oxford Road. The Inspector's preliminary conclusions are that whilst he has no doubt that North Oxford Golf Club is a much valued facility, " *the site it occupies is an excellent one for the sort of housing the Plan proposes, given its location so close to Oxford Parkway, with its Park & Ride, and its proximity to the centre of Oxford*."

1.79 The Council's Explanatory Note on Housing Figures (HEAR 2) clarifies the approach taken to housing figures for the site. Table 3 shows that 530 homes could be provided at a net density of 25 dph. The relatively low density reflected the need for caution on numbers in view of the need to retain significant trees on the site.

1.80 The review of the Plan, evidence and changes in circumstances identified that there was now more information on important trees that gave reason to re-consider the capacity of the site.

1.81 The Council considers that the intensification option for site PR6b **should** be taken forward into Main Modifications.

Option 9 – Site PR7a – South East Kidlington – intensification of developable area

Significant effects of Option 9

1.82 The intensification of the developable area identified in site allocation Policy PR7a is likely to generate the following significant effects:

- Given the general assumption set out in Appendix 2 and set out in Table A2.1 in the full SA Report (June 2017) that all sites are considered to make a significant contribution to meeting Oxford's unmet housing need, by virtue of their size and potential capacity, **a significant positive** (++) effect is recorded against **SA objective 1 (Housing)** for Oxford. However, by intensifying development this option is likely to generate a more significant positive effect than the original allocation against this SA objective.
- The site has good accessibility to Oxford, specifically its employment centres. Consequently, a **significant positive** (++) effect is recorded against **SA objective 16 (Employment)**.

The intensification of development in this location is unlikely to significantly change the significance of this effect.

- Given the accessible location of the site to the sustainable transport network a **significant positive** (++) effect is recorded against **SA objectives 6 (Services and Facilities)** and **10 (Air Quality and Congestion)** for Oxford and Cherwell. However, the significant positive effects recorded against SA Objective 10 (Air Quality and Congestion) are also mixed with **significant negative** (--) effects for both Oxford and Cherwell in acknowledgement of the fact that the proportion of road based trips generated by proposed development at this site are likely to load onto roads covered by AQMAs in Oxford and Cherwell. The intensification of development in this location will put more residents in close proximity to sustainable transport routes and local facilities; however, it will also increase road congestion, which will have adverse effects on local air quality. Consequently, these effects are likely to be more significant than those of the original allocation.
- The site is in close proximity to Gosford Hill Medical Centre, a number of open spaces, sports facilities and public rights of way. New residents are therefore more likely to be encouraged to use these facilities as part of a more physically active and healthier lifestyle. As such, a **significant positive** (++) effect is recorded against **SA objective 2 (Health and Wellbeing)** for Cherwell. The intensification of development in this location will put more residents in close proximity to these local facilities and services. Although this is unlikely to change the significance of the effect, the effect of an intensification option is likely to be more positive for more people.

1.83 Given the exact layout, scale and design of the intensified development in this location are unknown there is some uncertainty associated with some of these effects. Furthermore, the potential and feasibility of mitigation and enhancement measures in this alternative are unknown.

The Council's Reasons for Site Selection / Rejection

1.84 The Council notes the SA results.

1.85 Policy PR7a of the Plan (July 2017) proposes the construction of 230 dwellings on approximately 11 hectares on land east of Oxford Road.

1.86 The Council's Explanatory Note on Housing Figures (HEAR 2) clarifies the approach taken to housing figures for the site. Table 3 shows that 230 homes could be provided at a net density of 35 dph (avoiding development in a small part of the site within Flood Zones 2 & 3).

1.87 The Inspector considers that the Council has taken a 'broadly sensible' balance with its housing figures. No changes in circumstances have been identified that would affect the Council's approach within the residential area identified.

1.88 The Council considers that the intensification option for site PR7a should not be taken forward into Main Modifications.

Option 10 – Site PR7b – Stratfield Farm – intensification of developable area

Significant effects of Option 10

1.89 The intensification of the developable area identified in site allocation Policy PR7b is likely to generate the following significant effects:

- Given the general assumption set out in Appendix 2 and set out in Table A2.1 in the full SA Report (June 2017) that all sites are considered to make a significant contribution to meeting Oxford's unmet housing need, by virtue of their size and potential capacity, **a significant positive** (++) effect is recorded against **SA objective 1 (Housing)** for Oxford. However, by intensifying development this option is likely to generate a more significant positive effect than the original allocation against this SA objective.
- Given the accessible location of the site to the sustainable transport network a **significant positive** (++) effect is recorded against **SA objectives 6 (Services and Facilities)** and **10 (Air Quality and Congestion)** for Oxford and Cherwell. However, the significant positive effects recorded against SA Objective 10 (Air Quality and Congestion) are also mixed with **significant negative** (--) effects for both Oxford and Cherwell in acknowledgement of the

fact that the proportion of road based trips generated by proposed development at this site are likely to load onto roads covered by AQMAs in Oxford and Cherwell. The intensification of development in this location will put more residents in close proximity to sustainable transport routes and local facilities; however, it will also increase road congestion, which will have adverse effects on local air quality. Consequently, these effects are likely to be more significant than those of the original allocation.

- The site is in close proximity to Gosford Hill Medical Centre, a number of open spaces, sports facilities and public rights of way. New residents are therefore more likely to be encouraged to use these facilities as part of a more physically active and healthier lifestyle. As such, a **significant positive** (++) effect is recorded against **SA objective 2 (Health and Wellbeing)** for Cherwell. The intensification of development in this location will put more residents in close proximity to these local facilities and services. Although this is unlikely to change the significance of the effect, the effect of an intensification option is likely to be more positive for more people.
- The site is located on greenfield land designated as a Grade 3 Agricultural Land. Therefore, a **significant negative** (--) effect is recorded against **SA objective 13 (Efficient Use of Land)** for Cherwell. Uncertainty is attached to this effect as it is unknown whether the Grade 3 agricultural land is Grade 3a, which is classified as best and most versatile, or Grade 3b which has a lower agricultural value. The intensification of development within the site has the potential to result in the loss of more greenfield land within the confines of the existing developable area, increasing the significance of this effect.

1.90 Given the exact layout, scale and design of the intensified development in this location are unknown there is some uncertainty associated with some of these effects. Furthermore, the potential and feasibility of mitigation and enhancement measures in this alternative are unknown.

The Council's Reasons for Site Selection / Rejection

1.91 The Council notes the SA results.

1.92 Policy PR7b of the Plan (July 2017) proposes the construction of 100 dwellings on approximately 4 hectares on land at Stratfield Farm.

1.93 The Council's Explanatory Note on Housing Figures (HEAR 2) clarifies the approach taken to housing figures for the site. Table 3 shows that 100 homes could be provided at a net density of 25 dph having regard to the setting of the listed farm house.

1.94 As a result of promoter engagement with the County Council as Local Highways Authority, a less rigid position on the number of homes that could be accessed from the Kidlington roundabout emerged.

1.95 The Inspector considers that the Council has taken a 'broadly sensible' balance with its housing figures. No changes in circumstances have been identified that would affect the Council's approach within the residential area already identified.

1.96 The Council considers that the intensification option for site PR7b should not be taken forward into Main Modifications.

Option 11 – Site PR8 – Land to east of the A44 – intensification of developable area

Significant effects of Option 11

1.97 The intensification of the developable area identified in site allocation Policy PR8 is likely to generate the following significant effects:

- Given the general assumption set out in Appendix 2 and set out in Table A2.1 in the full SA Report (June 2017) that all sites are considered to make a significant contribution to meeting Oxford's unmet housing need, by virtue of their size and potential capacity, **a significant positive** (++) effect is recorded against **SA objective 1 (Housing)** for Oxford. However, by intensifying development this option is likely to generate a more significant positive effect than the original allocation against this SA objective.

- Given the accessible location of the site to the sustainable transport network a **significant positive** (++) effect is recorded against **SA objectives 6 (Services and Facilities)** and **10 (Air Quality and Congestion)** for Oxford and Cherwell. However, the significant positive effects recorded against SA Objective 10 (Air Quality and Congestion) are also mixed with **significant negative** (--) effects for both Oxford and Cherwell in acknowledgement of the fact that the proportion of road based trips generated by proposed development at this site are likely to load onto roads covered by AQMAs in Oxford and Cherwell. The intensification of development in this location will put more residents in close proximity to sustainable transport routes and local facilities; however, it will also increase road congestion, which will have adverse effects on local air quality. Consequently, these effects are likely to be more significant than those of the original allocation.
- The site is in close proximity to a GP surgery, a number of open spaces, sports facilities and public rights of way. New residents are therefore more likely to be encouraged to use these facilities as part of a more physically active and healthier lifestyle. As such, a **significant positive** (++) effect is recorded against **SA objective 2 (Health and Wellbeing)** for Cherwell. The intensification of development in this location will put more residents in close proximity to these local facilities and services. Although this is unlikely to change the significance of the effect, the effect of an intensification option is likely to be more positive for more people.
- Due to the contribution that the open land plays in and around PR8 in maintaining openness of the countryside to the east of Yarnton identified in the Council's Landscape Character Sensitivity and Capacity Assessment (2017) an uncertain **significant negative** (--) effect is recorded against **SA objective 8 (Landscape)** for Cherwell.
- The site is located on greenfield land designated as a Grade 3 Agricultural Land. Therefore, a **significant negative** (--) effect is recorded against **SA objective 13 (Efficient Use of Land)** for Cherwell. Uncertainty is attached to this effect as it is unknown whether the Grade 3 agricultural land is Grade 3a, which is classified as best and most versatile, or Grade 3b which has a lower agricultural value. The intensification of development within the site has the potential to result in the loss of more greenfield land within the confines of the existing developable area, increasing the significance of this effect.

1.98 Given the exact layout, scale and design of the intensified development in this location are unknown there is some uncertainty associated with some of these effects. Furthermore, the potential and feasibility of mitigation and enhancement measures in this alternative are unknown.

The Council's Reasons for Site Selection / Rejection

1.99 The Council notes the SA results.

1.100 Policy PR8 of the Plan (July 2017) proposes the construction of 1950 dwellings on approximately 66 hectares on land next to Begbroke / Yarnton.

1.101 The Council's Explanatory Note on Housing Figures (CD HEAR 2) clarifies the approach taken to housing figures for the site. Table 3 shows that 1950 homes could be provided at a net density of 45 dph having regard to the potential for some higher density development on parts of the site.

1.102 The Inspector considers that the Council has taken a 'broadly sensible' balance with its housing figures. No changes in circumstances have been identified that would affect the Council's approach within the residential area already identified.

1.103 The Council considers that the intensification option for site PR8 should not be taken forward into Main Modifications.

Option 12 – Site PR9 Land West of Yarnton – Intensification of developable area

Significant effects of Option 12

1.104 The intensification of the developable area identified in site allocation Policy PR9 is likely to generate the following significant effects:

- Given the general assumption set out in Appendix 2 and set out in Table A2.1 in the full SA Report (June 2017) that all sites are considered to make a significant contribution to meeting

Oxford's unmet housing need, by virtue of their size and potential capacity, **a significant positive** (++) effect is recorded against **SA objective 1 (Housing)** for Oxford. However, by intensifying development this option is likely to generate a more significant positive effect than the original allocation against this SA objective.

- The site has poor accessibility to Oxford, specifically its employment centres. Consequently, a **significant negative** (--) effect is recorded against **SA objective 16 (Employment)**. The intensification of development in this location is unlikely to significantly change the significance of this effect.
- The site is a location with good access to Cherwell's sustainable transport network and in close proximity to some of Yarnton's services and facilities, notably a primary school, a shop and a village hall. Therefore, a **significant positive** (++) effect is recorded against **SA objective 6 (Services and Facilities)** for Cherwell. The intensification of development in this location will put more residents in close proximity to sustainable transport routes and local facilities, increasing the significance of this effect.
- The site is in close proximity to Yarnton Medical Practise, a number of open spaces, sports facilities and public rights of way. New residents are therefore more likely to be encouraged to use these facilities as part of a more physically active and healthier lifestyle. As such, a **significant positive** (++) effect is recorded against **SA objective 2 (Health and Wellbeing)** for Cherwell. The intensification of development in this location will put more residents in close proximity to these local facilities and services. Although this is unlikely to change the significance of the effect, the effect of an intensification option is likely to be more positive for more people.
- The site is located on greenfield land designated as a Grade 3 Agricultural Land. Therefore, a **significant negative** (--) effect is recorded against **SA objective 13 (Efficient Use of Land)** for Cherwell. Uncertainty is attached to this effect as it is unknown whether the Grade 3 agricultural land is Grade 3a, which is classified as best and most versatile, or Grade 3b which has a lower agricultural value. The intensification of development within the site has the potential to result in the loss of more greenfield land within the confines of the existing developable area, increasing the significance of this effect.

1.105 Given the exact layout, scale and design of the intensified development in this location are unknown there is some uncertainty associated with some of these effects. Furthermore, the potential and feasibility of mitigation and enhancement measures in this alternative are unknown.

The Council's Reasons for Site Selection / Rejection

1.106 The Council notes the SA results.

1.107 Policy PR9 of the Plan (July 2017) proposes the construction of 530 dwellings on approximately 16 hectares of land on land west of Yarnton.

1.108 The Council's Explanatory Note on Housing Figures (CD HEAR 2) clarifies the approach taken to housing figures for the site. Table 3 indicates a density of 35dph for site PR9 in the proposed submission Plan, but notes that this assumes the 30% gross to net discount being effectively removed due to potential for shared use of playing pitch, incorporation of play facilities on that land, and immediate access to open space to the west, otherwise gross density would be high at 47 dph.

1.109 The Inspector's preliminary conclusions refer to the depth of the developable area and implications for design and layout (i.e. referring to the scope for a site extension)

1.110 The Council has previously considered that no additional development could be achieved on the existing developable area as identified in the Plan (July 2017).

1.111 The Council considers that the intensification option for site PR9 it its current form should not be taken forward into Main Modifications.

SA of reasonable alternatives involving additional Green Belt release

Option 13 – Site PR6a – Land east of Oxford Road (eastwards extension into Green Belt)

Significant effects of Option 13

1.112 Both the developable area identified in the site allocation policy and the land identified for a potential extension to the allocation to accommodate more homes fall within site option 50. The site was previously appraised in Appendix 6 of the SA Report that accompanied the proposed submission Plan (2017). Given the exact location, scale and extent of an extension are unknown the significant effects identified in the appraisal of site option 50 are considered to apply and are equally uncertain. Furthermore, the potential and feasibility of mitigation and enhancement measures in this alternative are unknown.

1.113 The significant effects identified in the appraisal of site 50 are:

- Given the general assumption set out in Appendix 2 and set out in Table A2.1 in the full SA Report (June 2017) that all sites are considered to make a significant contribution to meeting Oxford's unmet housing need, by virtue of their size and potential capacity, **a significant positive** (++) effect is recorded against **SA objective 1 (Housing)** for Oxford.
- The site has good accessibility to Oxford, specifically its employment centres. Consequently, a **significant positive** (++) effect is recorded against **SA objective 16 (Employment)**.
- Given the accessible location of the site to the sustainable transport network a **significant positive** (++) effect is recorded against **SA objectives 6 (Services and Facilities)** and **10 (Air Quality and Congestion)** for Oxford and Cherwell. However, the significant positive effects recorded against SA Objective 10 (Air Quality and Congestion) are also mixed with **significant negative** (--) effects for both Oxford and Cherwell in acknowledgement of the fact that the proportion of road based trips generated by proposed development at this site are likely to load onto roads covered by AQMAs in Oxford and Cherwell.
- Due to the high to medium sensitivity of the historic environment within and in the vicinity of the site evidenced in the Council's Archaeology and Heritage Assessment, most notably due to the site containing St. Frideswide's Farmhouse a Grade II* Listed Building and Grade II listed wall. There are also several other listed buildings in close proximity and 25 recorded, non-designated heritage assets, of which eight are located within the site. Furthermore, the low hilltops, floodplain and wooded character in the site provide a containing edge to views towards Oxford from the north adding to the rural character of Oxford's setting. Therefore, an uncertain **significant negative** (--) effect is recorded against **SA objective 9 (Historic Environment)** for Cherwell.
- The site is located on greenfield land designated as a Grade 3 Agricultural Land. Therefore, a **significant negative** (--) effect is recorded against **SA objective 13 (Efficient Use of Land)** for Cherwell. Uncertainty is attached to this effect as it is unknown whether the Grade 3 agricultural land is Grade 3a, which is classified as best and most versatile, or Grade 3b which has a lower agricultural value.

The Council's Reasons for Site Selection / Rejection

1.114 The Council notes the SA results.

1.115 For the reasons articulated in submitted evidence (CD PR51) the Council considers that an eastward of the site is inappropriate in terms of landscape impact.

1.116 The Council considers that an eastward extension of the site would not be suitable and should not be taken forward into Main Modifications

Option 14 – Site PR6c – Land at Frieze Farm (new housing proposal within the Green Belt i.e. with Golf Course)

Significant effects of Option 14

1.117 The proposed submission Plan allocates land at PR6c for the delivery of a replacement golf course displaced from its current location within site allocation PR6b. In the Inspector's note, the Inspector raises the possibility that the allocation Policy PR6c "could accommodate some housing, (and possibly a link road) as well as a replacement golf course". The land identified within allocation Policy PR6c has been previously appraised as a potential residential development site, but only as part of a larger area of land (Site 39a) including an additional two parcels of land to the east of the A4260 and A34 respectively (see Appendix 6 of the SA Report that accompanied the proposed submission Plan (2017)). Consequently, a new option for delivering up to 410 homes within PR6c alongside the delivery of a golf course has been appraised as a new reasonable alternative. The potential significant effects of this option are:

- Given the general assumption set out in Appendix 2 and set out in Table A2.1 in the full SA Report (June 2017) that all sites are considered to make a significant contribution to meeting Oxford's unmet housing need, by virtue of their size and potential capacity, a **significant positive** (++) effect is recorded against **SA objective 1 (Housing)** for Oxford.
- Given the accessible location of the site to the sustainable transport network a **significant positive** (++) effect is recorded against **SA objectives 6 (Services and Facilities)** and **10 (Air Quality and Congestion)** for Cherwell. However, the significant positive effects recorded against SA Objective 10 (Air Quality and Congestion) are also mixed with **significant negative** (--) effects for both Oxford and Cherwell in acknowledgement of the fact that the proportion of road based trips generated by proposed development at this site are likely to load onto roads covered by AQMAs in Oxford and Cherwell.
- Due to the relatively exposed and elevated nature of the site to the south, which would result in residential and golf development being highly visible from areas to the north including the southern areas of Kidlington and Yarnton identified in the Council's Landscape Character Sensitivity and Capacity Assessment (2017) an uncertain **significant negative** (--) effect is recorded against **SA objective 8 (Landscape)** for Cherwell.
- The site is located on greenfield land designated as a Grade 3 Agricultural Land. Therefore, a **significant negative** (--) effect is recorded against **SA objective 13 (Efficient Use of Land)** for Cherwell. Uncertainty is attached to this effect as it is unknown whether the Grade 3 agricultural land is Grade 3a, which is classified as best and most versatile, or Grade 3b which has a lower agricultural value.

1.118 The uncertainty associated with these effects is also in recognition of the fact that the exact scale, design and layout of residential and golf development in this location are unknown. Furthermore, the potential and feasibility of mitigation and enhancement measures in this alternative are unknown.

The Council's Reasons for Site Selection / Rejection

1.119 The Council notes the SA results.

1.120 Policy PR6c of the Plan (July 2017) reserves this 30 ha site for a replacement Golf Course. The land is not proposed for Green Belt release. The Inspector advised that there may be the possibility that this site could accommodate some housing as well as any replacement golf course. He also advised that development of the site might provide the opportunity for the development of a link road between the A44 and A34.

1.121 The Council's original site selection conclusions as recorded at section 10, para's 10.130 – 10.132 of the SA (CD PR43) included, "…… *Residential development would be segregated from Oxford and separated from Kidlington and Yarnton. Development would breach the A34 and be perceived as a freestanding development and a new highly urbanising influence between Oxford and Cherwell. The relatively exposed and elevated nature of the site to the south would result in residential development being highly visible from the north. Central and eastern land parcels are land locked by road and rail corridors*".

1.122 Development of the site for housing would entail the additional release of Green Belt land in a new location. The Council does not depart from its original conclusions and therefore does not consider that the site should be brought forward for further consideration. However, in light of the Inspector's comments, it is considered that land at Frieze Farm should be kept within scope if preparation of Main Modifications resulted in an unmet housing requirement. It would have to be clear that the homes could not be provided on the sites already identified for residential development, and, in view of the Council's original conclusions about its unsuitability for housing, the site would need to be considered along with other sites within Areas of Search A and B.

1.123 In conclusion, the Council considers that this site should only be considered further if homes cannot be distributed on existing sites and if it is exceptionally required in the context of other alternatives within Areas of Search A and B.

Option 15 – Site PR7a – South East Kidlington (southern extension of residential area into Green Belt)

Significant effects of Option 15

1.124 Both the developable area identified in the site allocation policy and the land identified for a potential extension to the allocation to accommodate more homes fall within site options 202 and 178 (in combination). Both sites were previously appraised in Appendix 6 of the SA Report that accompanied the proposed submission Plan (2017). Given the exact location, scale and extent of an extension are unknown the significant effects identified in the appraisal of site options 202 and 178 are considered to apply and are equally uncertain. Furthermore, the potential and feasibility of mitigation and enhancement measures in this alternative are unknown.

1.125 The significant effects identified in the appraisal of sites 202 and 178 are:

- Given the general assumption set out in Appendix 2 and set out in Table A2.1 in the full SA Report (June 2017) that all sites are considered to make a significant contribution to meeting Oxford's unmet housing need, by virtue of their size and potential capacity, **a significant positive** (++) effect is recorded against **SA objective 1 (Housing)** for Oxford.
- The site has good accessibility to Oxford, specifically its employment centres. Consequently, a **significant positive** (++) effect is recorded against **SA objective 16 (Employment)**.
- Given the accessible location of the site to the sustainable transport network a **significant positive** (++) effect is recorded against **SA objectives 6 (Services and Facilities)** and **10 (Air Quality and Congestion)** for Oxford and Cherwell. However, the significant positive effects recorded against SA Objective 10 (Air Quality and Congestion) are also mixed with **significant negative** (--) effects for both Oxford and Cherwell in acknowledgement of the fact that the proportion of road based trips generated by proposed development at this site are likely to load onto roads covered by AQMAs in Oxford and Cherwell.
- The site is in close proximity to Gosford Hill Medical Centre, a number of open spaces, sports facilities and public rights of way. New residents are therefore more likely to be encouraged to use these facilities as part of a more physically active and healthier lifestyle. As such, a **significant positive** (++) effect is recorded against **SA objective 2 (Health and Wellbeing)** for Cherwell.

The Council's Reasons for Site Selection / Rejection

1.126 The Council notes the SA results.

1.127 The Green Belt Study (PR40, site PR178) indicated that the release of the field immediately to the south of that already proposed in the Plan would have the same impact on the harm to the Green Belt as the proposed submission site. Exceptionally, there may be scope to extend the development area for the site PR7a (land south east of Kidlington) in a southerly direction, notwithstanding the Council's original objective of maximising the remaining gap between new development and development to the south of the A34. An existing field boundary, containing approximately 9 hectares on land, marks the extent of this land.

1.128 The Council considers that a southern extension of the existing site **should** be taken forward into Main Modifications.

Option 16 – Site PR7b – Stratfield Farm (potential western/southern extension of residential area into Green Belt)

Significant effects of Option 16

1.129 Both the developable area identified in the site allocation policy and the land identified for a potential extension to the allocation to accommodate more homes fall within site option 49 previously appraised in Appendix 6 of the SA Report that accompanied the proposed submission Plan (2017). Given the exact location, scale and extent of an extension are unknown the significant effects identified in the appraisal of site option 49 are considered to apply and are equally uncertain. Furthermore, the potential and feasibility of mitigation and enhancement measures in this alternative are unknown.

1.130 The significant effects identified in the appraisal of site 49 are:

- Given the general assumption set out in Appendix 2 and set out in Table A2.1 in the full SA Report (June 2017) that all sites are considered to make a significant contribution to meeting Oxford's unmet housing need, by virtue of their size and potential capacity, **a significant positive** (++) effect is recorded against **SA objective 1 (Housing)** for Oxford.
- Given the accessible location of the site to the sustainable transport network a **significant positive** (++) effect is recorded against **SA objectives 6 (Services and Facilities)** and **10 (Air Quality and Congestion)** for Oxford and Cherwell. However, the significant positive effects recorded against SA Objective 10 (Air Quality and Congestion) are also mixed with **significant negative** (--) effects for both Oxford and Cherwell in acknowledgement of the fact that the proportion of road based trips generated by proposed development at this site are likely to load onto roads covered by AQMAs in Oxford and Cherwell.
- The site is in close proximity to Gosford Hill Medical Centre, a number of open spaces, sports facilities and public rights of way. New residents are therefore more likely to be encouraged to use these facilities as part of a more physically active and healthier lifestyle. As such, a **significant positive** (++) effect is recorded against **SA objective 2 (Health and Wellbeing)** for Cherwell.
- The site is located on greenfield land designated as a Grade 3 Agricultural Land. Therefore, a **significant negative** (--) effect is recorded against **SA objective 13 (Efficient Use of Land)** for Cherwell. Uncertainty is attached to this effect as it is unknown whether the Grade 3 agricultural land is Grade 3a, which is classified as best and most versatile, or Grade 3b which has a lower agricultural value.

The Council's Reasons for Site Selection / Rejection

1.131 The Council notes the SA results.

1.132 The Green Belt Study (PR40, site PR49) indicated that the release of the field immediately to the south of that already proposed in the submission plan would have the same impact on the Green Belt as the proposed submission site (approximately an additional one hectare of land). Exceptionally, there may be scope to extend the development area at site PR7b into this area of land (defined by a field boundary) while sufficiently accommodating the Council's environmental objectives.

1.133 The County Council as Local Highways Authority has advised that is now has a less rigid position on the number of homes that could be accessed from the Kidlington roundabout.

1.134 It is considered that setting of the listed farmhouse and important trees could be protected.

1.135 The Council considers that a southern / western extension of the existing site **should** be taken forward into Main Modifications.

Option 17 – Site PR8 – Land east of the A44 (eastern extension of residential area into Green Belt to the east of the railway)

Significant effects of Option 17

1.136 Both the developable area identified in the site allocation policy and the land identified for a potential extension to the allocation to accommodate more homes fall within site options 20a and

126 (in combination). Both sites were previously appraised in Appendix 6 of the SA Report that accompanied the proposed submission Plan (2017). Given the exact location, scale and extent of an extension are unknown the significant effects identified in the appraisal of site options 20a and 126 are considered to apply and are equally uncertain. Furthermore, the potential and feasibility of mitigation and enhancement measures in this alternative are unknown.

1.137 The significant effects identified in the appraisal of sites 20a and 126 are:

- Given the general assumption set out in Appendix 2 and set out in Table A2.1 in the full SA Report (June 2017) that all sites are considered to make a significant contribution to meeting Oxford's unmet housing need, by virtue of their size and potential capacity, **a significant positive** (++) effect is recorded against **SA objective 1 (Housing)** for Oxford.
- Given the accessible location of the site to the sustainable transport network a **significant positive** (++) effect is recorded against **SA objectives 6 (Services and Facilities)** and **10 (Air Quality and Congestion)** for Oxford and Cherwell. However, the significant positive effects recorded against SA Objective 10 (Air Quality and Congestion) are also mixed with **significant negative** (--) effects for both Oxford and Cherwell in acknowledgement of the fact that the proportion of road based trips generated by proposed development at this site are likely to load onto roads covered by AQMAs in Oxford and Cherwell.
- The site is in close proximity to Yarnton Medical Practise and Gosford Hill Medical Centre, a number of open spaces, sports facilities and public rights of way. New residents are therefore more likely to be encouraged to use these facilities as part of a more physically active and healthier lifestyle. As such, a **significant positive** (++) effect is recorded against **SA objective 2 (Health and Wellbeing)** for Cherwell.
- The Council's Landscape Character Sensitivity and Capacity Assessment (2017) notes that there is medium to low capacity for development across portions of the site due to the potential for development within this area to result in the spread of the residential area of Yarnton to the east of the A44 Woodstock Road in an area that is disassociated with the smaller area of residential development to the north. Therefore an uncertain **significant negative** (--) effect is recorded against **SA objective 8 (Landscape)** for Cherwell.
- Notable sensitivities recorded include A significant negative effect is therefore expected on this SA objective.
- The site is located on greenfield land designated as a Grade 3 Agricultural Land. Therefore, a **significant negative** (--) effect is recorded against **SA objective 13 (Efficient Use of Land)** for Cherwell. Uncertainty is attached to this effect as it is unknown whether the Grade 3 agricultural land is Grade 3a, which is classified as best and most versatile, or Grade 3b which has a lower agricultural value.

The Council's Reasons for Site Selection / Rejection

1.138 The Council notes the SA results.

1.139 For the reasons set out in submitted evidence (Matter 6 – Written Statement), the Council considers that an extension of this site to the east of the railway line would not be appropriate in terms of the impact on Green Belt and the need to retain an appropriate gap between new development and Kidlington alongside the Oxford Canal. The Council has no reason to depart from its original conclusions.

1.140 The Council considers that an eastern extension of the site to the east of the railway would not be suitable and should not be taken forward into Main Modifications.

Option 18 – Site PR9 – Land to the west of the A44 (western extension of residential area into Green Belt)

Significant effects of Option 18

1.141 Both the developable area identified in the site allocation policy and the land identified for a potential extension to the allocation to accommodate more homes fall within site option 51 previously appraised in Appendix 6 of the SA Report that accompanied the proposed submission Plan (2017). Given the exact location, scale and extent of an extension are unknown the

significant effects identified in the appraisal of site option 51 are considered to apply and are equally uncertain. Furthermore, the potential and feasibility of mitigation and enhancement measures in this alternative are unknown.

1.142 The significant effects identified in the appraisal of site 51 are:

- Given the general assumption set out in Appendix 2 and set out in Table A2.1 in the full SA Report (June 2017) that all sites are considered to make a significant contribution to meeting Oxford's unmet housing need, by virtue of their size and potential capacity, **a significant positive** (++) effect is recorded against **SA objective 1 (Housing)** for Oxford.
- The site has poor accessibility to Oxford, specifically its employment centres. Consequently, a **significant negative** (--) effect is recorded against **SA objective 16 (Employment)**.
- The site is a location with good access to Cherwell's sustainable transport network and in close proximity to some of Yarnton's services and facilities, notably a primary school, a shop and a village hall. Therefore, a **significant positive** (++) effect is recorded against **SA objective 6 (Services and Facilities)** for Cherwell.
- The site is in close proximity to Yarnton Medical Practise, a number of open spaces, sports facilities and public rights of way. New residents are therefore more likely to be encouraged to use these facilities as part of a more physically active and healthier lifestyle. As such, a **significant positive** (++) effect is recorded against **SA objective 2 (Health and Wellbeing)** for Cherwell.
- The Council's Landscape Character Sensitivity and Capacity Assessment (2017) notes that there is medium to low capacity for development across much of the site due to the land rising to a localised plateau making it highly visible within the surrounding area. Therefore an uncertain **significant negative** (--) effect is recorded against **SA objective 8 (Landscape)** for Cherwell.
- Due to the medium sensitivity of the historic environment within and in the vicinity of the site evidenced in the Council's Archaeology and Heritage Assessment, most notably due to the close proximity of a Registered Park and Garden, one Conservation Area and 40 Listed Buildings including Home Close, a Grade II Listed Building. Furthermore, the land within this site includes arable farmland on high ground, which contributes to the ring of hills around Oxford that form a key aspect of its distinctive setting. Therefore, an uncertain **significant negative** (--) effect is recorded against **SA objective 9 (Historic Environment)** for Cherwell.
- The site is located on greenfield land designated as a Grade 3 Agricultural Land. Therefore, a **significant negative** (--) effect is recorded against **SA objective 13 (Efficient Use of Land)** for Cherwell. Uncertainty is attached to this effect as it is unknown whether the Grade 3 agricultural land is Grade 3a, which is classified as best and most versatile, or Grade 3b which has a lower agricultural value.

The Council's Reasons for Site Selection / Rejection

1.143 The Council notes the SA results.

1.144 Policy PR9 of the Plan (July 2017) proposes the construction of 530 dwellings on approximately 16 hectares on land next to the west of Yarnton.

1.145 The Inspector has advised that he had sympathy with the promoter's view that a more satisfactory development could be achieved by extending the residential development area westwards. He also suggested that, in doing so, the Council considers whether some additional homes could be achieved.

1.146 Landscape analysis work suggests that some additional residential development could be accommodated on the lower slopes to the west of the existing residential area while avoiding rising up the steep mid-slopes.

1.147 The Council considers that a western extension of the existing developable area should be taken forward into Main Modifications.

Table 2 – Significant effects of reasonable alternative options

Reasonable Alternative Options	SA objectives related to meeting only Oxford's Needs			SA objectives with spatial relevance to Oxford and Cherwell						Socio-economic SA objectives only relating to Cherwell			Environmental SA objectives only relating Cherwell							
				Oxford Effects			Cherwell Effects													
	SA1: Housing	SA16: Employment	SA17: Economic Growth	SA3: Regeneration	SA6: Accessibility	SA10: Air Quality & Road Congestion	SA3: Regeneration	SA6: Accessibility	SA10: Air Quality & Road Congestion	SA2: Health and Well Being	SA4: Crime	SA5: Vibrant Communities	SA7: Biodiversity	SA8: Landscape	SA9: Historic Environment	SA11: Water Quality	SA12: Flood Risk	SA13: Efficient Use of Land	SA14: Resources	SA15: Waste
1	++	--	+	0	+	+	0	++	+	+	0	-	-?	-?	--?	0	-	--?	0	-
2	++	+/-	+	0	++	++/--	0	++	++/--	++	0	-	-?	--?	-?	0	-	--?	-	-
3	++	+/-	+	0	++	++/--	0	++	++/--	++	0	-	-?	--?	-?	0	-	--?	-	-
4	++	++	+	0	++	++/--	0	++	++/--	+	0	-	-?	-?	--?	0	-	--?	0	-
5	++	++/-?	+	0	++/-?	++/--?	0	++/-?	++/--?	+	0	-	-?	-?	--?	0	-	--?	0	-
6	++	+/-	+/-	0	++	++/--	0	++	++/--	++	0	-	-?	--?	-?	0	-	--?	-	-
7	++	++	+	0	++	++/--	0	++	++/--	+	0	-	-?	-?	--?	0	-	--?	0	-
8	++	++	+	0	++	++/--	0	++	++/--	+	0	-	-?	-?	--?	0	-	--?	0	-
9	++	++	+	0	++	++/--	0	++	++/--	++	0	-	-?	-?	-?	0	-	-?	-	-
10	++	+/-	+	0	++	++/--	0	++	++/--	++	0	-	-?	-?	-?	0	-	--?	-	-
11	++	+/-	+	0	++	++/--	0	++	++/--	++	0	-	-?	--?	-?	0	-	--?	-	-
12	++	--	+	0	+	+/-	0	++	+/-	++	0	-	-?	-?	-?	0	-	--?	-	-
13	++	++	+	0	++	++/--	0	++	++/--	+	0	-	-?	-?	--?	0	-	--?	-	-
14	++	+/-	+	0	+	++/--	0	++	++/--	+	0	-	-?	--?	-?	0	-	--?	-	-
15	++	++	+	0	++	++/--	0	++	++/--	++	0	-	-?	-?	-?	0	-	-?	-	-
16	++	+/-	+	0	++	++/--	0	++	++/--	++	0	-	-?	-?	-?	0	-	--?	-	-
17	++	+/-	+	0	++	++/-	0	++	++/-	++	0	-	-?	--?	-?	0	-	--	-	-
18	++	--	+	0	+	+/-	0	++	+/-	++	0	-	-?	--?	--?	0	-	--?	-	-

Significant effects of the proposed modifications to the Plan

1.148 Following the appraisal of all reasonable alternatives, the proposed modifications to the Plan have been appraised individually and as part of the Plan as a whole, taking into account the previously identified effects set out in the 2017 SA Report. The likely effects of each proposed modifications are set out in the final column of **Table 3**. Where effects have been identified, the cell in the final column has been coloured to reflect the effect identified.

1.149 In summary, most of the proposed modifications will not alter the findings set out in the 2017 SA Report because they correct factual errors and typos or represent minor updates to the wording of policies and supporting text for clarity rather than meaning. Notable proposed modifications which are likely to result in additional effects to those identified in the 2017 SA report accompanying the proposed submission Plan include:

- **The deletion of site allocation policy PR10 and the resulting redistribution of 410 homes that were to be delivered within this allocation to site allocation policies PR6a, PR6b, PR7a, PR7b and PR9.** The deletion of allocation Policy PR10 results in the loss of any negative effects associated with development and activity in this location; however, some of these negative effects will be transferred to the new locations for the development in allocations PR6a, PR6b, PR7a, PR7b and PR9. Nevertheless, given these locations are already allocated for significant numbers of homes, the relative increases in the scale and density of development in each location is not considered to be enough to change the significance of the effects already identified in the SA. These modifications will not result in a net increase in the number of homes being delivered by the Plan over the Plan period, resulting in no changes in the significance of the effect identified in relation to SA objective 1 (Housing).
- **The proposed modifications to Policy PR1 and PR11 emphasising the need for all sites to contribute to the delivery of Local Plan infrastructure.** These changes would have minor positive effects on the majority of the SA objectives.
- **Modifications to the site allocation policies to emphasise the need for the protection of notable species and habitats** would have minor positive effects on SA objective 7 (Conserving and Enhancing Biodiversity).
- **Modifications to the site allocation policies to require that any mitigation recommendations from Heritage Impact Assessments and archaeological investigations be included in the proposed development scheme** would have minor positive effects on SA objective 9 (Protecting and Enhancing the Historic Environment). This will bring greater certainty that appropriate mitigation and enhancement measures will be implemented.
- **The proposed modifications to allocation Policy PR6c (identified for the relocation of a golf course) include more detailed requirements for a development brief for the site** covering a range of planning issues, such as access, green infrastructure, the historic environment, landscape, flood risk and highways. Again, whilst many of the changes would contribute to the minor positive effects previously identified, the likely significance of these positive effects is not considered to change overall.

Table 3 – Detailed schedule of proposed modifications and implications for SA findings

Ref No.	Section / Policy / Paragraph / Table / Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
Main 1.	Contents	Woodstock Heading	Delete 'Woodstock' Heading and page number reference	It is not considered that a change to the Plan's contents page will alter the findings of the SA.
Main 2.	Executive Summary	Paragraph xiv	Amend to read: 'The Plan therefore focuses development on a geographic area extending north from Oxford to south Kidlington**, and** along the A44 corridor to Yarnton and Begbroke.~~**, and up to Woodstock in West Oxfordshire.**~~	It is not considered that a change to the Plan's executive summary will alter the findings of the SA.
Main 3.	Executive Summary Table 1	Policy PR6a- Land East of Oxford Road	Replace '650' with '**690**'	It is not considered that a change to the Plan's executive summary will alter the findings of the SA.
Main 4.	Executive Summary Table 1	Policy PR6b- Land West of Oxford Road	Replace '530' with'**670**'	It is not considered that a change to the Plan's executive summary will alter the findings of the SA.
Main 5.	Executive Summary Table 1	Policy PR7a- Land South East of Kidlington	Replace '230' with '**430**'	It is not considered that a change to the Plan's executive summary will alter the findings of the SA.
Main 6.	Executive Summary Table 1	Policy PR7b- Land at Stratfield Farm	Replace '100' with '**120**'	It is not considered that a change to the Plan's executive summary will alter the findings of the SA.

Ref No.	Section / Policy / Paragraph / Table / Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
Main 7.	Executive Summary, Table 1	Policy PR9 – Land West of Yarnton	Replace '530' with '**540**'	It is not considered that a change to the Plan's executive summary will alter the findings of the SA.
Main 8.	Executive Summary, Table 1	-	Delete Woodstock row from Table 1.	It is not considered that a change to the Plan's executive summary will alter the findings of the SA.
Main 9.	Paragraph 1.7	-	Amend to read: The Partial Review means change for the area of the district which adjoins north Oxford and that which focuses on the A44 corridor. ~~**from Oxford to Woodstock in West Oxfordshire.**~~	This minor change to the introductory text to the Local Plan is not considered to alter the findings of the SA.
Main 10.	How has this Plan been prepared?	Paragraph 2.2 – point 4.	Amend point 4 to read: 'prepared to be consistent with national policy – to meet the apportioned housing requirements so that they meet core planning principles and demonstrate clear, exceptional circumstances for ~~development~~ ~~**within the Oxford Green Belt removing**~~ **land from the Oxford Green Belt for development**.'	It is not considered that this change will alter the overall findings of the SA because it is a minor wording change that will not affect the overall aim of the Green Belt policy (PR3).
Main 11.	Paragraph 2.10	-	Amend to read: ~~**Seven**~~ **Six** residential development areas are identified in a geographic area extending north from Oxford (either side of the A4165 Oxford Road) and along the A44 corridor~~ **and to Woodstock in West Oxfordshire.**~~ 1. Land East of Oxford Road, North Oxford (policy PR6a) - Gosford and Water Eaton Parish 2. Land West of Oxford Road, North Oxford (policy PR6b) - Gosford and Water Eaton Parish	This minor change to the introductory text to the Local Plan is not considered alter the findings of the SA.

Ref No.	Section / Policy / Paragraph / Table / Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
			3. Land at South East Kidlington (policy PR7a) - Gosford and Water Eaton Parish 4. Land at Stratfield Farm Kidlington (policy PR7b) - Kidlington Parish 5. Land East of the A44 at Begbroke/Yarnton (policy PR8) - Yarnton and Begbroke Parishes (small area in Kidlington Parish) 6. Land West of the A44 at Yarnton (policy PR9) - Yarnton and Begbroke Parishes ~~**7. Land East of Woodstock (policy PR10) - Shipton-on-Cherwell and Thrupp Parish.**~~	
Main 12.	Paragraph 3.57	-	Amend to read 'The Oxford Transport Strategy has three components: mass transit, walking and cycling, and managing traffic and travel demand. **The Strategy is supported by the Active and Healthy Travel Strategy and Oxfordshire County Council Cycling and Walking Design Guides**. Mass transit in Oxford is planned to consist of rail, Rapid Transit (RT) and buses and coaches.	It is not considered that this change will alter the findings of the SA because it is a clarification that will not affect any policies contained within the Local Plan.
Main 13.	Paragraph 3.66	Paragraph 3.66	Amend the first sentence of paragraph 3.66 to read: 'Woodstock is a focus for growth in West Oxfordshire's ~~**new, emerging**~~ **adopted** Local Plan. The ~~**draft**~~ Plan includes more extensive……'	It is not considered that this change will alter the overall findings of the SA because it is a clarification on the status of West Oxfordshire District Council's Local Plan.
Main 14.	Paragraph 3.66	-	Amend to read: 'Woodstock is a focus for growth in West Oxfordshire's new, emerging Local Plan. The draft Plan includes more extensive growth at Witney	It is not considered that this change will alter the findings of the SA because it is a

Ref No.	Section / Policy / Paragraph / Table / Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
			and Chipping Norton, growth at Carterton comparable to that at Woodstock and less significant growth in the Burford-Charlbury Area. Larger strategic development is planned at Eynsham on the A40 to the west of Oxford, the majority of which is intended to address West Oxfordshire's contribution (2750 homes) to Oxford's unmet housing need. **Oxfordshire's Local Transport Plan (LTP4): A40 Strategy proposes a new link road in Cherwell between the A40 and the A44 to improve access from West Oxfordshire to the A44 and A34. '**	clarification that will not affect any policies contained within the Local Plan.
Main 15.	Paragraph 3.73	-	Amend to read, 'A National Infrastructure Commission (NIC) report ~~is expected by the end of~~ on **the Cambridge-Milton-Keynes-Oxford Arc was published in November** 2017 including recommendations to the Government linking east-west transport improvements with wider growth and investment opportunities along this corridor'	It is not considered that this change will alter the findings of the SA because it is a wording update that will not affect any policies contained within the Local Plan.
Main 16.	Paragraph 3.76		Amend to read, '**Approximately 30,000 homes are being planned in** ~~the emerging Vale of~~ Aylesbury **Vale** ~~Local Plan (Draft Plan, 2016) proposes 33,300 new homes to be built in the district in~~ **for** the period to 2033. The focus of the growth will be at Aylesbury which has recently been granted Garden Town status.	It is not considered that this update on the contents of a neighbouring Local Plan will alter the findings of the SA because it is a minor variant on the existing wording with regard to housing delivery.
Main 17.	Table 4	Policy PR6a- Land East of Oxford Road	Replace 650 with **'690'**	It is not considered that updated references to the distribution of development amongst

Ref No.	Section / Policy / Paragraph / Table / Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
Main 18.	Table 4	Policy PR6b- Land West of Oxford Road	Replace 530 with **‘670’**	the Plan's site allocations will alter the findings of the SA.
Main 19.	Table 4	Policy PR7a- Land South East of Kidlington	Replace 230 with **‘430’**	
Main 20.	Table 4	Policy PR7b- Land at Stratfield Farm	Replace 100 with **‘120’**	
Main 21.	Table 4	Policy PR9 – Land West of Yarnton	Replace 530 with '**540**'	
Main 22.	Table 4	Policy PR10 – Land South East of Woodstock	Delete Woodstock row from Table 4.	The removal of Policy PR10 from Table 4 is not considered to alter the findings of the SA.
Main 23.	Paragraph 5.16	-	Amend to read: Figure 10 illustrates our strategy for accommodating growth for Oxford. It shows the geographic relationship between Cherwell, Oxford and West Oxfordshire and specifically the proximity of north Oxford with Kidlington, Yarnton, **and** Begbroke ~~**and Woodstock**~~ along the A44 corridor.	It is not considered that this change will alter the findings of the SA because it is a text deletion in response to the fact that Policy PR10 (Land South East of Woodstock) has been removed from the Plan.
Main 24.	Paragraph 5.17	-	Amend to read: All of the sites we have identified ~~**other than land to the south-east of Woodstock**~~ lie within the Oxford Green Belt. We consider that there are exceptional circumstances for the removal of these sites (either in full or in part) from the Green Belt.	It is not considered that this change will alter the findings of the SA because it is a text deletion in response to the fact that Policy PR10 (Land South East of Woodstock) has been removed from the Plan.

Ref No.	Section / Policy / Paragraph / Table / Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
Main 25.	Paragraph 5.17		Delete as follows: ~~**8. the need to ensure a cautious approach at Woodstock (in terms of the number of new homes) due to the presence of international and national heritage assets while responding to the proximity and connectivity of a growing town to both Oxford and the growth areas on the A44 corridor.**~~	It is not considered that this change will alter the findings of the SA because it is a text deletion in response to the fact that Policy PR10 (Land South East of Woodstock) has been removed from the Plan.
Main 26.	Paragraph 5.17		Renumber point 9 as point 8, point 10 as point 9, point 11 as point 10 and point 12 as point 11.	
Main 27.	Paragraph 5.18		Delete as follows: ~~**Land to the south-east of Woodstock lies outside but next to the Oxford Green Belt.**~~ Land at Frieze Farm is to remain in the Green Belt as we consider that its possible use as a replacement Golf Course would be compatible with the purposes of Green Belts.	It is not considered that this change will alter the findings of the SA because it is a text deletion in response to the fact that Policy PR10 (Land South East of Woodstock) has been removed from the Plan.
Main 28.	Policy PR1 - Achieving Sustainable Development for Oxford's Needs	Policy PR1	Amend to read: Cherwell District Council will work with Oxford City Council, ~~**West Oxfordshire District Council**~~**,** Oxfordshire County Council, and the developers of allocated sites to deliver:	It is not considered that the removal of this text will alter the findings of the SA.
Main 29.	Policy PR1 - Achieving Sustainable Development for Oxford's Needs	Point (a)	Amend to read '4,400 homes to help meet Oxford's unmet housing needs **and necessary supporting infrastructure** by 2031	This change would further contribute to positive effects identified, particularly with regards to SA objectives 1 (Housing), 6 (accessibility to services and facilities), 2 (Improving Health and Well Being) and 5 (vibrant communities). However, there would

Ref No.	Section / Policy / Paragraph / Table / Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
				be no changes in the significance of these effects.
Main 30.	Policy PR2 – Housing Mix, Tenure and Size	Policy PR2 – point 2.	Change point 2 to read: '...Provision of 80% of the affordable housing (**as defined by the NPPF)** as affordable rent/social rented dwellings and 20% as other forms on intermediate affordable homes'	It is not considered that this change will alter the findings of the SA because it is a minor clarification that will not affect any policies contained within the Local Plan.
Main 31.	Paragraph 5.38	Paragraph 5.38	The Oxford Green Belt in Cherwell presently comprises some 8409 hectares of land. Policy PR3 sets out the area of land for each strategic development site that we are removing from the Green Belt to accommodate residential and associated land uses to help meet Oxford's unmet housing needs. In total it comprises ~~253~~ **275** hectares of land – a ~~3~~ **3.3%** reduction. Consequently, the total area of Cherwell that comprises Green Belt falls from 14.3% to 13.~~9~~**8**%.	It is not considered that this change will alter the findings of the SA because it is a change as result of changes to the residential areas on sites. See the effects elsewhere in this schedule.
Main 32.	Paragraph 5.39	PR3(e)	Amend penultimate sentence to read, 'The potential extension of the Science Park**, provided for by Policy Kidlington 1 of the Local Plan,** will be considered further in Local Plan Part 2...'	It is not considered that this change will alter the findings of the SA because it is a minor wording clarification that will not affect any policies contained within the Local Plan.
Main 33.	Policy PR3: The Oxford Green Belt	Policy PR7a	Amend the sentence to read: Policy PR7a – removal of ~~10.8~~ **21** hectares of land as shown on inset Policies Map PR7a	The release of more land from the Green Belt in this location reflects the increase in the extent of residential development within site PR7a. See the SA effects recorded against the row summarising the Main Modifications to Policy PR7a below for a summary of the likely effects of more development in this location.

Ref No.	Section / Policy / Paragraph / Table / Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
Main 34.	Policy PR3: The Oxford Green Belt	Policy PR7b	Amend sentence to read: Policy PR7b – removal of ~~**4.3**~~ **5** hectares of land as shown on inset Policies Map PR7b	The release of more land from the Green Belt in this location reflects the increase in the extent of residential development within site PR7a. See the SA effects recorded against the row summarising the Main Modifications to Policy PR7b below for a summary of the likely effects of more development in this location.
Main 35.	Policy PR3: The Oxford Green Belt	Policy PR9	Amend sentence to read: Policy PR9 – removal of ~~**17.7**~~ **27** hectares of land as shown on inset Policies Map PR9	The release of more land from the Green Belt in this location reflects the increase in the extent of residential development within site PR7a. See the SA effects recorded against the row summarising the Main Modifications to Policy PR9 below for a summary of the likely effects of more development in this location.
Main 36.	Para 5.65	Last sentence	Amend last sentence to read: Site specific transport measures are identified in Policies PR6a, PR6b, PR7a, PR7b, PR8, **and** PR9~~**, and PR10**~~.	It is not considered that this change will alter the findings of the SA because it is a text deletion in response to the fact that Policy PR10 (Land South East of Woodstock) has been removed from the Plan.
Main 37.	Policy PR4a: Sustainable Transport	Policy PR4a: Sustainable Transport	Amend to read: The strategic developments provided for under Policies PR6 to PR**9**~~**10**~~ will be expected to provide proportionate financial contributions directly related to the development in order to secure necessary improvements to, and mitigations for, the highway network and to deliver necessary improvements to infrastructure and services for public transport.	It is not considered that this change will alter the findings of the SA because it is a text deletion in response to the fact that Policy PR10 (Land South East of Woodstock) has been removed from the Plan.

Ref No.	Section / Policy / Paragraph / Table / Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
Main 38.	Para 5.67	Point 5	Amend sub-point v. to read ' creating high- quality built and natural environments **that can be sustained in the long term~~, and~~'** Renumber sub-point vi. as sub-point vii. Add new sub-point vi. '**the construction of sustainable urban drainage systems**'	It is not considered that these changes will alter the findings of the SA because they are clarifications in the supporting text to Policy PR5 (Green Infrastructure) describing the issues that the provision of Green Infrastructure covers. This clarification does not affect the overall policy aim.
Main 39.	Para 5.69	New Point	Add new point 11 to read '**enhance health and well-being**'	It is not considered that this change will alter the findings of the SA because its addition only describes a broad benefit of Green Infrastructure already acknowledged in the SA of the original Policy PR5 under SA objective 2 (Health and Well Being).
Main 40.	Policy PR5: Green Infrastructure	First sentence	Amend to read '...Policies PR6 to **PR9** ~~**PR10**~~...'	It is not considered that this change will alter the findings of the SA because it is a text deletion in response to the fact that Policy PR10 (Land South East of Woodstock) has been removed from the Plan.
Main 41.	Policy PR5: Green Infrastructure	Point (1)	Amend to read, 'Applications will be expected to: (1) Identify existing GI and its connectivity and demonstrate how this will~~, as far as possible,~~ be protected and incorporated into the layout, design and appearance of the proposed development'	This change would further contribute to positive effects identified in the SA of the original Policy PR5 by adding more certainty that existing GI and its connectivity will be protected and incorporated into new developments, particularly in relation to SA objective 7 (Biodiversity). However, there would be no change in the significance of the effects recorded.

Ref No.	Section / Policy / Paragraph / Table / Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
Main 42.	Policy PR5: Green Infrastructure	Point (8)	Amend to read 'Demonstrate where multi-functioning GI can be achieved**, including helping to address climate change impacts and taking into account best practice guidance.'**	Explicit reference to climate change will increase the likelihood that new and improved multifunctional GI will help the District to adapt to the effects of climate change. The SA of the original Policy PR5 already acknowledges the potential for positive effects in relation to climate change adaptation through the SA of SA objectives 2 (Health and Well Being) and 12 (Flood Risk). However, there would be no changes in the significance of these effects.
Main 43.	Policy PR5: Green Infrastructure	Point (9)	Amend to read: 'Provide details of how GI will be maintained and managed **in the long term.**'	This change would further contribute to positive effects identified in the original SA of Policy PR5 by ensuring green infrastructure is maintained in the long term. However, there would be no changes in the significance of these effects.
Main 44.	Para 5.85	2nd sentence	Amend to read' …It will be necessary to have regard to adopted Development Plan policies for design and the built environment for both Cherwell and Oxford, to the ~~**emerging**~~ Cherwell Design Guide Supplementary Planning Document (SPD),~~ **and to** ~~Oxford City Council's SPD - High Quality Design in Oxford - Respecting Heritage and Achieving Local Distinctiveness**, and Oxfordshire County Council's Cycling and Walking Design Guides**...'	It is not considered that this change will alter the findings of the SA because it is a clarification that will not affect any policies contained within the Local Plan.
Main 45.	Policy PR6a – Land East of Oxford Road - Policies Map	Land East of Oxford Road	Reduce land allocation for primary school use from 3.2 hectares to 2.2 hectares. Allocate 1 hectare to residential use.	No change to SA, as the same number of homes will be delivered, and a primary school will still be delivered. The area of the site that is developed will remain the same, but the

Ref No.	Section / Policy / Paragraph / Table / Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
				use of space will be different. However, this will not affect the conclusions of the SA.
Main 46.	Policy PR6a – Land East of Oxford Road	Point 1	Amend to read 'Construction of **690** ~~650~~ dwellings (net) on approximately **25** ~~24~~ hectares of land (the residential area as shown). ~~The dwellings are to be constructed at an approximate average net density of 40 dwellings per hectare~~[1]	The increase in number of dwellings to be provided would further contribute to the significant positive effect identified for Policy PR6a (Land East of Oxford Road) against SA objective 1 (Housing). It would also further contribute to the significant negative effect identified against SA objective 10 (Reducing Road Pollution and Congestion) and the minor negative effects identified against SA objectives 7 (Conserving and Enhancing Biodiversity), 8 (Landscape), 9 (Historic Environment) and 13 (Efficiency in Land Use). This is due to the fact that an increase in the number of dwellings will result in an increase in population and car users, which may increase pollution and traffic congestion. However, the addendum[1] to the Transport Assessment notes that the deletion of Policy PR10 and the reallocation of the homes amongst the remaining allocations (including PR6a) will have a net-positive overall effect on the previously identified transport impacts. An increase in the amount of development has the potential to put greater pressure on sensitive local ecological, historic and landscape features in close proximity to the site, whilst also

[1] Addendum to Transport Assessment, ITP, 2019

Ref No.	Section / Policy / Paragraph / Table / Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
				potentially resulting in the felling of trees. Overall, there will be no change in the significance of the previously recorded effects.
Main 47.	Policy PR6a – Land East of Oxford Road	Point 3	Amend to read 'The provision of a primary school with ~~**at least three**~~ **two** forms of entry on ~~**3**~~**2.2** hectares of land in the location shown'	No change to SA as a primary school will still be provided. The SA process is not fine grained enough to account for how many forms a school will provide.
Main 48.	Policy PR6a– Land East of Oxford Road	Point 7	Amend first sentence to read, '…pedestrian, wheelchair and all-weather cycle route along the site's eastern boundary **within the area of green space** ~~**as**~~ shown **on the policies map**.'	It is not considered that this change will alter the findings of the SA because it is a minor wording clarification on the location of the cycle route. It will not affect the overall aim of Policy PR6a.
Main 49.	Policy PR6a - Land East of Oxford Road	Policy PR6a – point 10 (a)	Add a second sentence to point 10 (a) to read: **'Minor variations in the location of specific uses will be considered where evidence is available.'**	It is not considered that this change will alter the findings of the SA because the variations will only be minor. It is also assumed that the necessary evidence required to inform the judgements will include justification as to how any adverse effects currently being managed by the site allocation will continue to be managed and any positive effects will at least be maintained.
Main 50.	Policy PR6a – Land East of Oxford Road	Point 10 (b)	Amend to read '**Two p**~~**P**~~oints of vehicular access and egress from and to existing highways, primarily from Oxford Road'	It is not considered that this change will alter the findings of the SA because it is a minor wording clarification on the number of vehicular access points. It will not affect the overall aim of Policy PR6a.

Ref No.	Section / Policy / Paragraph / Table / Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
Main 51.	Policy PR6a – Land East of Oxford Road	Point 10 (c)	Amend to read 'An outline scheme for public vehicular, cycle, pedestrian and wheelchair connectivity within the site, to the built environment of Oxford, to Cutteslowe Park, to the allocated site to the west of Oxford Road (policy PR6b) enabling connection to Oxford City Council's allocated 'Northern Gateway' site, to Oxford Parkway and Water Eaton Park and Ride, and to existing or new points of connection off-site and to existing or potential public transport services. **Required access to existing property via the site should be maintained**.'	It is not considered that this change will alter the findings of the SA because it provides clarification on maintaining access to the existing property via the site. It will not affect the overall aim of Policy PR6a.
Main 52.	Policy PR6a– Land East of Oxford Road	Point 13	Amend to read 'The application(s) shall be supported by a phase 1 habitat survey including habitat suitability index (HSI) survey for great crested newts, **and protected and notable species surveys as appropriate, including for** great crested newt presence/absence surveys (dependent on HSI survey), surveys for badgers, breeding birds and reptiles, an internal building assessment for roosting barn owl, a tree survey and an assessment of the watercourse that forms the south-eastern boundary of the site and Hedgerow Regulations Assessment"	This change would further contribute to positive effects identified for SA objective 7 (Conserving and Enhancing Biodiversity) by adding more clarity that a range of protected and notable species surveys may be appropriate. However, there would be no changes in the significance of these effects.
Main 53.	Policy PR6a– Land East of Oxford Road	Point 15	Amend to read 'The application shall be supported by a Heritage Impact Assessment which will ~~include~~ **identify** measures to avoid or minimise conflict with the identified heritage assets within the site, particularly the Grade 2* Listed St Frideswide Farmhouse. **These measures shall be incorporated or reflected, as appropriate, in any proposed development scheme.'**	This change would further contribute to the positive effect identified (as part of a mixed effect) against SA objective 9 (Protecting and Enhancing the Historic Environment), as it adds more certainty that appropriate mitigation measures would be implemented. However, there would be no changes in the significance of these effects.

Ref No.	Section / Policy / Paragraph / Table / Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
Main 54.	Policy PR6a– Land East of Oxford Road	Point 17	Amend to read 'The application should demonstrate that Thames Water **and the Environment Agency have been consulted regarding wastewater treatment capacity and a**greement has been reached ~~has agreed~~ in principle that foul drainage from the site will be accepted into **the drainage its** network.'	It is not considered that this change will alter the findings of the SA because it provides clarification on the consultation between Thames Water and the Environment Agency with regards to the application for the site. The minor wording clarifications will not affect the overall aim of Policy PR6a.
Main 55.	Policy PR6a– Land East of Oxford Road	Point 18	Amend to read'…mitigation measures. **The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme.'**	This change would further contribute to the positive effect identified (as part of a mixed effect) against SA objective 9 (Protecting and Enhancing the Historic Environment), as it adds more certainty that appropriate mitigation measures would be implemented. However, there would be no changes in the significance of these effects.
Main 56.	Policy PR6a– Land East of Oxford Road	New Point	Add new point 20 to read **'The application shall include a management plan for the appropriate re-use and improvement of soils**' Re-number subsequent points	Whilst it is acknowledged that this change may help to mitigate/compensate for loss of agricultural land, there would be no change to the effects recorded against SA objective 13 (Efficient Use of Land).
Main 57.	Policy PR6a - Land East of Oxford Road	Policy PR6a – point 21.	Amend the final sentence to read: 'The Delivery Plan shall include a start date for development, demonstration of how the development would be completed by 2031 and a programme showing how **the site will contribute towards maintaining** a five year supply of housing. ~~**(for the site) will be maintained year on year.'**~~	It is not considered that this change will alter the findings of the SA because it is a minor wording change that will not affect the overall aim of Policy PR6a (Land East of Oxford Road).

Ref No.	Section / Policy / Paragraph / Table / Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
Main 58.	Policy PR6a– Land East of Oxford Road	Point 28	Amend to read 'The location of archaeological features, including the tumuli to the east of the Oxford Road, should be **incorporated and** made evident in the landscape design of the site.'	This change would further contribute to the positive effect identified (as part of a mixed effect) against SA objective 9 (Protecting and Enhancing the Historic Environment), as it adds more certainty that sensitive landscape design would be implemented. However, there would be no changes in the significance of these effects.
Main 59.	Policy PR6b - Land West of Oxford Road	Point 1	Amend to read: 'Construction of **670** ~~**530**~~ dwellings (net) on 32 hectares of land (the residential area as shown). ~~**The dwellings are to be constructed at an approximate average net density of 25 dwellings per hectare.**~~'	The increase in number of dwellings to be provided would further contribute to the significant positive effect identified for Policy PR6b (Land West of Oxford Road) against SA objective 1 (Housing). It would also further contribute to the significant negative effect identified against SA objective 10 (Reducing Road Pollution and Congestion) and the minor negative effects identified against SA objectives 7 (Conserving and Enhancing Biodiversity), 8 (Landscape), 9 (Historic Environment) and 13 (Efficiency in Land Use). This is due to the fact that an increase in the number of dwellings and density will result in an increase in population and car users, which may increase pollution and traffic congestion. However, the addendum[2] to the Transport Assessment notes that the deletion of Policy PR10 and the reallocation of the homes amongst the remaining allocations (including PR6b) will

[2] Addendum to Transport Assessment, ITP, 2019

Ref No.	Section / Policy / Paragraph / Table / Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
				have a net-positive overall effect on the previously identified transport impacts. An increase in the density of development has the potential to put greater pressure on sensitive local ecological, historic and landscape features in close proximity to the site, whilst also potentially resulting in the felling of trees. However, there will be no change in the significance of these effects.
Main 60.	Policy PR6b – Land West of Oxford Road	Policy PR6b – point 8 (a)	Add a second sentence to point 8 (a) to read: **'Minor variations in the location of specific uses will be considered where evidence is available.'**	It is not considered that this change will alter the findings of the SA because the variations will only be minor. It is also assumed that the necessary evidence required to inform the judgements will include justification as to how any adverse effects currently being managed by the site allocation will continue to be managed and any positive effects will at least be maintained.
Main 61.	Policy PR6b - Land West of Oxford Road	Point 8(b)	Amend to read ' **Two p~~P~~**oints of vehicular access and egress from and to existing highways**, primarily from Oxford Road, and connecting within the site.**	It is not considered that this change will alter the findings of the SA because it is a minor wording clarification on the number of vehicular access points, as well as clarification on which highways the policy is referring to. It will not affect the overall aim of Policy PR6b.
Main 62.	Policy PR6b - Land West of Oxford Road	Point 11	Amend to: 11. The application(s) shall be supported by a phase 1 habitat survey including habitat suitability index (HSI) survey for great crested newts, **and protected and notable species surveys as appropriate, including** great crested newt	This change would further contribute to the positive effect identified (as part of a mixed effect) for SA objective 7 (Conserving and Enhancing Biodiversity) by adding more clarity that a range of protected and notable

Ref No.	Section / Policy / Paragraph / Table / Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
			presence/absence surveys (dependent on HSI survey), surveys for badgers, breeding birds and reptiles, an internal building assessment for roosting barn owl, a tree survey and an assessment of water bodies	species surveys may be appropriate. However, there would be no changes in the significance of this effect.
Main 63.	PR6b - Land West of Oxford Road	Point 13	Amend to read 'The application(s) shall be supported by a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures. **The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme.'**	This change would further contribute to the positive effect identified (as part of a mixed effect) against SA objective 9 (Protecting and Enhancing the Historic Environment), as it adds more certainty that appropriate mitigation would be implemented. However, there would be no changes in the significance of these effects.
Main 64.	Policy PR6b - Land West of Oxford Road	Point 15	Amend to read 'The application should demonstrate that Thames Water **and the Environment Agency have been consulted regarding wastewater treatment capacity and agreement has been reached ~~has agreed~~** in principle that foul drainage from the site will be accepted into **the drainage its** network.'	It is not considered that this change will alter the findings of the SA because it provides clarification on the consultation between Thames Water and the Environment Agency with regards to the application for the site. The minor wording clarifications will not affect the overall aim of Policy PR6b.
Main 65.	Policy PR6b - Land West of Oxford Road	New Point	Add new point 16 to read **'The application shall include a management plan for the appropriate re-use and improvement of soils**' Re-number subsequent points	Whilst it is acknowledged that this change may help to mitigate/compensate for loss of agricultural land, there would be no change to the effects recorded against SA objective 13 (Efficient Use of Land).
Main 66.	Policy PR6b – Land West of Oxford	Point 17	Delete point 17 and renumber subsequent points accordingly	The deletion of point 17 will not alter the findings of the SA due to the fact that it references National Planning Policy. The Inspector has concluded that the proposal

Ref No.	Section / Policy / Paragraph / Table / Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
				meets the tests set out in Paragraph 74 of the 2012 NPPF.
Main 67.	Policy PR6b - Land West of the Oxford Road	Policy PR6b – point 19	Amend the final sentence to read: 'The Delivery Plan shall include a start date for development, demonstration of how the development would be completed by 2031 and a programme showing how **the site will contribute towards maintaining** a five year supply of housing. ~~**(for the site) will be maintained year on year.'**~~	It is not considered that this change will alter the findings of the SA because it is a minor wording change that will not affect the overall aim of Policy PR6b (Land West of the Oxford Road).
Main 68.	Policy PR6c – Land at Frieze Farm	Whole Policy	Amend to read: 'Land at Frieze Farm will be reserved for the potential construction of a golf course should this be required as a result of the development of Land to the West of Oxford Road under Policy PR6b. **Planning Application Requirements** **1.** The application will be expected to be supported by, and prepared in accordance with, a Development Brief for the entire site to be jointly prepared and agreed in advance between the appointed representative(s) of the landowner(s) and Cherwell District Council and in consultation with Oxfordshire County Council. The Development Brief shall **include:**	This change is expected to lead to minor positive effects for SA objective 10 (Reducing Road Pollution and Congestion), as points 1 (c), 1 (d) and 7 promote sustainable modes of transport as a means of travelling to and from the site. This change would further contribute to the positive effects recorded against SA objective 7 (Conserving and Enhancing Biodiversity) and would remove the uncertainty associated with this, as points 1(f), 2 and 3 outlines how development of a golf course would be required to maintain and enhance biodiversity. The negative effect relating to SA objective 9 would be removed, as points 4, 5 and 6 will contribute to ensuring that adverse effects on the historic environment are avoided, minimised and/or mitigated. However, the uncertainty will remain as effects on the

Ref No.	Section / Policy / Paragraph / Table / Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
			(a) A scheme and outline layout for delivery of the required land uses and associated infrastructure **(b) Points of vehicular access and egress from and to existing highways** **(c) An outline scheme for public vehicular, cycle, pedestrian and wheelchair connectivity within the site, to the built environment, and to existing or new points of connection off-site and to existing or potential public transport services.** **(d) Protection and connection of existing public rights of way** **(e)** ~~**incorporate d**~~**D**esign principles that respond to the landscape**, canal-side** and Green Belt setting and the historic context of Oxford **(f) Outline measures for securing net biodiversity gains informed by a Biodiversity Impact Assessment in accordance with (2) below** **(g) An outline scheme for vehicular access by the emergency services** **2. The application(s) shall be supported by the Biodiversity Impact Assessment (BIA) based on the DEFRA biodiversity metric (unless the Council has adopted a local, alternative methodology), to be agreed with Cherwell District Council** **3. The application(s) shall be supported by a proposed Biodiversity Improvement and Management Plan (BIMP) informed by the findings of the BIA and habitat surveys and to be**	setting of this feature depend on the detailed design, landscaping and layout of the site. Point 8 would further contribute to the positive effect recorded against SA objective 12 (Flood Risk). However, there would be no change in the significance of this effect. Whilst it is acknowledged that point 9 may help to mitigate/compensate for loss of agricultural land, there would be no change to the effects recorded against SA objective 13 (Efficient Use of Land). In addition, the landscaping scheme required by point 9 would further contribute to the minor positive effect identified against SA objective 8. Like the required development brief, it is expected to contribute to ensuring appropriate landscaping for this site. However, this remains uncertain until the details of the landscaping and land modelling are known, therefore there would be no change in the SA effect recorded. The other additional text in this policy would have no effect in terms of SA.

Ref No.	Section / Policy / Paragraph / Table / Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
			agreed before development commences. The BIMP shall include: **(a) measures for securing net biodiversity gain within the site and for the protection of wildlife during construction** **(b) measures for retaining and conserving protected / notable species (identified within baseline surveys) within the development** **(c) demonstration that designated environmental assets will not be harmed, including no detrimental impacts through hydrological, hydro chemical or sedimentation impacts** **(d) measures for the protection and enhancement of existing wildlife corridors and the protection of existing hedgerows and trees** **(e) the creation of a green infrastructure network with connected wildlife corridors** **(f) measures to minimise light spillage and noise levels on habitats especially along wildlife corridors** **(g) a scheme for the provision for bird and bat boxes and for the viable provision of designated green walls and roofs** **(h) farmland bird compensation** **(i) proposals for long-term wildlife management and maintenance**	

Ref No.	Section / Policy / Paragraph / Table / Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
			4. Measures for the retention of the Grade II listed Frieze Farmhouse and an appropriate sensitive setting **5. The application shall be supported by a Heritage Impact Assessment which will identify measures to avoid or minimise conflict with identified heritage assets within and adjacent to the site, particularly the Grade II Listed Frieze Farmhouse. These measures shall be incorporated or reflected, as appropriate, in any proposed development scheme'** **6. The application(s) shall be supported by a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures. The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme** **7. The application(s) shall be supported by a Transport Assessment and Travel Plan including measures for maximising sustainable transport connectivity, minimising the impact of motor vehicles on existing communities and actions for updating the Travel Plan during the construction of the development** **8. The application will be supported by a Flood Risk Assessment, informed by a suitable ground investigation and having regard to guidance contained within the Council's Level 1 Strategic Flood Risk Assessment. The Flood Risk**	

Ref No.	Section / Policy / Paragraph / Table / Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
			Assessment should include detailed modelling of watercourses taking into account allowance for climate change. There should be no ground raising or built development within the modelled flood zone. **9. The application shall be supported by a landscaping scheme including details of materials for land modelling (to be agreed with the Environment Agency), together with a management plan for the appropriate re-use and improvement of soils** **10. The application should demonstrate that Thames Water has agreed in principle that foul drainage from the site will be accepted into its network.** **11. A single comprehensive, outline scheme shall be approved for the entire site. The scheme shall be supported by draft Heads of Terms for developer contributions that are proposed to be secured by way of legal agreement. The application(s) shall be supported by a Delivery Plan demonstrating how the implementation and phasing of the development shall be secured comprehensively and how the provision of supporting infrastructure will be delivered. The Delivery Plan shall include a start date for development and a programme showing how and when the golf course would be constructed to meet any identified need as a result of the development of Land to the West of Oxford Road (Policy PR6b)**	

Ref No.	Section / Policy / Paragraph / Table / Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
Main 69.	Paragraph 5.90	Last sentence	Amend last sentence to read: A clearly defined field boundary **partially** marks the extent of the area that is identified for development **and the remainder of the southern boundary follows a former historic field boundary**	It is not considered that this change will alter the findings of the SA because it is a minor wording clarification in the supporting text to Policy PR7a (Land South East of Kidlington) that will not affect the overall policy aim.
Main 70.	Paragraph 5.95	First and second sentence	Delete first two sentences and replace with the following: **The farmhouse looks south across land planted as an orchard. To the west of the farmhouse is an area of trees and a traditional orchard which forms an important part of its historic setting.**	It is not considered that this change will alter the findings of the SA because it is the deletion of two descriptive sentences in the supporting text to Policy PR7a (Land South East of Kidlington) that will not affect the overall policy aim.
Main 71.	Paragraph 5.96	New Point & Points 5 to 8	Renumber points 5 to 8 as 6 to 9 Insert new point 5. To read:' **Retention and renovation of the Grade II Listed Stratfield Farmhouse and the protection of its historic setting.**	The reference to the need to retain and renovate the Grade II Listed Stratfield Farmhouse and protect its setting is likely to further contribute to the positive effect identified (as part of a mixed effect) against SA objective 9 (Protecting and Enhancing the Historic Environment), as it adds more certainty that appropriate mitigation would be implemented. However, there would be no changes in the significance of these effects.
Main 72.	Policy PR7a – Land South East of Kidlington	Policies Map – Land South East of Kidlington	Increase extent of residential area Reduce extent of Outdoor Sports Provision Amend revised Green Belt boundary (see attached)	The effect of increasing the extent of residential development is addressed under the proposed modification to point 1 and 4 of Policy PR7a below.

Ref No.	Section / Policy / Paragraph / Table / Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
Main 73.	Policy PR7a – Land South East of Kidlington	Policies Map – Land South East of Kidlington	Amend the policies map to include 'new green space/parks' notation over (in addition to) 'Outdoor Sports provision' on the policies map (see attached).	This amendment to the policies map will not affect the overall findings of the SA.
Main 74.	Policy PR7a – Land South East of Kidlington	Point 1	Amend to read: 'Construction of **430** ~~**230**~~ dwellings (net) on **21** ~~**11**~~ hectares of land (the residential area as shown). ~~**The dwellings to be constructed at an approximate average net density of 35 dwellings per hectare**~~.'	The increase in number of dwellings to be provided would further contribute to the significant positive effect identified for Policy PR7a (Land South East of Kidlington) against SA objective 1 (Housing). It would also further contribute to the significant negative effect identified against SA objective 10 (Reducing Road Pollution and Congestion) and the minor negative effects identified against SA objectives 7 (Conserving and Enhancing Biodiversity), 8 (Landscape), 9 (Historic Environment) and 13 (Efficiency in Land Use). This is due to the fact that an increase in the number of dwellings will result in an increase in population and car users, which may increase pollution and traffic congestion. However, the addendum[3] to the Transport Assessment notes that the deletion of Policy PR10 and the reallocation of the homes amongst the remaining allocations (including PR7a) will have a net-positive overall effect on the previously identified transport impacts. An increase in the density of development has the potential to put greater pressure on sensitive local ecological, historic and landscape features in

[3] Addendum to Transport Assessment, ITP, 2019

Ref No.	Section / Policy / Paragraph / Table / Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
				close proximity to the site, whilst also potentially resulting in the felling of trees. However, there will be no change in the significance of these effects.
Main 75.	Policy PR7a – Land South East of Kidlington	Point 4	Amend to read: The provision of ~~**21.5**~~ **11**hectares of land to provide formal sports facilities for the development and for the wider community and green infrastructure within the Green Belt	In order to accommodate an additional 200 dwellings within the allocation, the area of land identified for outdoor sports provision has been almost halved. With an increased need for open space within the site as a result of the site's increased population, such a significant reduction in formal open space will reduce the positive effects associated with original allocation policy in relation to SA Objectives 2 (Health and Wellbeing) and 7 (Biodiversity). However, a minor positive effect is still recorded against SA objective 2 (Health and Wellbeing) and SA objective 7 (Biodiversity) in acknowledgement of the fact provision is still being made, encouraging new residents to be physically active and retaining space and investment in green infrastructure.
Main 76.	Policy PR7a – Land south east of Kidlington	Policy PR7a – point 9 (a)	Add a second sentence to point 9 (a) to read: **'Minor variations in the location of specific uses will be considered where evidence is available.'**	It is not considered that this change will alter the findings of the SA because the variations will only be minor. It is also assumed that the necessary evidence required to inform the judgements will include justification as to how any adverse effects currently being managed by the site allocation will continue to be managed and any positive effects will at least be maintained.

Ref No.	Section / Policy / Paragraph / Table / Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
Main 77.	Policy PR7a – Land South East of Kidlington	Point 12	Amend to: ' The application(s) shall be supported by a phase 1 habitat survey including habitat suitability index (HSI) survey for great crested newts, **and protected and notable species surveys as appropriate, including** great crested newt presence/absence surveys (dependent on HSI survey), surveys for badgers, breeding birds and reptiles, an internal building assessment for roosting barn owl, a tree survey and an assessment of water bodies.'	This change would further contribute to the positive effect identified (as part of a mixed effect) for SA objective 7 (Conserving and Enhancing Biodiversity) by adding more clarity that a range of protected and notable species surveys may be appropriate. However, there would be no changes in the significance of this effect.
Main 78.	Policy PR7a – Land South East of Kidlington	Point 14	Amend to read 'The application should demonstrate that Thames Water, **Natural England** ~~**has agreed in principle**~~ **and the Environment Agency have been consulted regarding wastewater treatment capacity and** ~~**a**~~**greement has been reached** in principle that foul drainage from the site will be accepted into **the drainage** ~~**its**~~ network.'	It is not considered that this change will alter the findings of the SA because it provides clarification on the consultation between Thames Water, the Environment Agency and Natural England with regards to the application for the site. The minor wording clarifications will not affect the overall aim of Policy PR7a.
Main 79.	Policy PR7a – Land South East of Kidlington	Point 16	Amend to read 'The application(s) shall be supported by a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures**. The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme**'	This change would further contribute to the positive effect identified (as part of a mixed effect) against SA objective 9 (Protecting and Enhancing the Historic Environment), as it adds more certainty that appropriate mitigation would be implemented. However, there would be no changes in the significance of these effects.
Main 80.	Policy PR7a – Land South East of Kidlington	New Point	Add new point 17 to read **'The application shall include a management plan for the appropriate re-use and improvement of soils**'	Whilst it is acknowledged that this change may help to mitigate/compensate for loss of agricultural land, there would be no change

Ref No.	Section / Policy / Paragraph / Table / Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
			Re-number subsequent points.	to the effects recorded against SA objective 13 (Efficient Use of Land).
Main 81.	Policy PR7a – Land south east of Kidlington	Policy PR7a – point 19.	Amend the final sentence to read: 'The Delivery Plan shall include a start date for development, demonstration of how the development would be completed by 2031 and a programme showing how **the site will contribute towards maintaining** a five year supply of housing. ~~**(for the site) will be maintained year on year.'**~~	It is not considered that this change will alter the findings of the SA because it is a minor wording change that will not affect the overall aim of Policy PR7a (Land South East of Kidlington).
Main 82.	Policy PR7b – Land at Stratfield Farm	Policies Map- Land at Stratfield Farm	Increase Residential area Reduce Nature Conservation Area Amend Revised Green Belt boundary Amend Green Space boundary (see attached)	The effect of increasing the extent of residential development is addressed under the proposed modification to point 1 of Policy PR7b below. The effect of reducing the size of the Nature Conservation Area is addressed under the proposed modification to point 7 of Policy PR7b below. With regard to the Green Space boundary, this has been amended to help accommodate an additional 20 dwellings within the allocation. With an increased need for open space within the site as a result of the sites increased population, such a significant reduction in formal open space will reduce the positive effects associated with original allocation policy in relation to SA Objectives 2 (Health and Wellbeing) and 7 (Biodiversity). However, minor positive effects are still recorded against SA objective 2 (Health and Wellbeing) and SA objective 7 (Biodiversity)

Ref No.	Section / Policy / Paragraph / Table / Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
				in acknowledgement of the fact provision is still being made, encouraging new residents to be physically active and retaining space and investment in green infrastructure.
Main 83.	Policy PR7b – Land at Stratfield Farm	Point 1	Amend to read: 'Construction of **120** ~~100~~ homes (net) on **5** ~~4~~ hectares of land (the residential area). ~~The dwellings to be constructed at an approximate average net density of 25 dwellings per hectare~~.'	The increase in the residential area would further contribute to the significant positive effects identified for Policy PR7b (Land at Stratfield Farm) against SA objective 1 (Housing). It would also further contribute to the significant negative effect identified against SA objective 10 (Reducing Road Pollution and Congestion) and the minor negative effects identified against SA objectives 7 (Conserving and Enhancing Biodiversity), 8 (Landscape), 9 (Historic Environment) and 13 (Efficiency in Land Use). This is due to the fact that an increase in the residential area and density will result in an increase in population and car users, which may increase pollution and traffic congestion. However, the addendum[4] to the Transport Assessment notes that the deletion of Policy PR10 and the reallocation of the homes amongst the remaining allocations (including PR7b) will have a net-positive overall effect on the previously identified transport impacts. An increase in the density of development has the potential to put greater pressure on sensitive local

[4] Addendum to Transport Assessment, ITP, 2019

Ref No.	Section / Policy / Paragraph / Table / Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
				ecological, historic and landscape features in close proximity to the site, whilst also potentially resulting in the felling of trees. However, there will be no change in the significance of these effects.
Main 84.	Policy PR7b – Land at Stratfield Farm	Point 7	Amend to read: 'Creation of a nature conservation area on ~~**6.3**~~ **5.3** hectares of land as shown on the inset Policies Map, incorporating the community orchard and with the opportunity to connect to and extend Stratfield Brake District Wildlife Site.'	In order to accommodate an additional 20 dwellings within the allocation, the area of land identified for a Community Orchard and associated Nature Conservation Area has been reduced by roughly a sixth. With an increased need for open space within the site as a result of the sites increased population, such a significant reduction in formal open space will reduce the positive effects associated with original allocation policy in relation to SA Objectives 2 (Health and Wellbeing) and 7 (Biodiversity). However, minor positive effects are still recorded against SA objective 2 (Health and Wellbeing) and SA objective 7 (Biodiversity) in acknowledgement of the fact provision is still being made, encouraging new residents to be physically active and retaining space and investment in green infrastructure. Furthermore, the policy still requires planning application(s) for the site to be supported by a proposed Biodiversity Improvement and Management Plan, as well as a Phase 1 habitat survey.
Main 85.	Policy PR7b - Land at Stratfield Farm	Point 9	Amend last sentence to read 'The Development Brief shall be prepared in consultation with Oxfordshire	It is not considered that this change will alter the findings of the SA because it relates the

Ref No.	Section / Policy / Paragraph / Table / Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
			County Council**, ~~and~~** Oxford City Council **and the Canal and River Trust**'	scope of the consultation on the development brief and does not affect the overall aim of Policy PR7b.
Main 86.	Policy PR7b – Land at Stratfield Farm	Policy PR7b – point 10 (a)	Add a second sentence to point 10 (a) to read: **'Minor variations in the location of specific uses will be considered where evidence is available.'**	It is not considered that this change will alter the findings of the SA because the variations will only be minor. It is also assumed that the necessary evidence required to inform the judgements will include justification as to how any adverse effects currently being managed by the site allocation will continue to be managed and any positive effects will at least be maintained.
Main 87.	Policy PR7b – Land at Stratfield Farm	Policy PR7b – Point 10 (b)	Points of vehicular access and egress from and to existing highways with, **unless otherwise approved**, at least two separate points:	It is not considered that this change will alter the findings of the SA because it is a minor addition to the wording that will not affect the overall aim of Policy PR7b (Land at Stratfield Farm).
Main 88.	Policy PR7b – Land at Stratfield Farm	Policy PR7b – Point 10 (c)	The scheme shall include an access road from the Kidlington roundabout to the easternmost development parcels and the Stratfield Farm building complex ~~**only, as shown on the inset Policies Map.**~~	It is not considered that this change will alter the findings of the SA because it is the deletion of a reference to an inset Policies Map.
Main 89.	Policy PR7b - Land at Stratfield Farm	Point 13	Amend to read:' The application(s) shall be supported by a phase 1 habitat survey including an habitat suitability index (HSI) survey for great crested newts, **and protected and notable species surveys as appropriate, including** great crested newt presence/absence surveys (dependent on HSI survey), hedgerow and tree survey, surveys for badgers, water vole, otter, invertebrate, dormouse, breeding birds and	This change would further contribute to the positive effect identified (as part of a mixed effect) for SA objective 7 (Conserving and Enhancing Biodiversity) by adding more clarity that a range of protected and notable species surveys may be appropriate.

Ref No.	Section / Policy / Paragraph / Table / Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
			reptiles, an internal building assessment for roosting barn owl, and an assessment of water bodies'	However, there would be no changes in the significance of this effect.
Main 90.	Policy PR7b - Land at Stratfield Farm	Point 16	Amend to read 'The application should demonstrate that Thames Water, **Natural England** ~~**has agreed in principle**~~ **and the Environment Agency have been consulted regarding wastewater treatment capacity and agreement has been reached** in principle that foul drainage from the site will be accepted into **the drainage** ~~**its**~~ network.'	It is not considered that this change will alter the findings of the SA because it provides clarification on the consultation between Thames Water, the Environment Agency and Natural England with regards to the application for the site. The minor wording clarifications will not affect the overall aim of Policy PR7b.
Main 91.	Policy PR7b - Land at Stratfield Farm	Point 17	Amend to read '...a Heritage Impact Assessment which will **identify** ~~**include**~~ measures to avoid or minimise conflict with identified heritage assets within **and adjacent to** the site, particularly Stratfield Farmhouse. **These measures shall be incorporated or reflected, as appropriate, in any proposed development scheme'**	This change would further contribute to the positive effect identified (as part of a mixed effect) against SA objective 9 (Protecting and Enhancing the Historic Environment), as it adds more certainty that appropriate mitigation would be implemented. However, there would be no changes in the significance of these effects.
Main 92.	Policy PR7b - Land at Stratfield Farm	Point 18	Amend to read '...a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures**. The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme**'	This change would further contribute to the positive effect identified (as part of a mixed effect) against SA objective 9 (Protecting and Enhancing the Historic Environment), as it adds more certainty that appropriate mitigation would be implemented. However, there would be no changes in the significance of these effects.

Ref No.	Section / Policy / Paragraph / Table / Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
Main 93.	Policy PR7b - Land at Stratfield Farm	New Point	Add new point 19 to read **'The application shall include a management plan for the appropriate re-use and improvement of soils**' Re-number subsequent points	Whilst it is acknowledged that this change may help to mitigate/compensate for loss of agricultural land, there would be no change to the effects recorded against SA objective 13 (Efficient Use of Land).
Main 94.	Policy PR7b – Land at Stratfield Farm	Policy PR7b – point 21	Amend the final sentence to read: 'The Delivery Plan shall include a start date for development, demonstration of how the development would be completed by 2031 and a programme showing how **the site will contribute towards maintaining** a five year supply of housing. ~~**(for the site) will be maintained year on year.'**~~	It is not considered that this change will alter the findings of the SA because it is a minor wording change that will not affect the overall aim of Policy PR7b (Land at Stratfield Farm).
Main 95.	Policy PR8 – Land East of the A44	Point 1	Amend to read: 'Construction of 1,950 dwellings (net) on approximately 66 hectares of land (the residential area as shown). ~~**The dwellings are to be constructed at an approximate average net density of 45 dwellings per hectare**~~'	It is not considered that this change will alter the findings of the SA because the removal of this text will not affect the overall aim of Policy PR8 (Land East of the A44), i.e. development will still occur in the location and at the scale planned.
Main 96.	Policy PR8 - Land East of the A44	Point 4	Amend to read 'The provision of a primary school with ~~**at least**~~ three forms of entry on 3.2 hectares of land in the location shown'	It is not considered that this change will alter the findings of the SA because it is a minor wording change that will not affect the overall aim of Policy PR8 (Land East of the A44).
Main 97.	Policy PR8 - Land East of the A44	Point 5	Amend to read 'The provision of a primary school with ~~**at least**~~ two forms of entry on 2.2 hectares of land in the location shown if required in consultation with the Education Authority and unless otherwise agreed with Cherwell District Council.'	It is not considered that this change will alter the findings of the SA because it is a minor wording change that will not affect the overall aim of Policy PR8 (Land East of the A44).

Ref No.	Section / Policy / Paragraph / Table / Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
Main 98.	Policy PR8 - Land East of the A44	Point 17	Amend last sentence to read 'The Development Brief shall be prepared in consultation with Oxfordshire County Council**, ~~and~~** Oxford City Council, **Network Rail and the Canal and River Trust**'	It is not considered that this change will alter the findings of the SA because it is a reference to the scope of consultation on the Development Brief, which does not affect the overall aim of Policy PR8.
Main 99.	Policy PR8 – Land east of the A44	Policy PR8 – 18 (a)	Add a second sentence to point 18 (a) to read: **'Minor variations in the location of specific uses will be considered where evidence is available.'**	It is not considered that this change will alter the findings of the SA because the variations will only be minor. It is also assumed that the necessary evidence required to inform the judgements will include justification as to how any adverse effects currently being managed by the site allocation will continue to be managed and any positive effects will at least be maintained.
Main 100.	Policy PR8 - Land East of the A44	Point 18 b	Amend to read: 'Points of vehicular access and egress from and to existing highways with at least two separate**, connecting** points from and to the A44 **and** including the use of the existing Science Park access road.'	It is not considered that this change will alter the findings of the SA because it is a minor wording change that will not affect the overall aim of Policy PR8.
Main 101.	Policy PR8 - Land East of the A44	Point 18 (f)	Amend to read: 'In consultation with Oxfordshire County Council **and Network Rail**, proposals for the closure/unadoption of Sandy Lane, the closure of Sandy Lane to motor vehicles…'	It is not considered that this change will alter the findings of the SA because it relates only to the scope of consultation and does not affect the overall aim of Policy PR8.
Main 102.	Policy PR8 -Land East of the A44	Point 19	Amend to read, 'The application(s) shall be supported by the Biodiversity Impact Assessment (BIA) based on the DEFRA biodiversity metric (unless the Council has adopted a local, alternative methodology), prepared in consultation and agreed with Cherwell District Council. The BIA shall ~~**include**~~ **be informed by a**	This change would further contribute to the positive effect identified (as part of a mixed effect) against SA objective 7 (Conserving and Enhancing Biodiversity). However,

Ref No.	Section / Policy / Paragraph / Table / Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
			hydrogeological risk assessment to determine whether there would be any material change in ground water levels as a result of the development and any associated adverse impact, particularly on Rushy Meadows SSSI, requiring mitigation. It shall also be informed by investigation of any above ~~**or below**~~ ground hydrological connectivity **with the SSSI and** ~~**between**~~ Rowel Brook ~~and~~ ~~**Rushy Meadows SSSI**~~	neither the significance of this effect nor the overall effect of the policy would change.
Main 103.	Policy PR8 - Land East of the A44	Point 21	Amend to read: 'The application(s) shall be supported by a phase 1 habitat survey **and protected and notable species surveys as appropriate, including** ~~and~~ surveys for badgers, nesting birds, amphibians (in particular Great Crested Newts), reptiles and for bats including associated tree assessment, hedgerow regulations assessment.'	This change would further contribute to the positive effect identified (as part of a mixed effect) for SA objective 7 (Conserving and Enhancing Biodiversity) by adding more clarity that a range of protected and notable species surveys may be appropriate. However, there would be no changes in the significance of this effect.
Main 104.	Policy PR8 - Land East of the A44	Point 22	Amend to read: 'The application(s) shall be supported by a Transport Assessment and Travel Plan including measures for maximising sustainable transport connectivity, minimising the impact of motor vehicles on new residents and existing communities, and actions for updating the Travel Plan during construction of the development. **The Transport Assessment shall include consideration of the effect of vehicular and non-vehicular traffic on use of the railway level crossings at Sandy Lane, Yarnton Lane and Roundham.**'	It is not considered that this change will alter the findings of the SA because it provides further information on what the Transport Assessment will give consideration to, which will not affect the overall aim of Policy PR8.
Main 105.	Policy PR8 - Land East of the A44	Point 23	Amend to read '23. The application shall be supported by a Flood Risk Assessment informed by a suitable	The SA acknowledges that the land within Flood Zones 2 and 3 has been set aside for a

Ref No.	Section / Policy / Paragraph / Table / Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
			ground investigation, and having regard to guidance contained within the Council's Level 2 Strategic Flood Risk Assessment. A surface water management framework shall be prepared to maintain run off rates to greenfield run off rates and volumes, with use of Sustainable Drainage Systems in accordance with adopted Policy ESD7, taking into account recommendations contained in the Council's Level 1 and Level 2 SFRAs. **Residential development must be located outside the modelled Flood Zone 2 and 3 envelope**.'	local nature reserve, informal publicly accessible open space and land for agricultural use. As such, the SA already assumes that residential development will not occur within Flood Zones 2 and 3. Consequently, this additional clarification is not considered to change the effects identified in the SA.
Main 106.	Policy PR8 - Land East of the A44	Point 24	Amend to read 'The application should demonstrate that Thames Water, **Natural England ~~has agreed in principle~~ and the Environment Agency have been consulted regarding wastewater treatment capacity and agreement has been reached** in principle that foul drainage from the site will be accepted into **the drainage its** network.'	It is not considered that this change will alter the findings of the SA because it provides clarification on the consultation between Thames Water, the Environment Agency and Natural England with regards to the application for the site. The minor wording clarifications will not affect the overall aim of Policy PR8.
Main 107.	Policy PR8 - Land East of the A44	Point 25	25. The application shall be supported by a Heritage Impact Assessment which will ~~include~~ **identify** measures to avoid or minimise conflict with the identified heritage assets within the site, particularly the Oxford Canal Conservation Area and the listed structures along its length. **These measures shall be incorporated or reflected, as appropriate, in any proposed development scheme.**	This change would add more certainty that appropriate mitigation would be implemented, which is consistent with the minor negative effect identified against SA objective 9 (Protecting and Enhancing the Historic Environment). There would be no changes in the SA effect identified or the significance of this effect.
Main 108.	Policy PR8 - Land East of the A44	Point 26	'…mitigation measures. **The outcomes of the investigation and mitigation measures shall be**	This change would add more certainty that appropriate mitigation would be implemented, which is consistent with the

Ref No.	Section / Policy / Paragraph / Table / Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
			incorporated or reflected, as appropriate, in any proposed development scheme.'	minor negative effect identified against SA objective 9 (Protecting and Enhancing the Historic Environment). There would be no changes in the SA effect identified or the significance of this effect.
Main 109.	Policy PR8 - Land East of the A44	New Point	Add new point 28 to read **'The application shall include a management plan for the appropriate re-use and improvement of soils**' Re-number subsequent points	Whilst it is acknowledged that this change may help to mitigate/compensate for loss of agricultural land, there would be no change to the effects recorded against SA objective 13 (Efficient Use of Land).
Main 110.	Policy PR8 – Land east of the A44	Policy PR8 – 30.	Amend the final sentence to read: 'The Delivery Plan shall include a start date for development, demonstration of how the development would be completed by 2031 and a programme showing how **the site will contribute towards maintaining** a five year supply of housing. ~~**(for the site) will be maintained year on year.'**~~	It is not considered that this change will alter the findings of the SA because it is a minor wording change that will not affect the overall aim of Policy PR8 (Land east of the A44).
Main 111.	Paragraph 5.121	Paragraph 5.121	Amend to read: 'We are also seeking to enhance the beneficial use of the Green Belt within the site by requiring improved ~~**informal**~~ access to the countryside ~~**and significant ecological and biodiversity gains**~~ **primarily through the establishment of publicly accessible informal parkland between the proposed built development and the retained agricultural land to the west. There will also be opportunities for significant ecological and biodiversity gains.** The Council's priority will be the creation of a new Local Nature Reserve at the southern end of the site with	This change would further contribute to the positive effect identified for SA objectives 2 (Health and Wellbeing) and 7 (Conserving and Enhancing Biodiversity) (as part of a mixed effect) by adding more clarity as to how access to the countryside will be improved, whilst also stating that there will be opportunities for significant ecological and biodiversity gains. However, there would be no changes in the significance of this effect.

Ref No.	Section / Policy / Paragraph / Table / Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
			good access to the primary school and the existing public rights of way.	
Main 112.	Policy PR9 – Land West of Yarnton	Policies Map – Land West of Yarnton	Extend residential area to 25.3 hectares Delete Public Access Land Amend Revised Green Belt boundary Add 24.8 hectares of new green space/parks Add 39.2 hectares of retained agricultural land	The effects of increasing the extent of the residential area is given under the proposed modification to point 1 of Policy PR9 below. The Public Access Land has been renamed 'green space/parks' and 'retained agricultural land'. The effects of this change are given under the proposed modification to point 5 of Policy PR9 below. The benefits are expected to remain the same.
Main 113.	Policy PR9 – Land West of Yarnton	Point 1	Amend to read, 'Construction of **540** dwellings (net) on approximately **25** ~~16~~ hectares of land (the residential area as shown). ~~**The dwellings are to be constructed at an approximate average net density of 35 dwellings per hectare**~~'	The increase in the extent of the residential area would further contribute to the significant positive effects identified for Policy PR9 (Land West of Yarnton) against SA objective 1 (Housing). It would also further contribute to the significant negative effects identified against SA objective 13 (Efficiency in Land Use) and the minor negative effects identified against SA objectives 10 (Reducing Road Pollution and Congestion), 7 (Conserving and Enhancing Biodiversity), 8 (Landscape) and 9 (Historic Environment). This is due to the fact that an increase in the extent of the residential area would result in further loss of Grade 3 agricultural land. The increase in the number of dwellings would also result in an increase in population and car users, which may increase pollution and traffic congestion.

Ref No.	Section / Policy / Paragraph / Table / Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
				However, the Landscape Assessment[5] prepared to establish where additional residential development could be accommodated on the lower slopes to the east concludes that the extent of development could be extended up to between the 75m and 78m AOD contour with substantial green infrastructure within and at the outer buffer of the development. Furthermore, the addendum[6] to the Transport Assessment notes that the deletion of Policy PR10 and the reallocation of the homes amongst the remaining allocations (including PR9) will have a net-positive overall effect on the previously identified transport impacts. An increase in the density of development has the potential to put greater pressure on sensitive local ecological, historic and landscape features in close proximity to the site, whilst also potentially resulting in the felling of trees. However, there will be no change in the significance of these effects.
Main 114.	Policy PR9 – Land West of Yarnton	Point 3	Amend to read: 'The provision of ~~1.6~~ **1.8** hectares of land for use by the existing William Fletcher Primary School to enable potential school expansion within the existing school	It is not considered that this change will alter the findings of the SA because it is a minor increase in the size of land for use by the William Fletcher Primary School, which will not affect the overall findings of the SA.

[5] Landscape Assessment for Site PR9, WYG, 2019
[6] Addendum to Transport Assessment, ITP, 2019

Ref No.	Section / Policy / Paragraph / Table / Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
			site and the replacement of playing pitches and amenity space'	
Main 115.	Policy PR9 – Land West of Yarnton	Point 5	Amend to read: '~~**Public access within the 74 hectares of land**~~ **The provision of public open green space as informal parkland on 24.8 hectares of land** to the west of the residential area and a new Local Nature Reserve accessible to William Fletcher Primary School'	In order to accommodate an additional 10 dwellings within the allocation, the area of land identified for public access land has been reduced and renamed 'green space/parks' and 'retained agricultural land. With an increased need for open space within the site as a result of the sites increased population, a reduction in formal open space will reduce the positive effects associated with original allocation policy in relation to SA Objectives 2 (Health and Wellbeing) and 7 (Biodiversity). However, minor positive effects are still recorded against SA objective 2 (Health and Wellbeing) and SA objective 7 (Biodiversity) in acknowledgement of the fact provision is still being made, encouraging new residents to be physically active and retaining space and investment in green infrastructure.
Main 116.	Policy PR9 – Land West of Yarnton	Point 7	Insert **'The retention of 39.2 hectares of land in agricultural use in the location shown'**	The Public Access Land has been renamed 'retained agricultural land' 'green space/parks', as well as being reduced in size. The effects of this change are given above, under the proposed modification to point 5 of Policy PR9. The benefits are expected to remain the same.
Main 117.	Policy PR 9 - Land east of the A44	Policy PR 9 – point 8 (a)	Add a second sentence to point 8 (a) to read: **'Minor variations in the location of specific uses will be considered where evidence is available.'**	It is not considered that this change will alter the findings of the SA because the variations will only be minor. It is also assumed that

Ref No.	Section / Policy / Paragraph / Table / Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
				the necessary evidence required to inform the judgements will include justification as to how any adverse effects currently being managed by the site allocation will continue to be managed and any positive effects will at least be maintained.
Main 118.	Policy PR9 – Land West of Yarnton	Point 8 (b)	Amend to read**: 'At least two separate p**~~P~~oints of vehicular access and egress to and from the A44 **with a connecting road between**.	It is not considered that this change will alter the findings of the SA because it is a minor wording clarification on the number of vehicular access points with reference to a connecting road that will not affect the overall aim of Policy PR9.
Main 119.	Policy PR9 – Land West of Yarnton	Point 11	Amend to: "11. The application(s) shall be supported by a phase 1 habitat survey including habitat suitability index survey for great crested newts, **and protected and notable species surveys as appropriate, including** great crested newt presence/absence surveys (dependent on HSI survey), for badgers, breeding birds, internal building assessment for roosting barn owl, dormouse, reptile, tree and building assessment for bats, bat activity, hedgerow regulations assessment and assessment of water courses"	This change would further contribute to the positive effect identified (as part of a mixed effect) for SA objective 7 (Conserving and Enhancing Biodiversity) by adding more clarity that a range of protected and notable species surveys may be appropriate. However, there would be no changes in the significance of this effect.
Main 120.	Policy PR9 – Land West of Yarnton	Point 14	Amend to read 'The application should demonstrate that Thames Water **has agreed in principle and the Environment Agency have been consulted regarding wastewater treatment capacity and agreement has been reached** in principle that foul drainage from the site will be accepted into **the drainage its** network.'	It is not considered that this change will alter the findings of the SA because it provides clarification on the consultation between Thames Water and the Environment Agency with regards to the application for the site. The minor wording clarifications will not affect the overall aim of Policy PR9.

Ref No.	Section / Policy / Paragraph / Table / Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
Main 121.	Policy PR9 – Land West of Yarnton	Point 16	Amend to read '…mitigation measures. **The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme.'**	This change would add more certainty that appropriate mitigation would be implemented, which is consistent with the minor negative effect identified against SA objective 9 (Protecting and Enhancing the Historic Environment). There would be no changes in the SA effect identified or significance of this effect.
Main 122.	Policy PR9 – Land West of Yarnton	New Point	Add new point 17 to read **'The application shall include a management plan for the appropriate re-use and improvement of soils**' Re-number subsequent points	Whilst it is acknowledged that this change may help to mitigate/compensate for loss of agricultural land, there would be no change to the effects recorded against SA objective 13 (Efficient Use of Land).
Main 123.	Policy PR9 – Land west of Yarnton	Policy PR9 – point 18.	Amend the final sentence to read: 'The Delivery Plan shall include a start date for development, demonstration of how the development would be completed by 2031 and a programme showing how **the site will contribute towards maintaining** a five year supply of housing. ~~**(for the site) will be maintained year on year.'**~~	It is not considered that this change will alter the findings of the SA because it is a minor wording change that will not affect the overall aim of Policy PR9 (Land West of Yarnton).
Main 124.	Woodstock – Paragraphs 5.124 to 5.139	-	Delete paragraphs 5.124 to 5.139.	This text has been deleted because Policy PR10 (Land South East of Woodstock) has been taken out of the Plan. The removal of this text will not affect the overall findings of the SA.
Main 125.	PR10 – Policies Map – Land	Proposals Map	Delete Proposals Map and Key	The map and key have been deleted because Policy PR10 (Land South East of Woodstock)

Ref No.	Section / Policy / Paragraph / Table / Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
	south East of Woodstock			has been taken out of the Plan. The removal of the map and key will not affect the overall findings of the SA.
Main 126.	PR10 – Land South East of Woodstock	Policy PR10	Delete Policy PR10	The removal of Policy PR10 from the Plan will result in the area-based effects identified in the original SA of Policy PR10 (positive and negative effects) not being realised. However, the redistribution of all 410 dwellings and associated supporting infrastructure previously allocated within Policy PR10 amongst the remaining site allocations means that the significant positive effects recorded against SA objective 1 (Housing) will not be lost. These positive effects, and the other effects associated with the preferred redistribution of the 410 dwellings are acknowledged in the SA findings above for the Main Modifications to Policies: • PR6a – Land East of Oxford Road (650 to 690 dwellings). • PR6b – Land West of Oxford Road (530 to 670 dwellings). • PR7a – Land South East of Kidlington (230 to 430 dwellings). • PR7b – Land at Stratfield Farm (100 to 120 dwellings). • PR9 – Land West of Yarnton (530 to 540).

Ref No.	Section / Policy / Paragraph / Table / Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
Main 127.	Paragraph 5.143	-	Amend to read: 'The Council's ~~**emerging**~~ Supplementary Planning Document provides guidance on Developer Contributions associated with new development. The Council has consulted on a draft Charging Schedule for a possible Community Infrastructure Levy, a potential complementary means of acquiring funds for infrastructure. However, it has not yet been determined whether the Council will introduce CIL, particularly as the Government is reviewing how CIL functions, and its relationship with securing developer contributions through 'Section 106' legal obligations and options for reform. ~~**An announcement is expected by the Government at the Autumn Budget 2017.**~~"	It is not considered that these changes will alter the findings of the SA because they are minor wording changes in the supporting text to Policy PR11 (Infrastructure Delivery) that will not affect the overall policy aim.
Main 128.	Paragraph 5.148		Amend to read: '…liaison on infrastructure issues will be required with partner authorities including the County Council~~**,**~~ **and** Oxford City Council ~~**and West Oxfordshire District Council**~~-..'	It is not considered that the removal of this text will alter the findings of the SA.
Main 129.	Paragraph 5.148	-	In delivering the developments identified in this Plan, liaison on infrastructure issues will be required with partner authorities including the County Council-**and** Oxford City Council ~~**and West Oxfordshire District Council.**~~ for example to ensure a joined-up approach to the provision of additional school places and public open space where there are cross-boundary implementation matters to consider.	It is not considered that the removal of this text will alter the findings of the SA.

Ref No.	Section / Policy / Paragraph / Table / Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
Main 130.	Policy PR11 – Infrastructure Delivery	Point 1.	The Council's approach to infrastructure planning to contribute in meeting Oxford's unmet housing needs will be to ensure delivery by: 1. Working with partners including central Government, the Local Enterprise Partnership, Oxford City Council, ~~**West Oxfordshire District Council,**~~ Oxfordshire County Council and other service providers to:…	It is not considered that the removal of this text will alter the findings of the SA.
Main 131.	Policy PR11 - Infrastructure Delivery	Point 1(a)	Amend to read 'provide **and maintain** physical, community and green infrastructure'	The addition of emphasis on the need to maintain physical, community and green infrastructure in addition to the provision of new infrastructure is likely to result in positive effects against all SA objectives, with the exception of SA objectives 4 (Crime), 13 (efficient Use of Land), 14 (efficient Use of Resources) and 15 (Waste) for which negligible effects are recorded. However, these effects are considered to be no more significant than the effects already identified in in the original SA of Policy PR11.
Main 132.	Policy PR11 – Infrastructure Delivery	Policy PR11 – point 2	Amend point 2 of the Policy to read: ~~**Completing and k**~~ **'K**eeping up-to-date a Developer Contributions ……'	It is not considered that this change will alter the overall findings of the SA because it is a clarification on the status of Cherwell District Council's Development Contributions Supplementary Planning Documents.
Main 133.	Policy PR11 – Infrastructure Delivery	Point 3	Amend to read '**Ensure that** ~~**D**~~**d**evelopment proposals ~~**will be required to**~~ demonstrate that infrastructure requirements can be met including the provision of transport, education, health, social, **sport**, leisure and	This change will further contribute to the positive effects identified in relation to SA objective 2 (Improving Health and Well

Ref No.	Section / Policy / Paragraph / Table / Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
			community facilities, wastewater treatment and sewerage, and with necessary developer contributions in accordance with adopted requirements **including those of the Council's Developer Contributions SPD**.	Being). However, there would be no changes in the significance of this effect.
Main 134.	Policy PR11 - Infrastructure Delivery	Policy PR11	Add new point 4: **'4. All sites are required to contribute to the delivery of Local Plan infrastructure. Where forward funding for infrastructure has been provided, for example from the Oxfordshire Growth Board as part of the Oxfordshire Housing and Growth Deal, all sites are required to contribute to the recovery of these funds as appropriate.'**	This change will further contribute to the positive effects identified for Policy PR11 (Infrastructure Delivery) in relation to SA objectives 1 (Housing), 16 (Employment), 17 (Creating Economic Growth), 3 (Poverty and Social Exclusion), 6 (Accessibility), 10 (Reducing Road Pollution and Congestion), 2 (Improving Health and Well Being), 5 (Vibrant Communities), 7 (Conserving and Enhancing Biodiversity), 8 (Landscape), 9 (Historic Environment), 11 (Water Quality) and 12 (Flood Risk) by virtue of the fact that the addition of the text is likely to increase the likelihood that sites will secure the necessary funding for such Local Plan infrastructure. However, there would be no changes in the significance of this effect.

Ref No.	Section / Policy / Paragraph / Table / Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
Main 135.	Paragraph 5.165	Point 2	Delete point 2	The removal of the possibility for the delivery of two sites earlier in the plan period reduces the flexibility within the Plan to deliver the five year land supply over the period 2021 to 2026. Therefore, uncertainty is attached to the positive effects recorded against SA objectives 1 (Housing), 16 (Employment), 17 (Economic Growth), 3 (Social Inclusion) and 5 (Vibrant Communities). However, given that the Plan still allocates the required number of homes within the Plan period and will still manage their supply, there is considered to be no change to the range and significance of the effects identified.
Main 136.	Policy PR12a – Delivering Sites and Maintaining Housing Supply	Paragraph 5.165 – point 3	Amend paragraph 5.165 as follows: '3. we are requiring developers to clearly show that they can ~~**maintain**~~ **contribute towards maintaining** a five year supply. ~~**for their own sites.**~~**'**	It is not considered that this change will alter the findings of the SA because it is a minor wording change in the supporting text to Policy PR12a (Delivering Sites and Maintaining Housing Supply) that will not alter the overall policy aim.
Main 137.	Policy PR12a	3rd paragraph	Delete the paragraph: ~~**Land South East of Kidlington (Policy PR7a – 230 homes) and Land South East of Woodstock (Policy PR10 – 410 homes) will only be permitted to commence development before 1 April 2026 if the calculation of the five year land supply over the period 2021 to 2026 falls below five years.**~~	See above response to Main 135.

Ref No.	Section / Policy / Paragraph / Table / Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
Main 138.	Policy PR12a - Delivering Sites and Maintaining Housing Supply	5th Paragraph	Amend to read: 'Permission will only be granted for any of the allocated sites if it can be demonstrated at application stage that they will **contribute in** deliver**ing** a continuous five year housing land supply ~~**on a site specific basis**~~ (i.e. measured against the **local plan housing trajectory** ~~**allocation for the site**~~). **This will be achieved via the Delivery Plans required for each strategic development site.**	It is not considered that these changes will alter the findings of the SA because the proposed modifications will not affect the overall aim of Policy PR12a.
Main 139.	Policy PR12b - Sites Not Allocated in the Partial Review	Point (3)	Amend as follows: 'the site has been identified in the Council's Housing and Economic Land Availability Assessment as a ~~**potentially D**~~developable site'	It is not considered that this change will alter the findings of the SA because it is a minor wording change that will not affect the overall aim of Policy PR12b.
Main 140.	Policy PR12b - Sites Not Allocated in the Partial Review	Point (5) (a)	Amend to read 'A comprehensive Development Brief **and place shaping principles for the entire site** to be agreed **in advance** by the Council in consultation with Oxfordshire County Council and Oxford City Council	Reference to the need to establish the place shaping principles behind each application with the relevant local planning authorities is likely to increase the likelihood of the positive effects recorded against the SA objectives, particularly in relation to SA objective 5 (Vibrant Communities). Uncertainty is still attached to the minor positive effects in acknowledgement of the fact that need for additional allocations has yet to be established.
Main 141.	Policy PR12b – Sites not allocated in the Partial Review	Policy PR12b – Point 5 (b)	Amend the second sentence of the paragraph to read: 'The Delivery Plan shall include a start date for development, demonstration of how the development would be completed by 2031 and a programme showing how **the site will contribute towards**	It is not considered that this change will alter the findings of the SA because it is a minor wording change that will not affect the overall aim of Policy PR12b (Sites Not Allocated in the Partial Review).

Ref No.	Section / Policy / Paragraph / Table / Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
			maintaining a five year supply of housing. ~~**(for the site) will be maintained year on year.'**~~	
Main 142.	Policy PR12b - Sites Not Allocated in the Partial Review	Point 5(h)	Amend to read 'a Heritage Impact Assessment which will **identify** ~~**include**~~ measures to avoid or minimise conflict with identified heritage assets within and adjacent to the site. **These measures shall be incorporated or reflected, as appropriate, in any proposed development scheme'**	This change would further contribute to the positive effect identified against SA objective 9 (Protecting and Enhancing the Historic Environment), as it would add more certainty that appropriate mitigation, and potential enhancement measures, would be implemented. However, there would be no changes in the significance of the minor positive effect recorded. Some uncertainty is still attached to the effect recorded in acknowledgement of the fact that the need for additional allocations has yet to be established.
Main 143.	Policy PR12b - Sites Not Allocated in the Partial Review	Point 5(i)	Amend to read 'a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures**. The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme**'	This change would further contribute to the positive effect identified against SA objective 9 (Protecting and Enhancing the Historic Environment), as it would add more certainty that appropriate mitigation would be implemented. However, there would be no changes in the significance of the minor positive effect recorded. Some uncertainty is still attached to the effect recorded in acknowledgement of the fact that the need for additional allocations has yet to be established.
Main 144.	Policy PR12b – Sites Not Allocated	New point	Add as new point (3) **'50% of the homes are provided as affordable housing as defined by the**	The reiteration of the national planning policy requirement for 50% of delivered homes to be affordable provides helpful clarity and

Ref No.	Section / Policy / Paragraph / Table / Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
	in the Partial Review		**National Planning Policy Framework**.' Renumber Existing points 3 to 5 as 4 to 6.	consistency; however, as a national requirement it is not going to change the significance of the effects already identified.
Main 145.	Policy PR13 – Monitoring and Securing Delivery	3rd paragraph	Amend last sentence to read, 'This will include the implementation of Local Plans and County wide strategies such as the Local Transport Plan and the Oxfordshire Infrastructure Strategy **and associated monitoring**.	It is not considered that this change will alter the findings of the SA because the addition of this text will not affect the overall aim of Policy PR13.
Main 146.	Appendix 3 – Housing Trajectory	Allocation Column	Update housing trajectory as indicated on revised trajectory attached.	The effect of removing allocation Policy PR10 and the redistribution of 410 dwellings within remaining site allocations is considered under the proposed modifications to allocation Policies PR6a, PR6b, PR7a, PR7b and PR9 above.
Main 147.	Appendix 4 – Infrastructure Schedule	-	Update infrastructure schedule (see attached updated schedule)	The updates to the Infrastructure Schedule will not affect the overall findings of the Local Plan SA.
Main 148.	Whole Plan	Policies Maps	Remove policy shading for PR3b, PR3c, PR3d and PR3e (land to be removed from the Green Belt) (*note: retain shading for safeguarded land – PR3a*) (see attached Proposed Map Changes)	Removing this policy shading will not affect the overall findings of the SA.
Minor Modifications				
Min 1.	Whole Plan	All Relevant Maps	Update the copyright on all maps (see attached Proposed Map Changes)	Updating the copyright on all maps will not affect the overall findings of the SA.
Min 2.	Whole Plan	All Relevant Maps	Improve the scale bars on all maps (see attached Proposed Map Changes)	Improving the scale bars on all maps will not affect the overall findings of the SA.

Ref No.	Section / Policy / Paragraph / Table / Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
Min 3.	Whole Plan	All Relevant Maps	Improve differentiation between mapping designations/shading and ensure all mapping layers are clearly visible and ensure consistency with adopted Local Plan(see attached Proposed Map Changes)	Improving these mapping features so as to ensure consistency throughout the Local Plan will not affect the overall findings of the SA.
Min 4.	Whole Plan	All Relevant Maps	Ensure all proposed land allocations appear on other policy maps (e.g. Policy PR6b on the map for Policy PR6a) and add labels for the policies being illustrated (see attached Proposed Map Changes)	Ensuring all proposed land allocations and policy labels appear on the maps will not affect the overall findings of the SA.
Min 5.	Whole Plan	All Relevant Maps	Update layer including to show correct symbology/labelling for Ancient Woodland	Updating the layer to display the correct symbology/labelling for Ancient Woodland will not affect the overall findings of the SA.
Min 6.	Whole Plan	All Relevant Maps	Replace BAP habitat layer with S.41 NERC Act layer	The replacement of the BAP habitat layer will not affect the overall findings of the SA.
Min 7.	Whole Plan	All Relevant Maps	Show Local Wildlife Sites	Displaying the Local Wildlife Sites will not affect the overall findings of the SA.
Min 8.	Whole Plan	All Relevant maps	Ensure Conservation Target Area layer is clearly visible on all maps (see attached Proposed Map Changes)	Ensuring this layer is visible will not affect the overall findings of the SA.
Min 9.	Whole Plan	Plan Text and Footnotes	Update hyperlink to Evidence List on the Council's new website and document reference.	The updated hyperlink and document references will not affect the overall findings of the SA.

Ref No.	Section / Policy / Paragraph / Table / Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
Min 10.	All policies Maps - key	All policies Maps - key	Replace site reference number on the key with red site boundary notation and label it 'site boundary'.	This change to the maps will not affect the overall findings of the SA.
Min 11.	Executive Summary, Paragraph xxii.	2nd sentence	Amend to read as 'The policy makes it clear that if monitoring indicates that the vision and objectives cannot be met, the Council will consider whether it wishes to ask the Secretary of State for **Housing**, Communities and Local Government to…'	This additional word in the Executive Summary will not affect the overall findings of the SA, which focuses on the areas of search, site allocations and policies, as well as the vision and strategic objectives.
Min 12.	Table 3	Vale of White Horse	Replace '220' with '**2200**'	The correction of this typo will not affect the overall findings of the SA.
Min 13.	Text Box (Memorandum of Cooperation, November 2016)	2nd para.	Amend paragraph to read 'The Programme does not seek to identify, propose or recommend any site or sites for additional housing within any district. ~~**Each LPA will remain responsible for the allocation of housing sites within any district.**~~ Each LPA will remain responsible for the allocation of housing sites within its own district and through its own Local Plan process.'	This change to the wording will not affect the overall findings of the SA, which focuses on the areas of search, site allocations and policies, as well as the vision and strategic objectives.
Min 14.	Paragraph 3.17	-	In this growth context, the Oxfordshire councils continue to cooperate on cross-boundary strategic matters, including on an Oxfordshire Infrastructure Strategy (OxIS)(30), ~~**the first stage of**~~ which was completed in ~~**April**~~ 2017.	It is not considered that this change will alter the overall findings of the SA because it is a minor wording change.
Min 15.	Figure 10: Spatial Strategy – Key Diagram	Site PR7a	Extend proposed growth area	The effects of removing allocation Policy PR10 and the redistribution of 410 dwellings within remaining site allocations are considered

Ref No.	Section / Policy / Paragraph / Table / Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
Min 16.	Figure 10: Spatial Strategy – Key Diagram	Site PR7b	Extend proposed growth area	under the proposed modifications to allocation Policies PR6a, PR6b, PR7a, PR7b and PR9 above.
Min 17.	Figure 10: Spatial Strategy – Key Diagram	Site PR9	Extend proposed growth area	
Min 18.	Figure 10: Spatial Strategy – Key Diagram	Site PR10	Remove whole site from diagram	
Min 19.	Para 5.17	Point 2	Amend to read 'the clear inability for Oxford City to fully meet its own **housing** needs'	It is not considered that this change will alter the overall findings of the SA because it is a minor wording clarification.
Min 20.	Para 5.39	PR3(c)	Amend to read 'Following the development of land to the north of Oxford and to the west of Oxford Road, the A34 will form the logical, permanent Green Belt boundary **in** ~~**is**~~ this location.	It is not considered that this change will alter the overall findings of the SA because it is a minor wording clarification.
Min 21.	Policy PR3 - The Oxford Green Belt	Paragraph 5.39 PR3(e)	Amend the third sentence of paragraph 5.39 PR3 (e) to read: 'The potential extension of the Science Park will be considered further in **the next Local Plan** ~~**Local Plan Part 2**~~.'	It is not considered that this change will alter the overall findings of the SA because it is a minor wording clarification.
Min 22.	Policy PR3	(b)	Amend to read: '0.7 hectares of land adjoining and to the west of the railway (to the east of the strategic development site allocated under policy PR8 as shown on ~~**inset Policies Map PR8**~~ **the map at Appendix 2**)	It is not considered that this change will alter the findings of the SA because it is a minor wording change that will not affect the overall aim of Policy PR3.

Ref No.	Section / Policy / Paragraph / Table / Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
Min 23.	Policy PR3	(c)	Amend to read: '11.8 hectares of land south of the A34 and west of the railway line (to the west of the strategic development site allocated under policy PR6b as shown on ~~**inset Polices Map PR6b**~~ **the map at Appendix 2)'**	It is not considered that this change will alter the findings of the SA because it is a minor wording change that will not affect the overall aim of Policy PR3.
Min 24.	Policy PR3	(d)	Amend to read: '9.9 hectares of land comprising the existing Oxford Parkway Railway Station and the Water Eaton Park and Ride (as shown on ~~**inset Policies Map 6a**~~ **the map at Appendix 2**)'	It Is not considered that this change will alter the findings of the SA because it is a minor wording change that will not affect the overall aim of Policy PR3.
Min 25.	Policy PR3	(e)	Amend to read: '14.7 hectares of land to **the** north, east and west of Begbroke Science Park (as shown on ~~**inset Policies Map PR8**~~ **the map at Appendix 2)**'	It is not considered that this change will alter the findings of the SA because it is a minor wording change that will not affect the overall aim of Policy PR3.
Min 26.	Paragraph 5.57	2nd sentence	Amend to read 'In particular cycle improvements between Oxford Parkway **and** Cutteslowe Roundabout could help to complete an improved route between Kidlington and Oxford'.	This grammatical correction will not affect the overall findings of the SA.
Min 27.	Paragraph 5.78	Line 3	Amend to read '…far outweigh ~~**the**~~ those adverse effects…'	This grammatical correction will not affect the overall findings of the SA.
Min 28.	Policies Map	Policy PR6a	Remove 'existing green space' falling within Oxford City Council's administrative boundary	It is not considered that this change will alter the findings of the SA because the removal of this constraint will not affect the overall aim of Policy PR6b.
Min 29.	Policies Map	Policy PR6b	Remove 'existing green space' falling within Oxford City Council's administrative boundary.	It is not considered that this change will alter the findings of the SA because the removal of

Ref No.	Section / Policy / Paragraph / Table / Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
				this constraint will not affect the overall aim of Policy PR6b.
Min 30.	Policies Map	Policy PR6c	Remove 'existing green space' falling within Oxford City Council's administrative boundary.	It is not considered that this change will alter the findings of the SA because the removal of this constraint will not affect the overall aim of Policy PR6c.
Min 31.	Policy PR6c	1st paragraph	Amend to read 'Land at Frieze Farm **(30 hectares)** will be reserved ..'	It is not considered that this change will alter the findings of the SA because the removal of this constraint will not affect the overall aim of Policy PR6c.
Min 32.	Paragraph 5.697	Paragraph number	Renumber paragraph no. 5.697 as '**5.97**'	It is no considered that the renumbering of this paragraph will alter the overall findings of the SA.
Min 33.	Policy PR7b – Policies Map	Land at Stratfield Farm	Indicate location of orchard referred to in Policy PR7b, point 6 (See attached Proposed Map Changes)	It is not considered that this change will alter the findings of the SA because it is a presentational correction.
Min 34.	Policy PR7b	Point 8	Amend to read '...Land East of the A44 ~~**(PR9)**~~ **(PR8)** across the Oxford Canal,....'	It is not considered that this change will alter the findings of the SA because it is the correction of a typo.
Min 35.	Policy PR7b – Land at Stratfield Farm	PR7b – 10 (g)	Amend to read: The maintenance and enhancement of significant ~~**the protected**~~ trees, existing tree lines and hedgerows	It is not considered that this change will alter the findings of the SA because it is a minor wording clarification.
Min 36.	Policy PR7b	Point 13	Amend to read '...phase 1 habitat survey including ~~**A**~~ **An** habitat suitability index...'	It is not considered that this change will alter the findings of the SA because it is the correction of a typo.

Ref No.	Section / Policy / Paragraph / Table / Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
Min 37.	Policy PR8	Point 18m	~~**A**~~ **An** outline scheme for vehicular access by the emergency services.	It is not considered that this change will alter the findings of the SA because it is the correction of a typo.
Min 38.	Policy PR9 - Land West of Yarnton	Policy PR 9 - point 15	Amend to read: The application shall be supported by a Heritage Impact Assessment which will ~~**include**~~ **identify** measures to avoid or minimise conflict with identified heritage assets within or adjacent to the site' (point 15 ends)	It is not considered that this change will alter the findings of the SA because it is a minor wording clarification.
Min 39.	Paragraph 5.139	-	Amend to read: '…and the ~~**emerging**~~ Cherwell Design Guide'	It is not considered that this change will alter the overall findings of the SA because it is a clarification on the status of Cherwell District Council's Design Guide.
Min 40.	Policy PR11 – Infrastructure Delivery	Point 2	Amend to read: 'Completing and keeping up-to-date a Develop**er** ~~**ment**~~ Contributions Supplementary Planning Document…'	It is not considered that this change will alter the findings of the SA because it is the correction of a typo.
Min 41.	Paragraph 5.157	1st sentence	Amend to read 'We need **to** ensure…'	This grammatical correction will not affect the overall findings of the SA.
Min 42.	Policy PR13 – Monitoring and Securing Delivery	Final para.	Amend text to read: 'If monitoring indicates that the vision and objectives cannot be met, the Council will consider whether it wishes to ask the Secretary of State for **Housing**, Communities and Local Government to….'	It is not considered that this change will alter the findings of the SA because it is a minor update to the Secretary of State's title.
Min 43.	Appendix 1 - Policies Map	Policies Map	Add PR3a reference on Polices Map for the Safeguarded land to the south of policy PR8.	It is not considered that this change will alter the overall findings of the SA because it is a minor wording clarification.

Ref No.	Section / Policy / Paragraph / Table / Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
Min 44.	Appendix 1	Policies Map	Update reflecting changes to other Policies Maps (see attached)	These changes to Appendix 1 to reflect the updated policy maps will not alter the overall findings of the SA.
Min 45.	Appendix 2	Proposed Modifications to the Green Belt within Cherwell District	Add labels for PR3a, PR3b, PR3c, PR3d and PR3e	The addition of these labels will not alter the overall findings of the SA.
Min 46.	Appendix 2	Proposed Modifications to the Green Belt in Cherwell District	Amend Green Belt to be removed for sites PR7a, PR7b and PR9	The release of more land from the Green Belt in these locations reflects the increase in the extent of residential development within each site. See the SA effects recorded against the rows summarising the Main Modifications to allocation Policies PR7a, PR7b and PR9 above for a summary of the likely effects of more development in these locations.
Min 47.	Appendix 3 – Housing Trajectory	Allocation Column	Insert lines to identify 5 year period	This presentational correction will not affect the overall findings of the SA.
Min 48.	Appendix 5 – Monitoring Framework	Policy PR3 Local Plan Indicators	PR7a- replace 10.75 ha with 20.7 ha Add PR7 b– 5.2 ha PR9 – replace 17.6 ha with 27.2 ha	See the SA effects recorded against the rows summarising the Main Modifications to allocation Policies PR7a, PR7b and PR9 above for a summary of the likely effects of more development in these locations.
Min 49.	Appendix 5 – Monitoring Framework	Policy PR6a Local Plan Indicators	Delete Local Plan Indicators and replace with **‘Residential completions’**	This minor change of the wording in the table in Appendix 5 will not affect the overall findings of the SA.

Ref No.	Section / Policy / Paragraph / Table / Diagram	Reference	Proposed Modification	Will the Proposed Modification alter the SA findings set out in the 2017 SA Report?
Min 50.	Appendix 5	Policy PR10	Delete row associated with PR10	Removing the row will not affect the overall findings of the SA.
Min 51.	Appendix 6 - Thematic Maps	-	Make the following changes to the theme maps - Remove Woodstock housing allocation and the associated green infrastructure at site PR10	Removing the Woodstock housing allocation from the theme map will not affect the overall findings of the SA.
Min 52.	Appendix 7 - Evidence Base	-	Update Evidence link as follows: https://www.cherwell.gov.uk/info/112/evidence-base/369/local-plan-part-1-partial-review---evidence-base	The provision of this evidence link will not affect the overall findings of the SA.

Cumulative and in-combination effects of the proposed modifications to the Plan

1.150 In response to the need to reallocate 410 homes from Woodstock (PR10) to elsewhere in the District, Cherwell District Council commissioned a range of evidence updates, covering ecology, transport, water, landscape and the historic environment, to establish whether the redistribution of the homes to PR6a, PR6b, PR7a, PR7b and PR9 would result in additional cumulative and in-combination effects. The additional evidence consistently concludes that there would be no significant change to the effects identified for the original distribution of growth including PR10, and for some issues the redistribution would in fact result in more positive (or less negative) effects.

1.151 In conclusion, although there will be negative effects associated with the reallocation of the 410 homes from PR10 to allocation Policies PR6a, PR6b, PR7a, PR7b and PR9, the significance of these adverse effects has not changed from those already identified through the SA of the original number of homes allocated at each location. More generally, the proposed modifications would contribute positively to, but not change, the overall cumulative effects of the Local Plan Partial Review as a whole, as recorded in the June 2017 SA Report. Similarly, the potential sustainability effects of the proposed modifications to the Local Plan Partial Review in combination with the likely effects of other related plans, programmes and projects are not different from those recorded in the June 2017 SA Report.

Habitats Regulations Assessment (HRA)

1.152 The June 2017 HRA of the Cherwell Local Plan 2011-2031: Partial Review - Oxford's Unmet Housing Needs proposed submission Plan concluded that there would be 'no likely significant effects' on any Natura 2000 Sites as a result of the proposals within the Plan.

1.153 An HRA Addendum (February 2018) considered the focused changes and minor modifications proposed to the Partial Review following consultation on the proposed submission Local Plan Review and concluded that the findings of the 2017 HRA and its conclusions still apply. Following the Court of Justice of the European Union ("CJEU") judgment in April 2018 People Over Wind and Sweetman v Coillte Teoranta (C-323/17), the HRA was updated again to reflect the implications of the judgement and incorporate the Stage 2 Appropriate Assessment.

1.154 The latest HRA (September 2019) has assessed whether the Main Modifications and Minor Modifications involving the re-allocation of 410 houses from site PR10 to determine whether the findings of the HRA August 2018 are still valid. It has concluded that the main modifications and minor modifications do not change the findings and conclusions of the HRA Stage 1 and Stage 2 Appropriate Assessment of the Partial Review of the Cherwell Local Plan 2011 – 2031 (Part1): Oxford's Unmet Housing Need proposed submission Plan.

Monitoring indicators

1.155 In light of the above, the proposed monitoring indicators for monitoring the effects of the Plan in the SA Report which accompanied proposed submission Plan in June 2017 remain unchanged.

Appendix 1
Baseline and evidence updates

Baseline and evidence base updates

1.1 Since the publication of the first SA Addendum in February 2018 , the following additional key evidence documents of relevance to the SA have been produced by the Council and described below. All evidence relating to the Partial Review is available on the Council's website.

- Land North of Shipton Road, Woodstock Heritage Assessment (June 2018).[7]
- Open Space, Sport and Recreation Assessment and Strategies (October 2018).[8]
- Cherwell Water Cycle Study Addendum (September 2019).[9]
- Landscape Assessment for site PR9 (September 2019).[10]
- Transport Assessment Addendum (September 2019).[11]
- Housing and Economic Land Availability Assessment (HELAA)Addendum (September 2019).[12]
- Ecological Advice – Cumulative Impacts Addendum (September 2019).[13]
- Green Belt Study Addendum (September 2019).[14]
- Site Capacity Sense Check (September 2019).[15]

Land North of Shipton Road, Woodstock Heritage Assessment (June 2018)

1.2 A Heritage Impact Assessment was prepared by WYG on behalf of Cherwell District Council. The Heritage Impact Assessment was produced to identify heritage constraints and determine the suitability and nature of development within the site and will be used to inform the requirement for further archaeological assessment in the area.

Open Space, Sport and Recreation Assessment and Strategies (October 2018)

1.3 Paragraph 3.88 of the 2017 SA Report referred to the consultation carried out as part of the preparation of the Open Space, Sport and Recreation, Assessment and Strategies document under preparation by Nortofts Partnership Ltd, making reference to its initial findings. The Council published a Playing Pitch Strategy and Sports facility Strategy in October 2018 which has informed the proposed modifications to the Plan.

Cherwell Water Cycle Study Addendum (September 2019)

1.4 Paragraph 3.42 of the 2017 SA Report sets out the baseline with regard to wastewater treatment capacity in the District. The November 2017 Water Cycle Study (WCS) identifies that four (rather than six, as stated in the SA) Wastewater treatment works (WwTWs) (Banbury, Bloxham, Former RAF Upper Heyford and Woodstock) have potential to contribute to significant water quality impacts on the receiving watercourse of the River Cherwell, the River Glyme, Bloxham Brook and Gallos Brook, if capacity is utilised in line with currently proposed growth. However, as the WCS still concludes that feasible solutions are available to ensure legislative objectives are met, the November 2017 WCS does not affect the conclusions of the 2017 SA Report in relation to SA objective 11 (water quality and quantity).

1.5 Analysis of the redistribution of the dwellings from the Woodstock site has demonstrated that the changes resulted in a reduction to the forecasted growth at Woodstock WwTW but an increase to the forecasted growth to Oxford Wastewater Treatment Works (WwTW). It was therefore necessary to undertake additional analysis.

[7] Land North of Shipton Road, Woodstock Heritage Assessment, WYG, June 2018
[8] Open Space, Sport and Recreation Assessment and Strategies, Nortfoft, July 2017 – October 2018
[9] Cherwell Water Cycle Study Addendum, Cherwell District Council, September 2019
[10] Landscape Analysis to support the Response to the Inspector's Advice Note, WYP, September 2019
[11] Transport Assessment Addendum, ITP, September 2019
[12] Housing and Economic Land Availability Assessment Addendum, Cherwell District Council, September 2019
[13] Ecological Advice – Cumulative Impacts Addendum, WYG, September 2019
[14] Addendum to Cherwell Green Belt Study, LUC, September 2019
[15] Site Capacity Sense Check, Alan Baxter Ltd (ABA), September 2019

1.6 The analysis of the redistribution of housing concluded that there would be no material change to other assessments (including the water resource assessment) undertaken and reported in the 2017 WCS report; this is because there has been no overall change in housing number delivery. Therefore, no re-analysis has been undertaken of any other element of the 2017 study, other than wastewater and water quality.

1.7 Additional analysis of the change in wastewater flows likely to be generated within the Cassington, Oxford and Woodstock WwTW catchments has been undertaken, and statistical water quality modelling[1] revisited for Oxford WwTW. This statistical-based water quality modelling was required to determine the discharge permit quality conditions required to ensure compliance with regulatory and legislative water quality objectives. An updated water quality assessment has not been undertaken for either Woodstock or Cassington WwTW because the forecasted growth at both sites will be less than presented in the 2017 WCS report. Woodstock WwTW already had available flow capacity for all planned growth and the forecast is now lower than planned, and the reduction in forecasted growth received by Cassington WwTW will result in no adverse effect.

1.8 The updated water quality modelling for Oxford WwTW shows a small change to the future permit quality condition required. This change is not significant, therefore the summary and recommendations of the 2017 WCS are still valid and have not been updated.

Landscape Assessment for site PR9 (September 2019)

1.9 WYG was instructed by Cherwell District Council (CDC) to assess, in landscape terms, the potential westward extent of an allocation for site PR9 and advise on the possible treatment of the new urban edge. A proposal for a school playing field in the south of the area was also evaluated. The addendum concludes that the landscape of the site could accommodate residential development on the lower slopes in the east of the area, avoiding rising up the steeper mid-slopes, so that the enclosing function of the landform to the lower-lying broad vale would be retained. The addendum recommends that the westward extent of development should be related to the 75m AOD contour, although the strong vegetation structure to the large central field and the shallower slopes continuing to about the 78m contour here could accommodate development to about that level. Substantial green infrastructure for the development and the outer buffer is also recommended. Further details on the findings are set out in the published landscape assessment.

Transport Assessment (September 2019)

1.10 An addendum to the Council's Transport Assessment for the proposed submission Plan has been prepared in collaboration with Oxfordshire County Council's Transport officers, on behalf of Cherwell District Council (CDC) in relation to its Local Plan 2011-2031 Partial Review in response to the Inspector's post hearing advice note. The Addendum provides:

- A summary of Inspector's advice, and comments, on the sustainable transport strategy and rationale that supported the Submission Plan.
- Anticipated impacts of revisions to site allocations in terms of sustainable transport and highways considerations.
- A review of the case for a new link road between the A44 and A4260, in the vicinity of Loop Farm roundabout.

1.11 The addendum concludes that taken together, the revised Local Plan site allocations proposed by CDC officers, in response to Inspector's Post-Hearing Advice Note (PC5)[16], are expected to have a net-positive overall effect on previously assessed transport impacts.

Ecological Advice - Cumulative Impacts (September 2019)

1.12 WYG was commissioned in September 2019 to produce an Addendum to the Partial Review of the Cherwell Local Plan 2011-2031: Oxford's Unmet Housing Need: Ecological Advice – Cumulative Impacts (WYG, 2017).

[16] Inspector Post-Hearing Advice Note. Available at: https://www.cherwell.gov.uk/download/downloads/id/9135/pc5---inspectors-post-hearing-advice-note.pdf

1.13 The objectives of this addendum report are to:

- Assess any changes in the cumulative impacts from the redistribution of housing units within the six remaining sites and the significance on ecological features identified; and
- Assess any changes in cumulative impacts from the redistribution of housing units within the six remaining sites upon Rushy Meadows SSSI.

1.14 The cumulative impacts are considered to be consistent with the assessment in 2017. Policies PR6a – PR9 remain consistent with the avoidance, mitigation or compensation measures of the six remaining proposed strategic sites, contained within the Partial Review of the Cherwell Local Plan 2011-2031: Oxford's Unmet Housing Need: Ecological Advice – Cumulative Impacts (WYG, 2017).

Green Belt Study Addendum (September 2019)

1.15 Cherwell District Council commissioned LUC to produce a further addendum to the Cherwell Green Belt Study and addendum, to comment on the positioning of revised Green Belt boundaries associated with three allocation policies:

- PR7a – Land South East of Kidlington.
- PR7b – Land at Stratfield Farm.
- PR9 – Land West of Yarnton.

1.16 The conclusions are provided in the addendum.

Site Capacity Sense Check (September 2019)

1.17 Alan Baxter Ltd (ABA) has been asked to provide further support to Cherwell District Council (CDC) on site housing yields in response to the Inspector's advice note. Support has previously been provided to CDC on strategy development and with the peer review of site capacities. The findings are set out in the document.

Review of SA Report Baseline

1.18 A review has also been undertaken of the baseline set out in the 2017 SA report, which covers a range of topics including the landscape and historic environment of the District, biodiversity, transport and climate change, energy consumption and efficiency, population and health, housing, the economy, social inclusion and deprivation, and education. No significant changes to the key issues and opportunities reported in the 2017 SA report were identified. These new evidence bases have informed the Local Plan Partial Review and the SA; however, **it is not considered that the information they contain materially affects the SA effects previously identified.**

Review of plans, policies and programmes

1.19 Since the publication of the proposed submission Plan, the following national and regional plans, policies and programmes have been updated/published that are relevant to the Cherwell Local Plan Partial Review:

National

- **National Planning Policy Framework (2019)[17]:** The NPPF sets out the government's planning policies for England and how these are expected to be applied. The original NPPF was published in March 2012, before being updated in July 2018. The latest version of the NPPF was published in June 2019. Notable changes made since the publication of the original 2012 version include:
  - Design policies are considered instrumental in delivering new homes, and local planning authorities (LPAs) must make sure that the quality of approved developments does not materially diminish between permission and completion.

[17] National Planning Policy Framework, MHCLG, 2019: https://www.gov.uk/government/publications/national-planning-policy-framework--2.

- Planning policies and decisions should promote the diversification of town centres as this is key to their long-term vitality and viability. They should clarify the range of uses permitted in such locations.
- Planning policies and decisions should promote effective use of land, giving substantial weight to the value of using suitable brownfield land. There is also support for upward extensions and for local authorities to take a positive approach to applications for alternative uses on land which is currently developed but not allocated.
- Planning policies and decisions should consider the social, economic and environmental benefits of estate regeneration. There is also additional recognition of the role that planning can play in promoting social interaction and healthy lifestyles.
- Clarity on the ways in which transport should be considered as part of the planning process from the earliest stages of plan-making and development proposals.
- Plans are to have regard to the cumulative impacts of flood risk, rather than just to or from individual development sites.
- Updates also align with the 25 Year Environment Plan, including taking air quality into account in planning policies and decisions.

- **National Planning Practice Guidance (NPPG)[18] :** The NPPG was last updated in July 2019. It now contains further guidance on how Green Belt openness and enhancement can be assessed, guidance on maintaining housing supply and delivery, and the effective use of land.
- **A Green Future: Our 25 Year Plan to Improve the Environment[19] :** This document was published in January 2018 and last updated in May 2019. It sets out government actions to help the natural world regain and retain good health. It aims to deliver cleaner air and water in our cities and rural landscapes, protect threatened species and provide richer wildlife habitats.
- **The Road to Zero[20] :** This document was published in July 2018. It puts the UK at the forefront of the design and manufacturing of zero emission vehicles and aims for all new cars and vans to be effectively zero emission by 2040.
- **UK Plan for tackling roadside nitrogen dioxide concentrations[21] :** This document was published in July 2017 and last updated in October 2018. It is the UK air quality plan for bringing nitrogen dioxide (NO_2) air pollution within statutory limits in the shortest possible time. It contains a number of actions to be undertaken across the UK.
- **Clean Air Strategy 2019[22] :** This document was published in January 2019, replacing the draft version published in 2018. It sets out what actions are required to tackle air pollution, such as Clean Air Zones. The will help ensure that targets set by government to tackle air pollution are met.
- **Making the country resilient to a changing climate[23] :** This document was published by the National Adaptation Programme in July 2018 and replaces the previous version published in July 2013 that covered the period 2013 to 2018. This document covers the period 2018 to 2023. It sets out the actions the government is and will be taking to address the risks and opportunities posed by a changing climate.

[18] National Planning Practice Guidance, MHCLG, 2019: https://www.gov.uk/government/collections/planning-practice-guidance.

[19] A Green Future: Our 25 Year Plan to Improve the Environment, HM Government, 2019: https://www.gov.uk/government/publications/25-year-environment-plan.

[20] The Road to Zero, HM Government, 2018: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/739460/road-to-zero.pdf.

[21] UK Plan for tackling roadside nitrogen dioxide concentrations, DEFRA, 2018: https://www.gov.uk/government/publications/air-quality-plan-for-nitrogen-dioxide-no2-in-uk-2017.

[22] Clean Air Strategy, DEFRA, 2019: https://www.gov.uk/government/publications/clean-air-strategy-2019.

[23] Making the country resilient to a changing climate, HM Government, 2018: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/727259/pb13942-nap-20130701.pdf.

- **Heritage Statement 2017[24] :** This document was published in 2017. It sets out how the government will support the heritage sector and help it to protect and care for our heritage and historic environment in coming years.

Sub-Regional/County

- **Thames Water Draft Water Resources Management Plan[25]:** This Plan looks ahead over the next 80 years to 2100. The Plan looks at demand management options to make best use of existing water as well as new water resource supplies. The Plan proposes the South East Strategic Reservoir Option to improve the resilience of both the Thames Water and Affinity Water regions (parts of Bedfordshire, Buckinghamshire, Essex, Greater London, Hertfordshire, Surrey and Kent) through the creation of a regional storage and transfer hub. This will capture and store water falling on the wetter west side of the region to meet the growing needs Swindon and Oxford. Development of this new reservoir is earmarked from 2037.
- **Oxfordshire Housing and Growth Deal[26]:** In February 2018, all of the local authorities in Oxfordshire signed a Housing and Growth Deal, whereby the authorities would receive up to £215 million of central government funding in return for delivering 100,000 homes by 2031. The assumption built in to this figure was that 1,400 dwellings per annum were required in Oxford to 2031. This requires achievement of a series of milestones to be achieved by the local authorities, with funding contingent on the achievement of each milestone.
- **Oxfordshire Infrastructure Strategy[27]:** The Oxfordshire Growth Board published the Oxfordshire Infrastructure Strategy in November 2017. This sets out ambitions for new and improved infrastructure to 2031 and beyond. Regionally and county-wide, the strategy supports an East-West rail link between Oxford, Bicester, Milton Keynes and Bedford; rail improvements between Oxford and Didcot; redevelopment of Oxford Station, and upgrades to the A34. In the long term, it also supports an Oxford-Cambridge expressway, which will provide a new high-quality road link between Oxford, Milton Keynes and Cambridge. Once completed, the new road is expected to take up to 40 minutes off journeys between the M4 and the M1, bringing Oxford and Cambridge to within a 45-minute drive of Milton Keynes.
- **Oxfordshire Joint Health and Wellbeing Strategy[28]:** This Strategy was published in March 2019 and sets out how the NHS, Local Government and Healthwatch will work together to improve people's health and wellbeing in Oxfordshire. They aim to: (1) prevent ill health before it starts; (2) give patients and service users a high-quality experience; (3) work with residents on re-shaping their local services; and (4) tackle chronic workforce shortages.
- **Oxfordshire Local Industrial Strategy[29]:** This Strategy was published in July 2019 and sets out a plan to build on Oxfordshire's strong foundations and world-leading assets, to deliver transformative growth which is clean and sustainable and delivers prosperity for all communities across the county. It will deliver the aims of the national Industrial Strategy, government's long-term plan to boost productivity, by backing businesses and investing in skills, industries and infrastructure.
- **Oxford-Milton Keynes-Cambridge 'knowledge arc'[30]:** The high growth planned for Oxfordshire is part of the development of a 'knowledge arc' between Oxford, Milton Keynes and Cambridge. The 'knowledge arc' is being promoted by all of the local authorities along this corridor, and by the National Infrastructure Commission. In particular, the National

[24] Heritage Statement 2017, DDCMS, 2017: https://www.gov.uk/government/publications/the-heritage-statement-2017.

[25] Thames Water Draft Water Resources Management Plan, Thames Water, 2019: https://corporate.thameswater.co.uk/-/media/Site-Content/Your-water-future-2018/Statement-of-response/Statement-of-Response---Main-document.pdf?la=en.

[26] Oxfordshire Housing and Growth Deal, Oxford City Council, 2018: https://www.oxford.gov.uk/downloads/file/4138/outline_agreement

[27] Oxfordshire Infrastructure Strategy, AECOM, 2017: https://www.oxfordshiregrowthboard.org/wp-content/uploads/2018/04/oxis_stage2.pdf.

[28] Oxfordshire Joint Health and Wellbeing Strategy, Oxfordshire County Council, 2019: https://www2.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/aboutyourcouncil/plansperformancepolicy/oxfordshirejointhwbstrategy.pdf.

[29] Oxfordshire Local Industrial Strategy, HM Government, 2019: https://www.oxfordshirelep.com/sites/default/files/uploads/Oxfordshire-SINGLE-PAGE_1.pdf.

[30] Oxford-Milton Keynes-Cambridge 'knowledge arc', National Infrastructure Commission, 2017: https://www.nic.org.uk/wp-content/uploads/Partnering-for-Prosperty.pdf

Infrastructure Commission supports the East-West rail line and an Oxford-Cambridge expressway in its 2017 report 'Partnering for Prosperity.'

- **The Oxford-Cambridge Arc[31]:** This document was published in March 2019 and provides an update on government's overarching ambition for the Arc, including a joint declaration between government and local partners, signalling the importance of collaboration to achieve these aims.
- **Oxfordshire Walking Design Standards[32]:** This guidance has been produced for developers, scheme designers, engineers and master planners to ensure an attractive and functional environment for walking that is available to all users.
- **Oxfordshire Cycling Design Standards[33]**: This guidance aims to draw attention to key issues and to outline the application of contemporary cycle design thinking from across the country in the Oxfordshire context. Several similar documents from other parts of the country have been used to inform this guidance.
- **Oxford Housing and Homelessness Strategy[34]:** This document represents and update to the previous Oxford Housing Strategy referenced in the SA Report (2017). The strategy reemphasises Oxford significant housing challenges, focussing around high demand and limited supply. These issues are increasing the Borough's homelessness pressures. The ambition of the new Strategy is for '*Oxford to be a City where people have access to affordable and high-quality homes that enable them to build settled, safe and healthy lives, within sustainable and thriving communities.*'

Oxfordshire Local Plans

1.20 The most recent versions of the remaining four Oxfordshire Districts' Local Plans aim to deliver at least 68,750 additional dwellings, including contributions to Oxford City's unmet housing need, albeit over different time periods. In combination with the 22,840 dwellings allocated within the adopted Cherwell Local Plan and the additional 4,400 homes allocated in the Local Plan Review, a total of 96,000 net additional dwellings. **Table A1** below provides a summary of the Districts' planned housing delivery.

Table A1 - Planned housing delivery

District	Planned Additional Dwellings	Local Plan Period	Status of Local Plan
Oxfordshire Authorities			
Cherwell	22,840	2011-31	Adopted Dec 2016
Cherwell's delivery of Oxford City's unmet needs	4,400	2019-31	Proposed Submission Partial Review July 2017
Oxford City	8,620	2016-36	Proposed Submission Nov 2018
South Oxfordshire District	17,825	2011-34	Publication Version 2nd Scrutiny Version Jan 2019
South Oxfordshire's Delivery of Oxford City's unmet needs	4,950	2011-31	
Vale of White Horse District	20,560	2011-31	Adopted Dec 2016

[31] The Oxford-Cambridge Arc, MHCLG, 2019: https://www.gov.uk/government/publications/the-oxford-cambridge-arc-government-ambition-and-joint-declaration-between-government-and-local-partners

[32] Oxfordshire Walking Design Standards, Oxfordshire County Council, 2017: https://www2.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/roadsandtransport/transportpoliciesandplans/newdevelopments/WalkingStandards.pdf

[33] Oxfordshire Cycling Design Standards, Oxfordshire County Council, 2017: https://www2.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/roadsandtransport/transportpoliciesandplans/newdevelopments/CyclingStandards.pdf.

[34] Oxford Housing and Homelessness Strategy, Oxford City Council (2018-2021): file:///C:/Users/allen_j/Downloads/Housing_and_Homelessness_Strategy_2018_2021_FINAL.pdf

District	Planned Additional Dwellings	Local Plan Period	Status of Local Plan
Vale of White Horse's Delivery of Oxford City's unmet needs	2,200	2019-31	Publication Version Part 2 Submitted Oct 2017
West Oxfordshire District	13,200	2011-31	Adopted Sep 2018
Neighbouring Cherwell Authorities			
Aylesbury Vale	27,400	2013-2033	Proposed Submission Nov 2017
South Northamptonshire	7,170[35]	2011-2029	Proposed Submission Sep 2018
Stratford-on-Avon	14,600	2011-2031	Adopted Jul 2016

Cherwell Neighbourhood Plans

1.21 Since the publication of the 2017 SA report the Council has 'made' the Mid-Cherwell Neighbourhood Plan[36] (March 2018) and the Adderbury Neighbourhood Plan[37] (July 2018). The Mid-Cherwell Neighbourhood Plan covers the Plan Period 2018-2031 and includes a range of planning policies to contribute towards managing development around and in between the areas category A and B villages. The Plan also promotes the protection of important local views and vistas, local green spaces, the control of light pollution, small-scale, affordable, adaptable and extra-care housing schemes. The Adderbury Neighbourhood Plan covers the Plan Period 2014-2031 and includes a range of planning policies designed to protect local green infrastructure, local green spaces and manage design in Conservation Areas and other areas of notable important local character.

[35] Excludes strategic urban extensions to the Northampton Related Development Area (NRDA), which are allocated in the West Northamptonshire Joint Core Strategy Policy S3 (December 2014)

[36] Mid-Cherwell Neighbourhood Plan (March, 2018) Available at: https://www.cherwell.gov.uk/NeighbourhoodPlans

[37] Adderbury Neighbourhood Plan (July, 2018) Available at: https://www.cherwell.gov.uk/NeighbourhoodPlans

Appendix 2

Assumptions to be applied in the SA of options using the SA framework

Assumptions applied during the SA of areas of search and residential site options for the Cherwell Local Plan Partial Review

SA Objective	Sub-objectives	Assumptions
SA Objectives related to meeting Oxford's Needs (Oxford Effects Recorded)		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	1. Will it contribute to meeting Oxford's unmet housing requirements? 2. Will it increase the supply of affordable homes, including for the homeless? 3. Will it encourage a mixed use and range of housing tenure, including meeting affordable housing needs?	The driver for the Partial Review of the Plan is to fulfil the District's Duty to Cooperate by working to accommodate some of Oxford's housing shortfall. Cherwell's Local Plan already makes provision for Cherwell's housing needs over the Plan period. Therefore, effects against SA objective 1 have only been assessed and recorded in relation to meeting Oxford's housing needs. All potential areas of search/sites are expected to have positive effects on this objective for Oxford, due to the nature of the proposed development. It is assumed that all areas of search/sites will make provision for affordable housing (either on site or by way of financial contribution). All areas of search/sites are considered to make a significant contribution (++) to meeting Oxford's unmet housing need, as they would be likely to accommodate a substantial amount of the residential development required.
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	1. Will it promote accessible employment opportunities? 2. Will it contribute to reducing short and long-term unemployment?	The driver for the Partial Review of the Plan is to fulfil the District's Duty to Cooperate by working to accommodate some of Oxford's housing shortfall, including associated facilities and infrastructure to service this growth. Cherwell's Local Plan already makes provision for Cherwell's housing needs and its associated employment needs over the Plan period. Population growth associated with new development could have an effect on this objective by increasing the number of economically active people in close proximity to Oxford. Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford. Although it is not possible to predict whether new residents would choose to work in Oxford, the relative accessibility of each area of search/site to jobs in Oxford, either by walking and cycling, public transport or private car has been used to determine their contribution to this SA objective. • Areas of search/sites which scored 'Green' in both ITP's assessments of 'access to jobs' are likely to have a significant positive (++) effect.

SA Objective	Sub-objectives	Assumptions
		• Areas of search/sites which scored 'Green' in one of ITP's two assessments of 'access to jobs' are likely to have a minor positive (+) effect. • Areas of search/sites which scored 'Amber' in both ITP's assessments of 'access to jobs' are likely to have a minor negative (-) effect. • Minor mixed effects (+/-) are likely where areas of search/sites fall under both 2 and 3 above or contain both 'Green' and 'Amber' or 'Red' scores. • Areas of search/sites which scored 'Red' in both ITP's assessments of 'access to jobs', or one 'Amber' and one 'Red' are likely to have a significant negative (--) effect.
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	1. Will it encourage new business start-ups and opportunities for local people? 2. Will it improve business development and enhance productivity? 3. Will it enhance the image of Oxford as a business location? 4. Will it encourage inward investment? 5. Will it make land and property available for business development? 6. Will it assist in increasing the viability of the rural and farming economy? 7. Will it promote development in key sectors? 8. Will it promote regeneration; reducing disparities with surrounding areas?	The driver for the Partial Review of the Plan is to fulfil the District's Duty to Cooperate by working to accommodate some of Oxford's housing shortfall, including associated facilities and infrastructure to service this growth. Cherwell's Local Plan already makes provision for Cherwell's housing needs and its associated education and employment needs over the Plan period. The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive (+) effect. Indirect minor positive (+) effects on economic growth are also likely in the short term as a result of the increased rates of construction associated with the new developments.

SA Objective	Sub-objectives	Assumptions	
	9. Will it promote development in key clusters? 10. Will it increase business opportunities in the tourism sector?		
SA objectives with particular spatial relevance to Oxford (Oxford and Cherwell Effects Record)			
3. To reduce poverty and social exclusion.	1. Will it assist in reducing poverty and social exclusion in Cherwell and Oxford? 2. Does the spatial option provide opportunities to contribute towards the regeneration of more deprived neighbourhoods?	The creation of attractive, mixed and well-balanced communities is influenced by a range of factors – the provision of a mix of housing types, schools, shops, healthcare, open space/sports facilities – which relate to the detail (in particular the design) of developments, and will be influenced through Local Plan policies. Therefore, the likely effect on creating attractive, mixed and well-balanced communities will more easily be assessed alongside policies and criteria in Development Plans and specific site proposals which address the particular circumstances of the site and its location. Therefore, consideration is given to the potential for new development to contribute to the regeneration of currently deprived areas instead, and the location of the areas of search/sites in relation to such areas will be taken into account as follows:	
		Oxford	Where an area of search/site is within or adjacent to a neighbourhood that is among the most deprived in Oxford, a minor positive (+) effect is likely. Where an area of search/site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford, a negligible (0) effect is likely.
		Cherwell	Where an area of search/site is within or adjacent to a neighbourhood that is among the most deprived in Cherwell (i.e. within the bottom 30%), a minor positive (+) effect is likely. Where an area of search/site is not within or adjacent to a neighbourhood that is among the most deprived (i.e. above 30%) in Cherwell, a negligible (0) effect is likely.
6. To improve accessibility to all services and facilities.	1. Will it promote compact, mixed-use development, with good accessibility to local	The location of areas of search/sites will not directly affect the nature of developments, as these would be more influenced by development management policies. However, the location of housing could affect this objective by influencing people's ability to access good	

SA Objective	Sub-objectives	Assumptions	
	facilities (e.g. employment, education, health services, shopping, leisure, green spaces and culture) that improves accessibility and decreases the need to travel? 2. Will it provide convenient access to the cultural offer of Oxford via existing transport links?	quality local services including education, retail, leisure and cultural opportunities. (In addition, a large scale development could also potentially stimulate the provision of new services and facilities). It is important that there is sustainable and affordable access to these services and facilities including in order to maintain social linkages. For example, students living outside of university-provided accommodation need access to Oxford's higher education institutions. Oxford contains an extensive range of services and facilities including shops, leisure opportunities, restaurants, theatres, schools, colleges, public services and hospitals, including the John Radcliffe hospital.	
		Oxford	• Where an area of search/site is directly linked to sustainable transport routes that serve Oxford (i.e. scored 'Green' in ITP's assessment of 'proximity to current sustainable transport'), a significant positive (++) effect is likely. • Where an area of search/site is in close proximity to sustainable transport routes that serve Oxford (i.e. scored 'Amber' in ITP's assessment of 'proximity to current sustainable transport'), a minor positive (+) effect is likely. • Where an area of search/site is removed from existing sustainable transport routes that serve Oxford (i.e. scored 'Red' in ITP's assessment of 'proximity to current sustainable transport'), a significant negative (--) effect is likely. Access to employment opportunities is assessed under SA objective 16. Access to existing open space and sports facilities is considered in the appraisal of Areas of Search/sites against SA Objective 2, which is concerned with health and well-being.
		The location of areas of search will not directly affect the nature of developments, as these would be more influenced by development management policies. However, the location of housing could affect this objective by influencing people's ability to access good quality local services including education, retail, leisure and cultural opportunities in a particular location (in addition, a large scale development could also potentially stimulate the provision of new services and facilities). Cherwell's two main towns of Bicester and Banbury, and to a lesser extent Kidlington, have a good range of retail and cultural services and facilities, and public transport links. The	

SA Objective	Sub-objectives	Assumptions	
		villages and rural areas have a smaller range and fewer services, facilities and public transport links. Therefore, proximity to those centres, with their varying levels and ranges of services and facilities, can be used as an indicator of proximity to services and facilities.	
		Cherwell (Areas of Search)	• Areas of search within or adjacent to Bicester, Banbury and Kidlington will have a significant positive (++) effect. • Areas of search within or adjacent to Category A Villages (Service Centres), excluding Kidlington, will have a minor positive (+) effect. • Areas of search within or adjacent to Category A Villages, excluding Kidlington, and within 800m of a primary school and a secondary school will be upgraded from a minor positive (+) to a significant positive (++) effect. • Areas of search not within or adjacent to the main towns or Category A Villages (Service Centres), excluding Kidlington, but are within walking distance (800m) of public transport links (bus stops, cycle paths and railway stations) will have a minor positive but uncertain (+?) effect. • Areas of search not within or adjacent to the main towns or Category A Villages (Service Centres), excluding Kidlington, and are not within walking distance of public transport links (bus stops, cycle paths and railway stations) will have a significant negative (--) effect. Access to existing open space and sports facilities is considered in the appraisal of Areas of Search/sites against SA Objective 2, which is concerned with health and well-being.

SA Objective	Sub-objectives	Assumptions	
		Cherwell (Sites)	• Where a site is directly linked to sustainable transport routes that serve Cherwell (i.e. scored 'Green' in ITP's assessment of 'proximity to current sustainable transport'), a significant positive (++) effect is likely. • Where a site is in close proximity to sustainable transport routes that serve Cherwell (i.e. scored 'Amber' in ITP's assessment of 'proximity to current sustainable transport'), a minor positive (+) effect is likely. • Where a site is removed from existing sustainable transport routes that serve Cherwell (i.e. scored 'Red' in ITP's assessment of 'proximity to current sustainable transport'), a significant negative (--) effect is likely. The main source of services and facilities is expected to be Oxford. However at the site level there are varying opportunities for walking and cycling to access services and facilities at Kidlington, the villages and north Oxford and there may be barriers. Considering this, where there are more or fewer opportunities to access services and facilities the score provided for Cherwell will be changed. Access to existing open space and sports facilities is considered in the appraisal of Areas of Search/sites against SA Objective 2, which is concerned with health and well-being.
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	1. Will it address any particular air quality impacts arising from specific operational and/or construction related development activities? 2. Will it improve air quality particularly within identified AQMAs? 3. Will it promote more sustainable transport patterns and reduce the need to travel, particularly in areas of high	The location of development will influence levels of air pollution by affecting the level of likely car use amongst residents. Access to sustainable and affordable transport is key to determining accessibility to jobs in Oxford. There are currently three Air Quality Management Areas (AQMAs) with another recommended AQMA within Cherwell, where existing air quality issues would be exacerbated as a result of new development. Oxford City in its entirety is an AQMA.	
		Oxford (Areas of Search)	• Where an area of search is located along existing strategic walk/cycle routes, rail lines or high frequency bus routes to Oxford (i.e. scored 'Green' in ITP's assessment of 'proximity to current sustainable transport'), a significant positive (++) effect is likely. • Where an area of search is served by lower frequency bus routes, or an interchange away from higher frequency services, and not directly on, but linked to strategic walk/cycle routes to Oxford (i.e. scored 'Amber' in ITP's

SA Objective	Sub-objectives	Assumptions	
	congestion, including public transport, walking and cycling? 4. Will it promote more sustainable transport patterns in rural areas? 5. Will it reduce journey times between key employment areas and key transport interchanges?		assessment of 'proximity to current sustainable transport')), a minor positive (+) effect is likely. • Where an area of search is divorced from existing strategic walk/cycle routes, rail, or frequent bus corridors that serve central Oxford (i.e. scored 'Red' in ITP's assessment of 'proximity to current sustainable transport'), a significant negative (--) effect is likely. Areas of search within (or adjacent to) an Air Quality Management Area (AQMA) could impact on local air quality and health, particularly if vehicle movements associated with the new development (including potentially HGVs) compound existing air quality problems. Therefore, in addition, which could lead to mixed effects with the above: Areas of search that are within or directly linked to an AQMA would have a minor negative (-) effect on this SA objective.
		Oxford (Sites)	• Where a site is directly linked to sustainable transport routes that serve Oxford (i.e. scored 'Green' in ITP's assessment of 'proximity to current sustainable transport'), a significant positive (++) effect is likely. • Where a site is in close proximity to sustainable transport routes that serve Oxford (i.e. scored 'Amber' in ITP's assessment of 'proximity to current sustainable transport'), a minor positive (+) effect is likely. • Where a site is removed from existing sustainable transport routes that serve Oxford (i.e. scored 'Red' in ITP's assessment of 'proximity to current sustainable transport'), a significant negative (--) effect is likely. In addition to sites' proximity to sustainable transport options, sites from which road traffic is likely to compound local air quality issues are likely to result in adverse effects against this objective, which may result in mixed effects overall: • Sites from which a high proportion of road-based trips generated by proposed development(s) are considered likely to load onto roads covered by AQMAs in Cherwell and Oxford (i.e. scores 'Red' in ITP's assessment of proximity to Cherwell and Oxford AQMAs) are likely to have a significant adverse effect (--) against this objective.

SA Objective	Sub-objectives	Assumptions	
			• Sites from which some road-based trips generated by proposed development(s) are considered likely to load onto roads covered by AQMAs in Cherwell and Oxford (i.e. scores 'Amber' in ITP's assessment of proximity to Cherwell and Oxford AQMAs) are likely to have a minor adverse effect (-) against this objective.
		Cherwell (Areas of Search)	Areas of search that are within 800m of three or more sustainable transport links (bus stops, railway stations or cycle paths) are likely to have a significant positive (++) effect. • Areas of search that are either within 800m of one or two sustainable transport links (bus stops, railway stations or cycle paths) are likely to have a minor positive (+) effect. • Areas of search that are more than 800m from any sustainable transport links are likely to have a minor negative (-) effect. Areas of search within (or adjacent to) an Air Quality Management Area (AQMA) could impact on local air quality and health, particularly if vehicle movements associated with the new development (including potentially HGVs) compound existing air quality problems. Therefore, in addition, which could lead to mixed effects with the above: • Areas of search that are within or directly linked to an AQMA would have a minor negative (-) effect on this SA objective.
		Cherwell (Sites)	• Where a site is directly linked to sustainable transport routes that serve Cherwell (i.e. scored 'Green' in ITP's assessment of 'proximity to current sustainable transport'), a significant positive (++) effect is likely. • Where a site is in close proximity to sustainable transport routes that serve Cherwell (i.e. scored 'Amber' in ITP's assessment of 'proximity to current sustainable transport'), a minor positive (+) effect is likely. • Where a site is removed from existing sustainable transport routes that serve Cherwell (i.e. scored 'Red' in ITP's assessment of 'proximity to current sustainable transport'), a significant negative (--) effect is likely. In addition to sites' proximity to sustainable transport options, sites from which road traffic is likely to compound local air quality issues are likely to result in

SA Objective	Sub-objectives	Assumptions	
			adverse effects against this objective, which may result in mixed effects overall: • Sites from which a high proportion of road-based trips generated by proposed development(s) are considered likely to load onto roads covered by AQMAs in Cherwell and Oxford (i.e. scores 'Green' in ITP's assessment of proximity to Cherwell and Oxford AQMAs) are likely to have a significant adverse effect (--) against this objective. • Sites from which some road-based trips generated by proposed development(s) are considered likely to load onto roads covered by AQMAs in Cherwell and Oxford (i.e. scores 'Amber' in ITP's assessment of proximity to Cherwell and Oxford AQMAs) are likely to have a minor adverse effect (-) against this objective.
Other Social and Economic SA objectives (Cherwell Effects Recorded)			
2. To improve the health and well-being of the population & reduce inequalities in health.	1. Will it improve access to doctors' surgeries and health care facilities? 2. Will it encourage healthy lifestyles and provide opportunities for sport and recreation?	Areas of search/sites that are within walking distance (800m) of healthcare facilities (i.e. GP surgeries or hospitals), open spaces and footpaths and cycle routes will ensure that residents have good access to healthcare facilities and may encourage them to make more journeys on foot or by bicycle and to be active outdoors in open space, thus promoting physical activity and healthy lifestyles. • Areas/sites that are within 800m of a healthcare facility, an area of open space or sports facility and at least one PRoW/cycle path will have a significant positive (++) effect. • Areas/sites that are within 800m of either a healthcare facility, an area of open space, sports facility or PRoW/cycle path will have a minor positive (+) effect. • Areas/sites that are more than 800m from either a healthcare facility, an area of open space, sports facility or PRoW/cycle paths will have a minor negative (-) effect. Areas/Sites relative accessibility/proximity to Oxford, including Oxford's medical facilities, and the associated health and well-being benefits of being able to be more active and less isolated is appraised under SA Objective 6.	

SA Objective	Sub-objectives	Assumptions
4. To reduce crime and disorder and the fear of crime.	1. Are the principles of good urban design in reducing crime promoted as part of the proposal? 2. Will it assist in reducing actual levels of crime? 3. Will it assist in reducing the fear of crime?	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of potential sites on this SA objective will be negligible (0).
5. To create and sustain vibrant communities	1. Will it improve residential amenity (including potential to reduce light, smell and noise pollution) and sense of place? 2. Will it improve the satisfaction of people with their neighbourhoods as places to live and encourage ownership?	The location of areas of search/sites will not directly affect residents' satisfaction with neighbourhoods or provision, protection and enhancement of cultural activities, as these would be more influenced by development management policies. Therefore, the effects of potential sites on most of this SA objective will be negligible (0). However, where new development is proposed within close proximity of sensitive receptors (e.g. existing houses, schools, hospitals etc.) there may be negative effects on amenity as a result of increased noise and light pollution, particularly during the construction phase. New residential development within close proximity of major roads or railways or industrial areas (as indicated on the GIS base map) may result in noise pollution affecting residents in the longer term. Therefore areas of search/sites that are in close proximity to existing residential development or other sensitive receptors may have a minor negative (-) effect during the construction phase, and sites that are directly adjacent to an 'A' road, motorway or railway line, or industrial area would have a minor negative (-) effect in the longer-term. Note that the potential for effects on air quality are assessed under SA objective 10.
Environmental SA objectives (Cherwell Effects Recorded)		
7. To conserve and enhance and create resources for biodiversity	1. Will it, protect, enhance or restore a locally or nationally designated site of nature conservation importance (including those in Oxford that	Areas of search/sites that are close to an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure.

SA Objective	Sub-objectives	Assumptions	
	may be affected by new development in Cherwell)? 2. Will it assist Cherwell District Council's Biodiversity Action Plan (BAP) and/or the Oxfordshire BAP achieve its targets? 3. Will it conserve or enhance biodiversity assets or create new habitats? 4. Will it minimise the fragmentation of existing habitats and enhance, restore or create networks of habitats? 5. Will it conserve and enhance species diversity; and in particular avoid harm to protected species? 6. Will it encourage protection of and increase the number of trees?	Therefore, while proximity to designated sites provides an indication of the potential for adverse effects, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in positive effects. The HRA accompanying the Local Plan Partial Review highlights the potential for effects[38] on European biodiversity sites within and in the vicinity of Cherwell District. However, the in-combination assessment with other projects and plans identified no significant effects on Oxford Meadows SAC in combination with the proposals contained in the Partial Review proposed submission Plan, provided that any mitigation measures identified for other projects and plans are put in place. The HRA Stage 1 (Screening) assessment has determined that the Partial Review of the Cherwell Local Plan 2011-2031: Oxford's Unmet Housing Need proposed submission Plan will not lead to likely significant effects, either alone or in combination, on the qualifying features of Oxford Meadows SAC.[39]	
		Areas of Search	The impacts on biodiversity and geodiversity present in each area of search, including undesignated habitats and species, cannot be determined with certainty at this strategic level of assessment. This will be determined once more specific proposals are developed and submitted as part of a planning application. • Areas of search that are within 250m of one or more designated biodiversity or geodiversity sites may have a significant negative (--?) effect. • Areas of search that are between 250m and 1km of one or more designated biodiversity or geodiversity sites may have a minor negative (-?) effect. • Areas of search that are more than 1km from any designated biodiversity or geodiversity sites may have a negligible (0?) effect.

[38] The HRA considers all policies in the Local Plan Partial Review, the adopted Local plan Partial Review, as well as the growth within neighbouring authorities.

[39] Cherwell Local Plan 2011-2031 Partial Review, Oxford's Unmet Housing Need – proposed submission Plan Habitat Regulations Assessment Screening Report, Atkins, June 2017.

SA Objective	Sub-objectives	Assumptions	
		Sites	Cherwell District Council's Landscape Character Sensitivity and Capacity Assessment (2017) includes a site-based ecological assessment of each site option. This assessment has been used to determine the potential impacts of site options on this SA objective. Each site's 'Nature Conservation Assessment' score indicates the potential sensitivity of each site. • Sites assessed as having a 'High' and 'Medium/High' sensitivity are considered to have a significant negative (--?) effect on this objective. • Sites assessed as having a 'Medium' and 'Medium/Low' sensitivity are considered to have a minor negative (-?) effect on this objective. • Sites assessed as having a 'Low' sensitivity are considered to have a negligible (0?) effect on this objective.
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	1. Will it protect, enhance and restore the District's natural environment assets (e.g. the countryside, parks and green spaces, common land, woodland and forest reserves, AONBs etc.)? 2. Will it promote the accessibility of the District's countryside in a sustainable and well-managed manner? 3. Will it improve the landscape, ecological quality and character of open spaces? 4. Will it enhance the townscape and public realm?	Areas of Search	A small area of land to the north-west of the District lies within the nationally designated Cotswolds Area of Outstanding Natural Beauty (AONB). Development within the AONB could have a negative effect on the quality of the landscape although that is uncertain until the design of the development is known. • Areas of search that are within, or within 250m of the AONB could have a significant negative effect (--?) on the landscape. Outside of this designated landscape area the character of the local environment is still likely to be affected. Specific impacts on the landscape and countryside will be dependent on individual planning applications. • Areas of Search around the District's main settlements, i.e. Banbury, Bicester and Kidlington, may be able to accommodate housing growth as extensions to their existing urban edges without significant adverse effects on the landscape character of the wider countryside. Land immediately adjacent to motorway junctions may be able to accommodate housing development without significant adverse effects on the wider countryside. However, a minor negative (-?) but uncertain effect will be recorded.

SA Objective	Sub-objectives	Assumptions	
	5. Will it prevent coalescence between settlements?		• Areas of Search within more open, rural locations, including around villages, are more likely to have significant adverse (--) effects on the character of the wider countryside.
		Sites	Green Belt is a policy designation so the Council considers the potential impact on the Green Belt separately. Green Belt purposes 1, 2 and 3 are most related to this SA objective. There is potential for development to contribute to the sprawl of Oxford (purpose 1), the merger of settlements (purpose 2) and the encroachment of the countryside (purpose 3). However, this is uncertain until the exact location, layout and landscaping of each development location is unknown. Cherwell District Council's Landscape Character Sensitivity and Capacity Assessment (2017) includes a detailed site-based landscape assessment of each site option. Each site's score related to its capacity for residential development has been used to determine the potential impacts of site options on this SA objective. • Sites assessed as having a 'High' capacity to accommodate residential development are considered to have a negligible (0?) effect on this objective. • Sites assessed as having a 'Medium/High' to 'Medium' capacity to accommodate residential development are considered to have a minor negative (-?) effect on this objective. • Sites assessed as having a 'Medium/Low' to 'Low' capacity to accommodate residential development are considered to have a significant negative (--?) effect on this objective.

SA Objective	Sub-objectives	Assumptions
9. To protect, enhance and make accessible for enjoyment, the historic environment.	1. Will it protect, enhance and restore Cherwell's cultural and heritage assets (e.g. World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Historic Parks and Gardens and Conservation Areas) and the setting of historic Oxford? 2. Will it promote the accessibility of the District's historic environment in a sustainable and well-managed manner? 3. Will it help preserve and record archaeological features?	Historic England bases its definition of the setting of a heritage asset on the previous national Planning Policy Statement 5, as 'the surroundings in which [the asset] is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral[40]. Detailed impacts on the setting of individual historic assets are difficult to determine during a strategic level of assessment such as this SA for potential sites to be allocated in the Local Plan Partial Review. Effects would be more able to be determined once specific proposals are developed for a site and submitted as part of a planning application. Consequently, in all cases, potential effects are recorded as uncertain (?) until the exact scale, design and layout of the new development, including opportunities to enhance the setting of heritage features (e.g. where sympathetic development replaces a derelict brownfield site which is currently having an adverse effect) are known. The issue of promoting the accessibility of the District's historic environment in a sustainable and well-managed manner is appraised under SA objective 6 which determines whether each area of search/ Site would provide convenient access to the cultural offer of Oxford via existing transport links. The cultural offer of Oxford is considered an appropriate proxy for historic Oxford.

[40] English Heritage (now Historic England). The Setting of Heritage Assets REVISION NOTE June 2012.

SA Objective	Sub-objectives	Assumptions	
		Areas of Search	In the absence of detailed assessment work on the historic environment of each of the areas of search, the following assumptions have been made as an indication of potential effects on heritage assets: • A potential significant negative effect (--?) will be identified where an area of search is adjacent to or includes a statutory heritage asset (e.g. World Heritage Sites, Listed Buildings (all grades), Scheduled Monuments plus other nationally important archaeological sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas). • • A potential minor negative effect (-?) will be identified where an area of search is within 5km of statutory heritage assets, including Historic Oxford. Green Belt is a policy designation so the Council considers the potential impact on the Green Belt separately. Green Belt purpose 4 is most related to this SA objective. There is potential for impacts on the setting and special character of historic Oxford. However, this is uncertain until the exact location, layout and landscaping of each development location is unknown.
		Sites	Cherwell District Council's Landscape Character Sensitivity and Capacity Assessment (2017) includes a site-based historic environment assessment of each site option. This assessment has been used to determine the potential impacts of site options on this SA objective. Each site's 'Cultural Sensitivity Assessment' score indicates the potential sensitivity of each site. • Sites assessed as having a 'High' and 'Medium/High' sensitivity are considered to have a significant negative (--?) effect on this objective. • Sites assessed as having a 'Medium' and 'Medium/Low' sensitivity are considered to have a minor negative (-?) effect on this objective. • Sites assessed as having a 'Low' sensitivity are considered to have a negligible (0?) effect on this objective. Cherwell District Council's Green Belt Study (2017) includes a site-based assessment against the five purposes of Green Belt. In this study, the land within each site has been assessed to determine its role in preserving the setting and special character of historic Oxford (purpose 4).

SA Objective	Sub-objectives	Assumptions
		• Sites considered to make a strong contribution to purpose 4 are considered to have a significant negative effect on the setting and special character of historic Oxford. • Sites considered to make a contribution to purpose 4 are considered to have a minor negative effect (-) on the setting and special character of historic Oxford. • Sites considered to make no contribution to purpose 4 are considered to have a negligible effect (0) on the setting and special character of historic Oxford.
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	1. Will it improve the water quality of the District's rivers and inland water? 2. Will it enable recycled water to be used? 3. Will it promote sustainable water resource management, provision of new facilities/ infrastructure or water efficient measures?	The location of areas of search/sites could affect water quality, depending on whether they are in an area where there is capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. However, the Local Plan Part 2 will determine the specific location of development within the Plan area. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all areas of search/sites will have a negligible (0) effect on this SA objective.
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	1. Will it reduce the risk of flooding from rivers, watercourses and sewer flooding to people and property? 2. Will it result in inappropriate development in the flood plain? 3. Will it increase the provision of sustainable drainage in new developments?	Development on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the sites are within high risk flood zones. National Planning Practice Guidance identifies residential properties as a 'more vulnerable use', which is suitable in areas of flood zone 1 and 2 but would require an exception test in flood zone 3a, and is unsuitable in flood zone 3b. While offices and general industry are defined as a 'less vulnerable use', which is suitable in areas of flood zone 1, 2 and 3a but is unsuitable in flood zone 3b. However, flood zone data for Cherwell does not distinguish between zones 3a and 3b, therefore significant effects are identified for all sites within flood zone 3. While new development in any location may offer good opportunities to incorporate SuDS, and therefore have a positive effect on reducing flood risk, this would depend on the design of the proposed development and not on the location of the site.

SA Objective	Sub-objectives	Assumptions
		• Areas of search/sites that are entirely or mainly on land within flood zone 3 could have a significant negative (--?) effect although this is uncertain. • Areas of search/sites that are either entirely or mainly on greenfield land outside of flood zone 3 or are entirely or mainly on brownfield land which contains portions of flood zone 3 are likely to have a minor negative (-) effect. • Areas of search/sites that are on brownfield land outside of flood zone 3 are likely to have a negligible (0) effect.
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	1. Will it maximise the provision of housing development on previously developed land as opposed to greenfield sites? 2. Will it maximise the provision of employment development on previously developed land as opposed to greenfield sites? 3. Will it maximise housing densities to make efficient use of land? 4. Will it ensure land is remediated where appropriate? 5. Will it reduce the loss of soil and high grade agricultural land to development?	The location of development can influence the efficient use of land, as sites on high quality agricultural land would result in that land being lost to other uses. Development on brownfield land represents a more efficient use of land in comparison to the development of greenfield sites. • Areas of search/sites that are mainly or entirely on greenfield land which is classed as being of Grade 1 or Grade 2 agricultural quality would have a significant negative (--) effect. • Areas of search/sites that are mainly or entirely on greenfield land which is classed as being of Grade 3 agricultural quality could have a significant negative effect although this is uncertain (--?) depending on whether it is Grade 3a or Grade 3b which is not known. • Areas of search/sites that are mainly or entirely on greenfield land that is classed as Grade 4 or below, or urban land, would have a minor negative (-) effect. • Areas of search/sites that are mainly (but not entirely) on brownfield land could have a minor positive (+?) effect although this is uncertain depending on the quality of land in the rest of the site and how the development within the site would eventually be laid out. • Areas of search/sites that are entirely on brownfield land would have a significant positive (++) effect. Green Belt is a policy designation so the Council considers the potential impact on the Green Belt separately. However Green Belt purpose 5 is most related to this SA objective due to the fact that the location of development can assist in urban regeneration.
14. To reduce the global, social and environmental impact of consumption of resource by using	1. Will it promote the adoption of sustainable design in construction practices and the use of recycled materials?	The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of areas of search/sites

SA Objective	Sub-objectives	Assumptions
sustainably produced and local products.	2. Will it promote the use of locally and sustainably sourced, and recycling of materials in construction and renovation? 3. Will it lead to an increase in the proportion of energy needs being met from renewable sources? 4. Will it promote the incorporation of small-scale renewable in developments?	on this SA objective will be negligible (0), unless specific proposals indicate a contribution to any of the sub-objectives would occur. However, all new development will result in the increased consumption of minerals for construction and the location of development sites can influence the efficient use of primary minerals by their proximity to Minerals Safeguarding Areas (identified through the Oxfordshire Minerals Local Plan) as development in those areas may sterilise mineral resources and restrict the availability of resources in the Districts. Therefore: • Areas of search/sites that are within Minerals Consultation Areas[41] are likely to have a minor negative (-) effect. • Areas of search/sites that are not Minerals Consultation Areas would have a negligible (0) effect.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	1. Will it promote sustainable waste management practices through a range of waste management facilities? 2. Will it reduce hazardous waste? 3. Will it increase waste recovery and recycling?	All new development will inevitably involve an increase in waste generation, but it may also offer good opportunities for incorporating sustainable waste management practices, regardless of the location. Levels of recycling will not be influenced by the location of site options, as the whole of the Cherwell District is covered by kerbside recycling collections for residential properties and levels of recycling within employment developments will depend on the practices of the businesses that locate their. Where areas of search/sites are on brownfield land there may be opportunities for re-using existing buildings and materials although this is uncertain depending on the previous use of the site. • Areas of search/sites on brownfield land may have a minor positive (+?) effect. • Areas of search/sites on greenfield land would have a minor negative (-) effect.

[41] Mineral Consultation Areas – areas of potential mineral resource wherein district planning authorities should consult the County Council on applications for development, to prevent mineral resources being lost ('sterilised').

Appendix 3
Detailed SA matrices for new site options

Options outside of the Green Belt

Option 1 – Site PR10 – Land South East of Woodstock

Option 1 – Site PR10 – Land South East of Woodstock		
SA Objectives	**SA Score**	**Justification**
SA objectives which relate to meeting Oxford's needs		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	Oxford ++	The delivery of homes in this location, 50% of which are likely to be affordable homes, is likely to generate a significant positive effect on this SA objective.
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	Oxford --	The area identified within Policy PR10 was previously appraised as site options 22 and 25, with the vast majority of the site falling within site 22. Site option 22 was identified as having very limited access to jobs as the site option scored 'Red' in both ITP's assessments of 'access to jobs' in Oxford. Although the development boundary of the site has been refined, it is considered that the new homes within the site will have limited access to Oxford jobs via a range of sustainable transport modes and the road network. A significant negative effect is therefore recorded against this SA objective.
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	Oxford +	The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.
SA objectives with particular spatial relevance to Oxford		

Option 1 – Site PR10 – Land South East of Woodstock			
SA Objectives	**SA Score**		**Justification**
3. To reduce poverty and social exclusion.	**Oxford** 0	**Cherwell** 0	The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell. Therefore, a negligible effect is recorded for this objective
6. To improve accessibility to all services and facilities.	**Oxford** +	**Cherwell** ++	The area identified within Policy PR10 was previously appraised as part of the larger site options 22 and 25, with the vast majority of the site falling within site 22. Site option 22 was identified as having recorded as having a minor positive effect on this SA objective due to its relatively close proximity to sustainable transport routes to Oxford and a significant positive effect against this objective for Cherwell due to its close proximity to Woodstock which contains a number of services and facilities including a primary school, secondary school, a doctor's surgery, shops and places to eat. Therefore, a minor positive effect is recorded for this objective for Oxford and a significant positive effect is recorded for this objective for Cherwell.
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	**Oxford** +	**Cherwell** +	The area identified within Policy PR10 was previously appraised as part of the larger site options 22 and 25, with the vast majority of the site falling within site 22. Site 22 was identified as having a mixed minor positive on this objective due to the good sustainable transport links to both Oxford and Cherwell. It was not expected that the site is not considered to have any effect on AQMAs in Oxford or Cherwell due to its peripheral rural location. The south west boundary of the site follows the A44 (Woodstock Road) and the south east boundary of the site however, lies directly adjacent to the A4095 (Grove Road). Therefore a minor positive effect is retained on this SA objective.
Other socio-economic SA objectives *(scores only relate to Cherwell District)*			
2. To improve the health and well-being of the population & reduce inequalities in health.	+		The site does not lie within 800m of a health facility. There are several public footpaths within 800m and the site is adjacent to a cycle route, which may encourage residents to partake of more active modes of transport. As such, a minor positive effect is likely for this SA objective is likely.

Option 1 – Site PR10 – Land South East of Woodstock		
SA Objectives	**SA Score**	**Justification**
4. To reduce crime and disorder and the fear of crime.	0?	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a negligible effect on this objective.
5. To create and sustain vibrant communities	-	The development boundary of the site identified within PR10 lies within close proximity to existing residential communities of Woodstock and Hesington. Therefore, the construction of the site has the potential to generate noise and air pollution which will have an adverse effect on the areas existing communities. New residential development within close proximity of major roads or railways or industrial areas may result in noise pollution affecting residents in the longer term. This site is adjacent to Perdiswell farm House on Shipton Road to the north. In addition the A4095 (Upper Campsfield Road) and the A44 (Oxford Road) are adjacent to the site. Therefore, a minor negative effect is expected on this SA objective during the construction phase and longer term.
Environmental SA objectives *(scores only relate to Cherwell District)*		
7. To conserve and enhance and create resources for biodiversity	-?	The area identified within Policy PR10 was previously appraised as site options 22 and 25, with the vast majority of the site falling within site 22. Site options 22 and 25 were identified as having an uncertain minor negative effect due to the sites' wide variety of habitats on site and their potential for protected species. It is considered that there is still potential for direct and indirect adverse effects on these potential habitats and species. Overall an uncertain minor negative effect is recorded for this SA objective The effect is uncertain as the effect will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features.

Option 1 – Site PR10 – Land South East of Woodstock		
SA Objectives	**SA Score**	**Justification**
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	-?	The area identified within Policy PR10 was previously appraised as site options 22 and 25, with the vast majority of the site falling within site 22. Site option 22 was identified as having an uncertain minor negative effect as it is considered by the Landscape Character Sensitivity and Capacity Assessment (2017) that there is a medium capacity for development, considering the presence of certain constraints, notably the Scheduled Ancient Monument located in the southwest of the site. Site 25 was identified as having a significant and uncertain effect as it is considered by the Landscape Character Sensitivity and Capacity Assessment (2017) that there is a medium to low capacity for development. Visibility of site 25 from the north as the site rises to a high point on the northern boundary and the general indivisibility from the agricultural landscape from the east is cited as the main justification. The developable area of PR10 is located largely within site 22, with only a primary school being located in the southern half of site 25. Overall an uncertain minor negative effect is recorded for this SA objective. The effect is uncertain as the effect will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features.
9. To protect, enhance and make accessible for enjoyment, the historic environment.	--?	The area identified within Policy PR10 was previously appraised as site options 22 and 25, with the vast majority of the site falling within site 22. Site option 22 was identified as having an uncertain significant negative effect due to the site having a High/Medium sensitivity as it contains one Scheduled Monument. In addition, the site is in close proximity to the Blenheim Palace World Heritage Site located in the District of West Oxfordshire to the west. Site 25 was identified as having a neutral and uncertain effect. The site is not located in the Oxfordshire Green Belt and therefore the contribution of the land within the site to the setting and special character of historic Oxford has not been assessed within the Cherwell Green Belt Study (2017). Overall, the Archaeology and Heritage Assessment found the site to have High/Medium sensitivity and so a significant negative effect is expected on this SA objective. The effect is uncertain as the effect will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features.

Option 1 – Site PR10 – Land South East of Woodstock		
SA Objectives	**SA Score**	**Justification**
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	The location of potential development sites could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all sites have a negligible effect on this objective. Further details are provided in the District's Water Cycle Study (2017).
12. To reduce the risk of flooding and resulting detriment to public well- being, the economy and the environment	-	The development boundary of the site is located to the east of Woodstock. This land lies outside of flood zones 2 and 3; however, the land is greenfield. Therefore a minor negative effect is likely. However, it should be noted that the Cherwell Level 1 Strategic Flood Risk Assessment Update identifies that the site contains areas susceptible to groundwater and sewer flooding incidents.
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	--?	The development boundary of the site located to the east of Woodstock. However, this land is greenfield land which lies entirely on Grade 3 Agricultural Land. The development of the site would result in a net loss of greenfield land in the District, including Grade 3 agricultural land. Therefore, a significant negative effect is recorded against this objective. An uncertain effect is also attached as it is unknown whether this is Grade 3a, which is classified as best and most versatile, or Grade 3b which has a lower agricultural value.
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	0	The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development within sites on this objective will be negligible.

Option 1 – Site PR10 – Land South East of Woodstock		
SA Objectives	**SA Score**	**Justification**
		All new development will result in the increased consumption of minerals for construction and the location of development sites can influence the efficient use of primary minerals by their proximity to Minerals Safeguarding Areas as development in those areas may sterilise mineral resources and restrict the availability of resources in the districts This site is not within a Minerals Consultation Area; therefore a negligible effect is expected.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	The development boundary of the site is located to the east of Woodstock. However, this land is greenfield land limiting the potential for the re-use of existing buildings and materials present on brownfield sites. As such, a minor negative effect is expected on this SA objective.

Options requiring no additional Green Belt release

Option 2 – Site PR3(a) - Proposed Safeguarded Land (southern extension of site PR8)

Option 2 – Site PR3(a) - Proposed Safeguarded Land (southern extension of site PR8)		
SA Objectives	**SA Score**	**Justification**
SA objectives which relate to meeting Oxford's needs		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	Oxford ++	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective. A southern extension to the developable area of PR8 to include the safeguarded land PR3a would not change the likely effect of the allocation. However, it would likely deliver more homes which would contribute to a more significant positive effect.
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	Oxford +/-	The area identified within Policy PR8 was previously appraised as part of the smaller site options 20a and 126 and new areas. Site options 20a and 126 were identified as having limited access to jobs as both site options scored 'Amber' in ITP's assessment of 'access to jobs' in relation to access to Oxford jobs by walking and public transport, yet the site options scored 'Green' in relation to access to Oxford jobs by road. A southern extension to the developable area of PR8 to include the safeguarded land PR3a would not change the likely effect of the allocation. New homes within the site will have limited access to Oxford jobs via a range of sustainable transport modes and the road network. Therefore a minor mixed effects (+/-) are likely in relation to this SA objective.
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support	Oxford +	The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in

Option 2 – Site PR3(a) - Proposed Safeguarded Land (southern extension of site PR8)			
SA Objectives	**SA Score**		**Justification**
the long term competitiveness of the District and Oxford and Oxfordshire.			Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.
SA objectives with particular spatial relevance to Oxford			
3. To reduce poverty and social exclusion.	**Oxford** 0	**Cherwell** 0	The site, including the extension into PR3a, is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell. Therefore, a negligible effect is recorded for this objective.
6. To improve accessibility to all services and facilities.	**Oxford** ++	**Cherwell** ++	The area identified within Policy PR8 was previously appraised as part of the smaller site options 20a and 126 and new areas. Site options 20a and 126 were identified as having a significant positive effect on this SA objective due to its close proximity to sustainable transport routes to Oxford and Cherwell. This site's east boundary is located directly adjacent to Kidlington which contains a number of services and facilities including shops, banks, restaurants, a public library, one secondary school and several primary schools. In addition, the site's north west boundary lies directly adjacent to Begbroke which contains a village hall and one public house. Furthermore, the east boundary of the site lies directly adjacent to Yarnton, which includes one primary school, a shop and a village hall. A southern extension to the developable area of PR8 to include the safeguarded land PR3a would not change the likely effect of the allocation. However, an extension would deliver more homes and put more people in close proximity to the sustainable transport network and local services and facilities enjoyed in this location. Therefore, a significant positive effect is recorded for this objective.
10. To reduce air pollution (including greenhouse gas emissions) and road congestion.	**Oxford** ++/--	**Cherwell** ++/--	The area identified within Policy PR8 was previously appraised as part of the smaller site options 20a and 126 and new areas. Site options 20a and 126 were identified as having a mixed significant positive/significant negative effect on this objective. These effects were identified due to the site's good access to existing sustainable transport routes into Oxford and Cherwell but also in acknowledgement of the fact that a proportion of road based trips

Option 2 – Site PR3(a) - Proposed Safeguarded Land (southern extension of site PR8)		
SA Objectives	**SA Score**	**Justification**
		generated by the proposed development were forecasted to load onto roads covered by the Oxford City Air Quality Management Area. A southern extension to the developable area of PR8 to include the safeguarded land PR3a would not change the likely effect of the allocation. New homes within the site will have good access to sustainable transport links into Oxford and Cherwell and that some road traffic will still load on to roads within the Oxford City Air Quality Management Area. A southern extension to the developable area of PR8 to include the safeguarded land PR3a would not change the likely effect of the allocation. However, an extension would deliver more homes and put more people in close proximity to the sustainable transport network and local services and facilities enjoyed in this location. It would also like result in more road traffic on connecting roads including Air Quality Management Areas. Therefore, overall, a mixed (significant positive/significant negative) effect is likely on this SA objective.
Other socio-economic SA objectives *(scores only relate to Cherwell District)*		
2. To improve the health and well-being of the population & reduce inequalities in health.	+ +	The development boundary of the site identified within PR8 and extended southwards into safeguarded site PR3a has good access to a range of sustainable transport modes and the road network, is in close proximity to a number of open spaces, public rights of way and a GP Surgery. These local facilities and services will encourage new residents to be physically active and improve the health and well-being of the local population. A southern extension to the developable area of PR8 to include the safeguarded land PR3a would not change the likely effect of the allocation. However, an extension would deliver more homes and put more people in close proximity to the sustainable transport network and local services and facilities enjoyed in this location. Therefore, a significant positive effect is recorded for this objective.
4. To reduce crime and disorder and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety,

Option 2 – Site PR3(a) - Proposed Safeguarded Land (southern extension of site PR8)		
SA Objectives	**SA Score**	**Justification**
		particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a negligible effect on this objective.
5. To create and sustain vibrant communities	-	The development boundary of the site identified within PR8 and extended southwards into safeguarded site PR3a lies within close proximity to existing residential communities, Kidlington, Yarnton and Begbroke. Therefore, the construction of the site has the potential to generate noise and air pollution which will have an adverse effect on the areas existing communities. Furthermore, the west section of the site lies directly adjacent to the roundabout connecting the A44 (Woodstock Road) and a train line bisects the site from north to south. Meaning that longer term, road traffic along these strategic highways and train line could adversely affect the new residents within the site. Therefore, a minor negative effect is recorded against this SA objective.
Environmental SA objectives *(scores only relate to Cherwell District)*		
7. To conserve and enhance and create resources for biodiversity	-?	The area identified within Policy PR8 was previously appraised as part of the smaller site options 20a and 126 and new areas. Site option 20a was identified as having negligible effects due to the site's limited habitats consisting of mostly artificial habitats. Site option 126 was identified as having a minor negative effect due to the presence of linear features and potential to support roosting/nesting and foraging protected species in the trees and hedgerows around the site boundary. A southern extension to the developable area of PR8 to include the safeguarded land PR3a would not change the likely effect of the allocation. However, an extension would most likely result in the loss of a greater area of greenfield land, with the potential to affect a greater area of protected ecological habitat. Overall an uncertain minor negative effect is recorded for this SA objective until the detailed design, landscaping and layout of the development have been finalised.

Option 2 – Site PR3(a) - Proposed Safeguarded Land (southern extension of site PR8)		
SA Objectives	**SA Score**	**Justification**
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	--?	The area identified within Policy PR8 was previously appraised as part of the smaller site options 20a and 126 and new areas. Site options 20a and 126 were identified as having an uncertain significant negative effect due to the site's recorded capacity for new residential development being 'Medium-Low' in the Council's Landscape Character Sensitivity and Capacity Assessment (2017). A southern extension to the developable area of PR8 to include the safeguarded land PR3a would not change the likely effect of the allocation. However, an extension would most likely result in the loss of a greater area of greenfield land, with the potential to affect a greater area of sensitive open countryside. Overall an uncertain minor negative effect is recorded for this SA objective until the detailed design, landscaping and layout of the development have been finalised.
9. To protect, enhance and make accessible for enjoyment, the historic environment.	-?	The area identified within Policy PR8 was previously appraised as part of the smaller site options 20a and 126 and new areas. Site options 20a and 126 were identified as having a minor negative effect due to the 'Medium' sensitivity of the historic environment in the area to new development. In addition, Cherwell District Council's Green Belt Study (2017) assesses the land within the site as making a contribution to the setting of historic Oxford due to its strong connection to the Oxford Canal, which marks a clear distinction between settlement and countryside. A southern extension to the developable area of PR8 to include the safeguarded land PR3a would not change the likely effect of the allocation. However, an extension would most likely result in the loss of a greater area of greenfield land, with the potential to affect the setting of local historic assets as well as unknow archaeological assets. Therefore an uncertain minor negative effect has been identified until the detailed design, landscaping and layout of the development have been finalised.
11. To maintain and improve the water quality of rivers and	0	The location of potential development sites could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence

Option 2 – Site PR3(a) - Proposed Safeguarded Land (southern extension of site PR8)		
SA Objectives	**SA Score**	**Justification**
to achieve sustainable water resources management		sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all sites have a negligible effect on this objective. Further details are provided in the District's Water Cycle Study (2017) and Addendum (2019).
12. To reduce the risk of flooding and resulting detriment to public well- being, the economy and the environment	-	The development boundary of the site has been confined to the urban edge of Kidlington, Yarnton and Begbroke. The land to the north, north east, east and south east lies within flood zones 2 and 3; and land is greenfield. A brook runs through the southern portion of the site following the edge of site 126 and safeguarded site PR3a (the location of the potential PR8 extension) to the south. Therefore, a minor negative effect is recorded against this objective. A southern extension to the developable area of PR8 to include the safeguarded land PR3a would not change the likely effect of the allocation. However, an extension would most likely result in the loss of a greater area of permeable greenfield land, increasing the significance of the effect identified.
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	--?	The development boundary of the site has been confined to the urban edge of Kidlington, Yarnton and Begbroke. However, this land is greenfield land and the majority of it lies on Grade 2 and Grade 3 Agricultural Land. The development of the site would result in a net loss of greenfield land in the District, including Grade 2 and Grade 3 agricultural land. A southern extension to the developable area of PR8 to include the safeguarded land PR3a would not change the likely effect of the allocation. Therefore, a significant negative effect is recorded against this objective. Uncertainty is attached to this effect in acknowledgement of the fact that it is unknown where the Grade 3 Agricultural Land represents some of the best and most versatile agricultural land (3a).

Option 2 – Site PR3(a) - Proposed Safeguarded Land (southern extension of site PR8)		
SA Objectives	**SA Score**	**Justification**
		A southern extension to the developable area of PR8 to include the safeguarded land PR3a would not change the likely effect of the allocation. However, an extension would most likely result in the loss of a greater area of greenfield land, including agricultural land.
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	-	The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development within sites on this objective will be negligible. All new development will result in the increased consumption of minerals for construction and the location of development sites can influence the efficient use of primary minerals by their proximity to Minerals Safeguarding Areas as development in those areas may sterilise mineral resources and restrict the availability of resources in the districts This site is within a Minerals Consultation Area; therefore a minor negative effect is likely.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	This site is located on greenfield land and therefore development at this location would not involve the re-use of existing buildings and materials which may be present on brownfield sites. As such, a minor negative effect is expected on this SA objective.

Option 3 – Site PR3(b) – Land between site PR8 and the railway (minor eastward extension of site PR8)

Option 3 – Site PR3(b) – Land between site PR8 and the railway (minor eastward extension of site PR8)		
SA Objectives	**SA Score**	**Justification**
SA objectives which relate to meeting Oxford's needs		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	**Oxford** ++	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective. An eastern extension to the developable area of PR8 to include the safeguarded land PR3b would not change the likely effect of the allocation. However, it would likely deliver more homes which would contribute to a more significant positive effect.
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	**Oxford** +/-	The area identified within Policy PR8 was previously appraised as part of the smaller site options 20a and 126 and new areas. Site options 20a and 126 were identified as having limited access to jobs as both site options scored 'Amber' in ITP's assessment of 'access to jobs' in relation to access to Oxford jobs by walking and public transport, yet the site options scored 'Green' in relation to access to Oxford jobs by road. Although the development boundary of the site has been refined, it is considered that the new homes within the site will have limited access to Oxford jobs via a range of sustainable transport modes and the road network. Therefore a minor mixed effects (+/-) are likely in relation to this SA objective. An eastern extension to the developable area of PR8 to include the safeguarded land PR3b would not change the likely effect of the allocation.
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness	**Oxford** +	The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in

Option 3 – Site PR3(b) – Land between site PR8 and the railway (minor eastward extension of site PR8)			
SA Objectives	**SA Score**		**Justification**
of the District and Oxford and Oxfordshire.			Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.
SA objectives with particular spatial relevance to Oxford			
3. To reduce poverty and social exclusion.	**Oxford** 0	**Cherwell** 0	The site, including the extension into PR3b, is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell. Therefore, a negligible effect is recorded for this objective.
6. To improve accessibility to all services and facilities.	**Oxford** ++	**Cherwell** ++	The area identified within Policy PR8 was previously appraised as part of the smaller site options 20a and 126 and new areas. Site options 20a and 126 were identified as having a significant positive effect on this SA objective due to its close proximity to sustainable transport routes to Oxford and Cherwell. This site's east boundary is located directly adjacent to Kidlington which contains a number of services and facilities including shops, banks, restaurants, a public library, one secondary school and several primary schools. In addition, the site's north west boundary lies directly adjacent to Begbroke which contains a village hall and one public house. Furthermore, the east boundary of the site lies directly adjacent to Yarnton, which includes one primary school, a shop and a village hall. Therefore, a significant positive effect is recorded for this objective. An eastern extension to the developable area of PR8 to include the safeguarded land PR3b would not change the likely effect of the allocation. However, an extension would deliver more homes and put more people in close proximity to the sustainable transport network and local services and facilities enjoyed in this location.
10. To reduce air pollution (including greenhouse gas emissions) and road congestion.	**Oxford** ++/--	**Cherwell** ++/--	The area identified within Policy PR8 was previously appraised as part of the smaller site options 20a and 126 and new areas. Site options 20a and 126 were identified as having a mixed significant positive/significant negative effect on this objective. These effects were identified due to the site's good access to existing sustainable transport routes into Oxford and Cherwell but also in acknowledgement of the fact that a proportion of road based trips

Option 3 – Site PR3(b) – Land between site PR8 and the railway (minor eastward extension of site PR8)			
SA Objectives	**SA Score**		**Justification**
			generated by the proposed development were forecasted to load onto roads covered by the Oxford City Air Quality Management Area. Although the development boundary of the site has been refined, it is considered that the new homes within the site will have good access to sustainable transport links into Oxford and Cherwell and that some road traffic will still load on to roads within the Oxford City Air Quality Management Area. Therefore, overall, a mixed (significant positive/significant negative) effect is likely on this SA objective. An eastern extension to the developable area of PR8 to include the safeguarded land PR3b would not change the likely effect of the allocation. However, an extension would deliver more homes and put more people in close proximity to the sustainable transport network and local services and facilities enjoyed in this location. It would also like result in more road traffic on connecting roads including Air Quality Management Areas.
Other socio-economic SA objectives *(scores only relate to Cherwell District)*			
2. To improve the health and well-being of the population & reduce inequalities in health.	++		The development boundary of the site identified within PR8 has good access to a range of sustainable transport modes and the road network, is in close proximity to a number of open spaces, public rights of way and a GP Surgery. These services and facilities will encourage new residents to be physically active and improve the health and well-being of the local population. Therefore, a significant positive effect is recorded for this objective. An eastern extension to the developable area of PR8 to include the safeguarded land PR3b would not change the likely effect of the allocation. However, an extension would deliver more homes and put more people in close proximity to the sustainable transport network and local services and facilities enjoyed in this location.
4. To reduce crime and disorder and the fear of crime.	0		The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety,

Option 3 – Site PR3(b) – Land between site PR8 and the railway (minor eastward extension of site PR8)		
SA Objectives	**SA Score**	**Justification**
		particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a negligible effect on this objective.
5. To create and sustain vibrant communities	-	The development boundary of the site identified within PR8 and extended eastward into safeguarded site PR3b lies within close proximity to existing residential communities, Kidlington, Yarnton and Begbroke. Therefore, the construction of the site has the potential to generate noise and air pollution which will have an adverse effect on the areas existing communities. Furthermore, the west section of the site lies directly adjacent to the roundabout connecting the A44 (Woodstock Road) and a train line bisects the site from north to south. Meaning that longer term, road traffic along these strategic highways and train line could adversely affect the new residents within the site. Therefore, a minor negative effect is recorded against this SA objective.
Environmental SA objectives *(scores only relate to Cherwell District)*		
7. To conserve and enhance and create resources for biodiversity	-?	The area identified within Policy PR8 was previously appraised as part of the smaller site options 20a and 126 and new areas. Site option 20a was identified as having negligible effects due to the site's limited habitats consisting of mostly artificial habitats. Site option 126 was identified as having a minor negative effect due to the presence of linear features and potential to support roosting/nesting and foraging protected species in the trees and hedgerows around the site boundary. Overall an uncertain minor negative effect is recorded for this SA objective until the detailed design, landscaping and layout of the development have been finalised. An eastern extension to the developable area of PR8 to include the safeguarded land PR3b would not change the likely effect of the allocation. However, an extension would most likely result in the loss of a greater area of greenfield land, with the potential to affect a greater area of protected ecological habitat.

Option 3 – Site PR3(b) – Land between site PR8 and the railway (minor eastward extension of site PR8)		
SA Objectives	**SA Score**	**Justification**
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	--?	The area identified within Policy PR8 was previously appraised as part of the smaller site options 20a and 126 and new areas. Site options 20a and 126 were identified as having an uncertain minor negative effect due to the site's recorded capacity for new residential development being 'Medium-Low' in the Council's Landscape Character Sensitivity and Capacity Assessment (2017). Overall an uncertain significant negative effect is recorded for this SA objective until the detailed design, landscaping and layout of the development have been finalised. An eastern extension to the developable area of PR8 to include the safeguarded land PR3b would not change the likely effect of the allocation. However, an extension would most likely result in the loss of a greater area of greenfield land, with the potential to affect a greater area of sensitive open countryside.
9. To protect, enhance and make accessible for enjoyment, the historic environment.	-?	The area identified within Policy PR8 was previously appraised as part of the smaller site options 20a and 126 and new areas. Site options 20a and 126 were identified as having a minor negative effect due to the 'Medium' sensitivity of the historic environment in the area to new development. In addition, Cherwell District Council's Green Belt Study (2017) assesses the land within the site as making a contribution to the setting of historic Oxford due to its strong connection to the Oxford Canal, which marks a clear distinction between settlement and countryside. Therefore an uncertain minor negative effect has been identified until the detailed design, landscaping and layout of the development have been finalised. An eastern extension to the developable area of PR8 to include the safeguarded land PR3b would not change the likely effect of the allocation. However, an extension would most likely result in the loss of a greater area of greenfield land, with the potential to affect the setting of local historic assets as well as unknow archaeological assets.
11. To maintain and improve the water quality of rivers and	0	The location of potential development sites could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence

Option 3 – Site PR3(b) – Land between site PR8 and the railway (minor eastward extension of site PR8)		
SA Objectives	**SA Score**	**Justification**
to achieve sustainable water resources management		sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all sites have a negligible effect on this objective. Further details are provided in the District's Water Cycle Study (2017) and Addendum (2019).
12. To reduce the risk of flooding and resulting detriment to public well- being, the economy and the environment	-	The development boundary of the site has been confined to the urban edge of Kidlington, Yarnton and Begbroke. The land to the north, north east, east and south east lies within flood zones 2 and 3; and land is greenfield. Therefore, a minor negative effect is recorded against this objective. An eastern extension to the developable area of PR8 to include the safeguarded land PR3b would not change the likely effect of the allocation. However, an extension would most likely result in the loss of a greater area of permeable greenfield land, increasing the significance of the effect identified.
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	--?	The development boundary of the site has been confined to the urban edge of Kidlington, Yarnton and Begbroke. However, this land is greenfield land and the majority of it lies on Grade 2 and Grade 3 Agricultural Land. The development of the site would result in a net loss of greenfield land in the District, including Grade 2 and Grade 3 agricultural land. Therefore, a significant negative effect is recorded against this objective. Uncertainty is attached to this effect in acknowledgement of the fact that it is unknown where the Grade 3 Agricultural Land represents some of the best and most versatile agricultural land (3a). An eastern extension to the developable area of PR8 to include the safeguarded land PR3b would not change the likely effect of the allocation. However, an extension would most likely result in the loss of a greater area of greenfield land, including agricultural land.
14. To reduce the global, social and environmental impact of consumption of resource by	-	The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through

Option 3 – Site PR3(b) – Land between site PR8 and the railway (minor eastward extension of site PR8)		
SA Objectives	**SA Score**	**Justification**
using sustainably produced and local products.		the detailed proposals for each site). Therefore, in general, the effects of development within sites on this objective will be negligible. All new development will result in the increased consumption of minerals for construction and the location of development sites can influence the efficient use of primary minerals by their proximity to Minerals Safeguarding Areas as development in those areas may sterilise mineral resources and restrict the availability of resources in the districts This site is within a Minerals Consultation Area; therefore a minor negative effect is likely.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	This site is located on greenfield land and therefore development at this location would not involve the re-use of existing buildings and materials which may be present on brownfield sites. As such, a minor negative effect is expected on this SA objective.

Option 4 – Site PR3(c) – Land to the south of the A34 to the west of site PR6b (westward extension of site PR6b)

Option 4 – Site PR3(c) – Land to the south of the A34 to the west of site PR6b (westward extension of site PR6b)		
SA Objectives	**SA Score**	**Justification**
SA objectives which relate to meeting Oxford's needs		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	Oxford ++	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective. A western extension to the developable area of PR6b to include the safeguarded land PR3c would not change the likely effect of the allocation. However, it would likely deliver more homes which would contribute to a more significant positive effect.
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	Oxford ++	The area identified within Policy PR6b was previously appraised as part of the larger site option 38. Site option 38 was identified as have easy access to jobs as the site option scored 'Green' in both ITP's assessments of 'access to jobs' in Oxford. Although the development boundary of the site has been refined, it is considered that the new homes within the site will have good access to Oxford jobs via a range of sustainable transport modes and the road network. A significant positive effect is therefore likely on this SA objective. A western extension to the developable area of PR6b to include the safeguarded land PR3c would not change the likely effect of the allocation.
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	Oxford +	The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.

Option 4 – Site PR3(c) – Land to the south of the A34 to the west of site PR6b (westward extension of site PR6b)			
SA Objectives	**SA Score**		**Justification**
			Therefore, a minor positive effect is identified on this SA objective.
SA objectives with particular spatial relevance to Oxford			
3. To reduce poverty and social exclusion.	**Oxford**	**Cherwell**	The site, including the extension into PR3c, is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell. Therefore, a negligible effect is recorded for this objective.
	0	0	
6. To improve accessibility to all services and facilities.	**Oxford**	**Cherwell**	The area identified within Policy PR6b was previously appraised as part of the larger site option 38. Site option 38 was recorded as having a significant positive effect on this SA objective due to its close proximity to sustainable transport routes to Oxford and Cherwell. The north east site boundary lies within close proximity to Water Eaton Park and Ride, furthermore the southern boundary of the site is within close proximity is to Cutteslowe which contains a number of services and facilities including a primary school, a community centre and a doctor's surgery. Therefore, a significant positive effect is recorded for this objective. A western extension to the developable area of PR6b to include the safeguarded land PR3c would not change the likely effect of the allocation. However, an extension would deliver more homes and put more people in close proximity to the sustainable transport network and local services and facilities enjoyed in this location.
	++	++	
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	**Oxford**	**Cherwell**	The area identified within Policy PR6b was previously appraised as part of the larger site option 38. Site option 38 was recorded as having a mixed significant positive/significant negative effect on this objective. These effects were identified due to the site's good access to existing sustainable transport routes into Oxford and Cherwell but also in acknowledgement of the fact that a proportion of road based trips generated by the proposed development were forecasted to load onto roads covered by the Oxford City Air Quality Management Area. Although the development boundary of the site has been refined, it is considered that the new homes within the site will have good access to sustainable transport links into Oxford and Cherwell and that some road traffic will still load on to roads within the Oxford City Air
	++/--	++/--	

Option 4 – Site PR3(c) – Land to the south of the A34 to the west of site PR6b (westward extension of site PR6b)			
SA Objectives	**SA Score**		**Justification**
			Quality Management Area. Therefore, overall, a mixed (significant positive/significant negative) effect is likely on this SA objective. A western extension to the developable area of PR6b to include the safeguarded land PR3c would not change the likely effect of the allocation. However, an extension would deliver more homes and put more people in close proximity to the sustainable transport network and local services and facilities enjoyed in this location. It would also like result in more road traffic on connecting roads including Air Quality Management Areas.
Other socio-economic SA objectives *(scores only relate to Cherwell District)*			
2. To improve the health and well-being of the population & reduce inequalities in health.	+		The development boundary of the site identified within PR6b has good access to a range of sustainable transport modes and the road network and is in close proximity to a number of open spaces and public rights of way. Therefore, a minor positive effect is recorded for this objective. A western extension to the developable area of PR6b to include the safeguarded land PR3c would not change the likely effect of the allocation. However, an extension would deliver more homes and put more people in close proximity to the sustainable transport network and local services and facilities enjoyed in this location.
4. To reduce crime and disorder and the fear of crime.	0		The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a negligible effect on this objective.

Option 4 – Site PR3(c) – Land to the south of the A34 to the west of site PR6b (westward extension of site PR6b)		
SA Objectives	**SA Score**	**Justification**
5. To create and sustain vibrant communities	-	The development boundary of the site identified within PR6b and extended westward into safeguarded site PR3c lies within close proximity to existing residential communities, Cutteslowe Park and a sports facility. Therefore, the construction of the site has the potential to generate noise and air pollution which will have an adverse effect on the areas existing communities. Furthermore, the north eastern boundary of the site lies within close proximity to a Park and Ride facility, the north west section of the site lies adjacent to the A34 and a train line, and the eastern border of the site follows the A4165 (Banbury / Oxford Road) meaning that longer term, road traffic along these strategic highways and train line could adversely affect the new residents within the site. Therefore, a minor negative effect is expected on this SA objective during the construction phase and over the longer term.
Environmental SA objectives *(scores only relate to Cherwell District)*		
7. To conserve and enhance and create resources for biodiversity	-?	The area identified within Policy PR6b was previously appraised as part of the larger site option 38. Site option 38 was recorded as having an uncertain minor negative effect due to the site's wide variety of habitats on site and their potential for protected species. Although the development boundary of the site has been refined, it is considered that there is still potential for direct and indirect adverse effects on these potential habitats and species. Overall, an uncertain minor negative effect is recorded for this SA objective. A western extension to the developable area of PR6b to include the safeguarded land PR3c would not change the likely effect of the allocation. However, an extension would most likely result in the loss of a greater area of greenfield land, with the potential to affect a greater area of protected ecological habitat.
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	-?	The area identified within Policy PR6b was previously appraised as part of the larger site option 38. Site option 38 was recorded as having an uncertain minor negative effect due to the site's recorded capacity for new residential development being 'medium' in the Council's Landscape Character Sensitivity and Capacity Assessment (2017). This was because development here would form a natural extension to the northern edge of Cutteslowe, resulting in infilling of land between the A4165 Oxford Road and the A34 for the central and west parts of the site

Option 4 – Site PR3(c) – Land to the south of the A34 to the west of site PR6b (westward extension of site PR6b)		
SA Objectives	**SA Score**	**Justification**
		Overall an uncertain minor negative effect is recorded for this SA objective. This effect is recorded as uncertain as it depends largely on the appearance and impact of development sites including in comparison to what was on the site previously. A western extension to the developable area of PR6b to include the safeguarded land PR3c would not change the likely effect of the allocation. However, an extension would most likely result in the loss of a greater area of greenfield land, with the potential to affect a greater area of sensitive open countryside.
9. To protect, enhance and make accessible for enjoyment, the historic environment.	--?	The area identified within Policy PR6b was previously appraised as part of the larger site option 38. Site option 38 was recorded as having a significant negative effect due to the High to Medium sensitivity of the historic environment in the area to new development. Furthermore, Cherwell District Council's Green Belt Study (2017) assesses the low hilltop location and wooded character as providing a containing edge in views towards Oxford's setting. Therefore, an uncertain significant negative effect has been retained until the detailed design, landscaping and layout of the development have been finalised. A western extension to the developable area of PR6b to include the safeguarded land PR3c would not change the likely effect of the allocation. However, an extension would most likely result in the loss of a greater area of greenfield land, with the potential to affect the setting of local historic assets as well as unknow archaeological assets.
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	The location of potential development sites could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all sites have a negligible effect on this objective. Further details are provided in the District's Water Cycle Study (2017) and Addendum (2019).

Option 4 – Site PR3(c) – Land to the south of the A34 to the west of site PR6b (westward extension of site PR6b)		
SA Objectives	**SA Score**	**Justification**
12. To reduce the risk of flooding and resulting detriment to public well- being, the economy and the environment	-	The development boundary of the site has been confined to the urban edge of Oxford. This land is outside of flood zones 2 and 3; however, the land is greenfield. However, it should be noted that the Cherwell Level 1 Strategic Flood Risk Assessment Update identifies that the area contains flood zone 2 and areas susceptible to surface water, groundwater and sewer flooding incidents. Therefore, a minor negative effect is recorded for this objective. A western extension to the developable area of PR6b to include the safeguarded land PR3c would not change the likely effect of the allocation. However, an extension would most likely result in the loss of a greater area of permeable greenfield land, increasing the significance of the effect identified.
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	--?	The development boundary of the site has been confined to the urban edge of Oxford. However, this land is greenfield land and is recognised as Grade 3 and 4 Agricultural Land. The development of the site would result in a net loss of greenfield land in the District, including Grade 3 agricultural land. Overall, a significant negative effect is likely. Although this is uncertain depending on whether it is, Grade 3a or Grade 3b which is not known. A western extension to the developable area of PR6b to include the safeguarded land PR3c would not change the likely effect of the allocation. However, an extension would most likely result in the loss of a greater area of greenfield land, including agricultural land.
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	0	The development boundary of the site has been confined to the urban edge of Oxford, but falls outside of a Minerals Consultation Area. Therefore a negligible effect is recorded against this SA objective.
15. To reduce waste generation and disposal, and	-	This site is located on greenfield land and therefore development at this location would not involve the re-use of existing buildings and materials which may be present on brownfield sites. As such, a minor negative effect is expected on this SA objective.

Option 4 – Site PR3(c) – Land to the south of the A34 to the west of site PR6b (westward extension of site PR6b)		
SA Objectives	**SA Score**	**Justification**
achieve the sustainable management of waste		

Option 5 – Site PR3(d) – Oxford Parkway Railway Station and Water Eaton Park and Ride (northward extension of PR6a)		
SA Objectives	**SA Score**	**Justification**
SA objectives which relate to meeting Oxford's needs		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	**Oxford** ++	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective. A northern extension to the developable area of PR6a to include the safeguarded land PR3d would not change the likely effect of the allocation. However, it would likely deliver more homes which would contribute to a more significant positive effect.
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	**Oxford** ++/-?	The area identified within Policy PR6a was previously appraised as part of the larger site option 38. Site option 38 was identified as have easy access to jobs as the site option scored 'Green' in both ITP's assessments of 'access to jobs' in Oxford. Although the development boundary of the site has been refined, it is considered that the new homes within the site will have good access to Oxford jobs via a range of sustainable transport modes and the road network. However, the northward expansion would result in the loss, or a reduction in the size of the Water Eaton Park and Ride. The close proximity of Oxford Parkway railway station maintains the value of the location as a sustainable location; however the loss of or potential reduction in the size of the park and ride is likely to introduce additional negative effects. The significance of these negative effects is unknown until the extent, design and layout of a potential northward expansion are known. An uncertain mixed (significant positive and minor negative effect) is therefore likely on this SA objective.
17. To sustain and develop economic growth and	**Oxford** +	The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor

Option 5 – Site PR3(d) – Oxford Parkway Railway Station and Water Eaton Park and Ride (northward extension of PR6a)			
SA Objectives	**SA Score**		**Justification**
innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.			positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.
SA objectives with particular spatial relevance to Oxford			
3. To reduce poverty and social exclusion.	**Oxford**	**Cherwell**	The site, including the extension into PR3d, is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell. Therefore, a negligible effect is recorded for this objective.
	0	0	
6. To improve accessibility to all services and facilities.	**Oxford**	**Cherwell**	The area identified within Policy PR6a was previously appraised as part of the larger site option 38. Site option 38 was recorded as having a significant positive effect on this SA objective due to its close proximity to sustainable transport routes to Oxford and Cherwell. A northward expansion to the developable area identified in PR6a would result in the loss, or a reduction in the size of the Water Eaton Park and Ride. An extension would deliver more homes and put more people in close proximity to the sustainable transport network and local services and facilities enjoyed in this location; however the loss of or potential reduction in the size of the park and ride is likely to introduce additional negative effects. The significance of these negative effects is unknown until the extent, design and layout of a potential northward expansion are known. Furthermore the southern boundary of the site is within close proximity is to Cutteslowe which contains a number of services and facilities including a primary school, a community centre and a doctor's surgery. Therefore, an uncertain mixed (significant positive/minor negative) effect is recorded for this objective.
	++/-?	++/-?	
	Oxford	**Cherwell**	

Option 5 – Site PR3(d) – Oxford Parkway Railway Station and Water Eaton Park and Ride (northward extension of PR6a)			
SA Objectives	**SA Score**		**Justification**
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	++/--?	++/--?	The area identified within Policy PR6a was previously appraised as part of the larger site option 38. Site option 38 was recorded as having a mixed significant positive/significant negative effect on this objective. These effects were identified due to the site's good access to existing sustainable transport routes into Oxford and Cherwell but also in acknowledgement of the fact that a proportion of road based trips generated by the proposed development were forecasted to load onto roads covered by the Oxford City Air Quality Management Area. Although the development boundary of the site has been refined, it is considered that the new homes within the site will have good access to sustainable transport links into Oxford and Cherwell and that some road traffic will still load on to roads within the Oxford City Air Quality Management Area. A northward expansion to the developable area identified in PR6a would result in the loss, or a reduction in the size of the Water Eaton Park and Ride. An extension would deliver more homes and put more people in close proximity to the sustainable transport network and local services and facilities enjoyed in this location. It would also like result in more road traffic on connecting roads including Air Quality Management Areas. The close proximity of Oxford Parkway railway station maintains the value of the location as a sustainable location; however the loss of or potential reduction in the size of the park and ride is likely to introduce additional negative effects. The significance of these negative effects is unknown until the extent, design and layout of a potential northward expansion are known. Therefore, overall, a uncertain mixed (significant positive/significant negative) effect is likely on this SA objective.
Other socio-economic SA objectives *(scores only relate to Cherwell District)*			
2. To improve the health and well-being of the population & reduce inequalities in health.	+		The development boundary of the site identified within PR6a has good access to a range of sustainable transport modes and the road network and is in close proximity to a number of open spaces and public rights of way. Therefore, a minor positive effect is recorded for this objective.

Option 5 – Site PR3(d) – Oxford Parkway Railway Station and Water Eaton Park and Ride (northward extension of PR6a)		
SA Objectives	**SA Score**	**Justification**
		A northern extension to the developable area of PR6a to include the safeguarded land PR3d would not change the likely effect of the allocation. However, an extension would deliver more homes and put more people in close proximity to the sustainable transport network and local services and facilities enjoyed in this location.
4. To reduce crime and disorder and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a negligible effect on this objective.
5. To create and sustain vibrant communities	-	The development boundary of the site identified within PR6a and extended northward into safeguarded site PR3d lies adjacent to existing residential communities, Cutteslowe Park and a sports facility. Therefore, the construction of the site has the potential to generate noise and air pollution which will have an adverse effect on the areas existing communities. Furthermore, the northern boundary of the site borders a Park and Ride facility and the western border of the site follows the A4165 (Banbury / Oxford Road) meaning that longer term, road traffic along this strategic highway could adversely affect the new residents within the site. Therefore a minor negative effect is likely.
Environmental SA objectives *(scores only relate to Cherwell District)*		
7. To conserve and enhance and create resources for biodiversity	-?	The area identified within Policy PR6a was previously appraised as part of the larger site option 38. Site option 38 was recorded as having an uncertain minor negative effect due to the site's wide variety of habitats on site and their potential for protected species. Although the development boundary of the site has been refined, it is considered that there is still potential for direct and indirect adverse effects on these potential habitats and species. Overall an uncertain minor negative effect is recorded for this SA objective.

Option 5 – Site PR3(d) – Oxford Parkway Railway Station and Water Eaton Park and Ride (northward extension of PR6a)		
SA Objectives	**SA Score**	**Justification**
		A northern extension to the developable area of PR6a to include the safeguarded land PR3d would not change the likely effect of the allocation due to the fact that the land to the north is developed and used as the Water Eaton Park and Ride.
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	-?	The area identified within Policy PR6a was previously appraised as part of the larger site option 38. Site option 38 was recorded as having an uncertain minor negative effect due to the site's recorded capacity for new residential development being 'medium' in the Council's Landscape Character Sensitivity and Capacity Assessment (2017). Overall an uncertain minor negative effect is recorded for this SA objective. A northern extension to the developable area of PR6a to include the safeguarded land PR3d would not change the likely effect of the allocation due to the fact that the land to the north is developed and used as the Water Eaton Park and Ride.
9. To protect, enhance and make accessible for enjoyment, the historic environment	--?	The area identified within Policy PR6a was previously appraised as part of the larger site option 38. Site option 38 was recorded as having a significant negative effect due to the High to Medium sensitivity of the historic environment in the area to new development. Furthermore, Cherwell District Council's Green Belt Study (2017) assesses the land within this site as playing some role in the setting of historic Oxford due to its location in the Cherwell valley. However, uncertainty is retained until the detailed design, landscaping and layout of the development have been finalised. A northern extension to the developable area of PR6a to include the safeguarded land PR3d would not change the likely effect of the allocation due to the fact that the land to the north is developed and used as the Water Eaton Park and Ride.
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	The location of potential development sites could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined

Option 5 – Site PR3(d) – Oxford Parkway Railway Station and Water Eaton Park and Ride (northward extension of PR6a)		
SA Objectives	**SA Score**	**Justification**
		through the detailed proposals for each development. Therefore, all sites have a negligible effect on this objective. Further details are provided in the District's Water Cycle Study (2017) and Addendum (2019)
12. To reduce the risk of flooding and resulting detriment to public well- being, the economy and the environment	-	The development boundary of the site has been confined to the urban edge of Oxford. This land is outside of flood zones 2 and 3; however, the land is greenfield and it should be noted that the Cherwell Level 1 Strategic Flood Risk Assessment Update identifies that the area contains flood zone 2 and areas susceptible to surface water, groundwater and sewer flooding incidents. Therefore, a minor negative effect is recorded for this objective. A northern extension to the developable area of PR6a to include the safeguarded land PR3d would not change the likely effect of the allocation due to the fact that the land to the north is developed and used as the Water Eaton Park and Ride.
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	--?	The development boundary of the site has been confined to the urban edge of Oxford. However, this land is greenfield recognised as Grade 3 and 4 Agricultural Land. Therefore, a significant negative effect is likely. Although this is uncertain depending on whether it is, Grade 3a or Grade 3b which is not known. A northern extension to the developable area of PR6a to include the safeguarded land PR3d would not change the likely effect of the allocation due to the fact that the land to the north is developed and used as the Water Eaton Park and Ride.
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	0	The development boundary of the site has been confined to the urban edge of Oxford which falls outside the eastern areas of the site which sit within a Minerals Consultation Area. Therefore a negligible effect is recorded for this objective.

Option 5 – Site PR3(d) – Oxford Parkway Railway Station and Water Eaton Park and Ride (northward extension of PR6a)		
SA Objectives	**SA Score**	**Justification**
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	This site is located on greenfield land and therefore development at this location would not involve the re-use of existing buildings and materials which may be present on brownfield sites. As such, a minor negative effect is expected on this SA objective.

Option 6 – Site PR3(e) – Land north, east and west of Begbroke Science Park (northward extension of residential area into land reserved for employment)

Option 6 – Site PR3(e) – Land north, east and west of Begbroke Science Park (northward extension of residential area into land reserved for employment)		
SA Objectives	**SA Score**	**Justification**
SA objectives which relate to meeting Oxford's needs		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	**Oxford** ++	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective. A northern extension to the developable area of PR8 to include the safeguarded land PR3e would not change the likely effect of the allocation. However, it would likely deliver more homes which would contribute to a more significant positive effect.
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	**Oxford** +/-	The area identified within Policy PR8 was previously appraised as part of the smaller site options 20a and 126 and new areas. Site options 20a and 126 were identified as having limited access to jobs as both site options scored 'Amber' in ITP's assessment of 'access to jobs' in relation to access to Oxford jobs by walking and public transport, yet the site options scored 'Green' in relation to access to Oxford jobs by road. Although the development boundary of the site has been refined, it is considered that the new homes within the site will have limited access to Oxford jobs via a range of sustainable transport modes and the road network. Therefore a minor mixed effects (+/-) are likely in relation to this SA objective. A northern extension to the developable area of PR8 to include the safeguarded land PR3e would result in the loss of land safeguarded for future employment uses north of the Begbroke Science Park with negative effects against this objective in the long term. However, it would also result in the development of new homes close to the science park. Overall, there is considered to be no change to the likely effect of the allocation.
	Oxford	

Option 6 – Site PR3(e) – Land north, east and west of Begbroke Science Park (northward extension of residential area into land reserved for employment)			
SA Objectives	**SA Score**		**Justification**
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	+/-		The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments. A northern extension to the developable area of PR8 to include the safeguarded land PR3e would result in the loss of land safeguarded for future employment uses north of the Begbroke Science Park with negative effects against this objective in the long term. However, it would also result in the development of new homes close to the science park. Overall, a mixed minor positive/minor negative effect is recorded against this SA objective.
SA objectives with particular spatial relevance to Oxford			
3. To reduce poverty and social exclusion.	**Oxford** 0	**Cherwell** 0	The site, including the extension into PR3e, is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell. Therefore, a negligible effect is recorded for this objective.
6. To improve accessibility to all services and facilities.	**Oxford** ++	**Cherwell** ++	The area identified within Policy PR8 was previously appraised as part of the smaller site options 20a and 126 and new areas. Site options 20a and 126 were identified as having a significant positive effect on this SA objective due to its close proximity to sustainable transport routes to Oxford and Cherwell. This site's east boundary is located directly adjacent to Kidlington which contains a number of services and facilities including shops, banks, restaurants, a public library, one secondary school and several primary schools. In addition, the site's north west boundary lies directly adjacent to Begbroke which contains a village hall and one public house. Furthermore, the east boundary of the site lies directly adjacent to Yarnton, which includes one primary school, a shop and a village hall. Therefore, a significant positive effect is recorded for this objective.

Option 6 – Site PR3(e) – Land north, east and west of Begbroke Science Park (northward extension of residential area into land reserved for employment)			
SA Objectives	**SA Score**		**Justification**
			A northern extension to the developable area of PR8 to include the safeguarded land PR3e would not change the likely effect of the allocation. However, an extension would deliver more homes and put more people in close proximity to the sustainable transport network and local services and facilities enjoyed in this location.
10. To reduce air pollution (including greenhouse gas emissions) and road congestion.	**Oxford**	**Cherwell**	The area identified within Policy PR8 was previously appraised as part of the smaller site options 20a and 126 and new areas. Site options 20a and 126 were identified as having a mixed significant positive/significant negative effect on this objective. These effects were identified due to the site's good access to existing sustainable transport routes into Oxford and Cherwell but also in acknowledgement of the fact that a proportion of road based trips generated by the proposed development were forecasted to load onto roads covered by the Oxford City Air Quality Management Area. Although the development boundary of the site has been refined, it is considered that the new homes within the site will have good access to sustainable transport links into Oxford and Cherwell and that some road traffic will still load on to roads within the Oxford City Air Quality Management Area. Therefore, overall, a mixed (significant positive/significant negative) effect is likely on this SA objective. A northern extension to the developable area of PR8 to include the safeguarded land PR3e would not change the likely effect of the allocation. However, an extension would deliver more homes and put more people in close proximity to the sustainable transport network and local services and facilities enjoyed in this location. It would also like result in more road traffic on connecting roads including Air Quality Management Areas.
	++/--	++/--	
Other socio-economic SA objectives *(scores only relate to Cherwell District)*			
2. To improve the health and well-being of the population & reduce inequalities in health.	++		The development boundary of the site identified within PR8 has good access to a range of sustainable transport modes and the road network, is in close proximity to a number of open spaces, public rights of way and a GP Surgery.

Option 6 – Site PR3(e) – Land north, east and west of Begbroke Science Park (northward extension of residential area into land reserved for employment)		
SA Objectives	**SA Score**	**Justification**
		These services and facilities will encourage new residents to be physically active and improve the health and well-being of the local population. Therefore, a significant positive effect is recorded for this objective. A northern extension to the developable area of PR8 to include the safeguarded land PR3e would not change the likely effect of the allocation. However, an extension would deliver more homes and put more people in close proximity to the sustainable transport network and local services and facilities enjoyed in this location.
4. To reduce crime and disorder and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a negligible effect on this objective.
5. To create and sustain vibrant communities	-	The development boundary of the site identified within PR8 and extended northward into safeguarded site PR3e lies within close proximity to existing residential communities, Kidlington, Yarnton and Begbroke. Therefore, the construction of the site has the potential to generate noise and air pollution which will have an adverse effect on the areas existing communities. Furthermore, the west section of the site lies directly adjacent to the roundabout connecting the A44 (Woodstock Road) and a train line bisects the site from north to south. Meaning that longer term, road traffic along these strategic highways and train line could adversely affect the new residents within the site. Therefore, a minor negative effect is recorded against this SA objective.
Environmental SA objectives *(scores only relate to Cherwell District)*		
7. To conserve and enhance and create resources for biodiversity	-?	The area identified within Policy PR8 was previously appraised as part of the smaller site options 20a and 126 and new areas. Site option 20a was identified as having negligible effects due to the site's limited habitats consisting of mostly artificial habitats. Site option

Option 6 – Site PR3(e) – Land north, east and west of Begbroke Science Park (northward extension of residential area into land reserved for employment)		
SA Objectives	**SA Score**	**Justification**
		126 was identified as having a minor negative effect due to the presence of linear features and potential to support roosting/nesting and foraging protected species in the trees and hedgerows around the site boundary. Overall an uncertain minor negative effect is recorded for this SA objective until the detailed design, landscaping and layout of the development have been finalised. A northern extension to the developable area of PR8 to include the safeguarded land PR3e would not change the likely effect of the allocation. However, an extension would most likely result in the loss of a greater area of greenfield land, with the potential to affect a greater area of protected ecological habitat.
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	--?	The area identified within Policy PR8 was previously appraised as part of the smaller site options 20a and 126 and new areas. Site options 20a and 126 were identified as having an uncertain minor negative effect due to the site's recorded capacity for new residential development being 'Medium-Low' in the Council's Landscape Character Sensitivity and Capacity Assessment (2017). Overall an uncertain significant negative effect is recorded for this SA objective until the detailed design, landscaping and layout of the development have been finalised. A northern extension to the developable area of PR8 to include the safeguarded land PR3e would not change the likely effect of the allocation. However, an extension would most likely result in the loss of a greater area of greenfield land, with the potential to affect a greater area of sensitive open countryside.
9. To protect, enhance and make accessible for enjoyment, the historic environment.	-?	The area identified within Policy PR8 was previously appraised as part of the smaller site options 20a and 126 and new areas. Site options 20a and 126 were identified as having a minor negative effect due to the 'Medium' sensitivity of the historic environment in the area to new development. In addition, Cherwell District Council's Green Belt Study (2017) assesses the land within the site as making a contribution to the setting of historic Oxford due to its strong connection to the Oxford Canal, which marks a clear distinction between settlement and countryside.

Option 6 – Site PR3(e) – Land north, east and west of Begbroke Science Park (northward extension of residential area into land reserved for employment)		
SA Objectives	**SA Score**	**Justification**
		Therefore an uncertain minor negative effect has been identified until the detailed design, landscaping and layout of the development have been finalised. A northern extension to the developable area of PR8 to include the safeguarded land PR3e would not change the likely effect of the allocation. However, an extension would most likely result in the loss of a greater area of greenfield land, with the potential to affect the setting of local historic assets as well as unknow archaeological assets.
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	The location of potential development sites could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all sites have a negligible effect on this objective. Further details are provided in the District's Water Cycle Study (2017) and Addendum (2019).
12. To reduce the risk of flooding and resulting detriment to public well- being, the economy and the environment	-	The development boundary of the site has been confined to the urban edge of Kidlington, Yarnton and Begbroke. The land to the north, north east, east and south east lies within flood zones 2 and 3; and land is greenfield. Therefore, a minor negative effect is recorded against this objective. A northern extension to the developable area of PR8 to include the safeguarded land PR3e would not change the likely effect of the allocation. However, an extension would most likely result in the loss of a greater area of permeable greenfield land, increasing the significance of the effect identified.
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and	--?	The development boundary of the site has been confined to the urban edge of Kidlington, Yarnton and Begbroke. However, this land is greenfield land and the majority of it lies on Grade 2 and Grade 3 Agricultural Land.

Option 6 – Site PR3(e) – Land north, east and west of Begbroke Science Park (northward extension of residential area into land reserved for employment)		
SA Objectives	**SA Score**	**Justification**
encouraging urban renaissance.		The development of the site would result in a net loss of greenfield land in the District, including Grade 2 and Grade 3 agricultural land. Therefore, a significant negative effect is recorded against this objective. Uncertainty is attached to this effect in acknowledgement of the fact that it is unknown where the Grade 3 Agricultural Land represents some of the best and most versatile agricultural land (3a). A northern extension to the developable area of PR8 to include the safeguarded land PR3e would not change the likely effect of the allocation. However, an extension would most likely result in the loss of a greater area of greenfield land, including agricultural land.
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	-	The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development within sites on this objective will be negligible. All new development will result in the increased consumption of minerals for construction and the location of development sites can influence the efficient use of primary minerals by their proximity to Minerals Safeguarding Areas as development in those areas may sterilise mineral resources and restrict the availability of resources in the districts This site is within a Minerals Consultation Area; therefore a minor negative effect is likely.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	This site is located on greenfield land and therefore development at this location would not involve the re-use of existing buildings and materials which may be present on brownfield sites. As such, a minor negative effect is expected on this SA objective.

Option 7 – Site PR6a – Land East of Oxford Road – intensification of developable area

Option 7 – Site PR6a – Land East of Oxford Road – intensification of developable area		
SA Objectives	**SA Score**	**Justification**
SA objectives which relate to meeting Oxford's needs		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	Oxford ++	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective. However, by intensifying development this option is likely to generate a more significant positive effect than the original allocation against this SA objective.
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	Oxford ++	The area identified within Policy PR6a was previously appraised as part of the larger site option 38. Site option 38 was identified as have easy access to jobs as the site option scored 'Green' in both ITP's assessments of 'access to jobs' in Oxford. Although the development boundary of the site has been refined, it is considered that the new homes within the site will have good access to Oxford jobs via a range of sustainable transport modes and the road network. A significant positive effect is therefore likely on this SA objective. The intensification of development in this location is unlikely to significantly change the significance of this effect.
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	Oxford +	The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.

Option 7 – Site PR6a – Land East of Oxford Road – intensification of developable area			
SA Objectives	**SA Score**		**Justification**
			The intensification of development in this location is unlikely to significantly change the significance of this effect.
SA objectives with particular spatial relevance to Oxford			
3. To reduce poverty and social exclusion.	**Oxford**	**Cherwell**	The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell. Therefore, a negligible effect is recorded for this objective. The intensification of development in this location is unlikely to significantly change the significance of this effect.
	0	0	
6. To improve accessibility to all services and facilities.	**Oxford**	**Cherwell**	The area identified within Policy PR6a was previously appraised as part of the larger site option 38. Site option 38 was recorded as having a significant positive effect on this SA objective due to its close proximity to sustainable transport routes to Oxford and Cherwell. The north west site boundary lies adjacent to Water Eaton Park and Ride, furthermore the southern boundary of the site is within close proximity is to Cutteslowe which contains a number of services and facilities including a primary school, a community centre and a doctor's surgery. Therefore, a significant positive effect is recorded for this objective. The intensification of development in this location will put more residents in close proximity to sustainable transport routes and local facilities.
	++	++	
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	**Oxford**	**Cherwell**	The area identified within Policy PR6a was previously appraised as part of the larger site option 38. Site option 38 was recorded as having a mixed significant positive/significant negative effect on this objective. These effects were identified due to the site's good access to existing sustainable transport routes into Oxford and Cherwell but also in acknowledgement of the fact that a proportion of road based trips generated by the proposed development were forecasted to load onto roads covered by the Oxford City Air Quality Management Area. Although the development boundary of the site has been refined, it is considered that the new homes within the site will have good access to sustainable transport links into Oxford
	++/--	++/--	

Option 7 – Site PR6a – Land East of Oxford Road – intensification of developable area			
SA Objectives	**SA Score**		**Justification**
			and Cherwell and that some road traffic will still load on to roads within the Oxford City Air Quality Management Area. Therefore, overall, a mixed (significant positive/significant negative) effect is likely on this SA objective. The intensification of development in this location will put more residents in close proximity to sustainable transport routes and local facilities; however, it will also increase road congestion, which will have adverse effects on local air quality. Consequently, these effects are likely to be more significant than those of the original allocation.
Other socio-economic SA objectives *(scores only relate to Cherwell District)*			
2. To improve the health and well-being of the population & reduce inequalities in health.	+		The development boundary of the site identified within PR6a has good access to a range of sustainable transport modes and the road network and is in close proximity to a number of open spaces and public rights of way. Therefore, a minor positive effect is recorded for this objective. The intensification of development in this location will put more residents in close proximity to these local facilities and services. Although this is unlikely to change the significance of the effect, the effect of an intensification option is likely to be more positive for more people.
4. To reduce crime and disorder and the fear of crime.	0		The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a negligible effect on this objective. The intensification of development in this location is unlikely to significantly change the significance of this effect.

Option 7 – Site PR6a – Land East of Oxford Road – intensification of developable area		
SA Objectives	**SA Score**	**Justification**
5. To create and sustain vibrant communities	-	The development boundary of the site identified within PR6a lies adjacent to existing residential communities, Cutteslowe Park and a sports facility. Therefore, the construction of the site has the potential to generate noise and air pollution which will have an adverse effect on the areas existing communities. Furthermore, the northern boundary of the site borders a Park and Ride facility and the western border of the site follows the A4165 (Banbury / Oxford Road) meaning that longer term, road traffic along this strategic highway could adversely affect the new residents within the site. Therefore a minor negative effect is likely. The intensification of development in this location will put more residents in close proximity to these adverse effects, although their significance is not likely to change.
Environmental SA objectives *(scores only relate to Cherwell District)*		
7. To conserve and enhance and create resources for biodiversity	-?	The area identified within Policy PR6a was previously appraised as part of the larger site option 38. Site option 38 was recorded as having an uncertain minor negative effect due to the site's wide variety of habitats on site and their potential for protected species. Although the development boundary of the site has been refined, it is considered that there is still potential for direct and indirect adverse effects on these potential habitats and species. Overall an uncertain minor negative effect is recorded for this SA objective. The intensification of development within the site has the potential to result in the loss of more greenfield land, including habitats within the confines of the existing developable area. Although this has the potential to result in more negative effects. The overall significance of the effect is unlikely to change.
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	-?	The area identified within Policy PR6a was previously appraised as part of the larger site option 38. Site option 38 was recorded as having an uncertain minor negative effect due to the site's recorded capacity for new residential development being 'medium' in the Council's Landscape Character Sensitivity and Capacity Assessment (2017). Overall an uncertain minor negative effect is recorded for this SA objective.

Option 7 – Site PR6a – Land East of Oxford Road – intensification of developable area		
SA Objectives	**SA Score**	**Justification**
		The intensification of development within the site has the potential to result in the loss of more greenfield land and increased urbanisation and densification, including taller buildings, increasing the potential for negative effects on this objective. The scale of intensification will affect how significant this negative effect will be. As this is unknown, the existing significance has been retained, but there is more uncertainty.
9. To protect, enhance and make accessible for enjoyment, the historic environment	--?	The area identified within Policy PR6a was previously appraised as part of the larger site option 38. Site option 38 was recorded as having a significant negative effect due to the High to Medium sensitivity of the historic environment in the area to new development. Furthermore, Cherwell District Council's Green Belt Study (2017) assesses the land within this site as playing some role in the setting of historic Oxford due to its location in the Cherwell valley. However, uncertainty is retained until the detailed design, landscaping and layout of the development have been finalised. The intensification of development within the site has the potential to result in the loss of more greenfield land and increased urbanisation and densification, including taller buildings, increasing the potential for negative effects on this objective. The scale of intensification will affect how significant this negative effect will be. As this is unknown, the existing significance has been retained, but there is more uncertainty.
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	The location of potential development sites could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all sites have a negligible effect on this objective. Further details are provided in the District's Water Cycle Study (2017) and Addendum (2019). The intensification of development in this location is unlikely to significantly change the significance of this effect.

Option 7 – Site PR6a – Land East of Oxford Road – intensification of developable area		
SA Objectives	**SA Score**	**Justification**
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	The development boundary of the site has been confined to the urban edge of Oxford. This land is outside of flood zones 2 and 3; however, the land is greenfield and it should be noted that the Cherwell Level 1 Strategic Flood Risk Assessment Update identifies that the area contains flood zone 2 and areas susceptible to surface water, groundwater and sewer flooding incidents. Therefore, a minor negative effect is recorded for this objective. The intensification of development within the site has the potential to result in the loss of more greenfield land within the confines of the existing developable area, increasing the significance of this effect.
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	--?	The development boundary of the site has been confined to the urban edge of Oxford. However, this land is greenfield recognised as Grade 3 and 4 Agricultural Land. Therefore, a significant negative effect is likely. Although this is uncertain depending on whether it is, Grade 3a or Grade 3b which is not known. The intensification of development within the site has the potential to result in the loss of more greenfield land within the confines of the existing developable area, increasing the significance of this effect.
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	0	The development boundary of the site has been confined to the urban edge of Oxford which falls outside the eastern areas of the site which sit within a Minerals Consultation Area. Therefore a negligible effect is recorded for this objective. The intensification of development within the site has the potential to result in the loss of more greenfield land, including minerals within the confines of the existing developable area. Although this has the potential to result in more negative effects. The overall significance of the effect is unlikely to change.

Option 7 – Site PR6a – Land East of Oxford Road – intensification of developable area		
SA Objectives	**SA Score**	**Justification**
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	This site is located on greenfield land and therefore development at this location would not involve the re-use of existing buildings and materials which may be present on brownfield sites. As such, a minor negative effect is expected on this SA objective. The intensification of development in this location is unlikely to significantly change the significance of this effect.

Option 8 – Site PR6b - Land West of Oxford Road – intensification of developable area

Option 8 – Site PR6b - Land West of Oxford Road – intensification of developable area		
SA Objectives	**SA Score**	**Justification**
SA objectives which relate to meeting Oxford's needs		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	**Oxford** ++	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective. However, by intensifying development this option is likely to generate a more significant positive effect than the original allocation against this SA objective.
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	**Oxford** ++	The area identified within Policy PR6b was previously appraised as part of the larger site option 38. Site option 38 was identified as have easy access to jobs as the site option scored 'Green' in both ITP's assessments of 'access to jobs' in Oxford. Although the development boundary of the site has been refined, it is considered that the new homes within the site will have good access to Oxford jobs via a range of sustainable transport modes and the road network. A significant positive effect is therefore likely on this SA objective. The intensification of development in this location is unlikely to significantly change the significance of this effect.
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness	**Oxford** +	The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.

Option 8 – Site PR6b - Land West of Oxford Road – intensification of developable area			
SA Objectives	**SA Score**		**Justification**
of the District and Oxford and Oxfordshire.			Therefore, a minor positive effect is identified on this SA objective. The intensification of development in this location is unlikely to significantly change the significance of this effect.
SA objectives with particular spatial relevance to Oxford			
3. To reduce poverty and social exclusion.	**Oxford** 0	**Cherwell** 0	The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell. Therefore, a negligible effect is recorded for this objective. The intensification of development in this location is unlikely to significantly change the significance of this effect.
6. To improve accessibility to all services and facilities.	**Oxford** ++	**Cherwell** ++	The area identified within Policy PR6b was previously appraised as part of the larger site option 38. Site option 38 was recorded as having a significant positive effect on this SA objective due to its close proximity to sustainable transport routes to Oxford and Cherwell. The north east site boundary lies within close proximity to Water Eaton Park and Ride, furthermore the southern boundary of the site is within close proximity is to Cutteslowe which contains a number of services and facilities including a primary school, a community centre and a doctor's surgery. Therefore, a significant positive effect is recorded for this objective. The intensification of development in this location will put more residents in close proximity to sustainable transport routes and local facilities, increasing the significance of this effect.
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	**Oxford** ++/--	**Cherwell** ++/--	The area identified within Policy PR6b was previously appraised as part of the larger site option 38. Site option 38 was recorded as having a mixed significant positive/significant negative effect on this objective. These effects were identified due to the site's good access to existing sustainable transport routes into Oxford and Cherwell but also in acknowledgement of the fact that a proportion of road based trips generated by the proposed development were forecasted to load onto roads covered by the Oxford City Air Quality Management Area. Although the development boundary of the site has been refined, it is considered that the new homes within the site will have good access to sustainable transport links into Oxford

Option 8 – Site PR6b - Land West of Oxford Road – intensification of developable area			
SA Objectives	**SA Score**		**Justification**
			and Cherwell and that some road traffic will still load on to roads within the Oxford City Air Quality Management Area. Therefore, overall, a mixed (significant positive/significant negative) effect is likely on this SA objective. The intensification of development in this location will put more residents in close proximity to sustainable transport routes and local facilities; however, it will also increase road congestion, which will have adverse effects on local air quality. Consequently, these effects are likely to be more significant than those of the original allocation.
Other socio-economic SA objectives *(scores only relate to Cherwell District)*			
2. To improve the health and well-being of the population & reduce inequalities in health.	+		The development boundary of the site identified within PR6b has good access to a range of sustainable transport modes and the road network and is in close proximity to a number of open spaces and public rights of way. Therefore, a minor positive effect is recorded for this objective. The intensification of development in this location will put more residents in close proximity to these local facilities and services. Although this is unlikely to change the significance of the effect, the effect of an intensification option is likely to be more positive for more people.
4. To reduce crime and disorder and the fear of crime.	0		The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a negligible effect on this objective. The intensification of development in this location is unlikely to significantly change the significance of this effect.

Option 8 – Site PR6b - Land West of Oxford Road – intensification of developable area		
SA Objectives	**SA Score**	**Justification**
5. To create and sustain vibrant communities	-	The development boundary of the site identified within PR6b lies within close proximity to existing residential communities, Cutteslowe Park and a sports facility. Therefore, the construction of the site has the potential to generate noise and air pollution which will have an adverse effect on the areas existing communities. Furthermore, the north eastern boundary of the site lies within close proximity to a Park and Ride facility, the north west section of the site lies adjacent to the A34 and a train line, and the eastern border of the site follows the A4165 (Banbury / Oxford Road) meaning that longer term, road traffic along these strategic highways and train line could adversely affect the new residents within the site. Therefore, a minor negative effect is expected on this SA objective during the construction phase and over the longer term. The intensification of development in this location will put more residents in close proximity to these adverse effects, although their significance is not likely to change.
Environmental SA objectives *(scores only relate to Cherwell District)*		
7. To conserve and enhance and create resources for biodiversity	-?	The area identified within Policy PR6b was previously appraised as part of the larger site option 38. Site option 38 was recorded as having an uncertain minor negative effect due to the site's wide variety of habitats on site and their potential for protected species. Although the development boundary of the site has been refined, it is considered that there is still potential for direct and indirect adverse effects on these potential habitats and species. Overall, an uncertain minor negative effect is recorded for this SA objective. The intensification of development within the site has the potential to result in the loss of more greenfield land, including habitats within the confines of the existing developable area. Although this has the potential to result in more negative effects. The overall significance of the effect is unlikely to change.
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	-?	The area identified within Policy PR6b was previously appraised as part of the larger site option 38. Site option 38 was recorded as having an uncertain minor negative effect due to the site's recorded capacity for new residential development being 'medium' in the Council's Landscape Character Sensitivity and Capacity Assessment (2017). This was because development here would form a natural extension to the northern edge of Cutteslowe,

Option 8 – Site PR6b - Land West of Oxford Road – intensification of developable area		
SA Objectives	**SA Score**	**Justification**
		resulting in infilling of land between the A4165 Oxford Road and the A34 for the central and west parts of the site Overall an uncertain minor negative effect is recorded for this SA objective. This effect is recorded as uncertain as it depends largely on the appearance and impact of development sites including in comparison to what was on the site previously. The intensification of development within the site has the potential to result in the loss of more greenfield land and increased urbanisation and densification, including taller buildings, increasing the potential for negative effects on this objective. The scale of intensification will affect how significant this negative effect will be. As this is unknown, the existing significance has been retained, but there is more uncertainty.
9. To protect, enhance and make accessible for enjoyment, the historic environment.	--?	The area identified within Policy PR6b was previously appraised as part of the larger site option 38. Site option 38 was recorded as having a significant negative effect due to the High to Medium sensitivity of the historic environment in the area to new development. Furthermore, Cherwell District Council's Green Belt Study (2017) assesses the low hilltop location and wooded character as providing a containing edge in views towards Oxford's setting. Therefore, an uncertain significant negative effect has been retained until the detailed design, landscaping and layout of the development have been finalised. The intensification of development within the site has the potential to result in the loss of more greenfield land and increased urbanisation and densification, including taller buildings, increasing the potential for negative effects on this objective. The scale of intensification will affect how significant this negative effect will be. As this is unknown, the existing significance has been retained, but there is more uncertainty.
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	The location of potential development sites could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined

Option 8 – Site PR6b - Land West of Oxford Road – intensification of developable area		
SA Objectives	**SA Score**	**Justification**
		through the detailed proposals for each development. Therefore, all sites have a negligible effect on this objective. Further details are provided in the District's Water Cycle Study (2017) and Addendum (2019). The intensification of development in this location is unlikely to significantly change the significance of this effect.
12. To reduce the risk of flooding and resulting detriment to public well- being, the economy and the environment	-	The development boundary of the site has been confined to the urban edge of Oxford. This land is outside of flood zones 2 and 3; however, the land is greenfield. However, it should be noted that the Cherwell Level 1 Strategic Flood Risk Assessment Update identifies that the area contains flood zone 2 and areas susceptible to surface water, groundwater and sewer flooding incidents. Therefore, a minor negative effect is recorded for this objective. The intensification of development within the site has the potential to result in the loss of more greenfield land within the confines of the existing developable area, increasing the significance of this effect.
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	--?	The development boundary of the site has been confined to the urban edge of Oxford. However, this land is greenfield land and is recognised as Grade 3 and 4 Agricultural Land. The development of the site would result in a net loss of greenfield land in the District, including Grade 3 agricultural land. Overall, a significant negative effect is likely. Although this is uncertain depending on whether it is, Grade 3a or Grade 3b which is not known. The intensification of development within the site has the potential to result in the loss of more greenfield land within the confines of the existing developable area, increasing the significance of this effect.
14. To reduce the global, social and environmental impact of consumption of resource by	0	The development boundary of the site has been confined to the urban edge of Oxford, but falls outside of a Minerals Consultation Area.

Option 8 – Site PR6b - Land West of Oxford Road – intensification of developable area		
SA Objectives	**SA Score**	**Justification**
using sustainably produced and local products.		Therefore a negligible effect is recorded against this SA objective.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	This site is located on greenfield land and therefore development at this location would not involve the re-use of existing buildings and materials which may be present on brownfield sites. As such, a minor negative effect is expected on this SA objective. The intensification of development in this location is unlikely to significantly change the significance of this effect.

Option 9 – Site PR7a – South East Kidlington – intensification of developable area

Option 9 – Site PR7a – South East Kidlington – intensification of developable area		
SA Objectives	**SA Score**	**Justification**
SA objectives which relate to meeting Oxford's needs		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	Oxford ++	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective. However, by intensifying development this option is likely to generate a more significant positive effect than the original allocation against this SA objective.
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	Oxford ++	The area identified within Policy PR7a was previously appraised as part of the smaller site options 178 and 202. Site options 178 and 202 were identified as having easy access to jobs as the site option scored 'Green' in both ITP's assessments of 'access to jobs' in Oxford. Although the development boundary of the site has been refined, it is considered that the new homes within the site will have good access to Oxford jobs via a range of sustainable transport modes and the road network; therefore a significant positive effect is likely. The intensification of development in this location is unlikely to significantly change the significance of this effect.
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	Oxford +	The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments. Therefore, a minor positive effect is identified on this SA objective. The intensification of development in this location is unlikely to significantly change the significance of this effect.

Option 9 – Site PR7a – South East Kidlington – intensification of developable area			
SA Objectives	**SA Score**		**Justification**
SA objectives with particular spatial relevance to Oxford			
3. To reduce poverty and social exclusion.	**Oxford** 0	**Cherwell** 0	The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell. Therefore, a negligible effect is recorded for this objective. The intensification of development in this location is unlikely to significantly change the significance of this effect.
6. To improve accessibility to all services and facilities.	**Oxford** ++	**Cherwell** ++	The area identified within Policy PR7a was previously appraised as part of the smaller site options 178 and 202. Site options 178 and 202 were recorded as having a significant positive effect on this SA objective due to their close proximity to sustainable transport routes to Oxford and Cherwell. The north and west boundaries of the site are located directly adjacent to Kidlington which contains a number of services and facilities including shops, banks, restaurants, a public library, one secondary school and several primary schools. Therefore a significant positive effect is recorded against this SA objective. The intensification of development in this location will put more residents in close proximity to sustainable transport routes and local facilities, increasing the significance of this effect.
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	**Oxford** ++/--	**Cherwell** ++/--	The area identified within Policy PR7a was previously appraised as part of the smaller site options 178 and 202. Site option 178 was recorded as having a mixed significant positive/significant negative and site option 202 was recorded as having a mixed minor positive/significant negative effect on this objective. These effects were identified due to the site's good access to existing sustainable transport routes into Oxford and Cherwell but also in acknowledgement of the fact that a proportion of road based trips generated by the proposed development were forecasted to load onto roads covered by the Oxford City Air Quality Management Area. Although the development boundary of the site has been refined, it is considered that the new homes within the site will have good access to sustainable transport links into Oxford

Option 9 – Site PR7a – South East Kidlington – intensification of developable area		
SA Objectives	**SA Score**	**Justification**
		and Cherwell and that some road traffic will still load on to roads within the Oxford City Air Quality Management Area. Therefore, overall, a mixed (significant positive/significant negative) effect is likely on this SA objective. The intensification of development in this location will put more residents in close proximity to sustainable transport routes and local facilities; however, it will also increase road congestion, which will have adverse effects on local air quality. Consequently, these effects are likely to be more significant than those of the original allocation.
Other socio-economic SA objectives *(scores only relate to Cherwell District)*		
2. To improve the health and well-being of the population & reduce inequalities in health.	++	The development boundary of the site identified within PR7a has good access to a range of sustainable transport modes and the road network and is in close proximity to a number of open spaces and public rights of way. Furthermore, the site is in close proximity Gosford Hill Medical Centre. V Therefore, a significant positive effect is recorded for this objective. The intensification of development in this location will put more residents in close proximity to these local facilities and services. Although this is unlikely to change the significance of the effect, the effect of an intensification option is likely to be more positive for more people.
4. To reduce crime and disorder and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a negligible effect on this objective. The intensification of development in this location is unlikely to significantly change the significance of this effect.

Option 9 – Site PR7a – South East Kidlington – intensification of developable area		
SA Objectives	**SA Score**	**Justification**
5. To create and sustain vibrant communities	-	The development boundary of the site identified within PR7a lies within close proximity to existing residential communities, Kidlington and a sports facility. Therefore, the construction of the site has the potential to generate noise and air pollution which will have an adverse effect on the areas existing communities. Furthermore, the south east section of the site lies directly adjacent to the A34 and a train line, and the eastern border of the site follows the A4260 (Oxford Road) meaning that longer term, road traffic along these strategic highways and train line could adversely affect the new residents within the site. Therefore a minor negative effect is recorded against this SA objective. The intensification of development in this location will put more residents in close proximity to these adverse effects, although their significance is not likely to change.
Environmental SA objectives *(scores only relate to Cherwell District)*		
7. To conserve and enhance and create resources for biodiversity	-?	The area identified within Policy PR7a was previously appraised as part of the smaller site options 178 and 202. Site options 178 and 202 were recorded as having an uncertain minor negative effect due to the site's wide variety of habitats on site and their potential for protected species. Although the development boundary of the site has been refined, it is considered that there is still potential for direct and indirect adverse effects on these potential habitats and species. Overall an uncertain minor negative effect is recorded for this SA objective. The intensification of development within the site has the potential to result in the loss of more greenfield land, including habitats within the confines of the existing developable area. Although this has the potential to result in more negative effects. The overall significance of the effect is unlikely to change.
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	-?	The area identified within Policy PR7a was previously appraised as part of the smaller site options 178 and 202. Site option 178 was recorded as having an uncertain minor negative effect due to the site's recorded capacity for new residential development being 'medium to high' in the Council's Landscape Character Sensitivity and Capacity Assessment (2017).

Option 9 – Site PR7a – South East Kidlington – intensification of developable area		
SA Objectives	**SA Score**	**Justification**
		Whereas site option 202 was recorded as having an uncertain negligible effect due to the site's recorded capacity for new residential development being 'high'. Overall an uncertain minor negative effect is recorded for this SA objective. The intensification of development within the site has the potential to result in the loss of more greenfield land and increased urbanisation and densification, including taller buildings, increasing the potential for negative effects on this objective. The scale of intensification will affect how significant this negative effect will be. As this is unknown, the existing significance has been retained, but there is more uncertainty.
9. To protect, enhance and make accessible for enjoyment, the historic environment.	-?	The area identified within Policy PR7a was previously appraised as part of the smaller site options 178 and 202. The development boundary of the site for Policy PR7a has been refined and merged to combine both site options. Site option 178 was recorded as having a negligible effect due to the Low sensitivity of the historic environment in the area to new development. Site option 202 however, was recorded as having a minor negative effect due to the Medium to Low sensitivity to the of the historic environment in the area to new development. In addition, Cherwell District Council's Green Belt Study (2017) assessed the land within sites 178 and 202 as making a contribution to the rural setting of historic Oxford as perceived from the A34, one of the major approaches to the City and due to its location in the Cherwell Valley. Therefore the uncertain minor negative effect has been retained until the detailed design, landscaping and layout of the development have been finalised. The intensification of development within the site has the potential to result in the loss of more greenfield land and increased urbanisation and densification, including taller buildings, increasing the potential for negative effects on this objective. The scale of intensification will affect how significant this negative effect will be. As this is unknown, the existing significance has been retained, but there is more uncertainty.

Option 9 – Site PR7a – South East Kidlington – intensification of developable area		
SA Objectives	**SA Score**	**Justification**
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	The location of potential development sites could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all sites have a negligible effect on this objective. Further details are provided in the District's Water Cycle Study (2017) and Addendum (2019). The intensification of development in this location is unlikely to significantly change the significance of this effect.
12. To reduce the risk of flooding and resulting detriment to public well- being, the economy and the environment	-	The area identified within Policy PR7a was previously appraised as part of the smaller site options 178 and 202, both of which lie on greenfield land. Aside from a small section (less than 10%) of site option 202 that lies partially within flood zone 3, the remaining areas of the refined area lie outside of flood zone 2 and 3. It should be noted that the Cherwell Level 1 Strategic Flood Risk Assessment Update identifies that the site contains areas susceptible to surface water, groundwater and sewer flooding incidents. A minor negative effect has therefore been recorded against this objective. The intensification of development within the site has the potential to result in the loss of more greenfield land within the confines of the existing developable area, increasing the significance of this effect.
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and	-?	The development boundary of the site has been confined to the urban edge of Kidlington. This site is on greenfield land and the majority of the site (82%) is classed as Grade 4 Agricultural Land, while the remainder is classed as Grade 3 (18%). A minor negative effect therefore is likely. Uncertainty is attached to the effect due to the fact that it is not known whether the Grade 3 Agricultural Land is best and most versatile (Grade 3a) land or not.

Option 9 – Site PR7a – South East Kidlington – intensification of developable area		
SA Objectives	**SA Score**	**Justification**
encouraging urban renaissance.		This effect is uncertain until it is established whether the lost Grade 3 agricultural land qualifies as best and most versatile agricultural land (Grade 3a). The intensification of development within the site has the potential to result in the loss of more greenfield land within the confines of the existing developable area, increasing the significance of this effect.
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	-	The development boundary of the site has been confined to the urban edge of Kidlington and falls within a Minerals Consultation Area. Therefore a minor negative effect is recorded for this objective. The intensification of development within the site has the potential to result in the loss of more greenfield land, including minerals within the confines of the existing developable area. Although this has the potential to result in more negative effects. The overall significance of the effect is unlikely to change.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	This site is located on greenfield land and therefore development at this location would not involve the re-use of existing buildings and materials which may be present on brownfield sites. As such, a minor negative effect is expected on this SA objective. The intensification of development in this location is unlikely to significantly change the significance of this effect.

Option 10 – Site PR7b – Stratfield Farm – intensification of developable area

Option 10 – Site PR7b – Stratfield Farm – intensification of developable area		
SA Objectives	**SA Score**	**Justification**
SA objectives which relate to meeting Oxford's needs		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	**Oxford** ++	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective. However, by intensifying development this option is likely to generate a more significant positive effect than the original allocation against this SA objective.
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	**Oxford** +/-	The area identified within Policy PR7b was previously appraised as part of the site option 49. Site option 49 was identified has having more limited access to jobs as the site option scored 'Amber' in ITP's assessment of 'access to jobs' in relation to access to Oxford jobs by walking and public transport, yet the site option scored 'Green' in relation to access to Oxford jobs by road. Although the development boundary of the site has been refined, it is considered that the new homes within the site will continue to have more limited access to Oxford jobs via a range of sustainable transport modes and the road network. Therefore, a minor mixed effects (+/-) are likely in relation to this SA objective. The intensification of development in this location is unlikely to significantly change the significance of this effect.
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	**Oxford** +	The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments. Therefore, a minor positive effect is identified on this SA objective.

Option 10 – Site PR7b – Stratfield Farm – intensification of developable area			
SA Objectives	**SA Score**		**Justification**
			The intensification of development in this location is unlikely to significantly change the significance of this effect.
SA objectives with particular spatial relevance to Oxford			
3. To reduce poverty and social exclusion.	**Oxford** 0	**Cherwell** 0	The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell. Therefore, a negligible effect is recorded for this objective. The intensification of development in this location is unlikely to significantly change the significance of this effect.
6. To improve accessibility to all services and facilities.	**Oxford** ++	**Cherwell** ++	The area identified within Policy PR7b was previously appraised as site option 49. Site option 49 was recorded as having a significant positive effect on this SA objective due to its close proximity to sustainable transport routes to Oxford and Cherwell. This site is located directly adjacent to Kidlington which contains a number of services and facilities including shops, banks, restaurants, a public library, one secondary school and several primary schools Therefore a significant positive effect is recorded against this objective. The intensification of development in this location will put more residents in close proximity to sustainable transport routes and local facilities, increasing the significance of this effect.
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	**Oxford** ++/--	**Cherwell** ++/--	The area identified within Policy PR7b was previously appraised as part of the larger site option 49. Site option 49 was recorded as having mixed significant positive/significant negative effects on this objective. These effects were identified due to the site's good access to existing sustainable transport routes into Oxford and Cherwell but also in acknowledgement of the fact that a proportion of road based trips generated by the proposed development were forecasted to load onto roads covered by the Oxford City Air Quality Management Area. It is considered that the new homes within the site will have good access to sustainable transport links into Oxford and Cherwell and that some road traffic will still load on to roads

Option 10 – Site PR7b – Stratfield Farm – intensification of developable area			
SA Objectives	**SA Score**		**Justification**
			within the Oxford City Air Quality Management Area. Therefore, overall, a mixed (significant positive/significant negative) effect is likely on this SA objective. The intensification of development in this location will put more residents in close proximity to sustainable transport routes and local facilities; however, it will also increase road congestion, which will have adverse effects on local air quality. Consequently, these effects are likely to be more significant than those of the original allocation.
Other socio-economic SA objectives *(scores only relate to Cherwell District)*			
2. To improve the health and well-being of the population & reduce inequalities in health.	++		The development boundary of the site identified within PR7b has good access to a range of sustainable transport modes and the road network and is in close proximity to a number of open spaces and public rights of way and Gosford Hill Medical Centre. Such facilities and services are likely to encourage new residents to like more active and healthy lifestyles. Therefore, a significant positive effect is recorded for this objective. The intensification of development in this location will put more residents in close proximity to these local facilities and services. Although this is unlikely to change the significance of the effect, the effect of an intensification option is likely to be more positive for more people.
4. To reduce crime and disorder and the fear of crime.	0		The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a negligible effect on this objective. The intensification of development in this location is unlikely to significantly change the significance of this effect.

Option 10 – Site PR7b – Stratfield Farm – intensification of developable area		
SA Objectives	**SA Score**	**Justification**
5. To create and sustain vibrant communities	-	The development boundary of the site identified within PR7a lies within close proximity to existing residential communities at Kidlington. Therefore, the construction of the site has the potential to generate noise and air pollution which will have an adverse effect on the areas existing communities. Furthermore, the west section of the site lies directly adjacent to the roundabout connecting the A4260 (Frieze Way), A4165 (Banbury Road) and A4260 (Oxford Road) meaning that longer term, road traffic along these strategic highways and train line could adversely affect the new residents within the site. Therefore minor negative effects are recorded against this objective. The intensification of development in this location will put more residents in close proximity to these adverse effects, although their significance is not likely to change.
Environmental SA objectives *(scores only relate to Cherwell District)*		
7. To conserve and enhance and create resources for biodiversity	-?	The area identified within Policy PR7b was previously appraised as part of site option 49. Site option 49 was recorded as having an uncertain minor negative effect due to the site's wide variety of habitats on site and their potential for protected species. It is considered that there is still potential for direct and indirect adverse effects on these potential habitats and species. Overall an uncertain minor negative effect is recorded for this SA objective. The intensification of development within the site has the potential to result in the loss of more greenfield land, including habitats within the confines of the existing developable area. Although this has the potential to result in more negative effects. The overall significance of the effect is unlikely to change.
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	-?	The area identified within Policy PR7b was previously appraised as part of site option 49. Site option 49 was recorded as having an uncertain minor negative effect due to the site's recorded capacity for new residential development being 'medium to high' in the Council's Landscape Character Sensitivity and Capacity Assessment (2017). Overall an uncertain minor negative effect is recorded for this SA objective.

Option 10 – Site PR7b – Stratfield Farm – intensification of developable area		
SA Objectives	**SA Score**	**Justification**
		The intensification of development within the site has the potential to result in the loss of more greenfield land and increased urbanisation and densification, including taller buildings, increasing the potential for negative effects on this objective. The scale of intensification will affect how significant this negative effect will be. As this is unknown, the existing significance has been retained, but there is more uncertainty.
9. To protect, enhance and make accessible for enjoyment, the historic environment.	-?	The area identified within Policy PR7b was previously appraised as part of site option 49. Site option 49 was recorded as having a minor negative effect due to the Medium sensitivity of the historic environment in the area to new development. In addition, the Cherwell District Council's Green Belt Study (2017) assessed the land within this site having a strong relationship with the Oxford Canal, an important historic route into the City; however, its proximity to the urban edge of Kidlington limits this role. Overall an uncertain minor negative effect is identified on this SA objective. The intensification of development within the site has the potential to result in the loss of more greenfield land and increased urbanisation and densification, including taller buildings, increasing the potential for negative effects on this objective. The scale of intensification will affect how significant this negative effect will be. As this is unknown, the existing significance has been retained, but there is more uncertainty.
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	The location of potential development sites could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all sites have a negligible effect on this objective. Further details are provided in the District's Water Cycle Study (2017) and Addendum (2019). The intensification of development in this location is unlikely to significantly change the significance of this effect.

Option 10 – Site PR7b – Stratfield Farm – intensification of developable area		
SA Objectives	**SA Score**	**Justification**
12. To reduce the risk of flooding and resulting detriment to public well- being, the economy and the environment	-	The development boundary of the site has been confined to the urban edge of Kidlington. The Oxford Canal follows the western edge of the site. The site is on greenfield land and is mainly outside of flood zone 3 (less than 5% of the site is within Flood Zone 3); therefore, a minor negative effect is likely. It should also be noted that the Cherwell Level 1 Strategic Flood Risk Assessment Update identifies that the area contains flood zone 2 and areas susceptible to surface water, groundwater and sewer flooding incidents. The intensification of development within the site has the potential to result in the loss of more greenfield land within the confines of the existing developable area, increasing the significance of this effect.
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	--?	The development boundary of the site has been confined to the urban edge of Kidlington. The location of development can influence the efficient use of land, as sites on high quality agricultural land would result in that land being lost to other uses. Development on brownfield land represents more efficient use of land in comparison to the development of greenfield sites. This site is on greenfield land and the majority of the site (approximately 44%) is classed as Grade 3 Agricultural Land, while the remainder is classed as urban land (41%) and Grade 4 Agricultural Land (15%); therefore a significant negative effect is likely. Although this is uncertain depending on whether it is Grade 3a or Grade 3b which is not known. The intensification of development within the site has the potential to result in the loss of more greenfield land within the confines of the existing developable area, increasing the significance of this effect.
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	-	The development boundary of the site has been confined to the urban edge of Kidlington and falls within a Minerals Consultation Area. Therefore a minor negative effect is recorded for this objective.

Option 10 – Site PR7b – Stratfield Farm – intensification of developable area		
SA Objectives	**SA Score**	**Justification**
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	This site is located on greenfield land and therefore development at this location would not involve the re-use of existing buildings and materials which may be present on brownfield sites. As such, a minor negative effect is expected on this SA objective. The intensification of development in this location is unlikely to significantly change the significance of this effect. The intensification of development within the site has the potential to result in the loss of more greenfield land, including minerals within the confines of the existing developable area. Although this has the potential to result in more negative effects. The overall significance of the effect is unlikely to change.

Option 11 – Site PR8 – Land to east of the A44 – intensification of developable area

Option 11 – Site PR8 – Land to east of the A44 – intensification of developable area		
SA Objectives	**SA Score**	**Justification**
SA objectives which relate to meeting Oxford's needs		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	**Oxford** ++	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective. However, by intensifying development this option is likely to generate a more significant positive effect than the original allocation against this SA objective.
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	**Oxford** +/-	The area identified within Policy PR8 was previously appraised as part of the smaller site options 20a and 126 and new areas. Site options 20a and 126 were identified as having limited access to jobs as both site options scored 'Amber' in ITP's assessment of 'access to jobs' in relation to access to Oxford jobs by walking and public transport, yet the site options scored 'Green' in relation to access to Oxford jobs by road. Although the development boundary of the site has been refined, it is considered that the new homes within the site will have limited access to Oxford jobs via a range of sustainable transport modes and the road network. Therefore a minor mixed effects (+/-) are likely in relation to this SA objective. The intensification of development in this location is unlikely to significantly change the significance of this effect.
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness	**Oxford** +	The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.

Option 11 – Site PR8 – Land to east of the A44 – intensification of developable area			
SA Objectives	**SA Score**		**Justification**
of the District and Oxford and Oxfordshire.			The intensification of development in this location is unlikely to significantly change the significance of this effect.
SA objectives with particular spatial relevance to Oxford			
3. To reduce poverty and social exclusion.	**Oxford** 0	**Cherwell** 0	The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell. Therefore, a negligible effect is recorded for this objective. The intensification of development in this location is unlikely to significantly change the significance of this effect.
6. To improve accessibility to all services and facilities.	**Oxford** ++	**Cherwell** ++	The area identified within Policy PR8 was previously appraised as part of the smaller site options 20a and 126 and new areas. Site options 20a and 126 were identified as having a significant positive effect on this SA objective due to its close proximity to sustainable transport routes to Oxford and Cherwell. This site's east boundary is located directly adjacent to Kidlington which contains a number of services and facilities including shops, banks, restaurants, a public library, one secondary school and several primary schools. In addition, the site's north west boundary lies directly adjacent to Begbroke which contains a village hall and one public house. Furthermore, the east boundary of the site lies directly adjacent to Yarnton, which includes one primary school, a shop and a village hall. Therefore, a significant positive effect is recorded for this objective. The intensification of development in this location will put more residents in close proximity to sustainable transport routes and local facilities, increasing the significance of this effect.
10. To reduce air pollution (including greenhouse gas emissions) and road congestion.	**Oxford** ++/--	**Cherwell** ++/--	The area identified within Policy PR8 was previously appraised as part of the smaller site options 20a and 126 and new areas. Site options 20a and 126 were identified as having a mixed significant positive/significant negative effect on this objective. These effects were identified due to the site's good access to existing sustainable transport routes into Oxford and Cherwell but also in acknowledgement of the fact that a proportion of road based trips generated by the proposed development were forecasted to load onto roads covered by the Oxford City Air Quality Management Area.

Option 11 – Site PR8 – Land to east of the A44 – intensification of developable area			
SA Objectives	**SA Score**		**Justification**
			Although the development boundary of the site has been refined, it is considered that the new homes within the site will have good access to sustainable transport links into Oxford and Cherwell and that some road traffic will still load on to roads within the Oxford City Air Quality Management Area. Therefore, overall, a mixed (significant positive/significant negative) effect is likely on this SA objective. The intensification of development in this location will put more residents in close proximity to sustainable transport routes and local facilities; however, it will also increase road congestion, which will have adverse effects on local air quality. Consequently, these effects are likely to be more significant than those of the original allocation.
Other socio-economic SA objectives *(scores only relate to Cherwell District)*			
2. To improve the health and well-being of the population & reduce inequalities in health.	++		The development boundary of the site identified within PR8 has good access to a range of sustainable transport modes and the road network, is in close proximity to a number of open spaces, public rights of way and a GP Surgery. These services and facilities will encourage new residents to be physically active and improve the health and well-being of the local population. Therefore, a significant positive effect is recorded for this objective. The intensification of development in this location will put more residents in close proximity to these local facilities and services. Although this is unlikely to change the significance of the effect, the effect of an intensification option is likely to be more positive for more people.
4. To reduce crime and disorder and the fear of crime.	0		The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each

Option 11 – Site PR8 – Land to east of the A44 – intensification of developable area		
SA Objectives	**SA Score**	**Justification**
		site). Therefore, the effect of new housing development within the site is likely to have a negligible effect on this objective. The intensification of development in this location is unlikely to significantly change the significance of this effect.
5. To create and sustain vibrant communities	-	The development boundary of the site identified within PR8 lies within close proximity to existing residential communities, Kidlington, Yarnton and Begbroke. Therefore, the construction of the site has the potential to generate noise and air pollution which will have an adverse effect on the areas existing communities. Furthermore, the west section of the site lies directly adjacent to the roundabout connecting the A44 (Woodstock Road) and a train line bisects the site from north to south. Meaning that longer term, road traffic along these strategic highways and train line could adversely affect the new residents within the site. Therefore, a minor negative effect is recorded against this SA objective. The intensification of development in this location will put more residents in close proximity to these adverse effects, although their significance is not likely to change.
Environmental SA objectives *(scores only relate to Cherwell District)*		
7. To conserve and enhance and create resources for biodiversity	-?	The area identified within Policy PR8 was previously appraised as part of the smaller site options 20a and 126 and new areas. Site option 20a was identified as having negligible effects due to the site's limited habitats consisting of mostly artificial habitats. Site option 126 was identified as having a minor negative effect due to the presence of linear features and potential to support roosting/nesting and foraging protected species in the trees and hedgerows around the site boundary. Overall an uncertain minor negative effect is recorded for this SA objective until the detailed design, landscaping and layout of the development have been finalised. The intensification of development within the site has the potential to result in the loss of more greenfield land, including habitats within the confines of the existing developable area.

Option 11 – Site PR8 – Land to east of the A44 – intensification of developable area		
SA Objectives	**SA Score**	**Justification**
		Although this has the potential to result in more negative effects. The overall significance of the effect is unlikely to change.
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	--?	The area identified within Policy PR8 was previously appraised as part of the smaller site options 20a and 126 and new areas. Site options 20a and 126 were identified as having an uncertain minor negative effect due to the site's recorded capacity for new residential development being 'Medium-Low' in the Council's Landscape Character Sensitivity and Capacity Assessment (2017). Overall an uncertain significant negative effect is recorded for this SA objective until the detailed design, landscaping and layout of the development have been finalised. The intensification of development within the site has the potential to result in the loss of more greenfield land and increased urbanisation and densification, including taller buildings, increasing the potential for negative effects on this objective. The scale of intensification will affect how significant this negative effect will be. As this is unknown, the existing significance has been retained, but there is more uncertainty.
9. To protect, enhance and make accessible for enjoyment, the historic environment.	-?	The area identified within Policy PR8 was previously appraised as part of the smaller site options 20a and 126 and new areas. Site options 20a and 126 were identified as having a minor negative effect due to the 'Medium' sensitivity of the historic environment in the area to new development. In addition, Cherwell District Council's Green Belt Study (2017) assesses the land within the site as making a contribution to the setting of historic Oxford due to its strong connection to the Oxford Canal, which marks a clear distinction between settlement and countryside. Therefore an uncertain minor negative effect has been identified until the detailed design, landscaping and layout of the development have been finalised. The intensification of development within the site has the potential to result in the loss of more greenfield land and increased urbanisation and densification, including taller buildings, increasing the potential for negative effects on this objective. The scale of intensification will affect how significant this negative effect will be. As this is unknown, the existing significance has been retained, but there is more uncertainty.

Option 11 – Site PR8 – Land to east of the A44 – intensification of developable area		
SA Objectives	**SA Score**	**Justification**
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	The location of potential development sites could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all sites have a negligible effect on this objective. Further details are provided in the District's Water Cycle Study (2017) and Addendum (2019). The intensification of development in this location is unlikely to significantly change the significance of this effect.
12. To reduce the risk of flooding and resulting detriment to public well- being, the economy and the environment	-	The development boundary of the site has been confined to the urban edge of Kidlington, Yarnton and Begbroke. The land to the north, north east, east and south east lies within flood zones 2 and 3; and land is greenfield. Therefore, a minor negative effect is recorded against this objective. The intensification of development within the site has the potential to result in the loss of more greenfield land within the confines of the existing developable area, increasing the significance of this effect.
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	--?	The development boundary of the site has been confined to the urban edge of Kidlington, Yarnton and Begbroke. However, this land is greenfield land and the majority of it lies on Grade 2 and Grade 3 Agricultural Land. The development of the site would result in a net loss of greenfield land in the District, including Grade 2 and Grade 3 agricultural land. Therefore, a significant negative effect is recorded against this objective. Uncertainty is attached to this effect in acknowledgement of the fact that it is unknown where the Grade 3 Agricultural Land represents some of the best and most versatile agricultural land (3a).

Option 11 – Site PR8 – Land to east of the A44 – intensification of developable area		
SA Objectives	**SA Score**	**Justification**
		The intensification of development within the site has the potential to result in the loss of more greenfield land within the confines of the existing developable area, increasing the significance of this effect.
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	-	The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development within sites on this objective will be negligible. All new development will result in the increased consumption of minerals for construction and the location of development sites can influence the efficient use of primary minerals by their proximity to Minerals Safeguarding Areas as development in those areas may sterilise mineral resources and restrict the availability of resources in the districts This site is within a Minerals Consultation Area; therefore a minor negative effect is likely. The intensification of development within the site has the potential to result in the loss of more greenfield land, including minerals within the confines of the existing developable area. Although this has the potential to result in more negative effects. The overall significance of the effect is unlikely to change.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	This site is located on greenfield land and therefore development at this location would not involve the re-use of existing buildings and materials which may be present on brownfield sites. As such, a minor negative effect is expected on this SA objective. The intensification of development in this location is unlikely to significantly change the significance of this effect.

Option 12 – Site PR9 Land West of Yarnton – Intensification of developable area

Option 12 – Site PR9 Land West of Yarnton – Intensification of developable area		
SA Objectives	**SA Score**	**Justification**
SA objectives which relate to meeting Oxford's needs		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	Oxford ++	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective. However, by intensifying development this option is likely to generate a more significant positive effect than the original allocation against this SA objective.
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	Oxford --	The area identified within Policy PR9 was previously appraised as part of the larger site option 51. Site option 51 was identified as having very limited access to jobs as the site option scored 'Red' in both ITP's assessments of 'access to jobs' in Oxford. Although the development boundary of the site has been refined, it is considered that the new homes within the site will have limited access to Oxford jobs via a range of sustainable transport modes and the road network. Therefore, significant negative effects are likely in relation to this SA objective. The intensification of development in this location is unlikely to significantly change the significance of this effect.
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	Oxford +	The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments. Therefore, a minor positive effect is identified on this SA objective.

Option 12 – Site PR9 Land West of Yarnton – Intensification of developable area			
SA Objectives	**SA Score**		**Justification**
			The intensification of development in this location is unlikely to significantly change the significance of this effect.
SA objectives with particular spatial relevance to Oxford			
3. To reduce poverty and social exclusion.	**Oxford**	**Cherwell**	The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell. Therefore, a negligible effect is recorded for this objective. The intensification of development in this location is unlikely to significantly change the significance of this effect.
	0	0	
6. To improve accessibility to all services and facilities.	**Oxford**	**Cherwell**	The area identified within Policy PR9 was previously appraised as part of the larger site option 51. Site option 51 was identified as having recorded as having a minor positive effect on this SA objective due to its relatively close proximity to sustainable transport routes to Oxford and a significant positive effect against this objective due to its relatively good access to sustainable transport links to Cherwell centres, specifically Begbroke and Yarnton. This site's north boundary is located directly adjacent to Begbroke which contains a village hall and one public house. Furthermore, the south eastern boundary of the site lies directly adjacent to Yarnton which includes one primary school, a shop and a village hall. The intensification of development in this location will put more residents in close proximity to sustainable transport routes and local facilities, increasing the significance of this effect.
	+	++	
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	**Oxford**	**Cherwell**	The area identified within Policy PR9 was previously appraised as part of the larger site option 51. Site option 51 was identified as having a mixed minor positive/minor negative effect on this objective. These effects were identified due to the site's good access to existing sustainable transport routes into Oxford and Cherwell but also in acknowledgement of the fact that a proportion of road based trips generated by the proposed development were forecasted to load onto roads covered by the Oxford City Air Quality Management Area. Although the development boundary of the site has been refined, it is considered that the new homes within the site will have good access to sustainable transport links into Oxford, Begbroke and Yarnton and that some road traffic will still load on to roads within the Oxford
	+/-	+/-	

Option 12 – Site PR9 Land West of Yarnton – Intensification of developable area			
SA Objectives	**SA Score**		**Justification**
			City Air Quality Management Area. Therefore, overall, a mixed (minor positive/minor negative) effect is retained on this SA objective. The intensification of development in this location will put more residents in close proximity to sustainable transport routes and local facilities; however, it will also increase road congestion, which will have adverse effects on local air quality. Consequently, these effects are likely to be more significant than those of the original allocation.
Other socio-economic SA objectives *(scores only relate to Cherwell District)*			
2. To improve the health and well-being of the population & reduce inequalities in health.	++		Yarnton Medical Practise is within the eastern area of the site. The site is also located in close proximity to a number of open spaces, sports facilities and public rights of way which may encourage new residents to make use of these facilities as part of a more physically active and healthier lifestyle. Therefore, a significant positive effect is recorded for this objective. The intensification of development in this location will put more residents in close proximity to these local facilities and services. Although this is unlikely to change the significance of the effect, the effect of an intensification option is likely to be more positive for more people.
4. To reduce crime and disorder and the fear of crime.	0		The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a negligible effect on this objective. The intensification of development in this location is unlikely to significantly change the significance of this effect.

Option 12 – Site PR9 Land West of Yarnton – Intensification of developable area		
SA Objectives	**SA Score**	**Justification**
5. To create and sustain vibrant communities	-	The development boundary of the site identified within PR9 lies within close proximity to existing residential communities of Begbroke and Yarnton. Therefore, the construction of the site has the potential to generate noise and air pollution which will have an adverse effect on the areas existing communities. Furthermore, east boundary of the site lies directly adjacent to the A44 (Woodstock Road), road traffic along this strategic highway could adversely affect the new residents within the site. Therefore a minor negative effect is recorded against this objective. The intensification of development in this location will put more residents in close proximity to these adverse effects, although their significance is not likely to change.
Environmental SA objectives *(scores only relate to Cherwell District)*		
7. To conserve and enhance and create resources for biodiversity	-?	The area identified within Policy PR9 was previously appraised as part of the larger site option 51. Site option 51 was identified as having an uncertain minor negative effect due to the site containing several local wildlife sites and a network of hedgerows. Although the development boundary of the site has been refined, it is considered that there is still potential for direct and indirect adverse effects on these potential habitats and species, as even though these local biodiversity designations lie outside the refined boundary, the lie directly adjacent to the boundary of the site. Overall, an uncertain minor negative effect is recorded for this SA objective. The intensification of development within the site has the potential to result in the loss of more greenfield land, including habitats within the confines of the existing developable area. Although this has the potential to result in more negative effects. The overall significance of the effect is unlikely to change.
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	-?	The area identified within Policy PR9 was previously appraised as part of the larger site option 51. Site option 51 was identified as having an uncertain significant negative effect due to most of the site having a 'medium to low' capacity for development as the land rises to a localised plateau making it highly visible within the surrounding area.

Option 12 – Site PR9 Land West of Yarnton – Intensification of developable area		
SA Objectives	**SA Score**	**Justification**
		However, the refined developable area is confined to urban edges of Yarnton and Begbroke and the lower slopes, where there is less landscape sensitivity. Therefore an uncertain minor negative effect is recorded for this SA objective. The intensification of development within the site has the potential to result in the loss of more greenfield land and increased urbanisation and densification, including taller buildings, increasing the potential for negative effects on this objective. The scale of intensification will affect how significant this negative effect will be. As this is unknown, the existing significance has been retained, but there is more uncertainty.
9. To protect, enhance and make accessible for enjoyment, the historic environment.	-?	The area identified within Policy PR9 was previously appraised as part of the larger site option 51. Site option 51 was identified as having a minor negative effect due to the 'Medium' sensitivity of the historic environment in the area to new development. The development boundary of the site has been refined and confined to the urban edge of Yarnton and Begbroke. However, the areas earmarked for development were assessed within the Cherwell District Council's Green Belt Study (2017) as including arable farmland on high ground that contributes to the ring of hills around historic Oxford and form a key aspect of its distinctive setting. Overall, an uncertain minor negative effect has been retained until the detailed design, landscaping and layout of the development have been finalised. The intensification of development within the site has the potential to result in the loss of more greenfield land and increased urbanisation and densification, including taller buildings, increasing the potential for negative effects on this objective. The scale of intensification will affect how significant this negative effect will be. As this is unknown, the existing significance has been retained, but there is more uncertainty.
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	The location of potential development sites could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined

Option 12 – Site PR9 Land West of Yarnton – Intensification of developable area		
SA Objectives	**SA Score**	**Justification**
		through the detailed proposals for each development. Therefore, all sites have a negligible effect on this objective. Further details are provided in the District's Water Cycle Study (2017) and Addendum (2019). The intensification of development in this location is unlikely to significantly change the significance of this effect.
12. To reduce the risk of flooding and resulting detriment to public well- being, the economy and the environment	-	The area identified within Policy PR9 was previously appraised as part of the larger site option 51 which lies on greenfield land which lies outside of flood zone 2 and 3. The developable area is still on greenfield land; therefore a minor negative effect is likely. It should also be noted that the Cherwell Level 1 Strategic Flood Risk Assessment Update identifies that the site contains areas susceptible to surface water, groundwater and sewer flooding incidents. The intensification of development within the site has the potential to result in the loss of more greenfield land within the confines of the existing developable area, increasing the significance of this effect.
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	--?	The development boundary of the site has been confined to the urban edge of Yarnton and Begbroke. However, this land is greenfield land recognised as Grade 2 and 3 Agricultural Land. The development of the site through Policy PR9 would result in a net loss of greenfield land in the District, including Grade 3 agricultural land. Therefore, a significant negative effect is recorded against this objective. This effect is uncertain as it is not known whether the lost Grade 3 agricultural land is some of the best and most versatile (Grade 3a) agricultural land. The intensification of development within the site has the potential to result in the loss of more greenfield land within the confines of the existing developable area, increasing the significance of this effect.

Option 12 – Site PR9 Land West of Yarnton – Intensification of developable area		
SA Objectives	**SA Score**	**Justification**
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	-	The development boundary of the site has been confined to the urban edge of Yarnton and Begbroke and falls partially within a Minerals Consultation Area. Therefore a minor negative effect is recorded for this objective. The intensification of development within the site has the potential to result in the loss of more greenfield land, including minerals within the confines of the existing developable area. Although this has the potential to result in more negative effects. The overall significance of the effect is unlikely to change.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	This site is located on greenfield land and therefore development at this location would not involve the re-use of existing buildings and materials which may be present on brownfield sites. As such, a minor negative effect is expected on this SA objective. The intensification of development in this location is unlikely to significantly change the significance of this effect.

Options within the scope of the existing strategy requiring additional Green Belt release

Option 13 – Site PR6a – Land east of Oxford Road (eastwards extension into Green Belt)

Option 13 – Site PR6a – Land east of Oxford Road (eastwards extension into Green Belt)			
SA Objectives	**SA Score**		**Justification**
SA objectives which relate to meeting Oxford's needs			
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	**Oxford** ++		All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective.
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	**Oxford** ++		Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford and Oxfordshire. This site is within easy access of more than 20,000 Oxford jobs by walking/cycling or public transport and more than 75,000 Oxford jobs by road (i.e. scored 'Green' in both ITP's assessments of 'access to jobs') ; therefore a significant positive effect is likely.
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	**Oxford** +		The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.
SA objectives with particular spatial relevance to Oxford			
	Oxford	**Cherwell**	

Option 13 – Site PR6a – Land east of Oxford Road (eastwards extension into Green Belt)			
SA Objectives	**SA Score**		**Justification**
3. To reduce poverty and social exclusion.	0	0	The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell (above 30%); therefore a negligible effect is likely.
6. To improve accessibility to all services and facilities.	**Oxford**	**Cherwell**	This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). Key bus services include 2, 2A, 2B, 2C, 2D, S5 (15 minute frequency); 700, S4 (20/30 minute frequency) and 25A (60 min frequency). Therefore, a significant positive effect is likely. This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). Key bus services include 2, 2A, 2B, 2C, 2D, S5 (15 minute frequency); 700, S4 (20/30 minute frequency) and 25A (60 min frequency). Therefore, a significant positive effect is likely. This site is located adjacent to Cutteslowe which lies outside of the Cherwell District administrative boundary; however, the area contains a number of services and facilities including a primary school, a community centre and a doctor's surgery.
	++	++	
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	**Oxford**	**Cherwell**	This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). Key bus services include 2, 2A, 2B, 2C, 2D, S5 (15 minute frequency); 700, S4 (20/30 minute frequency) and 25A (60 min frequency). Therefore, a significant positive effect is likely. In addition, it has been identified that the proportion of road based trips generated by proposed development at this site are likely to load onto roads covered by AQMAs in Oxford and therefore this site scored 'red' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed significant positive and significant negative (++/--) effect is likely. This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). Key bus services include 2, 2A, 2B, 2C, 2D, S5 (15 minute frequency); 700, S4 (20/30 minute frequency) and 25A (60 min frequency). Therefore, a significant positive
	++/--	++/--	

Option 13 – Site PR6a – Land east of Oxford Road (eastwards extension into Green Belt)			
SA Objectives	**SA Score**		**Justification**
			effect is likely. In addition, it has been identified that the proportion of road based trips generated by proposed development at this site are likely to load onto roads covered by AQMAs in Cherwell and therefore this site scored 'red' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed significant positive and significant negative (++/--) effect is likely.
Other socio-economic SA objectives *(scores only relate to Cherwell District)*			
2. To improve the health and well-being of the population & reduce inequalities in health.	+		The site does not lie within 800m of a health facility. The site is also located in close proximity to a number of open spaces and public rights of way which may encourage new residents to make use of these facilities as part of a more physically active and healthier lifestyle. There are a number of amenity greenspace features within 800m of this site including Stratfield Brake Sports Ground and Stratfield Brake. Nearby sports facilities include, Oxfordshire Sports Partnership, Spirit Health Club and Banbury Road North Sports Ground. There are two which intersect the site public footpaths within 800m of the site and several more within 800m of the site. There is also a cycle path which intersects the central area of the site. These routes may encourage residents to partake of more active modes of transport. As such, a minor positive effect is likely for this SA objective is likely.
4. To reduce crime and disorder and the fear of crime.	0		The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a negligible effect on this objective.

Option 13 – Site PR6a – Land east of Oxford Road (eastwards extension into Green Belt)		
SA Objectives	**SA Score**	**Justification**
5. To create and sustain vibrant communities	-	Where new development is proposed within close proximity to existing residential communities there may be negative effects on amenity as a result of increased noise and light pollution, particularly during the construction phase. New residential development within close proximity of major roads or railways or industrial areas may result in noise pollution affecting residents in the longer term. The southern area of the site is adjacent to residential properties, Cutteslowe Park and a sports facility. In addition, the western area of the site is bisected A4165 (Banbury / Oxford Road) and a train line is adjacent to the western area of the site. Therefore, a minor negative effect is expected on this SA objective during the construction phase and over the longer term.
Environmental SA objectives *(scores only relate to Cherwell District)*		
7. To conserve and enhance and create resources for biodiversity	-?	Site options that are close to an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure. The recent Ecological Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found five statutory designated sites and eleven non statutory designated sites within the 2km area of search. The statutory sites are Oxford Meadows SAC located approximately 1.2km to the south and west, Pixey and Yarnton Meads and Wolvercote Meadows SSSI lie within the SAC. Port Meadow and Wolvercote Common and Green SSSI (grazed neutral grassland) lies approximately 1.1km to the south and Hook Meadow and the Trap Grounds (unimproved neutral meadow) lies approximately 1.5km to the south. The non-statutory sites include eight Local Wildlife Sites (LWS), one provisional LWS (pLWS) and two District Wildlife Sites (DWS); Meadows West of the Oxford Canal, Wet wood and Swamp near Yarnton, Cassington to Yarnton Gravel Pits, Loop Farm Flood Meadows and Dukes Lock Pond all lie to the west, beyond the A34. Canalside Meadows/Oxford Canal Marsh and Meadow North of Goose Green lie to the south beyond

Option 13 – Site PR6a – Land east of Oxford Road (eastwards extension into Green Belt)		
SA Objectives	**SA Score**	**Justification**
		A40. Almonds Farm and Burnt Mill Fields lies to the south-east also beyond the A40. One pLWS, Bypass Meadows, is located to the south-west beyond the A40. Stratfield Brake DWS lies approximately 200m to the north-west beyond the A34 and North Meadow West of Canal DWS lies approximately 1km to the west. Overall, the Ecological Assessment considers the site's ecological sensitivity to future redevelopment is to be Medium/Low. This value is due to the wide variety of habitats on site, including hedgerows and woodland and their potential for protected species. The potential impacts on biodiversity and geodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites, cannot be determined with certainty at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application so this effect is also recorded as uncertain.
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	-?	The site area comprises approximately 154.64 ha of land which is mix of primarily arable land to the east of the A4165 Oxford Road and North Oxford Golf Club located to the west of Oxford Road. To the south of the site area is the settlement of Summertown; to the east and west is agricultural land which is crossed by a network of major and minor roads. Beyond the A34 to the north is the southern edge of Kidlington. The Landscape Character Sensitivity and Capacity Assessment (2017) assessed the overall landscape capacity score for residential development at this site as having a 'medium' capacity considered to have a medium capacity to accommodate residential development in some areas of the site. The contained area of the existing North Oxford Golf Club would be capable of accommodating residential development however the area to the east of the A4165 Oxford Road is considered to be less capable. A minor negative effect is therefore expected on this SA objective. This effect is recorded as uncertain as it depends largely on the appearance and impact of development sites including in comparison to what was on the site previously.
9. To protect, enhance and make accessible for	--?	The recent Archaeology and Heritage Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found the site itself contains St. Frideswide's Farmhouse a Grade II* Listed Building and Grade II listed wall. Within the

Option 13 – Site PR6a – Land east of Oxford Road (eastwards extension into Green Belt)		
SA Objectives	**SA Score**	**Justification**
enjoyment, the historic environment.		study area, a 500m buffer around the site boundary, there are six Listed Buildings including Middle farmhouse, a Grade II Listed Building. There are 25 recorded, non-designated heritage assets within the study area, of which eight are located within Site 50. There are also two archaeological events within the study area. Overall, the Archaeology and Heritage Assessment found the site to have High to Medium sensitivity. Cherwell District Council's Green Belt Study (2017) assesses the contribution of the land within each site in preserving the setting and special character of the historic city of Oxford (purpose 4). While there is no relationship between the land within this site and the historic core of Oxford, the low hilltops, floodplain and wooded character in the site provide a containing edge to views towards Oxford from the north adding to the rural character of Oxford's setting. Therefore, overall, a significant negative effect is expected on this SA objective. The effect is uncertain as the effect will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features.
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	The location of potential development sites could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all sites have a negligible effect on this objective. Further details are provided in the District's Water Cycle Study (2017).
12. To reduce the risk of flooding and resulting	-	The development of new housing on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where

Option 13 – Site PR6a – Land east of Oxford Road (eastwards extension into Green Belt)		
SA Objectives	**SA Score**	**Justification**
detriment to public well- being, the economy and the environment		the sites are within high risk flood zones. National Planning Practice Guidance identifies residential properties as a 'more vulnerable use', which is suitable in areas of flood zone 1 and 2 but would require an exception test in flood zone 3a, and is unsuitable in flood zone 3b. A watercourse follows the eastern edge of the site. The site is on greenfield land and is mainly outside of flood zone 3 (less than 20% of the site is within Flood Zone 3); therefore, a minor negative effect is likely. It should also be noted that the Cherwell Level 1 Strategic Flood Risk Assessment Update identifies that the area contains flood zone 2 and areas susceptible to surface water, groundwater and sewer flooding incidents.
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	--?	The location of development can influence the efficient use of land, as sites on high quality agricultural land would result in that land being lost to other uses. Development on brownfield land represents more efficient use of land in comparison to the development of greenfield sites. This site is on greenfield land and the majority of the site (approximately 69%) is classed as Grade 3 Agricultural Land, while the remainder (approximately 31%) is classed as Grade 4 Agricultural Land. Overall, a significant negative effect is likely. Although this is uncertain depending on whether it is, Grade 3a or Grade 3b which is not known.
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	-	The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development within sites on this objective will be negligible. All new development will result in the increased consumption of minerals for construction and the location of development sites can influence the efficient use of primary minerals by their proximity to Minerals Safeguarding Areas as development in those areas may sterilise mineral resources and restrict the availability of resources in the districts

Option 13 – Site PR6a – Land east of Oxford Road (eastwards extension into Green Belt)		
SA Objectives	**SA Score**	**Justification**
		This eastern area of this site is within a Minerals Consultation Area; therefore a minor negative effect is likely.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	This site is located on greenfield land and therefore development at this location would not involve the re-use of existing buildings and materials which may be present on brownfield sites. As such, a minor negative effect is expected on this SA objective.

Option 14 – Site PR6c – Land at Frieze Farm (new housing proposal within the Green Belt i.e. with Golf Course)

Option 14 – Site PR6c – Land at Frieze Farm (new housing proposal within the Green Belt i.e. with Golf Course)		
SA Objectives	**SA Score**	**Justification**
SA objectives which relate to meeting Oxford's needs		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	Oxford ++	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective. Development of a golf course is considered to have a negligible effect on this objective.
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	Oxford +/-	The area identified within Policy PR6c was previously appraised as part of the larger site option 39A. Although the extent of development within this development option has been slightly reduced to include the land to the west of the A4260, the effect identified against this objective for site 39A a still considered to apply. Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford and Oxfordshire. This site scored 'amber' in relation to criteria 4 (Access to Oxford jobs by walking and public transport) and 'green' in relation to criteria 5 (Access to Oxford jobs by road). Therefore, minor mixed effects (+/-) are likely in relation to this SA objective. The allocation development of a golf course is considered to have a negligible effect on this objective.
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness	Oxford +	The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on

Option 14 – Site PR6c – Land at Frieze Farm (new housing proposal within the Green Belt i.e. with Golf Course)			
SA Objectives	**SA Score**		**Justification**
of the District and Oxford and Oxfordshire.			economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.
SA objectives with particular spatial relevance to Oxford			
3. To reduce poverty and social exclusion.	**Oxford**	**Cherwell**	The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell (above 30%). Therefore a negligible effect is likely.
	0	0	
6. To improve accessibility to all services and facilities.	**Oxford**	**Cherwell**	The area identified within Policy PR6c was previously appraised as part of the larger site option 39A. Although the extent of development within this development option has been slightly reduced to include the land to the west of the A4260, the effect identified against this objective for site 39A a still considered to apply. This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is within 2.5km of a railway station and partially within 500m of a premium bus route. Key bus services include: 2, 2A, 2B, 2C and S3, which run at a 20 min frequency, and S4, which runs at a 30 min frequency. Therefore, a minor positive (+) effect is likely on Oxford. This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is within 2.5km of a railway station and partially within 500m of a premium bus route. Key bus services include: 2, 2A, 2B, 2C and S3, which run at a 20 min frequency, and S4, which runs at a 30 min frequency. The site is not located next to a settlement and there are no services and facilities in the immediate vicinity however there are links to Kidlington (for example to the supermarket) which is close by are possible. Therefore, a significant positive (++) effect is likely on Cherwell.
	+	++	
	Oxford	**Cherwell**	

Option 14 – Site PR6c – Land at Frieze Farm (new housing proposal within the Green Belt i.e. with Golf Course)			
SA Objectives	**SA Score**		**Justification**
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	++/--	++/--	The area identified within Policy PR6c was previously appraised as part of the larger site option 39A. Although the extent of development within this development option has been slightly reduced to include the land to the west of the A4260, the effect identified against this objective for site 39A a still considered to apply. This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is within 2.5km of a railway station and partially within 500m of a premium bus route. Key bus services include: 2, 2A, 2B, 2C and S3, which run at a 20 min frequency, and S4, which runs at a 30 min frequency. Therefore, a significant positive effect is likely. In addition, it has been identified that the proportion of road based trips generated by proposed development at this site are likely to load onto roads covered by AQMAs in Oxford and therefore this site scored 'red' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed minor positive and mixed negative (++/--) effect is likely. This site is in close proximity to sustainable transport routes (i.e. scored 'Green' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is within 2.5km of a railway station and partially within 500m of a premium bus route. Key bus services include: 2, 2A, 2B, 2C and S3, which run at a 20 min frequency, and S4, which runs at a 30 min frequency. Therefore, a significant positive effect is likely. In addition, it has been identified that the proportion of road based trips generated by proposed development at this site are likely to load onto roads covered by AQMAs in Cherwell and therefore this site scored 'red' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Given the fact that the new golf course proposed in this location would replace an existing golf course located approximately 400m to the east, the new golf course is unlikely to generate a significant net increase in traffic generation in the wider network.

Option 14 – Site PR6c – Land at Frieze Farm (new housing proposal within the Green Belt i.e. with Golf Course)			
SA Objectives	**SA Score**		**Justification**
			Therefore, overall a mixed significant positive and significant negative (++/--) effect is likely.
Other socio-economic SA objectives *(scores only relate to Cherwell District)*			
2. To improve the health and well-being of the population & reduce inequalities in health.	+		The area identified within Policy PR6c was previously appraised as part of the larger site option 39A. Although the extent of development within this development option has been slightly reduced to include the land to the west of the A4260, the effect identified against this objective for site 39A a still considered to apply. The site is not located within 800m of a healthcare facility, however there are several sports facilities, PRoW, areas of open space and two cycle routes with 800m of the site boundary. New residential communities in close proximity to these services and facilities, as well as a new golf course are likely to encourage new residents to make use of these facilities as part of a more physically active and healthier lifestyle. Overall, given that the golf course is a replacement for a lost facility to the east of the new site location, a minor positive effect is recorded on this SA objective.
4. To reduce crime and disorder and the fear of crime.	0		The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a negligible effect on this objective. The development of a replacement golf course is not considered to have an effect on this SA objective.

Option 14 – Site PR6c – Land at Frieze Farm (new housing proposal within the Green Belt i.e. with Golf Course)		
SA Objectives	**SA Score**	**Justification**
5. To create and sustain vibrant communities	-	The area identified within Policy PR6c was previously appraised as part of the larger site option 39A. Although the extent of development within this development option has been slightly reduced to include the land to the west of the A4260, the effect identified against this objective for site 39A a still considered to apply. Where new development is proposed within close proximity to existing residential communities there may be negative effects on amenity as a result of increased noise and light pollution, particularly during the construction phase. New residential development within close proximity of major roads or railways or industrial areas may result in noise pollution affecting residents in the longer term. The site lies directly adjacent to an A road. A minor negative effect is therefore likely on this SA objective. The construction of a new golf course has the potential to contribute positively to local amenity and the public realm. However, as this site allocation policy replaces an existing golf course located approximately 400m to the east of the reserved site (site allocation policy PR6a), there is unlikely to be a significant net increase in traffic generation in the wider network. Consequently, in isolation, the golf course is not considered to affect this SA objective.
Environmental SA objectives *(scores only relate to Cherwell District)*		
7. To conserve and enhance and create resources for biodiversity	-?	The area identified within Policy PR6c was previously appraised as part of the larger site option 39A. Site option 39A was recorded as having an uncertain minor negative effect due to the site's wide variety of habitats on site and their potential for protected species. Although the development boundary of the site has been refined, it is considered that there is still potential for direct and indirect adverse effects on these potential habitats and species. The golf course will help to safeguard some of site's ecological assets and promote habitat connectivity.

Option 14 – Site PR6c – Land at Frieze Farm (new housing proposal within the Green Belt i.e. with Golf Course)		
SA Objectives	**SA Score**	**Justification**
		The recent Ecological Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found five statutory designated sites and nine non-statutory designated sites within the 2km area of search. The statutory designated sites are the Oxford Meadows SAC located approximately 1km to the south and west, Pixey and Yarnton Meads and Wolvercote Meadows SSSI located within the SAC. Port Meadow and Wolvercote Common and Green SSSI (grazed neutral grassland) lies approximately 1.4km to the south and Hook Meadow and the Trap Grounds (unimproved neutral meadow) lies approximately 1.9km to the south. The non-statutory sites include seven Local Wildlife Site (LWS) and two District Wildlife Sites (DWS); Meadows West of the Oxford Canal lies immediately to the west of the site beyond the canal. Wet Wood and Swamp near Yarnton, Cassington to Yarnton Gravel Pits, Loop Farm Flood Meadows and Dukes Lock Pond all lie to the west, beyond the A44. Canalside Meadows/Oxford Canal Marsh and Meadow North of Goose Green lie to the south beyond A40. Stratfield Brake DWS is located on the northern boundary of the site and North Meadow West of Canal DWS lies approximately 250m to the north-west. Overall, the Ecological Assessment considers the site's ecological sensitivity to future redevelopment is to be Medium/Low due the variety of habitats on site and their potential for protected species. The potential impacts on biodiversity and geodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites, cannot be determined with certainty at this strategic level of assessment. This would be determined once proposals that are more specific are developed and submitted as part of a planning application so this effect is also recorded as uncertain.
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	--?	The area identified within Policy PR6c was previously appraised as part of the larger site option 39A. Site option 39A was recorded as having an uncertain significant negative effect due to relatively exposed and elevated nature of the site to the south, which would result in residential development being highly visible from areas to the north including the southern areas of Kidlington and Yarnton. This assessment was informed by the assessment findings for site 39A in the Landscape Character

Option 14 – Site PR6c – Land at Frieze Farm (new housing proposal within the Green Belt i.e. with Golf Course)		
SA Objectives	**SA Score**	**Justification**
		Sensitivity and Capacity Assessment (2017). Furthermore, the significant landscaping associated with the construction of a golf course has the potential to adversely affect the rural setting. This effect is recorded as uncertain as it depends largely on the appearance and impact of development including in comparison to what was on the site previously.
9. To protect, enhance and make accessible for enjoyment, the historic environment.	-?	The area identified within Policy PR6c was previously appraised as part of the larger site option 39A. Site option 39A was recorded as having an uncertain minor negative effect due to the site's medium sensitivity and contribution to the setting and special character of historic Oxford. The recent Archaeology and Heritage Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found the site itself contains one Grade II Listed Building. Additionally within the study area, a 500m buffer around the site boundary, there are two Listed Buildings and one Conservation Area, the Oxford Canal. There are 20 recorded, non-designated heritage assets within the study area, of which two are within the boundary of Site 39A. Overall, the Archaeology and Heritage Assessment found the site to have Medium sensitivity. Cherwell District Council's Green Belt Study (2017) assesses the contribution of the land within each site in preserving the setting and special character of the historic city of Oxford (purpose 4). While the site lacks direct association with the historic core of Oxford, the openness of the land within this site sloping away from Oxford contributes to the City's rural setting. Furthermore, its relationship with the Oxford Canal, an important historical route into the City, adds to its contribution to setting. The development of homes and a new golf course has the potential to adversely affect the rural setting of these historic assets.

Option 14 – Site PR6c – Land at Frieze Farm (new housing proposal within the Green Belt i.e. with Golf Course)		
SA Objectives	**SA Score**	**Justification**
		However, the effect is uncertain as the effect will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features.
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	The location of potential development sites could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, a negligible effect is recorded against this SA objective. Further details are provided in the District's Water Cycle Study (2017) and associated Addendum (2019).
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-?	The development of new housing on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the sites are within high risk flood zones. National Planning Practice Guidance identifies residential properties as a 'more vulnerable use', which is suitable in areas of flood zone 1 and 2 but would require an exception test in flood zone 3a, and is unsuitable in flood zone 3b. The Oxford Canal runs along the western edge of the site. The site is on greenfield land and is mainly outside of flood zone 3 (less than less than 5% of the site is within Flood Zone 3); therefore, a minor negative effect is likely. It should be noted that the Cherwell Level 1 Strategic Flood Risk Assessment Update identifies that the area contains flood zone 2 and areas susceptible to surface water, groundwater and sewer flooding incidents. Although it is possible that residential development would be located adjacent to the existing urban edge of Oxford away from the area of flood risk, with much or the remaining area being used as a location for a new golf course thereby ensuring that permeable surfaces are retained on the majority of the site, the exact scale, location

Option 14 – Site PR6c – Land at Frieze Farm (new housing proposal within the Green Belt i.e. with Golf Course)		
SA Objectives	**SA Score**	**Justification**
		and layout of development within the site is unknown. Therefore an uncertain minor negative effect is recorded against this SA objective.
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	--?	The development boundary of the site may be confined to the urban edge of Oxford. However, the site is on greenfield land and the majority of the site (over 80%) is classed as Grade 3 Agricultural Land, while the remainder is classed as Grade 4 (less than 20%). The development of the site to accommodate new homes and a golf course would result in a significant net loss of agricultural land. A significant negative effect is therefore likely on this SA objective. Although this is uncertain depending on whether it is Grade 3a or Grade 3b which is not known.
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	-	The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development within sites on this objective will be negligible. However, the site lies entirely within a Minerals Consultation Area so a minor negative effect is identified on this SA objective.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	This site is located on greenfield land and therefore development at this location would not involve the re-use of existing buildings and materials which may be present on brownfield sites. As such, a minor negative effect is expected on this SA objective.

Option 15 – Site PR7a – South East Kidlington (southern extension of residential area into Green Belt)			
SA Objectives	**SA Score**		**Justification**
SA objectives which relate to meeting Oxford's needs			
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	**Oxford** ++		All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective.
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	**Oxford** ++		Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford and Oxfordshire. This site is within easy access of more than 20,000 Oxford jobs by walking/cycling or public transport and more than 75,000 Oxford jobs by road (i.e. scored 'Green' in both ITP's assessments of 'access to jobs') ; therefore a significant positive effect is likely.
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	**Oxford** +		The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.
SA objectives with particular spatial relevance to Oxford			
3. To reduce poverty and social exclusion.	**Oxford** 0	**Cherwell** 0	The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell (above 30%); therefore a negligible effect is likely.
	Oxford	**Cherwell**	

Option 15 – Site PR7a – South East Kidlington (southern extension of residential area into Green Belt)			
SA Objectives	**SA Score**		**Justification**
6. To improve accessibility to all services and facilities.	++	++	This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is within 500m of a premium bus route. Key bus services include: S5 (15 min frequency) and 25A (60 min frequency). Therefore, a significant positive effect is likely. The site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is within 500m of a premium bus route. Key bus services include: S5 (15 min frequency) and 25A (60 min frequency). Therefore, a significant positive effect is likely. Although separated from Kidlington by the Bicester Road, this site is located directly adjacent to Kidlington which contains a number of services and facilities including shops, banks, restaurants, a public library, one secondary school and several primary schools.
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	**Oxford** ++/--	**Cherwell** ++/--	This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is within 500m of a premium bus route. Key bus services include: S5 (15 min frequency) and 25A (60 min frequency). Therefore, a significant positive effect is likely. In addition, it has been identified that the proportion of road based trips generated by proposed development at this site are likely to load onto roads covered by AQMAs in Oxford and therefore this site scored 'red' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed significant positive and significant negative (++/--) effect is likely. This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is within 500m of a premium bus route. Key bus services include: S5 (15 min frequency) and 25A (60 min frequency). Therefore, a significant positive effect is likely. In addition, it has been identified that the proportion of road based trips generated by proposed development at this site are likely to load onto roads covered by AQMAs in Cherwell and therefore this site scored 'red' in ITP's Criteria 10 (Proximity to Cherwell and

Option 15 – Site PR7a – South East Kidlington (southern extension of residential area into Green Belt)		
SA Objectives	**SA Score**	**Justification**
		Oxford Air Quality Management Areas). Therefore, overall a mixed significant positive and significant negative (++/--) effect is likely.
Other socio-economic SA objectives *(scores only relate to Cherwell District)*		
2. To improve the health and well-being of the population & reduce inequalities in health.	++	The site is located within 800m of a healthcare facility (Gosford Hill Medical Centre), several sports faculties, areas of open space, a number of PRoW and a cycle path. These facilities are likely to encourage new residents to make use of these facilities as part of a more physically active and healthier lifestyle. As such, a significant positive effect is therefore likely on this SA objective.
4. To reduce crime and disorder and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a negligible effect on this objective.
5. To create and sustain vibrant communities	-	Where new development is proposed within close proximity to existing residential communities there may be negative effects on amenity as a result of increased noise and light pollution, particularly during the construction phase. New residential development within close proximity of major roads or railways or industrial areas may result in noise pollution affecting residents in the longer term. The site's south east boundary lies directly adjacent to the A34 and the south west boundary lies directly adjacent to the A4165. Furthermore, an existing residential development is located to the north west of the site. A minor negative effect is therefore likely on this SA objective.

Option 15 – Site PR7a – South East Kidlington (southern extension of residential area into Green Belt)		
SA Objectives	**SA Score**	**Justification**
Environmental SA objectives *(scores only relate to Cherwell District)*		
7. To conserve and enhance and create resources for biodiversity	-?	Site options that are close to an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure. The recent Ecological Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found no statutory designated sites and seven non statutory sites within the 2km area of search. The non-statutory sites include one Local Wildlife Site (LWS), two provisional Local Wildlife Sites (LWS) and four District Wildlife Sites (DWS); Meadows West of the Oxford Canal LWS lies 900m to the south-west of the site. Branson Lake pLWS and Scrub and Kidlington Meadows pLWS lie to the north-west beyond Bicester Road and the River Cherwell. Kidlington Copse DWS is located approximately 1.7km to the north-west. St Mary's Fields DWS is located approximately 1.9km to the north-west. Stratfield Brake DWS and North Meadow West of Canal DWS are located approximately 250m and 775m to the south-west respectively. Overall, the Ecological Assessment considers the site's ecological sensitivity to future redevelopment is to be Medium/Low. This value is due to the hedgerows on site and their potential for protected species and so a minor negative effect is expected on this SA objective. The potential impacts on biodiversity and geodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites, cannot be determined with certainty at this strategic level of assessment. This would be determined once proposals that are more specific are developed and submitted as part of a planning application so this effect is also recorded as uncertain.

Option 15 – Site PR7a – South East Kidlington (southern extension of residential area into Green Belt)		
SA Objectives	**SA Score**	**Justification**
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	-?	The site area comprises approximately 27.76 ha of land used as pasture, at the time of the site visit used for grazing cattle. Beyond the A34 to the east of the site and to the south the land use is predominantly arable extending towards the edge of Summertown. To the west and north-west is the southern edge of Kidlington. The Landscape Character Sensitivity and Capacity Assessment (2017) assessed the overall landscape capacity score for residential development at this site as having a 'medium to high' capacity as it is located immediately adjacent to the existing residential edge of Kidlington, is well screened on the site boundaries and forms a natural extension of the existing residential area up to the well-defined physical boundary of the A34. A minor negative effect is therefore expected on this SA objective. This effect is recorded as uncertain as it depends largely on the appearance and impact of development sites including in comparison to what was on the site previously.
9. To protect, enhance and make accessible for enjoyment, the historic environment.	-?	The recent Archaeology and Heritage Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found the site itself contains no designated heritage assets. However within the study area, a 500m buffer around the site boundary, there are two Listed Buildings, Kings Arms Public House and attached mounting block and Stratfield Farmhouse. There are 15 recorded, non-designated heritage assets within the study area, one of which extends into Site 178. There are also three archaeological events within the study area. Overall, the Archaeology and Heritage Assessment found the site to have Low sensitivity Cherwell District Council's Green Belt Study (2017) assesses the contribution of the land within each site in preserving the setting and special character of the historic city of Oxford (purpose 4). The land within the site falls within the Cherwell valley is an important element in Oxford's historic setting, but the parcel is not close enough to the river to make a strong contribution, with the A34 effectively limiting its relationship with the valley core. However the parcel does contribute to the rural setting of Oxford as perceived from the A34, one of the major approaches to the City. Therefore, overall, a minor negative effect is expected on this SA objective.

Option 15 – Site PR7a – South East Kidlington (southern extension of residential area into Green Belt)		
SA Objectives	**SA Score**	**Justification**
		The effect is uncertain as the effect will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features.
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	The location of potential development sites could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all sites have a negligible effect on this objective. Further details are provided in the District's Water Cycle Study (2017).
12. To reduce the risk of flooding and resulting detriment to public well- being, the economy and the environment	-	The site does not lie within a flood zone is on greenfield land, so a minor negative effect is likely on this SA objective. However, it should be noted that the Cherwell Level 1 Strategic Flood Risk Assessment Update identifies that the site contains areas susceptible to surface water, groundwater and sewer flooding incidents.
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	-?	The location of development can influence the efficient use of land, as sites on high quality agricultural land would result in that land being lost to other uses. Development on brownfield land represents more efficient use of land in comparison to the development of greenfield sites. This site is on greenfield land and the majority of the site (82%) is classed as Grade 4 Agricultural Land, while the remainder is classed as Grade 3 (18%). An uncertain minor negative effect therefore is likely. This effect is uncertain until it is established whether the

Option 15 – Site PR7a – South East Kidlington (southern extension of residential area into Green Belt)		
SA Objectives	**SA Score**	**Justification**
		lost Grade 3 agricultural land qualifies as best and most versatile agricultural land (Grade 3a).
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	-	The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development within sites on this objective will be negligible. The majority of the site lies within a Mineral Consultation Area so a minor negative effect is likely on this SA objective.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	This site is located on greenfield land and therefore development at this location would not involve the re-use of existing buildings and materials which may be present on brownfield sites. As such, a minor negative effect is expected on this SA objective.

Option 16 – Site PR7b – Stratfield Farm (potential western/southern extension of residential area into Green Belt)			
SA Objectives	**SA Score**		**Justification**
SA objectives which relate to meeting Oxford's needs			
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	**Oxford** ++		All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective.
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	**Oxford** +/-		Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford and Oxfordshire. This site scored 'amber' in relation to criteria 4 (Access to Oxford jobs by walking and public transport) and 'green' in relation to criteria 5 (Access to Oxford jobs by road). Therefore, a minor mixed effects (+/-) are likely in relation to this SA objective.
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	**Oxford** +		The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.
SA objectives with particular spatial relevance to Oxford			
3. To reduce poverty and social exclusion.	**Oxford** 0	**Cherwell** 0	The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell (above 30%); therefore a negligible effect is likely.
	Oxford	**Cherwell**	

Option 16 – Site PR7b – Stratfield Farm (potential western/southern extension of residential area into Green Belt)			
SA Objectives	**SA Score**		**Justification**
6. To improve accessibility to all services and facilities.	++	++	This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). This site partially falls within 500m of a premium bus route. It is served by key bus services: 2, 2A, 2B, 2C, 2D, S5 (15 min frequency) and S4, 700 (20/30 mins frequency). Therefore, a significant positive effect is likely. This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). This site partially falls within 500m of a premium bus route. It is served by key bus services: 2, 2A, 2B, 2C, 2D, S5 (15 min frequency) and S4, 700 (20/30 mins frequency). Therefore, a significant positive effect is likely. This site is located directly adjacent to Kidlington which contains a number of services and facilities including shops, banks, restaurants, a public library, one secondary school and several primary schools.
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	**Oxford** ++/--	**Cherwell** ++/--	This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). This site partially falls within 500m of a premium bus route. It is served by key bus services: 2, 2A, 2B, 2C, 2D, S5 (15 min frequency) and S4, 700 (20/30 mins frequency). Therefore, a significant positive effect is likely. In addition, it has been identified that the proportion of road based trips generated by proposed development at this site are likely to load onto roads covered by AQMAs in Oxford and therefore this site scored 'red' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed significant positive and significant negative (++/--) effect is likely. This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). This site partially falls within 500m of a premium bus route. It is served by key bus services: 2, 2A, 2B, 2C, 2D, S5 (15 min frequency) and S4, 700 (20/30 mins frequency). Therefore, a significant positive effect is likely. In addition, it has been identified that the proportion of road based trips generated by proposed development at this site are likely to load onto roads covered by AQMAs in Cherwell and therefore this site

Option 16 – Site PR7b – Stratfield Farm (potential western/southern extension of residential area into Green Belt)			
SA Objectives	**SA Score**		**Justification**
			scored 'red' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed significant positive and significant negative (++/--) effect is likely.
Other socio-economic SA objectives *(scores only relate to Cherwell District)*			
2. To improve the health and well-being of the population & reduce inequalities in health.	++		This site is approximately 732m south of Gosford Hill Medical Centre. The site is also located in close proximity to a number of open spaces and public rights of way which may encourage new residents to make use of these facilities as part of a more physically active and healthier lifestyle. There are a number of amenity greenspace features within 800m of this site including Stratfield Brake Sports Ground and Stratfield Brake adjacent to southern area of the site and Croxford Gardens Amenity Greenspace, which is adjacent to the northern area of the site. Nearby sports facilities include Stratfield Brake and Ron Groves Park. There are several public footpaths within 800m of the site, the nearest is adjacent to the western area of the site and there is a cycle path adjacent to the eastern area of the site. These routes may encourage residents to partake of more active modes of transport. As such, a significant positive effect is likely for this SA objective.
4. To reduce crime and disorder and the fear of crime.	0		The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a negligible effect on this objective.

Option 16 – Site PR7b – Stratfield Farm (potential western/southern extension of residential area into Green Belt)		
SA Objectives	**SA Score**	**Justification**
5. To create and sustain vibrant communities	-	Where new development is proposed within close proximity to existing residential communities there may be negative effects on amenity as a result of increased noise and light pollution, particularly during the construction phase. New residential development within close proximity of major roads or railways or industrial areas may result in noise pollution affecting residents in the longer term. The site is adjacent to residential roads within the settlement at Kidlington to the east of the site. In addition, the A4260 (Frieze Way) is adjacent to the eastern area of the site. Therefore, a minor negative effect is expected on this SA objective during the construction phase and over the longer term.
Environmental SA objectives *(scores only relate to Cherwell District)*		
7. To conserve and enhance and create resources for biodiversity	-?	Site options that are close to an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure. The recent Ecological Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found three statutory designated sites and three non-statutory designated sites within the 2km area of search. The statutory sites are Oxford Meadows SAC, Pixey and Yarnton Meads SSSI located within the SAC and Rushy Mead SSSI located approximately 1.8km north-west of the site. The non-statutory sites include one Local Wildlife Site (LWS) and two District Local Wildlife Sites (DLWS); Stratfield Brake DLWS abuts the southern boundary of the site and both Meadows West of the Oxford Canal LWS and North Meadow West of Canal DLWS are located approximately 340m south-west of the site to the west of Oxford Canal. Overall, the Ecological Assessment considers the site's ecological sensitivity to future redevelopment is to be Medium. This value is due to the wide variety of habitats on site and their potential for protected species. There are two areas of woodland onsite, both appear to be semi-natural and both appear to exceed 0.25ha in size. The grassland in particular in

Option 16 – Site PR7b – Stratfield Farm (potential western/southern extension of residential area into Green Belt)		
SA Objectives	**SA Score**	**Justification**
		the east of the site has a diverse forb community and the site supports a good network of hedgerows around and within the centre of the site. The site also abuts the Oxford Canal (an important wildlife corridor) to the west and a DLWS to the south. A minor negative effect is expected on this SA objective. The potential impacts on biodiversity and geodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites, cannot be determined with certainty at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application so this effect is also recorded as uncertain.
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	-?	The site area comprises approximately 10.46 ha of land which is a mixture of rough grassland, scrub, and amenity land associated with Stratfield Farm building which appears to be unused (unconfirmed). The Landscape Character Sensitivity and Capacity Assessment (2017) assessed the overall landscape capacity score for residential development at this site as having a 'medium to high' capacity as this would form a natural extension to the south edge of Kidlington with the existing playing fields and Stratfield Brake providing a strong southern limit to development. A minor negative effect is therefore expected on this SA objective. This effect is recorded as uncertain as it depends largely on the appearance and impact of development sites including in comparison to what was on the site previously.
9. To protect, enhance and make accessible for enjoyment, the historic environment.	-?	The recent Archaeology and Heritage Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found the site itself contains one designated heritage assets, a Listed Building. Within the study area, a 500m buffer around the site boundary, there are two Listed Buildings and one Conservation Area. These include Oxford Canal Kidlington Green Lock, a Grade II Listed Building and Oxford Canal Conservation Area. There are seven recorded, non-designated heritage assets within the study area, of which none are located within Site 49. There are also two archaeological events within the study area, one of which is located within the site.

Option 16 – Site PR7b – Stratfield Farm (potential western/southern extension of residential area into Green Belt)		
SA Objectives	**SA Score**	**Justification**
		Overall, the Archaeology and Heritage Assessment found the site to have Medium sensitivity. Cherwell District Council's Green Belt Study (2017) assesses the contribution of the land within each site in preserving the setting and special character of the historic city of Oxford (purpose 4). The land within this site has a strong relationship with the Oxford Canal, an important historic route into the City; however, its proximity to the urban edge of Kidlington limits this role. Therefore, overall, a minor negative effect is expected on this SA objective. The effect is uncertain as the effect will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features.
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	The location of potential development sites could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all sites have a negligible effect on this objective. Further details are provided in the District's Water Cycle Study (2017).
12. To reduce the risk of flooding and resulting detriment to public well- being, the economy and the environment	-	The development of new housing on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the sites are within high risk flood zones. National Planning Practice Guidance identifies residential properties as a 'more vulnerable use', which is suitable in areas of flood zone 1 and 2 but would require an exception test in flood zone 3a, and is unsuitable in flood zone 3b. The Oxford Canal follows the western edge of the site. The site is on greenfield land and is mainly outside of flood zone 3 (less than 5% of the site is within Flood Zone 3); therefore, a minor negative effect is likely.

Option 16 – Site PR7b – Stratfield Farm (potential western/southern extension of residential area into Green Belt)		
SA Objectives	**SA Score**	**Justification**
		It should be noted that the Cherwell Level 1 Strategic Flood Risk Assessment Update identifies that the area contains flood zone 2 and areas susceptible to surface water, groundwater and sewer flooding incidents.
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	--?	The location of development can influence the efficient use of land, as sites on high quality agricultural land would result in that land being lost to other uses. Development on brownfield land represents more efficient use of land in comparison to the development of greenfield sites. This site is on greenfield land and the majority of the site (approximately 44%) is classed as Grade 3 Agricultural Land, while the remainder is classed as urban land (41%) and Grade 4 Agricultural Land (15%); therefore a significant negative effect is likely. Although this is uncertain depending on whether it is Grade 3a or Grade 3b which is not known.
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	-	The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development within sites on this objective will be negligible. All new development will result in the increased consumption of minerals for construction and the location of development sites can influence the efficient use of primary minerals by their proximity to Minerals Safeguarding Areas as development in those areas may sterilise mineral resources and restrict the availability of resources in the districts The majority of this site is within a Minerals Consultation Area; therefore a minor negative effect is likely.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	This site is located on greenfield land and therefore development at this location would not involve the re-use of existing buildings and materials which may be present on brownfield sites. As such, a minor negative effect is expected on this SA objective.

Option 17 – Site PR8 – Land east of the A44 (eastern extension of residential area into Green Belt to the east of the railway)

Option 17 – Site PR8 – Land east of the A44 (eastern extension of residential area into Green Belt to the east of the railway)			
SA Objectives	**SA Score**		**Justification**
SA objectives which relate to meeting Oxford's needs			
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	**Oxford** ++		All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective.
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	**Oxford** +/-		Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford and Oxfordshire. This site scored 'amber' in relation to criteria 4 (Access to Oxford jobs by walking and public transport) and 'green' in relation to criteria 5 (Access to Oxford jobs by road). Therefore a minor mixed effects (+/-) are likely in relation to this SA objective.
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	**Oxford** +		The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.
SA objectives with particular spatial relevance to Oxford			
3. To reduce poverty and social exclusion.	**Oxford** 0	**Cherwell** 0	The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell (above 30%); therefore a negligible effect is likely.
	Oxford	**Cherwell**	

Option 17 – Site PR8 – Land east of the A44 (eastern extension of residential area into Green Belt to the east of the railway)			
SA Objectives	**SA Score**		**Justification**
6. To improve accessibility to all services and facilities.	++	++	This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site within 500m of a premium bus route. A Key bus service is S3 (20 min frequency). Therefore, a significant positive effect is likely. This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site within 500m of a premium bus route. A Key bus service is S3 (20 min frequency). Therefore, a significant positive effect is likely. This site's eastern boundary is located adjacent to Kidlington which contains a number of services and facilities including shops, banks, restaurants, a public library, one secondary school and several primary schools. Furthermore, the east boundary of the site lies directly adjacent to Yarnton, which includes one primary school, a shop and a village hall. There is an opportunity to link to existing services and facilities.
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	**Oxford** ++/-	**Cherwell** ++/-	This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site within 500m of a premium bus route. A Key bus service is S3 (20 min frequency). Therefore, a significant positive effect is likely. In addition, some road based trips generated by proposed development are likely to load onto roads covered by AQMAs in Oxford and therefore this site scored 'amber' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed significant positive and minor negative (++/-) effect is likely. This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site within 500m of a premium bus route. A Key bus service is S3 (20 min frequency). Therefore, a significant positive effect is likely. In addition, some road based trips generated by proposed development are likely to load onto roads covered by AQMAs in Cherwell and therefore this site scored 'amber' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed significant positive and minor negative (++/-) effect is likely.

Option 17 – Site PR8 – Land east of the A44 (eastern extension of residential area into Green Belt to the east of the railway)		
SA Objectives	**SA Score**	**Justification**
Other socio-economic SA objectives *(scores only relate to Cherwell District)*		
2. To improve the health and well-being of the population & reduce inequalities in health.	++	This site is within 800m of three healthcare facilities, the closest being Yarnton Medical Practise approximately 294m to the south of the A44 (Woodstock Road West) and the furthest Gosford Hill Medical Centre is approximately 526m to the east of the A4260 (Oxford Road). The site is also located in close proximity to a number of open spaces and public rights of way which may encourage new residents to make use of these facilities as part of a more physically active and healthier lifestyle. There are a number of amenity greenspace features located within 800m of the site including Croxford Gardens Amenity Greenspace, Yarnton Pitches, The Phelps Amenity Greenspace, Lyne Road Amenity Greenspace and Cassington Road Amenity Greenspace, Yarnton. Nearby sports facilities include Little Marsh Playing Field, Yarnton Park, Kidlington Football Club, Ron Groves Park and Begbroke Sports and Social Club. There are several public footpaths which intersect the site around the northern and southern areas of the site. There are two and a cycle route approximately 224m to the east and 44m to the west of the site. These routes may encourage residents to partake of more active modes of transport. As such, a significant positive effect is likely for this SA objective.
4. To reduce crime and disorder and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a negligible effect on this objective.

Option 17 – Site PR8 – Land east of the A44 (eastern extension of residential area into Green Belt to the east of the railway)		
SA Objectives	**SA Score**	**Justification**
5. To create and sustain vibrant communities	-	Where new development is proposed within close proximity to existing residential communities there may be negative effects on amenity as a result of increased noise and light pollution, particularly during the construction phase. New residential development within close proximity of major roads or railways or industrial areas may result in noise pollution affecting residents in the longer term. The site is adjacent to residential roads within the settlement at Kidlington to the east of the site, Yarnton to the south and Begbroke to the west. In addition, there is a train line which bisects the eastern area of the site and the A44 (Woodstock Road) is adjacent to the western area of the site. Therefore, a minor negative effect is expected on this SA objective during the construction phase and over the longer term.
Environmental SA objectives *(scores only relate to Cherwell District)*		
7. To conserve and enhance and create resources for biodiversity	-?	Site options that are close to an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure. The recent Ecological Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found three statutory designated sites and ten non statutory sites within the 2km area of search. The statutory sites are Oxford Meadows SAC located approximately 1.7km to the south-west of the site beyond the A40, Pixey and Yarnton Meads SSSI located within the SAC and the Rushy Meadows SSSI, a statutory designation, is located immediately adjacent to the north-eastern corner of this site. The non-statutory sites include six Local Wildlife Sites (LWS) and four District Wildlife Sites (DWS); The Meadows west of Oxford Canal LWS and North Meadow west of Canal DWS are located approximately 300m to the south of this site and the Stratfield Brake woodland DWS is a short distance further east of them, on the opposite side of the Oxford Canal. Begbroke Wood LWS is also located approximately 500m to the west of the sites westernmost extent, lying beyond the A44. North Meadow West of Canal and Stratfield

Option 17 – Site PR8 – Land east of the A44 (eastern extension of residential area into Green Belt to the east of the railway)		
SA Objectives	**SA Score**	**Justification**
		Brake DWS lie 500 and 700m to the south-east respectively. Frogwelldown Lane and Yarnton Sidings are located to the south-west beyond the A44. Overall, the Ecological Assessment considers the site's ecological sensitivity to future redevelopment is to be Medium/Low. This value is due to portions of the site being of poor ecological value for wildlife (arable). However the presence of linear features and potential to support roosting/nesting and foraging protected species in the trees and hedgerows around the site boundary. A minor negative effect is expected on this SA objective. The potential impacts on biodiversity and geodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites, cannot be determined with certainty at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application so this effect is also recorded as uncertain.
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	--?	The site area comprises approximately 175 ha of land which is primarily in agricultural use but also contains Begbroke Science Park in the centre of the site, Parker's Farm in the east and Yarnton Allotments adjacent to the A44 in the west of the area. The Landscape Character Sensitivity and Capacity Assessment (2017) assessed the overall landscape capacity score for residential development at this site as having a 'medium-low' capacity as some areas within the site are considered most suitable for development including to the east of the railway line. This does not however rule out other areas of the site subject to detailed assessment of any proposals coming forwards. A minor negative effect is therefore expected on this SA objective. Notable sensitivities recorded include development within this area would result in the spread of the residential area of Yarnton to the east of the A44 Woodstock Road in an area that is disassociated with the smaller area of residential development to the north. A significant negative effect is therefore expected on this SA objective. This effect is recorded as uncertain as it depends largely on the appearance and impact of development sites including in comparison to what was on the site previously.

Option 17 – Site PR8 – Land east of the A44 (eastern extension of residential area into Green Belt to the east of the railway)		
SA Objectives	**SA Score**	**Justification**
9. To protect, enhance and make accessible for enjoyment, the historic environment.	-?	The recent Archaeology and Heritage Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found the site itself contains one Listed Building within the boundary, Grade II listed Begbroke Farmhouse. Additionally within the study area, a 500m buffer around the site boundary, there are a further 27 Listed Buildings and four Conservation Areas, including Tudor Cottage, a Grade II Listed Building and Begbroke Conservation Area Conservation. There are 49 recorded, non-designated heritage assets within the study area, of which 32 are within the boundary of the site. There is some duplication within these records and the designated heritage sites, such as those associated with the canal. There are also eleven archaeological events within the study area, of which four are within the site. Overall, the Archaeology and Heritage Assessment found the site to have Medium sensitivity. Cherwell District Council's Green Belt Study (2017) assesses the contribution of the land within each site in preserving the setting and special character of the historic city of Oxford (purpose 4). Portions of the land within this site adjoin the Oxford Canal, a conservation area which marks a clear distinction between settlement and countryside that makes some contribution to the historic setting of Oxford, albeit limited by distance. Therefore, overall, a minor negative effect is expected on this SA objective. The effect is uncertain as the effect will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features.
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	The location of potential development sites could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all sites have a negligible effect on this objective.

Option 17 – Site PR8 – Land east of the A44 (eastern extension of residential area into Green Belt to the east of the railway)		
SA Objectives	**SA Score**	**Justification**
		Further details are provided in the District's Water Cycle Study (2017).
12. To reduce the risk of flooding and resulting detriment to public well- being, the economy and the environment	-	The development of new housing on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the sites are within high risk flood zones. National Planning Practice Guidance identifies residential properties as a 'more vulnerable use', which is suitable in areas of flood zone 1 and 2 but would require an exception test in flood zone 3a, and is unsuitable in flood zone 3b. Rowel Brook runs through the northern tip of the site and the Oxford Canal follows its north eastern edge. The site is on greenfield land and is mainly outside of flood zone 3 (less than 25% of the site is within Flood Zone 3); therefore, a minor negative effect is likely. However, it should be noted that the Cherwell Level 1 Strategic Flood Risk Assessment Update identifies that the area contains flood zone 2, is susceptible to surface water and groundwater flooding and sewer flooding incidents.
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	--	The location of development can influence the efficient use of land, as sites on high quality agricultural land would result in that land being lost to other uses. Development on brownfield land represents more efficient use of land in comparison to the development of greenfield sites. This site is on greenfield land and the majority of the site (approximately 44%) is classed as Grade 2 Agricultural Land, while the remainder is classed as Grade 3 (approximately 41%) Agricultural Land and urban (approximately 4%); therefore a significant negative effect is likely.
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	-	The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development within sites on this objective will be negligible.

Option 17 – Site PR8 – Land east of the A44 (eastern extension of residential area into Green Belt to the east of the railway)		
SA Objectives	**SA Score**	**Justification**
		All new development will result in the increased consumption of minerals for construction and the location of development sites can influence the efficient use of primary minerals by their proximity to Minerals Safeguarding Areas as development in those areas may sterilise mineral resources and restrict the availability of resources in the districts This site is within a Minerals Consultation Area; therefore a minor negative effect is likely.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	This site is located on greenfield land and therefore development at this location would not involve the re-use of existing buildings and materials which may be present on brownfield sites. As such, a minor negative effect is expected on this SA objective.

Option 18 – Site PR9 – Land to the west of the A44 (western extension of residential area into Green Belt)			
SA Objectives	**SA Score**		**Justification**
SA objectives which relate to meeting Oxford's needs			
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	**Oxford** ++		All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective.
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	**Oxford** --		Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford and Oxfordshire. This site scored 'red' in relation to criteria 4 (Access to Oxford jobs by walking and public transport) and 'red' in relation to criteria 5 (Access to Oxford jobs by road). Therefore, significant negative effects are likely in relation to this SA objective.
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	**Oxford** +		The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.
SA objectives with particular spatial relevance to Oxford			
3. To reduce poverty and social exclusion.	**Oxford** 0	**Cherwell** 0	The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell (above 30%); therefore a negligible effect is likely.
	Oxford	**Cherwell**	

Option 18 – Site PR9 – Land to the west of the A44 (western extension of residential area into Green Belt)			
SA Objectives	**SA Score**		**Justification**
6. To improve accessibility to all services and facilities.	+	++	This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is within 500m of a premium bus route. A key bus service is S3 (20 min frequency). Therefore, a minor positive (+) effect is likely. This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is within 500m of a premium bus route. A key bus service is S3 (20 min frequency). The south eastern boundary of the site lies directly adjacent to Yarnton which includes one primary school, a shop and a village hall. Therefore, a significant positive (++) effect is likely.
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	**Oxford** +/-	**Cherwell** +/-	This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is within 500m of a premium bus route. A key bus service is S3 (20 min frequency). Therefore, a minor positive (+) effect is likely. In addition, some road based trips generated by proposed development are likely to load onto roads covered by AQMAs in Oxford and therefore this site scored 'amber' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed minor positive and minor negative (+/-) effect is likely. This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is within 500m of a premium bus route. A key bus service is S3 (20 min frequency). Therefore, a minor positive (+) effect is likely. In addition, some road based trips generated by proposed development are likely to load onto roads covered by AQMAs in Cherwell and therefore this site scored 'amber' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed minor positive and minor negative (+/-) effect is likely.
Other socio-economic SA objectives *(scores only relate to Cherwell District)*			

Option 18 – Site PR9 – Land to the west of the A44 (western extension of residential area into Green Belt)		
SA Objectives	**SA Score**	**Justification**
2. To improve the health and well-being of the population & reduce inequalities in health.	+ +	Yarnton Medical Practise is within the eastern area of the site. The site is also located in close proximity to a number of open spaces and public rights of way which may encourage new residents to make use of these facilities as part of a more physically active and healthier lifestyle. There are a number of amenity greenspace features located within 800m of the site including Yarnton Playing Fields, Cassington Road Amenity Greenspace, Yarnton and the Paddocks, Yarnton. Nearby sports facilities include Yarnton Park and Begbroke Sports and Social Club. There are several public footpaths which intersect the site and two which are adjacent to the north western and western areas of the site. The eastern area of the site is also adjacent to a cycle path. These routes may encourage residents to partake of more active modes of transport. As such, a significant positive effect is likely for this SA objective.
4. To reduce crime and disorder and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a negligible effect on this objective.
5. To create and sustain vibrant communities	-	Where new development is proposed within close proximity to existing residential communities there may be negative effects on amenity as a result of increased noise and light pollution, particularly during the construction phase. New residential development within close proximity of major roads or railways or industrial areas may result in noise pollution affecting residents in the longer term. The site is adjacent to residential roads within the settlement at Yarnton to the east of the site. In addition the A44 (Woodstock Road West) is adjacent to the north as well as a train line to the southwest and Bladon Park to the west. Therefore, a minor negative effect is expected on this SA objective during the construction phase and over the longer period.
Environmental SA objectives *(scores only relate to Cherwell District)*		

Option 18 – Site PR9 – Land to the west of the A44 (western extension of residential area into Green Belt)		
SA Objectives	**SA Score**	**Justification**
7. To conserve and enhance and create resources for biodiversity	-?	Site options that are close to an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure. The recent Ecological Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found five statutory sites within the 2km area of search and six non statutory designated sites within the 1km area of search. Rushy Meadows SSSI, statutory designated site, is located 1km to the east of the site adjacent to Oxford Canal at Kidlington. The second is Blenheim Park which is located approximately 1.9km north-west of the site west of Bladon. The other three statutory sites include Oxford Meadows SAC and Pixey and Yarnton Meads SSSI and Cassington Meadows SSSI both of which are located within the SAC. All three statutory designated sites all located between approximately 1km and 1.5km south of the site and located just south of the A40. The non-statutory sites include three Local Wildlife Sites (LWS) and two District Local Wildlife Sites (DLWS); Frogwelldown Lane DLWS is located onsite along a woodland corridor where the footpath known as Shakespeare's Way between Yarnton and Begbroke is also located. Yarnton Sidings DLWS is located approximately 20m south-west of the site along the railway line and to the south of Cassington Road. Beyond this site are two LWS's; Cassington to Yarnton Gravel Pits LWS is located approximately 500m to the south of the site and Acrey Pits LWS, a disused quarry, is located approximately 1km to the south-west of the site. In the middle of site, but not part of the site, is Begbroke Wood an ancient woodland and a LWS designated for its lowland mixed deciduous woodland which is semi-natural in the south and native plantation in the north. Overall, the Ecological Assessment considers the site's ecological sensitivity to future redevelopment is to be Medium. This value is due to the site containing a DLWS, abuts several other LWS and the diverse habitats recorded onsite. The network of hedgerows, which are a UK Priority Habitat, are likely to include some species rich hedges in particular those in the west of the site. The hedges also provide an important wildlife corridor between the DLWS, LWS, and the woodlands both in the centre and surrounding the site.

Option 18 – Site PR9 – Land to the west of the A44 (western extension of residential area into Green Belt)		
SA Objectives	**SA Score**	**Justification**
		Several notable birds have previously been recorded within the site and although not included in the desk study the wide variety of habitats on site have potential to support a range of protected species. A minor negative effect is expected on this SA objective. The potential impacts on biodiversity and geodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites, cannot be determined with certainty at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application so this effect is also recorded as uncertain.
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	--?	The site area comprises approximately 230.80 ha of agricultural land which is in a mix of arable and pastoral use; the land in the south west primarily being arable land and in the north east pastoral. Immediately north east of the site is Begbroke and to the east is Yarnton with the site boundary bordering the village of Yarnton. To the south and west the land is primarily a rolling arable landscape. To the north-west there are large areas of woodland which are Ancient and Semi-Natural woodland and Ancient Replanted woodland. The Landscape Character Sensitivity and Capacity Assessment (2017) assessed the overall landscape capacity score for residential development at this site as having a 'medium to low' within most of the site as the land rises to a localised plateau making it highly visible within the surrounding area. There may however be localised opportunity in the south east of the site adjacent to the existing urban edge of Yarnton which is considered to have a medium capacity. A significant negative effect is therefore expected on this SA objective. This effect is recorded as uncertain as it depends largely on the appearance and impact of development sites including in comparison to what was on the site previously.
9. To protect, enhance and make accessible for enjoyment, the historic environment.	--?	The recent Archaeology and Heritage Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found the site itself contains no designated heritage assets, although one Listed Building is located at the centre of the site, but is excluded from the site boundary. However within the study area, a 500m buffer around the site boundary, there is one Registered Park and Garden, one Conservation Area and 40 Listed Buildings including Home Close, a Grade II Listed Building.

Option 18 – Site PR9 – Land to the west of the A44 (western extension of residential area into Green Belt)		
SA Objectives	**SA Score**	**Justification**
		There are 27 recorded, non-designated heritage assets within the study area, of which three are located within Site 51. There is some duplication within these records and the designated heritage sites, such as the Church of St. Michael and Yarnton Manor. There are also nine archaeological events within the study area. Overall, the Archaeology and Heritage Assessment found the site to have Medium sensitivity. Cherwell District Council's Green Belt Study (2017) assesses the contribution of the land within each site in preserving the setting and special character of the historic city of Oxford (purpose 4). The land within this site includes arable farmland on high ground, which contributes to the ring of hills around Oxford that form a key aspect of its distinctive setting. Therefore, overall, a significant negative effect is expected on this SA objective. The effect is uncertain as the effect will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features.
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	The location of potential development sites could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all sites have a negligible effect on this objective. Further details are provided in the District's Water Cycle Study (2017).
12. To reduce the risk of flooding and resulting detriment to public well- being, the economy and the environment	-	The development of new housing on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the sites are within high risk flood zones. National Planning Practice Guidance identifies residential properties as a 'more vulnerable use', which is suitable in areas of flood zone 1 and 2 but would require an exception test in flood zone 3a, and is unsuitable in flood zone 3b.

Option 18 – Site PR9 – Land to the west of the A44 (western extension of residential area into Green Belt)		
SA Objectives	**SA Score**	**Justification**
		A few small watercourses flow through the site. This site is on greenfield land outside of flood zone 3; therefore a minor negative effect is likely. It should also be noted that the Cherwell Level 1 Strategic Flood Risk Assessment Update identifies that the site contains areas susceptible to surface water, groundwater and sewer flooding incidents.
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	--?	The location of development can influence the efficient use of land, as sites on high quality agricultural land would result in that land being lost to other uses. Development on brownfield land represents more efficient use of land in comparison to the development of greenfield sites. Approximately 98% of the site is on greenfield land classed as Grade 3 Agricultural Land, with the remaining 2% on Grade 2 Agricultural Land; therefore a significant negative effect is likely. Although this is uncertain depending on whether it is Grade 3a or Grade 3b which is not known.
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	-	The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development within sites on this objective will be negligible. All new development will result in the increased consumption of minerals for construction and the location of development sites can influence the efficient use of primary minerals by their proximity to Minerals Safeguarding Areas as development in those areas may sterilise mineral resources and restrict the availability of resources in the districts The eastern part of this site is within a Minerals Consultation Area; therefore a minor negative effect is likely.
15. To reduce waste generation and disposal, and	-	This site is located on greenfield land and therefore development at this location would not involve the re-use of existing buildings and materials which may be present on brownfield sites. As such, a minor negative effect is expected on this SA objective.

Option 18 – Site PR9 – Land to the west of the A44 (western extension of residential area into Green Belt)		
SA Objectives	**SA Score**	**Justification**
achieve the sustainable management of waste		

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Cherwell Local Plan 2011 – 2031 (Part 1) Partial Review –

Oxford's Unmet Housing Need

Proposed Modifications

November 2019

Addendum to

Statement of Consultation

Addendum to Statement of Consultation

Introduction

1. Cherwell District Council is consulting on modifications to the Submission Cherwell Local Plan 2011-2031 (Part 1) Partial Review – Oxford's Unmet Housing Need, including modified Policies Maps and an update to the Sustainability Appraisal. The documents are being published for consultation from 8 November 2019 to 20 December 2019 prior to submission to the Secretary of State for Housing, Communities and Local Government.

2. The Draft Partial Review of the Cherwell Local Plan was submitted to the Secretary of State for public examination on Monday 5 March 2018. The Council submitted the Proposed Submission Local Plan (July 2017) accompanied by Focused Changes and Minor Modifications (February 2018). The Submission Policies Map was included within the documents.

3. The Submission Local Plan was also accompanied by a Statement of Consultation (CD PR93) which detailed previous stages of consultation undertaken in preparing the Plan. The Statement remains part of the Local Plan evidence base and is available online at https://www.cherwell.gov.uk/info/112/evidence-base/369/local-plan-part-1-partial-review---evidence-base. A separate Duty to Cooperate Paper (February 2018) (CD PR90) was also submitted. An Addendum to the Duty to Cooperate Paper (CD PR115) was prepared in September 2019 which supplements, and should be read alongside, the Duty to Cooperate Paper. It provides details of the further work undertaken by the Council subsequent to the Inspector's Post Hearings Advice Note (Document PC5).

4. A Preliminary Hearing took place on 28 September 2018. Main hearings were held between 5th and 13th February 2019.

5. The Inspector's Post-Hearings Advice Note (Document PC5) was received on 13th July 2019. In the Note the Inspector confirmed his preliminary conclusions that:

- the 4,400 dwellings figure that represents Cherwell's apportionment of Oxford's unmet housing need provides a sound basis for the Plan;
- the approach of locating the housing and infrastructure required as close as possible to Oxford, along the A44 and A4165 transport corridors, is an appropriate strategy;
- the pressing need to provide homes, including affordable homes, to meet the needs of Oxford, that cannot be met within the boundaries of the city, in a way

that minimises travel distances, and best provides transport choices other than the private car, provide the exceptional circumstances necessary to justify alterations to Green Belt boundaries;

- on density, whilst some additional capacity may be possible, the Council has struck a broadly sensible balance between the extent of land proposed to be removed from the Green Belt, and the need to accommodate development that respects its context; and
- in transport terms, the principle of siting the required allocations along an established transport corridor is a sound one.

6. The Inspector also advised that, with the exception of site PR10 (land South East of Woodstock), he considers the site allocations and the process by which they have been arrived at as being sound in principle.

7. The Inspector indicated that the major change required to make the Plan sound is the deletion of Policy PR10, Land South East of Woodstock.

8. Following the receipt of the Inspector's Advice Note the Council has engaged with a range of key stakeholders, interested parties and site promoters in the preparation of the proposed modifications.

9. This addendum provides an account of the consultation undertaken since the February 2019 hearings. It also explains how the Proposed Modifications are being publicly consulted upon.

Consultation post February 2019 Hearings

10. The Inspector requested that following the Hearings in February 2019 the Council submit a Transport Technical Note (CD HEAR 1) and a Housing Figures Note (CD HEAR 2). The two notes, together with Statements of Common Ground and other documents submitted during or following the Hearings were the subject of an informal consultation ending on 4th April 2019. Participants from the Hearing sessions were invited to make submissions and the Council was provided with an opportunity to respond to the submissions received by the Inspector.

11. A total of 38 submissions were received. Full copies of each submission and the Council's responses can be viewed online at https://www.cherwell.gov.uk/info/83/local-plans/515/local-plan-part-1-partial-review---examination/9.

12. A list of respondents is shown in Table 1 below.

Table 1 - List of Respondents

Respondent
Aiden Applegarth
Andrew Hornsby-Smith
Begbroke & Yarnton Green Belt Campaign
Bloombridge
Cherwell Development Watch Alliance
Daniel Scharf
David Lock Associates for PR8 parties
Edgars for Mr & Mrs Tomes
Graham Thompson
GreenWay Oxfordshire
Harbord Road Area Residents
Ian Middleton for North Oxford Green Party
Keith Johnston
Kidlington Development Watch
Lynne Whitley
Pegasus Group for Hill Residential & Barwood Securities
Red Kite for Kidlington Parish Council
Savills for North Oxford Consortium
Terence O'Rourke for Vanbrugh Unit Trust & Pye Homes
Turnberry for Exeter College
West Oxfordshire District Council
Woodstock Town Council
Yarnton Parish Council

Duty to Co-operate

13. The Council received the Inspector's Post-Hearings Advice Note (PC5) on 13th July 2019 and published it on the Council's website on 15th July 2019.

14. The preparation of proposed Main modifications has been informed by further engagement with Oxfordshire County Council, the site promoters of all sites proposed for allocation in the Local Plan and the relevant 'prescribed bodies' for the purposes of implementing Section 33A of the 2004 Act.

Neighbouring Authorities	
Aylesbury Vale District Council	Informal notification of preliminary Main Modifications preparation and discussions in September 2019. Main matters addressed: • The Inspector's post hearing advice note • How the 410 homes at the PR10 (Land south East of Woodstock) could be redistributed • Current timetable for the main modifications • without prejudice, Aylesbury's initial thoughts No cross-boundary strategic issues were raised by the proposed modifications.
Buckinghamshire County Council	Unable to make contact during September but will continue to attempt to engage during the consultation period.
Northamptonshire County Council (West Northamptonshire Joint Planning Unit)	Informal notification of preliminary Main Modifications preparation and discussions in September 2019. Main matters addressed: • the Inspector's preliminary advice note received following Hearings in February 2019. • the options being considered for modifications in light of the Inspector's view that the strategy is sound but that one proposed housing allocation should be removed • the likely direction of travel for the main modifications having regard to changes in circumstances, new information and evidence • how the continued and endorsed strategy to locate development in south Cherwell is likely to have limited impact on Northamptonshire • the expected programme for the Partial Review going forward • how West Northamptonshire JPU are currently undertaking an Issues Consultation on a review of the West Northamptonshire Core Strategy in order to produce a new Strategic Plan for West Northamptonshire working with Daventry District and South Northamptonshire district.
Oxford City Council	Informal notification of preliminary Main Modifications preparation and discussions in September 2019. Main matters addressed: • the Inspector's preliminary advice • the options being considered • the likely direction of travel for the main mods having regard to changes in circumstances, new information and evidence; and how this relates to Oxford City • discussions with the County Council on infrastructure implications

	• the rationale for options being discounted • without prejudice, Oxford's initial thoughts • the expected programme going forward • timings of the Oxford Local Plan examination Regular updates on modification preparation given at fortnightly liaison meetings for the Oxfordshire Plan 2050 and monthly Heads of Planning meetings which acts as the project board for the Oxfordshire Plan.
Oxfordshire County Council	Following receipt of the Inspector's advice note CDC sought detailed advice from OCC on the transport, infrastructure, and education implications of redistributing the 410 homes previously proposed at Woodstock. CDC and OCC have worked closely and iteratively on preparing the proposed modifications. This working is enhanced through regular monthly meetings where progress on the modifications is discussed in detail.
South Northamptonshire	Informal notification of preliminary Main Modifications preparation and discussions in September 2019. Main matters addressed: • the Inspector's preliminary advice note received following Hearings in February 2019. • the options being considered for modifications in light of the Inspector's view that the strategy is sound but that one proposed housing allocation should be removed • the likely direction of travel for the main modifications having regard to changes in circumstances, new information and evidence • how the continued and endorsed strategy to locate development in south Cherwell is likely to have limited impact on Northamptonshire • the expected programme for the Partial Review going forward • how SNDC are currently undertaking an Issues Consultation on a review of the West Northamptonshire Core Strategy in order to produce a new Strategic Plan for West Northamptonshire working with Daventry District and South Northamptonshire district.
South Oxfordshire District Council	Informal notification of preliminary Main Modifications preparation and discussions in September 2019. Main matters addressed: • the Inspector's preliminary advice • the options being considered • the likely direction of travel for the main mods having regard to changes in circumstances, new information and evidence

	• discussions with the County Council on infrastructure implications • the rationale for options being discounted Regular updates on modification preparation is also given at fortnightly liaison meetings for the Oxfordshire Plan 2050 and monthly Heads of Planning meetings which acts as the project board for the Oxfordshire Plan.
Stratford-on- Avon District Council	Informal notification of preliminary Main Modifications preparation and discussions in September 2019. Main matters addressed: • The scope of the Plan (Oxford's unmet housing needs) and where we are in the process • The basis of the 4,400 homes (countywide cooperative process) • The overall housing need arising from the Oxon SHMA 2014 (c. 100,000) homes which informed the cooperative process • The fact that the adopted Cherwell Local Plan (2015) meets CDC's needs (22,840 2011-2031) in full and that the 4,400 homes (2011-2031) fully meets Cherwell's apportionment of Oxford's unmet needs • The distribution of the housing proposals as submitted in 2018 – all in the southern part of the district near to Oxford • The Inspector's preliminary advice (July 2019) following main Hearings in February 2019 (including his concern about land next to Woodstock) • The options being considered to address the Inspector's concerns – all in in the southern part of the district.
Vale of the White Horse District Council	Informal notification of preliminary Main Modifications preparation and discussions in September 2019. Main matters addressed: • the Inspector's preliminary advice • the options being considered • the likely direction of travel for the main mods having regard to changes in circumstances, new information and evidence • discussions with the County Council on infrastructure implications • the rationale for options being discounted Regular updates on modification preparation is also given at fortnightly liaison meetings for the Oxfordshire Plan 2050 and monthly Heads of Planning meetings which acts as the project board for the Oxfordshire Plan.

Warwickshire County Council	Informal notification of preliminary Main Modifications preparation and discussions in September 2019. Main matters discussed included: • the partial review of the local plan • the inspector's request to reallocate the 410 homes at Woodstock • the 410 being redistributed to existing sites to the south of the district
West Oxfordshire District Council	Informal notification of preliminary Main Modifications preparation and discussions in September 2019. Main matters addressed: • the Inspector's preliminary advice • the options being considered • the likely direction of travel for the main mods having regard to changes in circumstances, new information and evidence; and how this relates to West Oxfordshire • discussions with the County Council on infrastructure implications • the rationale for options being discounted • without prejudice, WODC initial thoughts • the expected programme going forward Regular updates on modification preparation is also given at fortnightly liaison meetings for the Oxfordshire Plan 2050 and monthly Heads of Planning meetings which acts as the project board for the Oxfordshire Plan.

Prescribed Bodies & Other Bodies	
Civic Aviation Authority (CAA)	Spoke with CAA's Planning department in September. Advised to speak to London Oxford Airport directly.
London Oxford Airport	Unable to make contact during September but will continue to attempt to engage during the consultation period.
Environment Agency	Informal notification of preliminary Main Modifications preparation and discussions in September 2019. Main matters discussed: • The Inspector's preliminary findings contained in his Post Hearings Advice Note, recommending deletion of site PR10 Woodstock and the re-distribution of 410 houses • The options being considered • The likely content of the main modifications • The testing of options through preparation of additional evidence base including Sustainability Appraisal A degree of caution was expressed in terms of flood risk and the need to avoid flood risk areas in considering

	increased densities/extending developable areas. CDC confirmed that it would have the opportunity to comment on the proposed modifications when published in the usual way. Without prejudice, no other concerns raised.
Homes Agency (previously Homes and Communities Agency)	Regular updates on plan making in Oxfordshire are provided through quarterly Oxfordshire Growth Deal meetings of which Homes England is a participant. Unable to make contact during September but will continue to attempt to engage during the consultation period.
Highways England	Informal notification of preliminary Main Modifications preparation and discussions in September 2019. Main matters discussed: • the Inspector's preliminary advice • the options being considered • the likely direction of travel for the main mods having regard to changes in circumstances, new information and evidence • discussions with the County Council on infrastructure implications • the rationale for options being discounted • without prejudice, HE's initial thoughts • the expected programme going forward Without prejudice, no concerns were raised.
Historic England	Unable to make contact during September but will continue to attempt to engage during the consultation period.
Natural England	Informal notification of preliminary Main Modifications preparation and discussions in September 2019. Main matters discussed: • The Inspector's preliminary findings contained in his Post Hearings Advice Note, recommending deletion of site PR10 Woodstock and the re-distribution of 410 houses • The options being considered • The likely content of the main modifications • The testing of options through preparation of additional evidence base including addendums to the Habitats Regulations Assessment, Water Cycle Study and Ecological Advice on Cumulative Impacts NE expressed a degree of caution in terms of any air quality implications from the re-distribution of 410 dwellings in relation to Oxford Meadows SAC. CDC confirmed that there would be the opportunity to

	comment on the proposed modifications when published, in the usual way. Without prejudice, no other concerns were raised.
NHS England South East Commissioning Board	OCCG cover the majority of functions with exception of dentistry and ophthalmology. Informal notification of preliminary Main Modifications preparation and discussions in September 2019. Main matters discussed: • the Inspector's preliminary advice • the options being considered • the likely direction of travel for the main mods having regard to changes in circumstances, new information and evidence • discussions on infrastructure implications • the rationale for options being discounted • without prejudice, initial thoughts • the expected programme going forward Without prejudice, no concerns were raised. Regular liaison meeting between CDC and OCCG where updates on Partial Review are given. Last meeting August 2019.
Office of Rail and Road (Office of Rail Regulation)	Unable to make contact during September but will continue to attempt to engage during the consultation period.
Oxfordshire Clinical Commissioning Group (OCCG)	Informal notification of preliminary Main Modifications preparation and discussions in September 2019. Main matters discussed: • the Inspector's preliminary advice • the options being considered • the likely direction of travel for the main mods having regard to changes in circumstances, new information and evidence • discussions on infrastructure implications • the rationale for options being discounted • without prejudice, OCCG's initial thoughts • the expected programme going forward Without prejudice, no concerns were raised. In addition, regular liaison meetings take place between CDC and OCCG where updates on Partial Review are given. Last meeting August 2019.
Oxfordshire Local Enterprise Partnership	Frequent updates on progress of the Modifications to the Plan through regular liaison meetings for the Oxfordshire Plan 2050 and monthly Heads of Planning meetings which acts as the project board for the Oxfordshire Plan.

The Oxfordshire Environment Board	Unsuccessful attempts to make contact during September but will continue to attempt to engage during the consultation period.
Sport England	Meeting in August 2019. Briefed on Inspector's advice note and the needs to reassess options for 410 dwellings.
Scottish & Southern Electric	Informal notification of preliminary Main Modifications preparation and discussions in September 2019. Main matters discussed: • the Inspector's preliminary advice • the options being considered • the likely direction of travel for the main mods having regard to changes in circumstances, new information and evidence; and how this relates to infrastructure • discussions with the County Council on infrastructure implications • the rationale for options being discounted • without prejudice, SSE's initial thoughts • the expected programme going forward and future engagement
Thames Water	Informal notification of preliminary Main Modifications preparation and discussions in September 2019. Main matters discussed: • the Inspector's preliminary advice • the options being considered • the likely direction of travel for the main mods having regard to changes in circumstances, new information and evidence; and how this relates to Thames Water • discussions with the County Council on infrastructure implications • without prejudice, TW's initial thoughts • the rationale for options being discounted • the expected programme going forward (Main Mods consultation) Without prejudice, no concerns were raised.

15. CDC officers contacted by email the main promoters of sites proposed for allocation inviting them to update the Council on their latest position, including any supporting information, and any changes in circumstances the Council should take into account having regard to the Inspector's advice note.

16. Engagement with site promotors included:

Site	Promoter	Engagement	Considerations
PR6a – Land East of Oxford Road	Savills (Christ Church, Exeter & Merton Colleges and Oxford University)	• Request for information sent following receipt of Inspector's advice note. • Meeting held in August 2019	• 40 more units could be accommodated in PR6a as a result of lower school land take requirements. • No other change of circumstances. CDC to consider within the context of Inspector's Note (PC5).
PR6b – Land West of Oxford Road	Savills (Christ Church, Exeter & Merton Colleges and Oxford University)	• Request for information sent following receipt of Inspector's advice note. • Meeting held in August 2019	• Arboriculture assessment leading to 18.4 net developable hectares and provision of c.740 new dwellings (40dph) • CDC to sense check density information. CDC to consider within the context of Inspector's Note (PC5).
PR6c- Land at Frieze Farm	Turnberry (Exeter College)	• Request for information sent following receipt of Inspector's advice note. • Meeting held in August 2019	• Allocation of PR6c for up to 410 new dwellings. • No change of circumstances. CDC to consider within the context of Inspector's Note (PC5).
PR7a – Land SE Kidlington	Pegasus (Barwood Developmen t Securities Ltd) Hill Residential Ltd	• Request for information sent following receipt of Inspector's advice note. • Meeting held in August 2019	• Concept masterplan for c.430 new dwellings on 11.4ha of residential area at 37.5dph • CDC to sense check density information within the context of Inspector's Note (PC5).
PR7b – Land at Stratfield Farm	Carter Jonas (Manor Oak Ltd)	• Request for information sent following receipt of Inspector's advice note. • Meeting held in August 2019	• Site layout illustrating a scheme for c.165 new dwellings • CDC to sense check density information within the context of Inspector's Note (PC5).
PR8 – Land East of the	DLA (University	• Request for information sent	• No change in circumstances • CDC to consider within the

Site	Promoter	Engagement	Considerations
A44	of Oxford, Merton College and a private landowner: The Tripartite)	following receipt of Inspector's advice note. • Meeting held in August 2019	context of Inspector's Note (PC5).
PR8 – Land East of the A44	Carter Jonas (Newcore)	• Request for information sent following receipt of Inspector's advice note. • Meeting held in August 2019	• No change in circumstances • CDC to consider within the context of Inspector's Note (PC5).
PR8- Land East of the A44	Carter Jonas (Mr M Smith and Mr G Smith)	• Request for information sent following receipt of Inspector's advice note	• No change in circumstances • CDC to consider within the context of Inspector's Note (PC5).
PR9 – Land West of Yarnton	Gerald Eve (Merton College)	• Request for information sent following receipt of Inspector's advice note. • Site visit and meeting held in August 2019	• 3 development concepts submitted increasing numbers on extended developable areas. • CDC to sense check density information • CDC to consider within the context of Inspector's Note (PC5).
PR10 – Land South East of Woodstock	Blenheim Estates	• Request for information sent following receipt of Inspector's advice note. • Meeting held in August 2019	• Updated development concept (500 new dwellings) • CDC to consider within the context of Inspector's Note (PC5).

Consultation on Main Modifications

17. The Main Modifications will be made available for public comment for a period of six weeks before they are formally submitted to the Secretary of State. A number of minor modifications are also being made at the same time. Comments made must relate to the proposed modifications only. The Council is not consulting on other aspects of the Plan.

Responses to Consultation

18. Representations received on the modifications will be published on the Council's website. They will be reviewed and analysed in order to identify the key issues. These will be considered in finalising the Main Modifications and will be summarised in the final Statement of Consultation. They will also be reported to full Council when Members receive the final, 'Submission' version of the proposed modifications for formal approval for submission to the Secretary of State.

19. Once approved, the modifications, together with the representations received and other supporting documents, will be submitted to the Secretary of State. The appointed Inspector will consider representations and relevant evidence and complete the Local Plan Examination before issuing a report with recommendations to the Council.

Cherwell Local Plan 2011 – 2031 (Part 1) Partial Review – Oxford's Unmet Housing Need

Proposed Main Modifications to the Submission Plan

Duty to Cooperate Statement Addendum September 2019.

Cherwell
DISTRICT COUNCIL
NORTH OXFORDSHIRE

1. Introduction

1.1 This addendum supplements, and should be read alongside, the Duty to Cooperate Statement published by Cherwell District Council in February 2018 (Ref CD PR90) for the submission of the Cherwell Local Plan 2011 – 2031 (Part 1) Partial Review – Oxford's Unmet Housing Need (The Partial Review Plan).

1.2 It provides details of the further work undertaken by the Council subsequent to the Inspector's Post Hearings Advice Note (Document PC5) received 13 July 2019, following the Examination Main Hearings in February 2019.

1.3 This addendum demonstrates further active, constructive and continuing engagement with relevant local authorities and specified bodies on strategic matters through the preparation of the proposed modifications to the Partial Review Plan.

1.4 The September 2019 Addendum to the Council's Consultation Statement (CD PR114) details the key means of engagement that have taken place in the preparation of the main modifications to the Partial Review Plan.

2. Strategic Cooperation

2.1 The Council continues to be an active member of the Oxfordshire Growth Board which is overseeing the implementation of the 2018 Oxfordshire Housing and Growth Deal.

2.2 A key strand of the Growth Deal is the preparation of a Joint Statutory Spatial Plan (JSSP) now known as the Oxfordshire Plan 2050. The preparation of this Plan is managed by the Heads of Planning of the Oxfordshire local planning authorities supported by OxLEP. In addition, there are regular liaison group meetings for local authority officers directly involved in the preparation of the Oxfordshire Plan.

2.3 Recent meetings have been updated on the cross-boundary implications of the proposed modifications to the Partial Review Plan. No specific relevant cross-boundary strategic matters have been raised for the Main Modifications.

2.4 Engagement with all other adjoining authorities outside Oxfordshire did not result in any relevant cross-boundary strategic matters for the Main Modifications.

3. Infrastructure needs

3.1 The Council has liaised closely with all infrastructure providers and relevant agencies to produce an updated Infrastructure Delivery Plan (IDP).

3.2 The Council has liaised closely on an ongoing basis with neighbouring local planning authorities, Oxfordshire County Council (OCC) and Highways England to consider the implications of the proposed modifications in transport terms. Oxfordshire County Council has been fully engaged throughout the preparation of the updated Transport Study.

3.3 The Council has liaised closely with OCC to consider future school capacity, and to ensure that the future development is adequately supported by additional school provision and/or expansion where required.

3.4 Further details of relevant engagement and work associated with infrastructure planning are provided within the IDP.

4. Conclusions

4.1 The Duty to Cooperate is an ongoing process that will continue through the examination in to the Partial Review Plan and beyond. This Duty to Cooperate Statement provides an update and sets out the steps that CDC has undertaken to address Duty to Co-operate issues raised during the preparation of main modifications to support a sound Local Plan.

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Cherwell Local Plan 2011-2031 (Part 1)

Partial Review – Oxford's Unmet Housing Need

Submission Plan

February 2018

Statement of Consultation

Required under Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)

Cherwell
DISTRICT COUNCIL
NORTH OXFORDSHIRE

Introduction

This Statement of Consultation has been prepared to support the submission of the Partial Review of the adopted Cherwell Local Plan 2011-2031 (Part 1) for examination under Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). It reports on public consultation, engagement and co-operation undertaken in preparing the Local Plan.

This document sets out how the Council has involved the local community, stakeholders and statutory bodies in the preparation of the Partial Review of the Cherwell Local Plan. It describes the various stages of consultation undertaken, who was consulted and when. This document summarises the main points raised during each consultation stage and, where required, gives an indication of how these points were taken in to account in preparing the Partial Review Plan.

Part One of this document consists of the Statement of Consultation for the Issues Paper.

Part Two of this document consists of the Statement of Consultation for the Options Paper.

Part Three of this document consists of the Statement of Consultation for the Proposed Submission Plan.

The Plan has been prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). In preparing a local plan Regulation 18 states that a local planning authority must consult on the subject of a local plan which it proposes to prepare and invite representations about what the local plan ought to contain. In preparing the local plan, the local planning authority must take in to account any representations made to them.

Regulation 19 states that before submitting a local plan to the Secretary of State the local planning authority must consult on the proposed submission documents together with a 'Statement of the Representations Procedure' for a minimum of six weeks.

The Plan has also been prepared in accordance with the Council's adopted Statement of Community Involvement (SCI).

Table 1 below summarises the key stages in the preparation of the Plan and acts as a useful navigation tool between the individual consultation statements prepared for each formal consultation stage.

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

There is 'A Report of Consultation' for each consultation stage. Each is appended to this document. Each 'Report of Consultation' sets out:

- The purpose of the consultation
- The 'Duty to Cooperate'
- Consultation arrangements
- How we consulted
- Distribution
- Details of Exhibitions, workshops and meetings
- Consultation with statutory and non-statutory bodies
- Responses to the Sustainability Appraisal
- Representations – Summary of Issues raised and, where required, how they have been considered.

All consultation responses are available to view online Local Plan Part 1 Partial Review - Evidence Base | Local Plan Part 1 Partial Review - Evidence Base | Cherwell District Council (Evidence Document PR78).

They are also summarised in the Appendices to this Statement. Officers used the full responses for each stage of the Plan's preparation process.

Table 1: Partial Review Timeline

Table 2 below identifies the documents that formed each stage in the consultation. Documents were placed in a range of 'deposit' locations including libraries and Council offices. They were also available on the Council's website. Public Notices were placed in the appropriate local newspapers.

Table 2: Public Consultation Documents

Date	Public Consultations – Main Documents
29 January 2016 – 11 March 2016	• **Local Plan Part 1 Partial Review Issues Consultation** • **Sustainability Appraisal Scoping Report Local Plan – Part 1 Partial Review Issues Consultation**
14 November 2016 – 9 January 2017	• **Partial Review Options Paper – Main Document** • **Partial Review Initial Sustainability Appraisal Report** • **Partial Review Statement of Consultation**
17 July 2017 – 10 October 2017	• **Cherwell Local Plan 2011-2031 (Part 1): Partial Review Proposed Submission Plan and appendices.** • **Proposed submission – Sustainability Appraisal: Non-Technical Summary** • **Proposed Submission – Sustainability Appraisal.** • **Statement of Consultation** • **Habitat Regulations Assessment – Screening Report – June 2017** • **Equalities Impact Assessment Screening – June 2017** • **Statement of the Representations procedure.**

Summary of Local Plan Consultation Stages

Issues Paper Consultation

In January 2016, the Council published a consultation paper which highlighted issues that needed to be considered in undertaking a Partial Review of the Local Plan. The Issues Paper invited comments, and discussion of the issues encouraged; a 'call for sites' was also made. A total of 148 responses were received which generated a total of 955 comments.

The full consultation statement can be viewed in Stage 1: Issues Consultation

Options Consultation

On 14 November 2016 the Council published an Options Paper for consultation. The Paper was prepared to engage with local communities, partners and stakeholders in developing options on how to meet Oxford's housing needs when preparing a partial review of the adopted Cherwell Local Plan Part 1. A total of 1225 representations were received.

The full consultation statement can be viewed in Stage 2: Options Consultation

Proposed Submission Plan

The Council published its Proposed Submission Plan on 17 July 2017. It invited comments on the Plan, particularly whether the Plan was considered to be legally compliant and sound: Positively Prepared, Justified, Effective and Consistent with National Policy. A total of 1460 representations were received.

The full consultation statement can be viewed in Stage 3: Proposed Submission Plan.

Who have we consulted during formal consultations?

The Council has consulted the general public and other groups as required by the Regulations and as set out in its Statement of Community Involvement. This included all those registered on the Council's database, which now includes approximately 5,000 bodies and individuals. The database is regularly updated as required and requested.

Consultation with Statutory and Non-Statutory Bodies

The Council has consulted widely to meet its statutory requirements. This includes neighbouring local authorities, and organisations such as the Environment Agency, Historic England, Natural England, Highways England and utility providers.

Consultation with stakeholders has included formal one to one meetings, topic meetings and joint working to inform preparation of the Partial Review Plan. This has included, but is not restricted to meetings and dialogue with the stakeholders listed in Table 3.

Key Stakeholder Meetings

Table 3: Key Stakeholder Meetings

Key Stakeholders	
Parish & Town Councils Environment Agency Historic England Natural England The Civil Aviation Authority The NHS Oxfordshire OCCG The Office of Rail Regulation The Highway Authority – Oxfordshire County Council ; Highways England The Oxfordshire Local Enterprise Partnership (OxLEP) The South East Midlands Local Enterprise Partnership (SEMLEP) The Oxfordshire Local Nature Partnership (BBOWT, Wild Oxfordshire, Forestry Commission)	Aylesbury Vale District Council Buckinghamshire County Council Northamptonshire County Council Oxford City Council Oxfordshire County Council South Northamptonshire Council South Oxfordshire District Council Stratford –on-Avon District Council Vale of White Horse District Council Warwickshire County Council West Oxfordshire District Council The Civil Aviation Authority The Homes and Communities Agency Cherwell Local Strategic Partnership Thames Water Thames Valley Police

Oxfordshire Growth Board

In 2013, The Oxfordshire Local Planning Authorities (LPA) commissioned a new Strategic Housing Market Assessment (SHMA), supported by joint working on economic forecasting to establish the appropriate level of planned growth across the Oxfordshire Housing Market Area and the level of housing need arising in each District.

Officers from all Oxfordshire Authorities met on 17 May 2013 to discuss how the results of the SHMA should be considered, incorporated in to emerging plans where possible, and used as the basis for further joint working between the Councils. The purpose was to reach agreement and formalise joint working, provide a common basis on which to progress the SHMA and avoid unnecessary delay to Local Plan preparation.

In April 2014 the Oxfordshire Local Authorities, published the SHMA for Oxfordshire. The document suggested that the demographic trends and growth of the County economy and the level of affordable housing need required would necessitate 100,060 additional new homes in Oxfordshire between 2011 and 2031.

In November 2014, the Oxfordshire Growth Board, a Joint Committee which, on behalf of OxLEP is charged with the delivery of projects agreed in the 'Oxford and Oxfordshire City Deal' and 'Local Growth Deals' agreed a programme of work for addressing the unmet need arising from the SHMA. This programme of work would help the Local Planning Authorities meet the Duty to Co-operate whilst protecting the 'sovereignty' of individual councils over their Local Plans.

A Project Team was established to progress the work, co-ordinated by the Growth Board's Programme Manager and reporting to an Executive Officer Group which in turn reports to the Growth Board. This Project Team met regularly to consider the implications of the SHMA and how best to meet the identified unmet housing need of Oxford. This is in the context of recognising that the administrative boundaries of the City of Oxford are constrained and consequently it is seeking effective ways to address this issue in line with the Duty to Cooperate. The members of the formal Growth Board comprise the leaders of each council who were presented with periodic updates and took key decisions at scheduled public meetings.

From January 2015 to September 2016, the Project Team generally met on a fortnightly basis to progress, on a co-operative basis, the following projects:

- An understanding of the urban capacity of Oxford and the level of unmet housing need
- Oxford Green Belt Study to assess the extent to which the land within the Oxford Green Belt performs against the purposes of Green Belts
- Oxford Spatial Options Assessment to help inform the apportionment or distribution of unmet housing need to the district and city councils.
- High Level Transport Assessment of Spatial Options
- Education Assessment of Spatial Options.

This programme of work culminated in a decision of the Growth Board on 26 September 2016 on the apportionment of Oxford's unmet housing need to the individual district and city councils.(NB South Oxfordshire DC did not sign the Growth Board's Memorandum of Cooperation). This programme of work and the Growth Board's decision has informed the preparation of the Partial Review of the Cherwell Local Plan.

All six Councils have continued to meet on matters associated with the Partial Review including a Countywide Infrastructure Assessment (OXIS) and preparations for a statutory Joint Spatial Plan for Oxfordshire.

General Consultation Bodies

These include voluntary bodies and groups which represent the interests of different sections of the community, and local business groups.

Other Consultees

These include those that have requested to be consulted such as agents, developers, landowners and individuals. Clubs, societies, residents groups, charities and special interest groups are also included.

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

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

Forms of Additional Consultation

Meetings with Town and Parish Councils

The Council hosts biannual Parish Liaison Meetings where all Town and Parish Councils are invited to hear the latest work being undertaken by the District Council and to ask questions. The Partial Review Local Plan has featured regularly at these meetings with the most recent being 21 June 2017. Officers have at times held 'surgeries' for attendees to come and ask any specific questions.

Additionally, Council officers have met with Parishes on an individual basis to discuss issues arising.

Duty to Cooperate

A 'Statement of Compliance with the Duty to Cooperate' supports the Partial Review Local Plan.

Consultation with key stakeholders is highlighted above. On-going and constructive engagement with neighbouring authorities and relevant organisations has taken place since work on the Partial Review Plan began. The Council benefits from possessing a series of very well developed, interlocking relationships with neighbouring Councils and a particularly close engagement with the Oxfordshire Districts and the County Council through the Oxfordshire Growth Board; and South Northamptonshire District Council (part of the same organisation as Cherwell). Through the various forums, regular discussion and coordination takes place on strategic planning, growth strategies, transport and economic development issues facing the sub-region, county and district.

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

CHERWELL LOCAL PLAN 2011-2031 PARTIAL REVIEW
OXFORD'S UNMET HOUSING NEED

SUBMISSION PLAN
STATEMENT OF CONSULTATION
FEBRUARY 2018

PART 1
CONSULTATION ON THE ISSUES PAPER
NOVEMBER 2016

Cherwell
DISTRICT COUNCIL
NORTH OXFORDSHIRE

1.0 Introduction

1.1 This Statement of Consultation describes the consultation undertaken in progressing the Partial Review of the adopted Cherwell Local Plan 2011-2031 (Part 1). It will be updated as the Council proceeds through the statutory stages of plan-making.

1.2 This statement has been prepared to support a formal 'Options' consultation under Regulation 18 of the Town and Country Town and Country Planning (Local Planning) (England) Regulations 2012. It reports on public consultation, engagement and co-operation undertaken in reaching this Options Stage.

1.3 The Council has a statutory duty to consult and seek representations in preparing a Local Plan. It must also ensure that there is on-going co-operation with prescribed bodies under a 'Duty to Co-operate'.

1.4 The Council's policy on how it engages in plan-making is described in its Statement of Community Involvement 2016. The SCI is available on-line at www.cherwell.gov.uk/planningpolicy

2.0 The 'Duty to Cooperate'

2.1 Section 33A (1) and (3) of the Planning and Compulsory Purchase Act 2004 (as amended) places a duty on a local planning authority to co-operate with other local planning authorities and other prescribed bodies when it undertakes certain activities, including the preparation of development plan documents, activities that can reasonably be considered to prepare the way for such preparation and activities that support such preparation so far as they relate to a strategic matter. This is to maximise the effectiveness with which those activities are undertaken.

2.2 Section 33A (4) states that a strategic matter is: "*sustainable development or use of land that has or would have a significant impact on at least two planning areas, including (in particular) sustainable development or use of land for, or in connection with, infrastructure that is strategic and has or would have a significant impact on at least two planning areas.*"

2.3 Section 33A (2) requires a local planning authority "*to engage constructively, actively and on an on-going basis*" in respect of the activities that are subject to the duty.

2.4 The local planning authorities that border Cherwell District are:

- Aylesbury Vale District Council
- Buckinghamshire County Council
- Northamptonshire County Council*
- Oxford City Council
- Oxfordshire County Council
- South Northamptonshire Council*
- South Oxfordshire District Council
- Stratford-on-Avon District Council
- Vale of White Horse District Council
- Warwickshire County Council
- West Oxfordshire District Council

* Daventry District Council, Northampton Borough Council, South Northamptonshire Council and Northamptonshire County Council have established the West Northamptonshire Joint Planning Unit to prepare joint development plan documents, including the Joint Core Strategy and other joint Supplementary Planning Documents.

2.5 The Oxfordshire Councils are assisted in meeting the Duty to Co-operate by an 'Oxfordshire Growth Board' (a joint committee) which includes the local authorities within the Oxfordshire Local Enterprise Partnership (LEP) comprising, Cherwell District Council, Oxford City Council, South Oxfordshire District Council, Vale of White Horse District Council, West Oxfordshire District Council and Oxfordshire County Council. It also includes co-opted non-voting named members from the following organisations:

- LEP: Chairman
- Oxford Universities
- Skills Board
- Harwell/Diamond Light Source
- LEP Business Representative
- LEP Oxford City Business Representative
- Homes and Communities Agency

2.6 In addition, when considering matters that sit under the purview of the Local Transport Board then Network Rail and the Highways England have the right to attend the Growth Board as non-voting investment partners.

2.7 The Growth Board is supported by officer and working groups as required.

2.8 Regulation 4 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out the other prescribed bodies for the purposes of implementing Section 33A of the 2004 Act. Of those bodies listed in the Regulation it is considered that the following bodies are relevant to Cherwell District:

- The Environment Agency
- Historic Buildings and Monuments Commission for England (Historic England)
- Natural England
- The Civil Aviation Authority
- The Homes and Communities Agency
- The NHS Oxfordshire
- The Office of Rail Regulation
- The Highway Authority – Section 1 of the Highways Act 1980:
  - Oxfordshire County Council (Highways)
  - The Highways Agency (Highways England)
- Local Enterprise Partnerships:
  - The Oxfordshire Local Enterprise Partnership (OxLEP)
  - The South East Midlands Local Enterprise Partnership (SEMLEP)
- The Oxfordshire Local Nature Partnership

2.9 The application of the 'Duty to Co-operate' is also informed by the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG).

3.0 Consultation and Engagement

Oxfordshire Growth Board

3.1 In 2013, the Oxfordshire Local Planning Authorities (LPA) commissioned a new Strategic Housing Market Assessment (SHMA), supported by joint working on economic forecasting to establish the appropriate level of planned growth across the Oxfordshire Housing Market Area and the level of housing need arising in each District.

3.2 Officers from all Oxfordshire Authorities met on 17 May 2013 to discuss how the results of the SHMA should be considered, incorporated into emerging plans where possible and used as the basis for further joint working between the Councils. The purpose was to reach agreement and formalise joint working, provide a common basis on which to progress the SHMA and avoiding unnecessary delay to Local Plan preparation.

3.3 In April 2014 the Oxfordshire Local Authorities, published the SHMA for Oxfordshire.

3.4 In November 2014, the Oxfordshire Growth Board, a Joint Committee which, on behalf of the Oxfordshire Local Enterprise Partnership or 'OxLEP' is charged with the delivery of projects agreed in the 'Oxford and Oxfordshire City Deal' and 'Local Growth Deals, agreed a programme of work for addressing the unmet need arising from the SHMA which would help the Local Planning Authorities meet the Duty to Cooperate whilst protecting the 'sovereignty' of individual councils over their Local Plans.

3.5 A Project Team was established for progressing the work, co-ordinated by the Growth Board's Programme Manager and reporting to an Executive Officer Group which in turn reports to the Growth Board. Meetings of the Project Team and Executive Group have occurred regularly and been attended by officer representatives of the six Oxfordshire council. The members of the formal Growth Board comprise the Leaders of each council who were presented with periodic updates and took key decisions at scheduled public meetings.

3.6 From January 2015 to September 2016, the Project Team generally met on a fortnightly basis to progress, on a co-operative basis, the following projects:

- An understanding of the urban capacity of Oxford and the level of unmet housing need
- Oxford Green Belt Study
- Oxford Spatial Options Assessment
- High Level Transport Assessment of Spatial Options
- Education Assessment of Spatial Options

3.7 This programme of work culminated in a decision of the Growth Board on 26 September 2016 on the apportionment of Oxford's unmet housing need to the individual district and city Councils. The programme of work and the Growth Board's decision has informed the early stage of the Partial Review of the Local Plan and the Options Paper (November 2016).

3.8 The Councils continue to cooperate on other strategic and joint matters.

Meetings / Discussions with Statutory and Non-Statutory Bodies

3.9 In addition to meeting with bodies through the Oxfordshire Growth Board, Council officers have so far separately engaged with statutory and non-statutory bodies as follows:

- regular liaison meetings with officers at Oxfordshire County Council
- meetings with Oxford City Council and West Oxfordshire District Council
- on-going joint management arrangements with South Northamptonshire Council
- engagement with bodies on evidence gathering including Highways England and the Environment Agency
- formal consultation as part of the statutory Sustainability Appraisal process with Natural England, the Environment Agency and Historic England
- Parish and Town Council workshops (described later in this statement)
- Meeting with Oxford Neighbourhood Forums (described later in this statement)

Cherwell Local Plan 2011 – 2031 (Part 1) Partial Review – Oxford's Unmet Housing Need, Issues Consultation: 29 January to 11 March 2016

Consultation Arrangements

3.10 On 29 January 2016 the Council published an Issues Paper for consultation. The Paper was prepared to engage with local communities, partners and stakeholders in the early stages of the partial review of Cherwell Local Plan Part 1, specifically to help meet Oxford's unmet housing need. A copy of the Public Notice is attached at Appendix 1.

How did we consult?

3.11 The formal consultation ran for six weeks from 29 January 2016 – 11 March 2016.

Distribution

3.12 The consultees listed in the Statement of Community Involvement and anyone who had registered on the Council's database were notified by letter or email and were asked to comment on the Issues Paper generally and answer specific questions.

3.13 Hard copies were also placed at deposit locations across the district including libraries and Council offices. In addition hard copies were placed at some locations in Oxford (Oxford City Council offices, Oxford Central Library, Old Marston Library and Summertown Library). A consultation summary leaflet and poster were also produced and were made available at these locations as well as the Council's website. These are included in Appendix 2 and 3.

3.14 The document was available to view online on the Council's website. The consultation arrangements were discussed in advance with officers from Oxford City Council and publicity material provided to the City Council to enable it to advertise the consultation as it preferred.

Press Coverage

3.15 A statutory notice was placed in the Oxford Times, Bicester Advertiser and Banbury Guardian to advertise the commencement of the consultation (see Appendix 1).

Social Media

3.16 A press release regarding the consultation was published on the Council's Facebook and Twitter pages. The press release explained the purpose of the consultation document and provided details of the consultation including dates and locations where the documents are available to view.

Representations

3.17 A total of 148 representations were received which generated a total of 955 comments. A table setting out each representation in full is attached at Appendix 8.

Sustainability Appraisal

3.18 An initial Sustainability Scoping Report was produced for consultation to accompany the Issues Paper. All comments made are set out in Appendix 8.

Call for Sites

3.19 The consultation was also accompanied by a 'call for sites'. The call for sites site submission form is available at Appendix 5. A list of sites promoted through the consultation is available at Appendix 7.

Representations - Summary of Issues Raised and How They Have Been Considered

3.20 Set out below are summaries of the representations received in response to the Issues consultation. We also explain how they have been taken into account. The representations will be considered further as we progress to developing specific proposals.

Cherwell's Contribution to Oxford's Housing Needs

Question 1: Is 3,500 homes a reasonable working assumption for Cherwell in seeking to meet Oxford's unmet housing need?

3,500 IS TOO HIGH

- Strong objection to the obligation to meet Oxford's unmet needs. CDC has the discretion to examine whether that need can be fully met.
- CDC should challenge the accuracy of Oxford's own assessments
- The figure of 3,500 is too high because it will not commit Oxford City to finding more opportunities for growth.
- There is additional housing capacity in Oxford City; Oxford City should provide more housing/review their planning policies to encourage additional development before relying on neighbouring councils. It should be Oxford City's obligation to demonstrate that it cannot meet the target. Considerable undeveloped areas within the city which should be aggressively investigated.
- Oxford City should use more brownfield land and green belt land, as well as private college owned land, accommodating as much housing as it can, before allowing the spread of its requirements to other areas.
- Oxford needs to make more of a contribution in light of its past low delivery rates.
- CDC should challenge the SHMA because: the Oxfordshire figures as a whole reflect London overspill; the SHMA has not been subject to independent scrutiny or Examination; its figures are too high and unrealistic; it is light on

evidence; hypothetical; produced by consultants with close connections to the development industry; it is based on economic growth forecasts and not housing needs; SHMA methodology is flawed because the Universities do not need to be accommodated in or near Oxford; it does not accurately represent either Cherwell or Oxford's housing needs. There should be a critical review of the SHMA and its forecasts as part of the Partial Review.

- Cherwell has already increased its housing requirement to an excessive amount during the Local Plan Examination (by 36% from that originally proposed)
- The priority must be to ensure that the Council will meet in full the housing need for the district identified in the Local Plan Part 1 and delivering on the spatial strategy and objectives set out in the Local Plan Part 1.
- Question whether a significant uplift in housing can be delivered given the scale of growth proposed at Banbury and Bicester and in light of actual completions recorded over the five year period preceding the start of the Local Plan period (2006-2011).
- Growth allocated for in the Local Plan Part 1 already reflects a higher amount of population change than 'natural increase' and therefore Oxford's housing needs are already allowed for.
- Concern regarding the impact accommodating this amount of development would have on the aspirations and objectives of communities in the District i.e. through the Neighbourhood Planning process.
- Building more houses will only make traffic congestion worse and no new building should occur until transport problems are solved.
- 3,500 is too high given transport and traffic constraints, and other infrastructure
- The 3,500 figure should be a ceiling.
- The sites chosen should be 'non-strategic' in scale.

3,500 IS TOO LOW

- 3,500 is too low given limited capacity in Oxford City
- The true figure for Oxford's capacity is lower than the working assumption, hence the overall shortfall is actually greater and the ultimate figure is likely to be higher than 3,500.
- Oxford City has reviewed its capacity subject to a thorough check and challenge process, process was found compliant with government policy by an independent Critical Friend.
- The role of Cherwell in meeting the longer term needs of Oxford City has been underestimated.
- The 3,500 should be a floor not a ceiling
- The 3,500 is based on the midpoint of the SHMA's estimates whereas to accord with the NPPF's requirements relating to the need to 'boost significantly' the supply of housing, and to be 'positively prepared', the upper limits should be used which equates to 32,000 dwellings, rather than 28,000.

- Cherwell should provide for whatever capacity it should deliver, potentially more than 3,500.
- The uplift of 500 dwellings to take into account differences in sustainability between the districts is too low. Cherwell is the least constrained district and capable of accommodating more.
- The figure is more likely to be between 3,500 and 4,000.
- Cherwell's share of the unmet need may be proportionately higher given the strong transport, economic, social, historic and geographic links and other relationships Cherwell has with Oxford, in comparison to the other districts. 3,500 is unreasonably low.
- 3,500 is a minimum and should only be considered as an intermediate working assumption pending the outcome of the ongoing joint work. The final apportionment is likely to be higher.
- The unmet housing need relates only to Oxfordshire's HMA whereas Oxfordshire & in particular, Cherwell, might be required to meet unmet housing needs arising from London where there is a significant residual shortfall.
- A figure of 6,000 is more appropriate
- A figure of 7,000 is more appropriate
- The Partial Review needs to address in full Cherwell's contribution to Oxford's unmet needs, it should not be 'light touch'.

METHODOLOGY – NOT REASONABLE AT THIS POINT

- More should have been done to establish an evidenced working figure prior to the consultation.
- The 3,500 figure has not been consulted on
- Too early to say whether the figure is appropriate, it will be informed by evidence but 3,500 is likely to be the lower end of the possible range
- The figure of 3,500 is premature and lacks an evidence base, and precedes the Oxfordshire Growth Board's Memorandum of Understanding scheduled for August/September 2016. It should not predetermine the outcome of a sustainability appraisal process.
- Until the scale of unmet need has been identified and scrutinised through and examination, no working figure should be applied.
- Premature ahead of production of Oxford City's Local Plan.
- It is not simply a case of evenly distributing need across authorities. It is a question of capacity and contribution to strategic priorities and spatial strategy.
- The distribution of need across Oxfordshire has yet to be determined. All other authorities are awaiting the Oxfordshire Growth Board evidence base.
- Opportunities and constraints of each local authority will inform how the unmet need is distributed across the County. Some districts are more constrained than Cherwell including in terms of the Green Belt, AONB, Ancient Woodlands, SSSIs, Areas of Landscape Value, Special Areas of Conservation, Scheduled Ancient Monuments, etc. Cherwell must take a

greater share of at least 5000+ homes in order to reflect the nature and extent of constraints to development within other 'partner' authorities and to negate potential shortfalls in other districts.

- An equal split is not justified given the differing constraints in the local authority areas (Cherwell being relatively unconstrained; Vale of White Horse and West Oxfordshire Districts being the most constrained in terms of landscape designations and having inferior transport connections to Oxford). A figure of 6,000 is more appropriate for Cherwell.
- Capacity – large allocations at Didcot and Wantage/Grove are in the process of being delivered but this will take 20 years to achieve and so there is limited capacity in other districts.
- Oxford should take a higher share than other districts in order to reduce the burden on those other areas. Oxford already has more jobs than people.
- 3,500 is an unsatisfactory approach as it fails to take account of technical and environmental factors that will ultimately determine the appropriate division. Infrastructure constraints, policy constraints & ability to deliver growth should also be considered.
- The figure should be informed by capacity within Cherwell
- Cherwell has a compelling advantage in Bicester in terms of relations to Oxford, a primary focus for growth in the Local Plan Part 1 and excluded from the Green Belt, and so Cherwell should accommodate more growth than neighbouring districts.
- The size and nature of Cherwell relative to other authorities indicates that its proportion should be higher, not equal. Cherwell has two of the largest towns in Oxfordshire and the largest village in the UK at Kidlington.
- The evidence base needs to be more sophisticated than a simple mathematical calculation. A study is required to assess capacity with options tested through Sustainability Appraisal and viability testing.
- The evidence base from which the figure is derived (SHMA) has not been produced independently of the construction industry (and it is therefore biased) and was not consulted upon. The SHMA should be reviewed.
- The process is biased too much towards development (concerns over the make-up of the Oxfordshire Growth Board, its countywide housing predictions, working arrangements, and the Oxford Green Belt Study).
- Duty to Cooperate is not a duty to agree and the Council only needs to consider the extent to which unmet need arising from Oxford City may be accommodated within the District.
- Instead of using one working figure of 3,500, which is too specific, the Council should use a range of 2,500-4,500 with reasonable indicative lower and upper figures (Oxfordshire County Council).
- Options should be tested above 3,500 given that the shortfall is likely to be higher than estimated. The emerging spatial strategy should be responsive and flexible rather than capacity being fettered by the imposition of an indicative threshold based on equal apportionment.
- 3,500 is not a reasonable assumption; the calculation should be 15,000 divided by 4 not by 5 because Oxford City should not be included in the distribution, as it is their unmet need that needs to be accommodated. If

Oxford were able to meet its own unmet needs this would, by definition, not be an unmet need. The 3,500 is therefore too low. Dividing the 15,000 figure by 4 gives 3,750 units. A working assumption should therefore be made of 4,250 homes. The public interest is better served by an over provision of housing through the Plan process than an under provision at this stage in the Plan making process.

- The apportionment of additional dwellings to the Districts should await decisions on the unitary authority proposal.

METHODOLOGY – REASONABLE AT THIS POINT

- The figure of 3,500 is a reasonable assumption at this stage although it should be a minimum target to reflect tighter landscape constraints in other local authority areas.
- Even if there is no county-wide apportionment agreed by September 2016, by this time the jointly prepared evidence should allow a reasonable degree of precision and steer to identify strategic sites for meeting Oxford's unmet needs.
- Support for proceeding on this basis ahead of the Oxfordshire Growth Board's conclusions
- Support for splitting the housing requirement equally across all districts

<u>How the identified issues have been taken into account</u>

- The Options Paper explains the conclusions of the Oxfordshire Strategic Housing Market Assessment (2014), how the SHMA was prepared and how the level of Oxford's unmet need was identified. It also explains how the unmet housing need has been apportioned as a result of the Oxfordshire Growth Board's decision on 26 September 2016.
- The Options Paper seeks views on whether the apportioned 4,400 homes would be an appropriate housing requirement.
- The potential housing requirement has been considered in the Initial Sustainability Appraisal.

<u>Providing for Employment</u>

<u>Question 2: Should additional housing in Cherwell to meet Oxford's needs be supported by additional employment generating development?</u>

YES

- Various site specific promotions made for allocation for employment use within the Partial Review.
- Various strategies promoted i.e. supporting more employment in villages/Banbury
- Opportunities do exist for any new housing to be supported by employment development.

- Yes. What economic attractors are there in Banbury?
- Yes, this is essential; there is important future demand for logistics and manufacturing in Cherwell. The economic benefits offered by logistics should be pursued through the Partial Review.
- There is sufficient evidence to justify the allocation of additional employment sites which will assist in sustaining the planning additional housing growth.
- Yes, to do so would minimise journey lengths and provide a good balance of land uses in accordance with the NPPF and would contribute to the creation of sustainable mixed communities.
- Yes, there is a clear link between housing need and employment growth
- Yes, to reduce the need to travel
- Yes, employment generating development can include a wide variety of uses including schools, shops, community facilities as well as office and industrial space.
- Working far from home creates traffic and transport problems
- Need to avoid creating dormitory residential zones which lead to commuting for work and activities/recreation/shopping etc.
- Sustainability benefits and to reduce long distance commuting.
- Sustainable communities need a mix of uses
- Yes housing should be considered as part of a joined up strategy in order to ensure proper planning
- Yes, the NPPF has a central focus on delivering sustainable development and supporting economic growth. This means new housing should be delivered in locations that are well served by employment and community uses and infrastructure.
- Yes, para B.95 of the Local Plan notes that the 'joint work will need to comprehensively consider how spatial options could be supported by necessary infrastructure to ensure an integrated approach to the delivery of housing, jobs and services.'
- The Partial Review offers the opportunity to realise economic benefits that would otherwise have been unachievable (in accommodating what would have been Oxford's resident population). More ambitious economic development can be achieved. As Oxford's unmet need in respect of Cherwell will be concentrated around North Oxford, it would be appropriate to take advantage of the opportunity created by the cluster of world class economic assets i.e. high value employment.
- Given that the need for housing arises in part through the forecast employment growth, there is a need to align policies and provision for housing and employment generating development in the partial review. There are also benefits to doing so in terms of transport and infrastructure.
- Yes as per the aims of OCC's LTP4 (colocation).
- Yes there is already an under provision of employment opportunities in Cherwell i.e. Banbury.
- Yes, local planning authorities need to consider all development requirements (not just homes) when fulfilling their duty to cooperate. It is important that

sufficient employment land is also allocated to support the growth of Oxford and this should be in an area with a strong relationship to the City.

- There is no employment land supply issue in Oxford City which needs to be resolved in Cherwell through this review. However there may be specific employment needs to be accommodated alongside housing through mixed uses. Consideration could also be given to collocating expanding employment uses with options for meeting Cherwell's local employment needs (Oxfordshire County Council).

NO

- Oxford is the main driver of economic growth and housing need in the area and it is not therefore necessary to plan for additional employment development.
- Cherwell's own jobs need has been accommodated in the Local Plan Part 1. Additional employment provision would not meet Cherwell's own needs and so would contravene the Local Plan.
- There is low unemployment in this area; the provision of additional employment will increase the need for housing.
- New housing should not be accompanied by employment development; this would result in out-commuting from Oxford and would not be seeking to meet Cherwell's own needs.
- The housing figures are already based on unrealistic forecasts of growth in employment, to provide for more employment is creating a vicious circle.
- No, the suspect assumptions leading to the overstated housing needs in the SHMA were based on employment growth already
- More employment would generate more demand for housing, exacerbating the problem & creating a cycle of continuing growth pressure
- It makes no sense to supply new housing in Cherwell to meet Oxford's needs, if the additional employment is created in Cherwell to serve those homes. That would result in both housing and employment having nothing to do with Oxford where the need is, as Oxford already has more jobs than people to fill them.
- No, it would be inappropriate to create more jobs in Cherwell to employ people already required for jobs being created in Oxford
- No, flawed concept. If employment is identified for Oxford City's growth then the housing to support it should also be within Oxford City.
- A review of the empty employment buildings in Oxford should be undertaken first.
- If the root cause of the housing need is from those employed in Oxford, London, Reading, etc then no, similarly if it relates to those commuting into Cherwell then the answer is no.
- There is plenty of employment in Oxford/close to Oxford already (such as Begbroke, the Airport etc). There is an excessive amount of employment already.
- No, this would prejudice Cherwell's own strategy. An exception would be to relocate some of the higher technology business planned for Oxford to

Bicester, where employment opportunities otherwise may not match housing growth.

- No because there is no evidence to support a housing need at all so therefore no employment need either.
- The purpose of the Partial Review is to accommodate Oxford's housing needs.
- This would damage other areas of the UK which have more housing stock but few employment opportunities.
- Need not greed. Use a rigorous method of assessing need by reassessing the baseline figure.

MAYBE/OTHER

- The two issues can be joined up by providing the necessary housing on the appropriate sites near to existing employment locations.
- Oxford is already a major employment hub so it is questionable if additional employment is required. Any new employment should be sustainably located with access by public transport, positioned along the Oxford-Bicester railway line or the A34 corridor. New employment, particularly B8 uses, should be located on transport corridors or where public transport can be utilised, not in rural areas.
- Wherever possible employment should be local to housing. This may mean moving some major sources of employment outside Oxford.
- Should refer to the NPPF's guidance on sustainability. Careful thought must be given to economic links with Oxford City and existing centres. Consideration should be given to economic links within Cherwell and suitable locations to deliver new homes and employment (i.e. Bicester)
- Any employment provided should be ancillary to the housing being planned for or responding to a specific need arising from one of Oxford's key sectors. Overprovision would create further pressure on the housing stock and require a greater level of housing growth required.
- Additional employment development must be consistent with the economic objectives established for Oxford and should not undermine the strategies and objectives for Cherwell. Any new employment must not dilute the value of existing employment provision i.e. RAF Upper Heyford.
- Presumably Oxford's identified housing need is based partly on that needed to support economic growth. If that economic growth was then to be provided outside of Oxford, it would be reasonable to expect the overall housing need of Oxford to be reduced accordingly (Historic England).

<u>How the identified issues have been taken into account</u>

- Cherwell's employment needs are provided for by the adopted Local Plan Part 1. The purpose of the Partial Review is to contribute in meeting Oxford's unmet housing need. The SHMA's projection of need is based on a committed economic growth scenario. The Options Paper considers the responses received to the question including the views of Oxford City Council in relation to the need for additional employment development.

- Paragraph 3.37 refers to Oxford City Council's advice that support will be given to the provision of further employment that is either ancillary to the housing being planned for, to support the principles of sustainable mixed-use development, or responds to a specific need arising from one of Oxford's key sectors.

Oxford's Key Issues

Question 3: What are Oxford's key issues that we need to consider in making a significant contribution to meeting the City's unmet housing need?

- Specific sites/locations for growth promoted or suggested.
- CDC must consider Oxford City Council's adopted vision; development patterns within Oxford; employment provision within Oxford; the employment needs/opportunities of Oxford and how these relate to Cherwell; transport connections with Oxford City which can be utilised; infrastructure provision; constraints such as Green Belt and flood risk; housing need; and social and historic connections.
- Agree with the summary of housing issues in the consultation document
- Need to retain large green spaces particularly the Kidlington Gap
- The relationship of new housing to the City itself
- Development potential of / protection of Green Belt land and demonstration of exceptional circumstances (housing need, homes/jobs imbalances, affordability, traffic congestion, recruitment issues, housing capacity in the City, lack of alternatives).
- Need to consider land beyond the Green Belt.
- CDC should consult with developers in a Developers Forum and also run a 'Constraints & Opportunities workshop to help define strategic inputs to the new spatial plan.
- Is the housing target figure correct/evidence base concerns
- What is the capacity in Oxford City (spare space and empty premises)
- Additional documents highlighted for review which summarise the key issues
- Housing location is the key issue and that should be defined by transport and infrastructure availability
- Housing affordability (various including Oxfordshire County Council) / Starter Homes
- Difficulties in staff recruitment caused by poor affordability and housing choice as well as overcrowding, homelessness and poor living conditions. New housing should provide a very wide mix of housing types and tenures
- Need to review the City boundaries to ensure the level and type of housing is consistent with the economic requirements of the growing city
- Maintaining the historic environment
- Flood risk
- Other environmental constraints

- Growth should be diverted away from Oxford across the County and beyond i.e. Oxford Brookes University could be relocated to Bicester
- Oxford requires improved public transport infrastructure i.e. use of a tram system and improving access from Kidlington & Witney, and improved cycle routes into the city. Congestion charging should be introduced.
- The need for sites to have good accessibility by fast and frequent public transport; cycling and walking into the City Centre and to other key employment locations in Oxford (Oxfordshire County Council)
- Traffic movements in and out of the city; the need to minimise travel demand (Historic England)
- Opportunities to improve sustainable transport infrastructure including investment in high quality public transport corridors
- New housing should focus on existing transport corridors, or corridors which could be enhanced through additional funding.
- Relationships between new housing sites and the Oxford Transport Strategy should be considered i.e. locating housing near to Park & Rides of a Rapid Transport Route. Sites should support such infrastructure and not prejudice the delivery of these measures (Oxfordshire County Council).
- Quality and design of new housing is key
- Oxford aims to be a Low Carbon City
- Key issue is to accommodate needs as close to possible as to where it arises, sustainability benefits of doing so.
- Scarcity of previously developed land in Oxford City.
- Protection and enhancement of the built and natural environment.
- Need to not destroy what makes Oxford special
- Views into and over the city, including those identified in the Oxford Viewcones Study, and how they contribute to the significance of the city (Historic England)
- Whether land has historic significance – check the Historic Environment Record and the Historic Landscape Characterisation (Historic England)
- The need to avoid adverse effects on the character, appearance and special interest of the Conservation Area (Historic England)
- Nature conservation assets
- Protection of open areas within the City which contribute to its character.
- Extensive open areas which are not in public use which should be considered for housing
- It is up to Oxford City to define its own issues
- It will never be possible to accommodate all of Oxford's needs within the City boundary
- The City Council needs to re-examine its priorities to achieve a better balance between housing and employment.
- Constraints assessments of the designations affecting all the local authority areas surrounding Oxford will inform capacity.

How the identified issues have been taken into account

- The issues were considered when developing the draft Vision and Objectives in Section 5 of the Options Paper.

Question 4: What are the key principles or goals that the additional growth in the District should be aiming to achieve?

- Site specific promotions made
- To make the best use of existing and planned infrastructure and to minimise the need for new infrastructure (Oxfordshire County Council)
- Should consider issues such as quality of life, prosperity, happiness and health of existing residents.
- Protect Cherwell
- The key goal is to limit impact of development on Cherwell, and its inherent infrastructure impacts.
- Bicester needs more local employment and an improved town centre.
- Maintaining the vitality of Kidlington and its ability to serve its hinterland
- Maximising the regeneration of Banbury
- New communities should be balanced and not impose unreasonably on established settlements.
- Development should be sensitive to the setting context of its existing surroundings.
- To preserve the relationships between villages in terms of size and access to services
- Too early to comment upon this until the evidence base is complete as well as the strategic work of the Growth Board, which should be reflected in the vision.
- Until the spatial strategy is set, the apportionment of unmet need cannot be determined.
- Should not compromise the existing vision for growth/objectives in Cherwell Local Plan Part 1
- Additional growth at the locations focused upon in the Local Plan Part 1 would support the foundations laid by the Part 1.
- Growth should be distributed around some parts of Cherwell in stages, monitored and reduced downwards if necessary.
- The unmet need should be met in full across the Oxfordshire HMA in a sustainable, deliverable and transparent manner.
- Should reflect existing strategies including the adopted Local Plan Part 1 and LTP4.
- Making the most of existing exceptional transport links

- Bringing forward development in areas with transport links to Oxford.
- The most sustainable locations should be identified and given greater weight including consideration of infrastructure and sustainable transport links.
- Due consideration should be given to locations that meet local needs, but also to the identification of locations that accommodate sustainable transport opportunities to Oxford.
- New housing should have ready access to public transport/allow for travel to Oxford and beyond in an environmentally friendly way.
- Providing for better public transport, safer cycling and eliminating congestion.
- Considering car free or low car use development
- Meeting housing need as close as possible to where it arises
- As per the three aspects of sustainable development defined in the NPPF (economic, social, environmental)
- Consideration should be given to the NPPF, NPPG, the Oxford Core Strategy and Local Plan Part 1.
- Secure high quality yet affordable design, exemplar high quality developments.
- Key aim should be to provide affordable accommodation for those who are employed in Oxford
- People should have access to suitable and affordable accommodation which they cannot attain within Oxford City.
- Provision of key worker housing
- Development should be truly sustainable, well designed and planned
- Secure a good living environment
- Development should promote healthy living
- Creating sustainable, inclusive, mixed communities
- New development to be physically and socially integrated with Oxford's existing communities
- Bringing forward housing in locations with socio-economic links to Oxford
- Achieve an enhancement to Oxfordshire's economy
- Any additional growth should have excellent access to existing and future employment sites
- Development should foster research and development to boost the local economy
- Facilitating economic growth to support housing which compliments Oxford City and Cherwell's economies
- Harnessing the value generated by new strategic development to deliver economic benefits
- Retaining a skilled labour force within the district
- Providing new development close to, and providing for investment in, existing centres.

- Providing services, facilities, and infrastructure or providing for good access to these
- Deliver infrastructure before not after housing
- Contribution to providing improvements to infrastructure to benefit existing residents and visitors
- Twinning the provision of housing and infrastructure
- Planning new development in such a way as to facilitate new infrastructure i.e. a concentration of 1,000 homes needed to make a new primary school viable (Oxfordshire County Council).
- Sites on strong public transport corridors (both bus and rail) should be considered for low car or car free development (Oxfordshire County Council).
- Providing sufficient facilities on sites to serve the needs of future residents
- Planning at the neighbourhood level to deliver services necessary to support day-to-day needs within walking distance
- Limiting growth in rural settlements
- Avoiding sprawl
- Avoiding coalescence
- Retention of the Green Belt
- Protecting the environments
- Need to avoid development in protected areas including AONB and other areas protected for their inherent qualities or constraints (such as floodplain)
- Unused sites of lesser environmental value need to be brought forward
- Maintain, enhance and protect biodiversity
- Addressing climate change.
- Meeting Oxford's needs in a sustainable manner
- Minimising the use of non-renewable resources
- Making efficient use of land
- Achieve the conservation and enhancement of the District's historic environment and the heritage assets therein (Historic England)
- Looking beyond the plan period, as the need from Oxford is likely to continue well beyond then
- Housing to be deliverable in the medium term (by 2031) and supported by a clear delivery plan.
- Cooperation and communication between the Oxfordshire local authorities
- Making a significant contribution to Oxford's unmet housing need.

<u>How the identified issues have been taken into account</u>

- The issues were taken into account in considering the draft Vision and Objectives for meeting Oxford's unmet housing needs in Cherwell in Section 5 of the Options Paper.

Question 5: What should the focused Vision for meeting Oxford's unmet need contain?

- Since the Partial Review is only an Addendum to the Adopted Local Plan, it must contain the same vision, aims, objectives and spatial strategy of the Local Plan Part 1. To alter the directions of growth would undermine a clear vision or direction for the Local Plan.
- To achieve additional growth without adversely impacting Cherwell's own growth strategy
- It should accord with the existing Vision for Cherwell District Council if it is to be considered as an Addendum.
- It is not possible for there to be an 'Addendum' vision or strategy as the whole basis of the Local Plan would have to be rethought as neither of the two major towns have any additional capacity.
- Too early to comment upon this until the evidence base is complete as well as the strategic work of the Growth Board, which should be reflected in the vision.
- Emphasise the need for better road, rail & cycling infrastructure. Cherwell needs a focal point in the south of the district (economic and leisure activity) to reduce pressure on Oxford i.e. comparable to Abingdon.
- The focused vision should build on the existing vision and seek to provide balanced housing supply in locations which are sustainable and meet the needs of Oxford City Council. This should be addressed through strategic allocations at established settlements with strong transport and socio-economic links to Oxford City, i.e. Bicester.
- New development should ensure significant investment in open space, sport and recreation provision, and the enhancement of biodiversity, and full infrastructure which is easiest to achieve on larger sites
- New allocations should take local character and the enhancement of heritage assets into account
- Development should be delivered without unacceptably affecting Cherwell's natural, built and historic environment (Historic England).
- It should promote sustainability
- Additional documents listed for review to inform the new Vision including LTP4 and the Oxford Transport Strategy (Oxfordshire County Council)
- There is a danger of Cherwell's communities, particularly Banbury, becoming dormitory/commuter towns which would be a complete negation of the County Council's transport strategy.
- To provide new balanced communities that form part of Oxford
- Exemplar design requirements
- Provide for a range of household types and incomes. Good quality, realistically priced, low cost housing for purchase and rent must be prioritised.

- Ensure sustainable, affordable and convenient access to Oxford employment opportunities
- The Vision should deliver the key principles and use them to Masterplan high quality neighbourhoods that enhance the District and offset the loss of Green Belt.
- Make a clear commitment to meeting unmet housing needs in the most sustainable way
- Achieve a review of the Green Belt VS Protection of the Green Belt.
- Allow for the colocation of jobs and homes on an area wide basis
- Ensure that the day to day requirements of new residents in terms of facilities and services are met
- The most sustainable solution may not be Cherwell or indeed Oxfordshire. Consideration should be given to areas of the country with vacant employment land and less expensive housing
- Promoting the prosperity of the Oxford region as a whole
- Oxford's international ties and recognition should be a key focus of the vision.
- There must be provision of a range of employment opportunities suitable for a wide spread of abilities and skills
- Need to consider the Duty to Cooperate with other authorities not just Oxford.

How the identified issues have been taken into account

- The issues were taken into account in considering the draft Vision and Objectives for meeting Oxford's unmet housing needs in Cherwell in Section 5 of the Options Paper.

Defining an 'Area of Search' or Plan Area

Question 6: Do you agree that the 'area of search' or plan area for the Partial Review document should be well related to Oxford City?

YES

- Support for this, particularly where access to Oxford is sustainable.
- Yes, since the options are to meet Oxford's unmet need; anything else would not be sustainable development (Oxfordshire County Council)
- Yes, the relationship should be geographical, taking into account connectivity and accessibility to the city centre.
- The area of search should be well related to Oxford City and this means land closest to the City, but outside of the Green Belt, with excellent transport links and access to day to day services and facilities without significant travel (i.e. on the edge of existing settlements).
- The housing should be well related to Oxford City in a location that is well connected to the strategic transport network.

- The area of search should be within 5 miles of Oxford or within easy reach of frequent public transport with plenty of parking
- Yes this would enable development of the areas being served by the new Oxford Parkway mainline station.
- Meeting the need close to where it arises would be most sustainable
- There are transport and sustainability concerns in accommodating development at a distance from Oxford (i.e. Banbury). The focus should not be around Banbury but closer to Oxford.
- Yes, consistent with sustainable development (in terms of reducing commuter traffic) and minimising contributions to climate change
- Yes, to reflect economic links to Oxford and significant employment provision in Oxford.
- Yes, to avoid longer distance commuting
- Yes, with areas directly accessible to rail services into Oxford from either existing or potential new stations
- Yes, the scale of the housing need and the social and economic problems which would arise by not making provision close to Oxford provides an exceptional reason to review the Green Belt.
- District wide would be an irrelevance, the issue is to accommodate the large number of people who work in Oxford but cannot afford to live there. Otherwise the housing provision would not be likely to meet Oxford's housing need
- Yes, to do otherwise would run counter to the objectives of sustainability and risk undermining social cohesion by directing housing to some distance away from where needs are being generated.
- Yes, but Green Belt loss should be entirely justified.
- Yes, with Green Belt land swaps considered
- Yes, well related in terms of functional relationship and with connectivity and accessibility in terms of infrastructure and transport
- Yes but other considerations need to be taken into account, including the potential effects on the historic environment (Historic England).
- Yes, to reflect the catchment orders of higher order services at Oxford
- Yes, the new housing locations should have a strong relationship with Oxford and be on the knowledge spine, so as not to undermine the existing plans and strategies for Oxfordshire.
- Yes, and in particular, the Oxford Gateway could accommodate more housing, rather than eating further into Green Belt land.
- Yes, and more housing can be accommodated within Oxford.
- Yes, and a sieved approach undertaken with all sites considered but more constrained sites sieved out.
- The potential for an urban extension to Oxford or new garden village close to Oxford should be examined (accommodating the housing need in one location for ease of infrastructure provision).

- There are major infrastructure constraints at Bicester limiting future development potential.

NO

- It is not always possible, practicable or environmentally sustainable to concentrate the unmet need close to its source.
- Oxford is the major employment hub for the whole region; the area of search should include the whole district.
- Oxford should not be the sole driver
- Adjoining SHMA areas have also identified the pressures for additional development.
- The most sustainable settlements in Cherwell are located further away from Oxford City.
- New development should be located far from Oxford, but with highly efficient public transport links.
- Closer settlements i.e. Kidlington are constrained by the Green Belt

MAYBE/OTHER

- The existing Spatial Strategy is the most appropriate model
- Given that Cherwell are undertaking only a partial review it is important that the area of search is consistent with the adopted plan strategy which was found sound only last year.
- The tests should be how well different areas relate to Oxford. Accessibility to Oxford should be a key criterion
- Not necessarily, there will be different priorities in different areas i.e. protecting the Green Belt.
- No area of search needed. There is a single Housing Market Area within Oxfordshire. The entire Oxfordshire HMA is therefore well related to Oxford City.
- The area of search should be well related to Oxford City but not necessarily the area in closest proximity.
- Areas in close proximity to the City will not necessarily perform better than other areas which may be more conducive to sustainable travel
- Constraints should also be considered
- Close proximity but in combination with other sustainability factors
- No, growth should be directed beyond the County altogether
- Area of search should not rule out Green Belt release
- The Council should establish an effective, continuous ring fence policy area
- Meeting the needs of Oxford in Cherwell should deliver benefits to both the district and the City. There should therefore be the delivery of significant infrastructure.

- Concerns at potential conurbations being created in the south western part of the district around Oxford.
- Location/Site specific promotions made.

How the identified issues have been taken into account

- Section 6 of the Options Paper sets out the options identified for meeting Oxford's unmet housing needs which there are nine areas of search being considered.

Question 7: What factors should influence the 'area of search' or plan area for the Partial Review document?

- Site/location specific promotions made
- It should focus on existing settlements.
- Need to protect rural areas in Cherwell.
- The sheer number of homes required means an extensive area of search is required.
- Oxford is the major employment hub for the whole region; the area of search should include the whole district.
- The area of search should not be overly prescriptive
- Assessment of capacity within Oxford itself
- Sustainability of the location
- Opportunities to create new freestanding communities
- Proximity to Oxford (using Green Belt if required) (various including Historic England)
- Connectivity to Oxford.
- Provision of sustainable transport options particularly in terms of providing sustainable access to Oxford.
- Transport links to Oxford and key employment locations within the City (public transport, also walking, cycling)/transport corridors and the need to address existing connectivity issues (various including Historic England and Oxfordshire County Council)
- Existing commuting patterns
- Supporting the County's transport strategies
- Ability to deliver new (transport) infrastructure
- Cuts to bus services in rural areas should be taken into account, combined with a lack of road improvements to roads in the north of the County.
- Proximity to sources of employment and 'travel time', ensuring that economic efficiencies & quality of life are not affected by commuting.
- Local employment

- Economic links to Oxford, access to the employment market of Oxford
- Consideration should be given in defining the Area of Search to how housing growth could complement/support existing strategic employment locations and support economic growth as a direct benefit.
- The plan review should also consider unmet employment needs from the City.
- If employment generating development is provided alongside the new housing, then area of search could be wider (Historic England).
- Access to services and facilities
- Capacity
- The opportunities to deliver new housing including proposed infrastructure improvements.
- Accepting additional development is unlikely to be popular and it is important to address political opinion for example there may be opportunities for development to provide solutions to longstanding issues including through the delivery of 'game changing' infrastructure. Including the delivery of a regional scale sport and leisure facility.
- Proximity to existing allocations
- Functional relationship with Oxford
- Availability of unused brownfield land
- Potential for high density development
- Equitable growth across rural areas
- Environmental efficiency
- Planning policy considerations
- Green belt protection VS. using areas of the Green Belt that do not meet the five Green Belt purposes
- Housing affordability
- Physical constraints
- Environmental issues
- SEA
- Landscape value
- Social connections to Oxford
- Social and community facilities/ services such as education and catchment areas
- Cherwell settlement hierarchy
- Flood Risk
- Impact on heritage/historic environment (Historic England)
- Contribution to existing strategic priorities and the spatial strategy as well as other strategies such as the Oxfordshire Strategic Economic Plan, LTP4, Growth Deal, and City Deal which requires supporting connectivity along the knowledge spine.

How the identified issues have been taken into account

- Section 6 of the Options Paper sets out the options identified for meeting Oxford's unmet housing needs for which there are nine areas of search being considered.
- A list of identified sites is also provided in Section 6 of the Options Paper.
- The consideration of the areas of search is included in Section 7 of the Options Paper.

Question 8: Would a district-wide area be appropriate?

YES

- Support for and against this question
- Oxford is the major employment hub for the whole region; the area of search should include the whole district.
- The whole district should be considered but strategic allocations will be required, particularly in locations with the closest relationship to Oxford.
- The most sustainable settlements are not necessarily those closest to Oxford.
- Yes and as per the existing spatial strategy in terms of distributing growth to the most sustainable locations and protecting important areas.
- Yes and the Adopted Local Plan Part 1 provides an appropriate starting point and basis for considering the most appropriate distribution of sites across the District as per the established settlement hierarchy. A District wide approach will enable the potential for additional housing development to assist in providing other investment across the District in accordance with the hierarchy.
- Yes as one of the most sustainable locations in Oxfordshire (Banbury) is in the northern part of the district
- Yes, the District as a whole forms part of the Oxfordshire HMA and there is no specific requirement to identify sites that relate well to Oxford in order to deliver the additional housing required within the HMA. Proximity to Oxford must be weighed in the balance amongst many other economic, social and environmental factors including deliverability.
- The imposition of areas of search might close off options/locations within which growth can be sustainable accommodated and would be unduly limiting. Assessments of accessibility and connectivity should be considered.
- Yes, if employment generating development and other facilities and services are provided alongside the new housing (Historic England).

NO

- No, some areas of Cherwell do not relate well to Oxford (Oxfordshire County Council)

- No, access to Oxford from rural areas in the north of the County is difficult (with cuts to train and bus services and improvements needed to the road network).
- No, this would effectively increase the Local Plan Part 1 housing requirement still further, to levels which are unlikely to be achievable within the current spatial strategy.
- A district wide approach would displace the population
- It would increase potentially unsustainable transport journeys/commuting patterns back into Oxford
- No, the existing Local Plan seeks to reduce out commuting so development should be as close to Oxford as possible.
- It should reflect accessibility to Oxford as an employment centre.
- It would conflict with the Local Plan policy of restricting development in the rural areas
- Parts of the district have no great economic connection to Oxford
- This would put all parts of the district, at every tier of the settlement hierarchy, at risk of speculative development.
- Need should be met where it arises i.e. Oxford/close to Oxford.
- In locations already proposed for significant growth i.e. Banbury, Bicester, Upper Heyford, the market is unlikely to deliver significant additional housing to meet Oxford's unmet needs.
- Only if all suitable and deliverable sites close to Oxford have been appraised, and allocated where appropriate, should sites further from Oxford be considered.
- A district wide area of search would include the Green Belt, the boundaries of which should only be amended in exceptional circumstances.
- Parts of the district lie on the very periphery of the strategic housing market area.
- No, the area of search should be influenced by seeking to reduce commuting and protecting the rural areas of Cherwell.
- The Area of Search should concentrate on the Oxford Fringe where infrastructure is more readily available in order to ensure that rural infrastructure does not become overstretched.
- An Area of Search approach would provide a more pragmatic and manageable solution as well as providing certainty to the areas that will be subject to additional development pressures and so that the established spatial strategy of the Local Plan Part 1 can be preserved.

MAYBE/OTHER

- The potential for an urban extension to Oxford or new garden village close to Oxford should be examined (accommodating the housing need in one location for ease of infrastructure provision).
- Sites should be suggested anywhere in Cherwell, but priority should be given to locations within 5 miles of Oxford City

- A District wide area of search is appropriate however an initial sieve map approach will quickly rule out certain areas due to environmental constraints or the lack of infrastructure
- There should be a focus on utilising brownfield land
- Although a district wide area may not be appropriate, there is justification for an area of search wider than the southern part of the district.
- Only if improvements to road infrastructure are made and the modal shift detailed in LTP4 achieved.
- To be determined by the Sustainability Appraisal
- Scope for further allocations around Banbury and Bicester is limited and questionable in terms of actual deliverability. The alternative is other strategic locations, lower tier settlements, or sites located in the Green Belt.
- In the locations already proposed for significant growth – Banbury, Bicester, Upper Heyford – the market is unlikely to be able to deliver significant additional housing to meet Oxford's unmet needs (Oxfordshire County Council)
- A variety of sites in the widest possible range of locations will meet the widest possible demand and therefore maximise delivery. The extent of the unmet need and the immediate urgency of doing so means sites must be deliverable in the short term.
- It may well be the case that multiple Areas of Search are identified, responding to appropriate development opportunities.
- Site specific promotions made.

<u>How the identified issues have been taken into account</u>

- Section 6 of the Options Paper sets out the options identified for meeting Oxford's unmet housing needs for which there are nine areas of search being considered.
- A list of identified sites is also provided in Section 6 of the Options Paper.
- The consideration of the areas of search is included in Section 7 of the Options Paper.

Question 9: Should an area based on the Oxford Green Belt be considered?

YES

- Yes, site/location specific promotions made.
- Yes, re-evaluate what is set aside to produce a better mix of open spaces and urban edges.
- Yes, far more environment harm is being created by commuting into Oxford than any benefits of keeping the Green Belt particularly land which no longer fulfils the purposes of designation. Instead, rural belts should be defined around the rural settlements in the district.

- Yes, the Green Belt has been one of the principal inhibitors of the natural growth of a dynamic city.
- Incursion into the Green Belt is required to deal with housing shortages and traffic congestion.
- Yes, the Green Belt continues to restrict the location of development in what is the most sustainable and logical location i.e. close to Oxford City
- Yes to reduce commuting distances from Oxford – proximity and transport links and promote sustainable patterns of development.
- Yes, the Green Belt land in Cherwell is well situated to provide new homes for workers at Oxford's key employment hubs along the Knowledge Spine.
- Yes, the Green Belt in the Kidlington area is a major transport interchange particularly with the new development of Oxford Parkway station which has been constructed with sufficient capacity to support growth in the local area.
- Yes but only to the extent that siting development in the Green Belt does not lead to significant and demonstrable harm which undermines the very purpose of designating land as Green belt – prevention of urban sprawl.
- Yes following Cambridge's successful examples.
- Yes with a focus on linear development in existing corridors which already impact on the Green Belt.
- Yes with potentially the use of Green Belt land swaps/replacement elsewhere to maintain its function in restricting urban sprawl
- Parts of the Green Belt have lost their green nature over time and development in these areas would be better than in more rural parts of Oxfordshire.
- Yes, certain parts of the Green Belt contribute less to its functions and purpose than others.
- Green Belt boundaries are due a review, it is 40 years since designation.
- Yes, LUC's Green Belt Study identified where locations make limited contributions to some of the Green Belt purposes. A more refined study of the Green Belt is now required.
- Yes the Green Belt is a clearly defined geographic area, close to Oxford, and is the obvious 'area of search'.
- Yes, there are clear exceptional circumstances for Green Belt Review.
- Yes, with a focus on the inner boundaries adjoining the built edge of Oxford City
- Yes as per the Inspector's recommendations
- Yes, in order to accommodate the growth required and for the Partial Review to be 'positively prepared' and therefore sound.
- Yes particularly where growth could help to support the sustainability of a settlement within the Green Belt.
- Yes, protection of the 'Kidlington Gap' is no more important than preventing coalescence between other settlements in the district (which is not always achieved). Prevention of coalescence should be applied to all Category 1 villages.

- Yes, as a preference over development at villages being consumed by towns i.e. Bodicote/Banbury.

NO

- Oxford is the major employment hub for the whole region; the area of search should include the whole district.
- No. Individual small scale housing supported in small Green Belt villages but not large scale estates in the Green Belt. Woodeaton Quarry should be restored as agricultural land and not used for housing. Any mass building on the Oxford Green Belt will make transport problems in and around the city worse.
- Development in southern Cherwell could impact the Green Belt so there should be clear justification for this.
- Strong objection to any development on the Oxford Green Belt: the Green Belt has a very special function, in Cherwell as elsewhere, to protect the countryside and open and green spaces and to act as a buffer against the spread of urban development and coalescence between settlements. In Kidlington, the Green Belt surrounding the village is precious and highly cherished by the community for its health, environmental, visual, and recreational value.
- Development around Kidlington would be unsustainable particularly in the Kidlington gap.
- The Kidlington gap serves to prevent coalescence
- This would open the door for further encroachments on the Green Belt
- Undermines the permanence of the Green Belt
- National policy says that housing need is not a reason to build on the Green Belt
- The Government has made a commitment to protect the Green Belt
- If there are opportunities to jump the Green Belt to deliver the necessary housing and associated development, these should be explored before the Green Belt is reviewed.
- No, there should be more review of the housing potential within Oxford before Green Belt is considered for housing.
- All Green Belt parcels contribute to the purposes of the Green Belt therefore justifying its original designation.
- An area of search based on the Green Belt would not necessarily lead to options which have good accessibility to public transport services to Oxford Centre and key employment locations within the city. The area of search should include Green Belt land within transport corridors through the Green Belt bout should not be contiguous with the Green Belt boundary (Oxfordshire County Council).
- No, the area of search should be district wide and in conformity with the existing spatial strategy i.e. Banbury and Bicester. An ‘addendum’ to the Local Plan Part 1 should be in conformity with that plan, and a full strategic review of the Green Belt could result in an entirely new vision and strategy and be unsound.

- No, ample opportunities exist for housing in areas beyond the Green Belt.
- No, eroding the Green Belt would take benefits away from future generations that they would otherwise have enjoyed hence unsustainable.
- Green Belt land around Kidlington is used for recreation; loss of this land to housing would increase obesity.
- No, because the housing need arising is not Oxford specific, it arises from hypothetical future jobs which could be realised anywhere.
- No, this would lead to unrestricted sprawl, contrary to national policy
- No as per the Local Plan Inspector, he did not indicate that the Partial Review should be focused only the Oxford Green Belt.
- No, the area of search should take in the whole District and the Green Belt should ideally be excluded from the search areas altogether. The importance of the Green Belt particularly in terms of preventing settlement coalescence (and linked to this the protection of village identity) is noted in the consultation paper.

MAYBE/OTHER

- Green Belt land could be considered, informed by a review, but not where development would be using best and most versatile agricultural soils (Natural England)
- It should be ensured that any options put forward within existing Green belt land are in fact viable options for development in order to accord with the NPPF (Natural England)
- It is clearly important to maintain the Green Belt to ensure that urban sprawl is controlled and coalescence does not occur, but a Green Belt review must be undertaken to consider if the designation is fit for purpose.
- Continued work should be undertaken by the Oxfordshire Growth Board to determine the potential release of some of the designated Green Belt land. Await further progress of the Oxfordshire Growth Board work first prior to use of Green Belt land for housing.
- The Oxfordshire authorities should take a closer look at the submarkets within the Oxfordshire HMA and define the 'area of search' or plan area from this.
- Oxford Green Belt constrains the potential to meet the 'objectively assessed needs' and this is a valid constraint.
- Green Belt is not the only reasonable alternative to consider.
- Green Belt locations should not be automatically excluded from consideration; this must be weighed in the balance of all relevant factors. Green Belt releases should only be considered where alternatives have been exhausted including brownfield sites, which should be prioritised over greenfield land, and which are shown to be suitable, deliverable and achievable.
- Concern that the Oxford Green Belt Study by LUC categorises parcels of the Green Belt surrounding Oxford with an OX prefix rather than a Gosford and Water Eaton/Cherwell District prefix (Gosford & Water Eaton Parish Council).
- Historic England should have been consulted on the Oxford Green Belt Study given their remit & the purposes of the Green Belt which includes preserving

the setting and special character of historic towns. The consideration of impacts on the historic environment should inform the allocation of sites (references made to sources of further information) (Historic England).

- The Area of Search shouldn't be narrowed too far; broad areas should be considered initially even if later discounted based on constraints (Natural England).
- The Partial Review needs to give weight to the Government's position on protecting the Green Belt, on the NPPF presumption against development of the Green Belt, on the recommendations of the Oxford Green Belt Study regarding minimising harm to the Green belt, and the Inspector's view that Kidlington's housing need can be addressed without Green Belt review, and to the Local Plan's spatial strategy and objectives.
- If an area based on the Green Belt is selected then the contribution of a site to the purposes of the Green Belt will obviously be a major issue (Historic England).
- Site specific promotions made.

How the identified issues have been taken into account

- Section 6 of the Options Paper sets out the options identified for meeting Oxford's unmet housing needs for which there are nine areas of search being considered.
- A list of identified sites is also provided in Section 6 of the Options Paper.
- Section 6 explains that the starting point is the whole district which falls wholly within the Oxfordshire Housing Market Area.
- The consideration of the areas of search is included in Section 7 of the Options Paper.
- Paragraph 7.29 and 7.30 states that all areas of search should proceed as reasonable options and that options in the Green Belt must be considered to be reasonable due to their proximity to Oxford but noting the national test of 'exceptional circumstances' in order to release land from the Green Belt through a Local Plan.

Key Themes:

Housing

Identifying a Deliverable and Developable Supply of Land

Question 10: Should a specific housing supply be identified for meeting Oxford's needs with its own five year supply of deliverable sites?

YES

- Essential for accountability

- Yes in accordance with the NPPF
- Yes to avoid prejudicing Cherwell's own five year supply. In the event of no 5 year land supply, it would be inappropriate for the unmet need to then be met in areas within a poorer relationship with Oxford.
- Yes, a ring fenced approach should be taken as per South Oxfordshire District Council and the Vale of White Horse for housing growth in Science Vale. In order to operate a ring fence, the homes should be located in as few locations as possible.
- A specific housing supply approach should be followed, and this must be limited to the geographical area of search identified as having a strong relationship with Oxford. Sites close to Oxford have a good prospect of delivery
- Oxford City's need cannot be allowed to influence Cherwell's five year supply. The priority for Cherwell should be meeting its own identified housing needs.
- Failure to distinguish will put all settlements at risk from more development and result in a free for all
- This would enable developments aimed at meeting the distinct housing needs of Oxford and Cherwell District to be effectively monitored
- Yes, given that new specific sites are being identified to meet the need then a specific housing supply calculation is required
- Yes, and met in an area outside of Cherwell.
- Yes, but only for monitoring purposes.

NO

- Examples given of similar situations elsewhere (appeal decisions in Devon and Leicester) where the Inspector has made no argument for disaggregation of housing supply into sub areas.
- Once the apportionment has been agreed, CDC should review its housing target in the Local Plan to reflect the additional need, & there should be a single housing target for Cherwell. The 5 year housing supply calculation would be reviewed and the unmet need would become CDC's responsibility to deliver.
- Both Cherwell's housing need and its proportion of Oxford's unmet need are to be met within Cherwell's administrative boundary and the need figures should be combined and planned comprehensively through a single approach over the Plan period.
- The NPPF does not set out any justification for anything other than a district wide 5 year supply calculation. Housing needs must be met in full across the housing market area. The additional requirement arising from the Duty to Cooperate forms part of the full objectively assessed need and should not be treated differently from other housing need.
- Given that Cherwell lies within the Oxfordshire HMA in its entirety then the delivery of units across the whole of Cherwell District will contribute to meeting Oxford's unmet housing need.
- Cherwell and Oxford's housing needs are not distinct but are overlapping.

- A separate housing land supply figure would delay housing delivery.
- Essential to ensure the land supply calculation is a comprehensive figure
- This would be a simplistic and unrealistic approach to a complex matter
- This would not be appropriate, housing should be delivered on an overall basis
- The partial review period is the same as the plan period (to 2031).
- Overall District delivery level should be increased
- Any split would be artificial and difficult to monitor in terms of the need they are addressing; sites in the District are likely to contribute to both housing needs at a District level and those in the wider Housing Market Area.
- It cannot be known which houses have been occupied by whom.
- Housing need is housing need whether it is Cherwell or Oxford generated; it would not be appropriate to limit occupation of the 3,500 houses to those that have a local/familial/economic link to Oxford.
- One housing market area has been identified. Both authorities form part of the same market area and the need of Oxford is already affecting the availability and affordability of housing in Cherwell District.
- Existing allocations could contribute towards Oxford's unmet housing need and additional sites identified could in fact contribute towards Cherwell need
- Particularly difficult to monitor a split housing supply calculation for windfall sites.
- Would require strict regulations to avoid double counting
- A comprehensive approach is required to support the assessment, planning, funding and delivery of infrastructure.

MAYBE/OTHER

- Even if combined into one housing requirement, it is quite possible that sites will come forward early in the plan period and enable a good supply of deliverable and developable sites (Oxfordshire County Council). Build rates could exceed those identified within the Housing Trajectory of the Local Plan Part 1.
- No specific supply should be identified until a 'need' has been properly demonstrated and all other solutions investigated and found unachievable.
- All of the 15,000 homes required to meet Oxford's unmet housing need should be allocated to a separate Oxford Fringe requirement. The Oxford Fringe should be a geographically defined, cross boundary area around the current boundary of Oxford (across authority boundaries).
- The housing land requirement would be set across the districts, based on a spatial strategy, with a shortfall in one being addressed in the policy areas.
- Conversely another representation considers that this would new additional housing need area 'ghettoise' one particular area around Oxford.
- The formulation of a separate land supply would need to be consistent with the evidence base underlying the SHLAA.

- Oxford is the major employment hub for the whole region; the area of search should include the whole district. The potential for an urban extension to Oxford or new garden village close to Oxford should be examined (accommodating the housing need in one location for ease of infrastructure provision).
- Need additional information to be fully clear on the exact detail of Oxford's unmet need. Also need more information on whether infrastructure costs would be associated with the city council or the district. Cherwell should be flexible at this stage.
- There should be one figure for housing land supply purposes- one higher OAN number including Oxford's unmet need, and Cherwell's housing requirement with a 20% buffer.
- The overall housing target for Cherwell should also be reviewed to ensure it is up to date and spans a 15 year time horizon as per the NPPF.
- Would prefer integrating housing and employment land that is allocated into the approved Cherwell Local Plan in stages.

How the identified issues have been taken into account

- These responses were considered in preparing Section 8 of the Options Paper which sets out the delivery options for meeting Oxford's unmet housing needs including the implications of the five year housing land supply.

Question 11: How could Cherwell ensure that a five year supply for Oxford is managed without the existing Cherwell strategy and its housing requirements being adversely affected?

RING FENCE/DISAGGREGATE etc

- Adopt a ring fenced approach (various including Oxfordshire County Council) and limit it to the area of search or plan area. This would avoid impinging on the existing strategy.
- Example given of the ring fencing of one spatial area in South Oxfordshire.
- A clear separation would avoid a free for all across the district.
- Cherwell should remain in control of its own destiny especially its five year land supply. Essential that Cherwell's own strategy is insulated from the separate needs of Oxford.
- The most important thing is that Cherwell's ability to meet its own five year obligations is not undermined. One combined requirement could make meeting the supply requirements so onerous such that the ability to demonstrate a five year housing land supply cannot be achieved. This puts all settlements at risk from speculative developments.
- A separate, ring fenced approach limited to one geographical area would be complementary to the implementation of the Local Plan Part 1 with its proposed growth and Banbury and Bicester.

- The area of search approach may provide a geographically separate area within which requirements relating to Oxford's unmet need can be applied and an appropriate and separate land supply calculation established.
- The separate monitoring of land supply in relation to Oxford's needs could tie in with the geographical area of the Green Belt as currently this contributes little to meeting housing needs.
- A separate housing land supply calculation will prevent meeting the needs of Oxford from adversely affecting the existing Cherwell strategy.
- Cherwell must ensure that it can demonstrate a five year land supply for both housing needs – Cherwell's and Oxford's unmet needs. This requires a range of sites across the plan period.
- A pragmatic approach to delivering development must be undertaken, there should be no delays to delivering housing whilst the Partial Review progresses.
- To ensure that a five year supply for Oxford can be managed without conflict with the Cherwell strategy, sites would need to be identified as separate to those already allocated

COMBINE INTO ONE HOUSING REQUIREMENT etc

- Once the apportionment has been agreed, CDC should review its housing target in the Local Plan to reflect the additional need, & there would be a single housing target for Cherwell. The 5 year housing supply calculation would be reviewed and the unmet need would become CDC's responsibility to deliver.
- If not combined into one housing delivery target, the integration of new housing and communities will not be satisfactory
- Disaggregation is unrealistic
- By adopting an integrated strategic approach, linked to effective delivery, to meeting both needs.
- Aggregation is required to achieve NPPF objectives to encourage sustainable development to boost housing supply and address current supply failings.
- The urgent need for new housing relating to Oxford City is already affecting Cherwell and the surrounding areas in terms of affordability.
- The point of the Partial Review is to integrate the extra housing provision to become a part of the Cherwell strategy.
- There are no separate housing market areas within Cherwell.

OTHER

- Site promotions made.
- Disagreement with the question
- The potential for an urban extension to Oxford or new garden village close to Oxford should be examined (accommodating the housing need in one location for ease of infrastructure provision). Development in the Bicester area should

be limited for infrastructure reasons (Highways, Power supply and Foul water capacity).

- Alternatively the housing land requirement would be set across districts, based on a spatial strategy, with a shortfall in one being addressed in the policy areas.
- Any increase in the rate of development around Oxford will only worsen the infrastructure situation.
- Duty to cooperate is not obligation to accept housing. Cherwell should say no.
- If an area of search with Oxford City is identified then it should meet Oxford City's need only.
- Only allow development in parts of Oxford's Green Belt with sites close to Oxford prioritised.
- To assist the housing land supply, CDC should allow for flexibility in changes of use from employment to residential. This will reduce pressure on greenfield land. There is sufficient protection of employment land.
- Development should be directed to where the services and infrastructure are
- The Green Belt should be built on and replaced elsewhere
- Consider building on some of the open spaces around Oxford.
- The best strategy is to delay until more detail on the housing need is established. i.e. meeting unmet housing needs should be phased to the final 10 years of the plan.
- Evidence – More evidence required. Cherwell can, through the Oxford Growth Board, determine more objectively the locations within which job growth might occur and therefore where housing will be needed. The implications for five year housing land supply should be carefully considered after the Oxfordshire Growth Board's recommendations in September 2016.
- There should be flexibility to allow for districts to make contributions to the unmet housing need when they have the availability to do so.
- The range in a choice and sizes and types of sites will enable Cherwell to bring sites forward earlier in the plan period to address housing land supply issues. Smaller sites are not subject to long lead in times. The potential to expand upon existing strategic allocations should not be overlooked.
- Given the high level of housing need it is unlikely that the existing Cherwell strategy will be adversely affected by ensuring that there is also a five year housing land supply for Oxford's unmet need.
- It is important that a range of sites receive full and proper consideration, recognising the contribution of smaller sites to the early delivery of homes which address short term housing need in combination with larger strategic/mixed use sites.
- Site specific promotions made.

How the identified issues have been taken into account

- These responses were considered in preparing Section 8 of the Options Paper which sets out the delivery options for meeting Oxford's unmet housing needs including the implications of the five year housing land supply.

Housing Issues

Question 12: Do you have any comments on the housing issues identified above?

- Oxford Brookes University supports the proposals which would provide a partial solution to Oxford's chronic shortage of affordable housing.
- The scale of unmet housing needs still has to be justified.
- Villages that have experienced new housing development recently should not be asked to take any additional housing intended to cover Oxford's needs.
- The NPPF highlights than new housing can sometimes be best achieved through planning for larger scale development, such as new settlements or extensions to existing villages and towns. This should apply to Oxford.
- New housing will not necessarily meet Oxford's needs; there is already competition for housing stock in the area from commuters to London, Birmingham and places inbetween.
- Transportation infrastructure is already inadequate and more housing can only make it worse.
- There should be more explicit emphasis on access by public transport (Oxfordshire County Council).
- All the housing issues identified in the consultation paper should be taken into account. Planning policies should be based on robust evidence and meet housing needs in full, in a sustainable manner.
- There is no shortage of brownfield sites ripe for development in Oxford.
- It is likely that there will be more vacant retail units in future given changes to shopping patterns which could be used for housing
- There is an increased need for more sheltered housing for older people to free up homes for families. Such developments must be near public transport.
- It is inescapable that locations with good transport links and close to Oxford need to be pursued.
- Affordable housing needs to be planned as part of a balanced mix of housing. The severity and long standing nature of the affordable housing crisis in Oxford, and the impact this has on the local economy, needs to be recognised.
- The shortage of housing in Oxford is constraining its economic potential.
- The Council should pursue Starter Homes alongside the other traditional forms of affordable housing. The unaffordable nature of Oxford is acting as a barrier to the retaining and recruiting of workers.

- Oxford's housing requirements (i.e. mix, tenure) are different from the needs of Cherwell residents. Research quoted on household types in Oxford. It will be a challenge to replicate this range of housing in the more rural environment.
- Particular agreement with the key housing issues for rural areas as identified in the consultation paper.
- There should be no deviation from the Local Plan Part 1.
- Housing need should be met close to where it arises. The housing demand pressures are greatest in Oxford.
- The potential for an urban extension to Oxford or new garden village close to Oxford should be examined (accommodating the housing need in one location for ease of infrastructure provision).
- Conversely, wider areas of the district have good public transport links and high levels of sustainability and warrant consideration for new housing.
- There are infrastructure constraints in the area immediately surrounding Oxford.
- More sustainable settlements elsewhere in the district are less constrained by the Green Belt.
- Category A villages which are the focus for development in the rural areas under the Local Plan Part 1 do not necessarily have capacity to accommodate additional development. This risks undermining the Local Plan strategy.
- A flexible approach should be taken to changes of use from employment to residential use.
- The use of Green Belt land for housing should be avoided. Green Belt land designated to prevent coalescence.
- Avoid a piecemeal approach to development.
- If housing is the issue, focus on housing development and limit employment development.
- The use of the word 'sprawl' is ambiguous and should be avoided, given that well planned extensions to settlements can be designed to cause minimal impact on, and potential enhancement to, the setting of affected settlements.
- Paragraph 5.34 in this section states that the Former RAF Upper Heyford is not situated on an A road, but this does not acknowledge that it is well located for access onto the A43 from the east and the A4260 from the west and therefore the primary highway network for the main part of any journey to Oxford, as well as being in proximity to the rail station at Lower Heyford.
- Site/location promotions made.

<u>How the identified issues have been taken into account</u>

- These issues were considered when developing the draft Vision and Objectives in Section 5 and identifying the areas of search in Section 6 of the Options Paper.

Question 13: Are there any additional issues that Cherwell District Council needs to consider?

- The consideration of issues is heavily focused on existing issues but consideration needs to be given to future issues at the point of adoption of the partial review as well as beyond the plan period, when the need for housing near the Oxford City boundary will be increased.
- All the housing issues identified in the consultation paper should be taken into account. Planning policies should be based on robust evidence and meet housing needs in full, in a sustainable manner.
- If Cherwell is having to accommodate housing for Oxford, a financial contribution should be made towards additional costs incurred in the process and infrastructure
- Residents feel let down by planning/District Councillors.
- CDC should promote design codes and emphasise the importance of making development sites/area attractive in terms of design. An independent design review panel should be created.
- Higher density housing should be provided in the vicinity of transport hubs.
- Provide less expensive/starter housing at higher densities.
- The consultation document makes no reference to Neighbourhood Plans and the potential for the Oxford overspill to render existing plans out of date/undermined.
- More community engagement needed.
- Increase the standard of new development to create exemplar development
- The impacts of the use of greenfield land for housing can be mitigated through efficient use of land, and good design and masterplanning.
- Cherwell and Oxford's housing needs are so different (i.e. in terms of student population) so is it likely that providing housing away from Oxford will actually help to address the housing shortfall in the City?
- The Partial Review must build upon what is good and sound in the adopted Plan. Consistency with the adopted plan should be key.
- Oxford's relationship with London should be considered in terms of the amount of housing required and where it should be accommodated. An increase in out migration from London is already very likely.
- The summary of housing issues does not recognise the transport corridors to which the Kidlington, Yarnton and Begbroke area are related including the railway, canal and A44 as well as the good public transport links.
- The conservation of the historic environment and heritage assets (Historic England).
- Concerns that accommodating additional housing will cause coalescence and cause villages to lose their identity, district wide, but particularly in the south of the District.
- Housing provision should be informed by wider transport issues and the strategy set out in the LTP.

How the identified issues have been taken into account

- These issues were considered when developing the draft Vision and Objectives in Section 5 and identifying the areas of search in Section 6 of the Options Paper.

Housing Objectives

Question 14: What are the specific housing objectives for meeting Oxford's unmet needs within Cherwell that we need to consider?

- CDC should receive funding from Oxford to create the infrastructure required.
- Detailed representation proposing a number of housing objectives including promoting mixed communities, improving affordability, bringing forward new housing in areas with good socio-economic and transport links to Oxford City, and providing sufficient infrastructure.
- Affordability a key issue
- High densities are required
- Flats are appropriate for some housing needs
- Housing mix needs to be appropriate taking Oxford and the relevant areas of Cherwell together, not just replicating the housing mix within Oxford. Housing market in Oxford different to Cherwell.
- The type of housing to be provided can be controlled through planning applications rather than through a separate policy category which reflects Oxford's differing housing needs.
- Housing mix should accord with the findings of the SHMA
- Proximity to (sustainable) transport links
- Proximity to sources of employment
- Proximity to services and facilities
- Disagreement with housing needs figures
- Oxford needs to consider all reasonable options to accommodate its own needs
- Objectives as per the Local Plan Part 1
- Need to ensure that travelling and carbon footprints are kept to a minimum.
- Improve public transport
- New housing should be of exemplar design which integrates well with Oxford, ensures convenient sustainable access to the whole of Oxford, with a balanced housing mix, significant affordable housing, and incorporation of low carbon technologies.
- New housing to meet accessibility standards
- New housing to meet internal space standards
- Include provision for super-fast broadband

- Include provision for vehicle charging points for all new dwellings where parking is provided.
- Housing sites should be well related to Oxford
- Increased commuting to Oxford would result from distributing additional housing and employment across the District.
- Key objectives should focus on not making existing traffic problems worse
- Housing sites should offer opportunities to preserve and enhance key environmental and heritage assets
- Sustainability of location in terms of capacity
- Maintenance of the Green Belt and preventing urban sprawl of Oxford.
- Housing development should provide funds for new services and facilities/improvements to existing.
- Need to not unacceptably affect Cherwell's natural, built and historic environment (Historic England).

How the identified issues have been taken into account

- These issues were considered in preparing Section 5 of the Options Paper which sets out the draft Vision and Objectives for meeting Oxford's unmet housing needs in Cherwell.

Housing Locations

Question 15: What locations should the Council be considering for the identification of strategic housing sites to meet Oxford's unmet needs?

- Full list of sites submitted as representations to the Partial Review consultation is available at Appendix 7.

GENERAL COMMENTS

- Promote the creation of sustainable new communities and avoid dormitory locations.
- Linkages to the growth locations within the adopted strategy (Local Plan Part 1)
- What is meant by strategic sites?
- Sites for the Partial Review should adhere to the Local Plan Part 2's maximum of 99 dwellings. All strategic sites form part of the Local Plan Part 1.
- The Council should not rely on strategic sites of a significant size but should instead distribute growth to distribute impacts.
- Sustainability of the housing location should be considered including its location in the settlement hierarchy

- Locations must accord with the strategy and the settlement hierarchy set out in the Local Plan Part 1.
- Availability (ownership) and deliverability of sites.
- Ability of the local housing market to absorb higher build rates
- The potential for an urban extension to Oxford or new garden village close to Oxford should be examined (accommodating the housing need in one location for ease of infrastructure provision). Development in the Bicester area should be limited for infrastructure reasons (Highways, Power supply and Foul water capacity).
- Suggest locating new housing as far from Oxford as possible to discourage commuting/travelling into Oxford city.
- Conversely, housing need should be accommodated as close as possible to where it arises
- No site should be in an unsustainable location. All should be within easy reach of public transport links which should have adequate parking spaces, or should have physical proximity to Oxford (walking, cycling). Aim should be to reduce the need for travel and to improve air quality.
- Accessibility not just to the centre of Oxford but to a range of locations within Oxford.
- Proximity to employment and provision of employment
- Proximity to existing transport infrastructure including Oxford Parkway station.
- Proximity to Oxford.
- Oxford should look to its own Colleges to supply land for housing within its own boundaries.
- As per sources of evidence which have not yet been completed.
- Wherever adequate infrastructure is available or can be provided. Bus services are not secure.
- Locations must take account of existing infrastructure and capacity for improvements.
- Provision of new infrastructure and facilities
- Sites of low agricultural land value
- Sites with no major constraints for example in terms of flooding
- Constraints in terms of ecology
- Opportunities presented by natural resources i.e. Oxford Canal
- Historic environment constraints
- Growth areas should be identified across the district, focusing on key settlements as identified in the settlement hierarchy. The growth areas should have good links to Oxford City, such as Bicester
- Sites should be adjacent to existing larger settlements
- Sites & locations informed by a review of the Green Belt according to the purposes of including land in Green Belt. Sites/land closest to Oxford should

be prioritised. Conversely, locations should be determined by protection of the Green Belt.

- Sites should be located along transport corridors which have existing, planned or potential fast and frequent public transport services to Oxford City Centre and to key employment locations within the City and locations which would encourage cycling and walking as a mode of travel to and/or within Oxford (Oxfordshire County Council)
- Should take into account safeguarding of sites for minerals resources and infrastructure and waste management infrastructure (Oxfordshire County Council)
- Growth should be directed to the main towns in Cherwell where substantial infrastructure investment is already planned, and to villages with due consideration afforded to their size, service provision and relative connectivity/accessibility to Oxford.
- Banbury and Bicester are already the focus of growth in the Local Plan Part 1 and locating additional development there is not appropriate as they will not be delivered in the short term. Kidlington offers scope for new development. Sites on the edge of the sustainable larger villages can complement the large scale sites allocated in the adopted Local Plan. They are often free from constraints, can be delivered quickly, and without major investment in new infrastructure.
- Locations which would not unacceptably affect the District's natural, built and historic environment.

How the identified issues have been taken into account

- These issues have been considered in preparing Section 6 of the Options Paper which sets out the options identified for meeting Oxford's unmet housing needs including the nine areas of search being considered.
- A list of potential sites is also provided in Section 6 of the Options Paper.
- Sections 6 and 7 explain that the starting point is the whole district which falls wholly within the Oxfordshire Housing Market Area. The Paper explains that it is reasonable to consider the Oxford Green Belt due to its proximity to Oxford.

Transport

Question 16: Are there any transport issues you would like to raise?

- Capacity improvements needed for A43 and improved access to Junction 9 of M40
- Suggest upgrading the A34 and the Oxford ring road to 3 lanes
- There should be improved access from the ringroad to Oxford City at key points i.e. to serve the JR hospital.
- Support for the provision of a new junction on the M40 to the south of Junction 9.

- Sustainable travel could be enhanced by a station on HS2 on A43 between Bicester and Brackley.
- No development should commence until the Oxford-Bicester train line is operational.
- Additional development should be located along the Cambridge-Oxford Expressway.
- Sustainability issues can be addressed via policies in the Local Plan (Pt1 & 2) and SPDs.
- Recent transport improvements i.e. Oxford Parkway have made traffic congestion worse with more people trying to get through Kidlington in rush hour.
- Additional housing will only make Oxford's traffic problems worse.
- Propose introducing congestion charging in Oxford
- Need to promote more and safer cycle routes
- Promote the use of trams in Oxford
- Reinstate rail links from Witney, Thame & Abingdon and rail links between Banbury & Kidlington.
- Some commercial operations at Oxford London airport would support the local economy.
- Do not support distribution hubs at motorway junctions.
- There is a need for public transport improvement across the district including closer working across a range of stakeholders
- Public transport improvements in areas accommodating Oxford's housing overspill must be funded by Oxford
- Relief Road required for Banbury
- Concerns that rail electrification will temporarily increase traffic problems at Banbury
- Additional housing in and around Kidlington will exacerbate traffic problems in Kidlington.
- Additional housing to serve Oxford's employment needs outside of Oxford would worsen commuting pressures.
- New housing development should not take place without improved sustainable transport capacity including improvements to bus networks, improving links between residential areas, key employment, leisure and retail destinations and rail stations.
- It is inevitable that residents of the new housing will commute into Oxford so the focus should be on improving bus & train capacity & parking outside of Oxford.
- Support new Park & Ride sites but do not support moving existing sites away from Oxford. The loss of Water Eaton would be a retrograde step.
- To help reduce commuting, new housing development should be accompanied by employment development.

- To help reduce journeys, new development should be located as close to Oxford as possible
- To alleviate traffic problems it is essential that additional housing is located to allow sustainable access to a range of key facilities and services.
- The area surrounding Oxford gives much better prospects for acceptability and deliverability in transport terms, compared with more remote locations where transport mitigation would be far more costly and would do less to encourage private car use for travel into Oxford and elsewhere.
- Concerns there are no specific clear proposals for transport improvements
- Predicted transport impacts are not based on correct evidence
- Updates to the evidence base documents listed are highlighted i.e. the County Council's Park & Ride Study is now underway; the East West rail connection with Milton Keynes is now due to open from 2019 (Oxfordshire County Council).
- LTP4 requires review in light of the increase in housing numbers
- Not clear how the Partial Review fits with County Council transport strategies.
- Concerns at cuts to bus services
- Transport opportunities should be recognised i.e. at Upper Heyford
- Rail services should be supported over bus services which are too slow and expensive for commuters
- Space needs to be reserved for high quality rapid transit
- The provision of safe, segregated cycle lanes should be designated from the outset.
- There is no reference in the consultation paper to freight and distribution related transport, there is a sole focus on the movement of people and this should not be at the expense of also considering the needs for transport connectivity to enable the movement and storage of goods and materials. There is also a need for sites for such uses.
- Transport infrastructure in and around Bicester is due to be upgraded significantly.
- Good accessibility is essential for staff retention and recruitment
- Dispersed housing at a distance from Oxford, generating car borne trips, will have negative impacts on congestion, carbon and air quality.
- The location of housing at settlements around Oxford could transform the transport accessibility of these settlements including improving the quality and availability of public transport options with potentially a new Park & Ride at Begbroke; facilitating the delivery of Mass Transit on the A44 by increasing the travel demand generated by a fully built out Begbroke Masterplan; a new railway station at Begbroke, and upgrading traffic-free cycle routes into the city centre.
- There should not be reliance on the measures in LTP4 (Bus Rapid Transit system and proposed new Park & Ride sites) coming forward. Even if these do come forward, they are unlikely to substitute the need for new housing to be located close to Oxford.

- Concern about the accuracy of traffic modelling techniques
- Want more information on the proposed transport improvements particularly regarding Junction 10
- Concern at the transport impact of new development (commuting) on towns and rural villages and high levels of traffic through small villages.
- Concern that transport projects are not thought through i.e. Oxford Parkway causing parking problems within the centre of Kidlington by commuters seeking to avoid paying for parking by using free parking in the centre.
- Developer funding should be used to improve amenities for passengers at railway stations particularly at Bicester North and Banbury stations.
- Transport improvements required across the district with Government funding.

How the identified issues have been taken into account

- Transport issues are considered in the Initial Transport Assessment and in the Initial Sustainability Appraisal, October 2016 (PR22 & PR23) and in the consideration of Areas of Search and potential strategic development sites.

Question 17: How do these issues affect the potential development locations to meet Oxford's unmet needs?

- Existing problems on the A40, A34 and A34 highlight the need to plan new development close to existing infrastructure and services in order to reduce the need for travel. Sites in proximity to Oxford City Centre and its associated road and rail network are highly favourable development locations.
- The residents of the new homes will commute into Oxford; it is essential to protect existing residents from the intrusion and pollution of this commute by providing extra bus and train capacity and sufficient extra parking outside Oxford.
- The issues emphasise the need to locate development close to Oxford/Kidlington and sustainable transport infrastructure
- Housing should be built within walking distance of railway stations to connect new residents to employment, education and leisure opportunities within the wider region.
- Where housing is not served by railway stations, new housing should be accompanied by bus links, cycle paths and pedestrian access from houses to stations.
- Should take the opportunities presented to improve public transport services i.e. the critical mass of demand to justify commercial investment in mass transit.
- The root cause of Oxford's unmet need requires careful consideration, and locations and density of dwellings determined
- Kidlington should play a greater part with housing in Bicester limited due to poor transport infrastructure

- Housing pressures at Kidlington cannot be accommodated within the existing boundaries.
- Growth should take place at Bicester as it is far superior in transport terms.
- Growth at Banbury should be limited due to transport constraints.
- Growth should take place at Banbury due to proposed transport improvements and connections with Oxford.
- Locations in the southern half of the district that are well connected by public transport are the most sustainable locations for future development.
- Cycling needs to be made safer which cannot happen while additional traffic is being generated around Oxford.
- The development of 'commuter hubs' with rail facilities should be encouraged
- Conversely too much reliance should not be placed on commuter hubs due to the resulting lack of housing type variety as high density schemes become the main type of development.
- A range of housing types is required.
- There must be clarity on how development would affect access to services for existing residents
- Unless there is a reappraisal of the location of employment developments then Oxford will cease to be an attractive place to do business.
- Although road improvements may be physically possible in some cases, this should not be at the expense of established rural communities.
- The Partial Review will need to take account of the conclusions and recommendations of the Park & Ride Study (Oxfordshire County Council)
- The vision and strategy of the Adopted Local Plan Part 1 should be followed
- Locations in the southern half of the district that are well connected by public transport are the most sustainable locations for future development.
- Support for the measures proposed in LTP4, which should be considered when considering potential development locations.

How the identified issues have been taken into account

- Transport issues are considered in the Initial Transport Assessment and in the Initial Sustainability Appraisal, October 2016 (PR22 & PR23) and in the consideration of Areas of Search and potential strategic development sites.

Infrastructure

Question 18: Are there any infrastructure issues you would like to raise?

- Cherwell's infrastructure is already stressed by the amount of development required in the Local Plan Part 1.
- Infrastructure is located at Banbury, Bicester and Kidlington

- Infrastructure is being provided at Heyford Park which serves the new community and the surrounding settlements
- Existing transport infrastructure provides opportunities for locating housing at sustainable locations (i.e. rail station at Lower Heyford).
- Linkages to employment areas in the south and southeast of the City should be provided i.e. a shuttle bus service between Oxford rail station and those destinations.
- Highways, power supply and foul water capacity infrastructure limited at Bicester
- Bicester is already failing to provide appropriate required infrastructure and the needs of existing local residents are not provided for.
- Growth should be focused in locations such as Bicester, with strong socio-economic links with Oxford City and opportunities to utilise existing infrastructure and capacity to deliver further infrastructure.
- There are major infrastructure constraints at Bicester limiting future development potential.
- Further information is required on allocations for infrastructure providers to comment in detail (Scottish & Southern Energy & Thames Water). Happy to work closely with the Council as the site allocations process progresses (Thames Water).
- Infrastructure, with the exception of transport, can be adapted as necessary
- Traffic congestion is already a problem
- Need to improve road access to Oxford from north of the County.
- New housing estates need the whole range of social and educational infrastructure to minimise car travel
- Concerns that arterial routes and junctions in and around Banbury are at or over their capacity. Requirement for a South East link road.
- Requirement for better transport linkages within Banbury including in and around Tramway and Canalside areas
- Opportunities posed by Bicester Town railway station in terms of links to Oxford.
- Shuttle bus service required between Oxford train station and the science parks and employment areas in the south and southeast of the City.
- A network of easily accessible pedestrian and cycle routes should be developed to encourage non car travel.
- OCC has not sought a primary school at Drayton Lodge Farm (Oxfordshire County Council).
- Concerns regarding primary school capacity in rural areas
- Concerns with flooding and drainage infrastructure as well as water supply
- Important to consider the availability of water recycling infrastructure
- Water supply and water treatment infrastructure concerns particularly in rural areas
- Cherwell District is in an area of water stress (Environment Agency)

- A Water Cycle Study should support the Sustainability Appraisal (Environment Agency)
- Suitable foul drainage capacity/water supply capacity is required to support any additional growth (Environment Agency).
- Electricity supply concerns
- Electricity connections for new developments from existing infrastructure can be provided subject to cost and time-scale. Any upgrades required can be funded between developer and Distribution Network Operator within a 2 year period therefore not impeding delivery of any proposed housing. (Scottish and Southern Energy).
- Overhead power lines on development sites should be accommodated by a considered layout with open space, parking, garages or public highways generally being permitted in proximity to the overhead lines. Otherwise, agreement will need to be reached in terms of identifying alternative routing for the circuits prior to planning permission being granted without burdening the existing customer base with any costs arising (Scottish and Southern Energy)..
- Concerns at cuts to bus services
- Requirement for additional burial grounds
- Concerns about mobile phone coverage in rural areas
- Concerns about health care provision in rural areas
- Concerns about local/community policing
- In order for development to be sustainable, it should not exacerbate existing infrastructure problems and demonstrate real improvements to existing infrastructure to be betterment of existing and new residents
- Infrastructure must be located in proximity to new homes to promote sustainable living patterns.
- The likely infrastructure requirements arising from the additional housing should be investigated, as should existing infrastructure/infrastructure shortfalls/capacity for infrastructure expansion. This should consider both Cherwell and Oxford City and should inform the options for growth.
- Lack of confidence that adequate infrastructure will be provided. Onsite infrastructure provision must be addressed at an early stage of plan making.
- Concerns that service sector infrastructure (health/education) struggle to find employees because they find it too expensive to live in Oxford City or travel to it.
- Opportunities for making efficient use of existing infrastructure is essential
- New development should be of a scale to provide for its own local needs. Spreading smaller development sites to meet housing needs would be inappropriate as it would be difficult to deliver new schools, health facilities etc. Conversely the concentration of larger scare developments provides the opportunity for focused delivery of all necessary infrastructure.
- As well as education, health, community infrastructure, there should be a strong policy steer on green infrastructure

- The Partial Review does not appear to consider the impact of increased housing provision on open space, sports and recreation facilities. An up to date playing pitch strategy and built facilities strategy should be produced to ensure the Partial Review is robust.
- There is a lack of sports and leisure infrastructure across Oxfordshire particularly a 'regional' scale facility. A development of around 4,000 homes could enable the delivery of such a facility which would act as a regional attraction, bring visitors into the district, whilst still addressing an unmet need of the County as a whole.
- There is already a need to address a funding gap for strategic infrastructure required to support planning growth. Options for meeting Oxford's unmet need should not significantly increase the infrastructure funding shortfall (Oxfordshire County Council).
- Impacts on existing infrastructure must be thoroughly assessed and careful consideration given to the phasing of new infrastructure with development. The planning and delivery of infrastructure requires a comprehensive approach to planning for growth i.e. rather than developing a separate housing requirement and strategy for accommodating Oxford's unmet need (Oxfordshire County Council).
- Concerns that existing infrastructure deficiencies will not be addressed by new development. No confidence that proposed improvements will be delivered (Thames Water)
- An infrastructure delivery vehicle is required
- Suggest delaying work on the Council's CIL (Regulation 123 list) until after the unmet needs of Oxford have been allocated to ensure a more accurate list can be produced.

How the identified issues have been taken into account

- The issues were considered when developing the draft Vision and Objectives in Section 5 and through the Initial Sustainability Appraisal's (PR23) examination of Areas of Search and potential strategic development sites.

Question 19: How do these issues affect the potential development locations to meet Oxford's unmet needs?

- In general water supply terms there are no major concerns about supporting an additional 3,500 properties. The preference would be for additional growth to be focused in either Banbury or Kidlington and to a lesser extent Bicester (Thames Water)
- Thames Water is currently delivering a reinforcement main to Banbury to secure supplies to the area for the next 40 years. Local reinforcements may still be required, and the storage capacity of the Bretch Hill reservoir will need to be reviewed. In terms of waste water at Banbury, there is an existing scheme being design to relieve existing pressures on sewer network capacity and to prevent sewage flooding (Thames Water).

- Kidlington has adequate strategic water supply infrastructure and any proposed development in this area would only require local reinforcements (Thames Water).
- If growth is greater than previously predicted for Bicester, additional water supply upgrades may be required and the capacity of the Ardley reservoirs reviewed. Upgrades to the existing sewerage infrastructure and drainage infrastructure are likely to be required (Thames Water).
- Additional housing in the rural areas will require a case by case review in terms of water supply capacity. If any strategic upgrades are required, these could take significant time to implement due to the distances involved in the networks (Thames Water).
- At the Former RAF Upper Heyford, both sewerage network and waste water treatment capacity will need to be upgraded to cater for the scale of development envisaged. A strategic wastewater infrastructure solution will be required to serve the scale of development proposed (Thames Water).
- Careful consideration should be given to the phasing of new infrastructure with development (Oxfordshire County Council).
- Infrastructure must be located in proximity to new homes to promote sustainable living patterns.
- Lack of infrastructure provision will limit growth
- Infrastructure must be provided before development commences
- Infrastructure, with the exception of transport, can be adapted as necessary
- Consideration should be given to spatial options which can take advantage of planned investment in strategic infrastructure, or which might strengthen the business case for new or improved strategic infrastructure (Oxfordshire County Council)
- Development should either be located where existing services/infrastructure would benefit from additional population, or where infrastructure could be expanded cost effectively, or clustered in such a way as to make the creation of new infrastructure viable.
- Employment development locations should be sited to ensure that there is affordable access to them
- Locating significant additional growth in the District will make existing infrastructure problems worse
- Locations for growth should be selected which take advantage of existing and planned investment in strategic infrastructure or which might strengthen the business case for new or improved strategic infrastructure
- The ability to provide infrastructure onsite as well as links to existing infrastructure should be considered
- An infrastructure delivery vehicle is required to deliver future development quickly and efficiently.
- The most appropriate locations are Bicester and Banbury, in accordance with the vision and spatial strategy of the Local Plan Part 1. This will ensure that Cherwell has a clear vision, rather than creating a different vision for the delivery of the additional housing which would conflict with the aims of the Local Plan Part 1 and also confuse matters.

- Growth should be focused in locations such as Bicester, with strong socio-economic links with Oxford City and opportunities to utilise existing infrastructure and capacity to deliver further infrastructure.
- Bicester is receiving funding associated with the Eco Town and Garden Town designations and is therefore able to accommodate additional development.
- Bicester is the most appropriate when considered against the reasonable alternatives.
- Additional growth in Bicester should be limited by the capacity of the rail and road infrastructure linking it to Oxford, and other infrastructure required to support housing.
- The infrastructure capacity at Banbury is uncertain
- In comparison with other settlements in the District, Banbury contains the infrastructure to support development
- Kidlington will offer the best solution given the factors listed in the consultation document's section on infrastructure, having significant services and facilities
- Existing infrastructure provision at Oxford is a strong positive factor in considering options for growth, particularly in the north of Oxford area.
- Growth locations should be in the south of the county and closer to Oxford and the knowledge spine
- Site specific promotions made

How the identified issues have been taken into account

- The issues were considered when developing the draft Vision and Objectives in Section 5 and through the Initial Transport Assessment's (PR22) and Initial Sustainability Appraisal's (PR23) examination of Areas of Search and potential strategic development sites.

Economy

Question 20: Are there any economic issues you would like to raise?

- Full list of sites submitted as representations to the Partial Review consultation is attached.
- Employment development should be located next to transport hubs & should consist of different uses.
- Tourism should be promoted.
- Tourism is a key part of Cherwell's economy, particularly associated with Bicester Village. Through integrating Bicester town centre with Bicester Village, Bicester will be able to harness the status that Bicester Village has brought to the area and tourism will become a greater element of the District's economy. As such the existing tourism assets of Cherwell should be supported.
- The waste management industry is not adequately accommodated in Oxford.
- A thriving local economy does not need to be synonymous with more people, more traffic and more housing.

- It should be recognised that as well as being the economic centre of the County, the Oxford economy is of national and international significance.
- The diversity of employment types in Oxford should be more clearly recognised including manual based work (BMW & Unipart).
- Concerns raised about the economic impact of providing housing which is supposed to help alleviate Oxford's shortfall in locations that are not well related to Oxford or its employment hubs.
- Additional housing is intended to house workers based in Oxford so it is important that housing sites are located along established or proposed public transport corridors. References made to additional documents for the Partial Review to consider (Oxfordshire Creative Cultural Heritage and Tourism Investment Plan (Oxfordshire County Council).
- Housing and economic issues are closely linked; the Partial Review should consider both.
- It needs to be ensured that job growth in Bicester matches housing growth. There is no mention made of the role of the Eco Business Centre in supporting environmental business growth.
- Bicester needs high tech/high skills employment commensurate with the Oxfordshire Knowledge Spine rather than warehousing.
- In Banbury there is a need to increase skills (not necessarily academic achievement) including vocational/apprenticeship training.
- Banbury needs smaller high tech industries not only manufacturing jobs.
- Upper Heyford is a major employment location and can be utilised to create a dynamic third major settlement in the District
- Acknowledgement should be given to the Knowledge Spine. Concentrating development along the knowledge spine will help to secure the economic growth aspirations of the City Deal as well as meeting the needs of residents of the additional housing.
- The lack of affordable housing to workers in Oxford is a drag on the economic development of the City and the County (recruitment and retention problems particularly in key local services as well as the universities and associated research industries).
- Oxford Gateway will increase the housing pressures, it is indicative of the lack of balance between housing and employment uses.
- It may be difficult to limit Oxford's future growth.
- The housing needs are based on aspirational projections of Oxford's housing employment growth
- If Oxford is restricted in its ability to expand its boundaries then eventually it will cease to be an attractive investment opportunity and economic growth will be constrained.
- Issues identified for the Partial Review should involve scoping the cooperation between Cherwell and Oxford City regarding strategic employment sites considered alongside accommodating housing needs.
- The issue of accommodating strategic large scale logistics sites should be addressed in the Partial Review; the partial review provides a logical

opportunity to broaden the debate to include employment land issues. Delaying would be unsound.

How the identified issues have been taken into account

- The issues were considered when developing the draft Vision and Objectives in Section 5 and through the Initial Sustainability Appraisal's (PR23) examination of Areas of Search and potential strategic development sites.

Question 21: How do these issues affect the potential development locations to meet Oxford's unmet needs?

- There is a need to provide additional land for employment as well as for housing.
- New housing should be located near to where employment exists/could be expanded.
- Economic growth can be supported by locating housing in the right place where trips can be made by sustainable modes.
- In terms of acknowledging the role of the waste business sector in Oxford, this means requiring appropriate sites (B2 use) close to Oxford.
- No evidence that if the additional housing is built, whether residents would actually work in Oxford
- Firms in Oxford should relocate to Cherwell to occupy vacant buildings.
- Economic considerations include viability, land ownership, and capturing value uplift to help fund infrastructure. Any site that is identified should be deliverable.
- The Local Plan Part 1 over allocates employment land which should now be used for housing to avoid new large greenfield housing allocations on the edge of towns.
- Employment allocations should be flexible in the uses they accommodate and they should be reviewed to assess their potential to contribute to housing land supply.
- Employment land is not needed (the area is one of full employment); more employment land will increase the need for housing.
- The contributions that any allocated site can make to increasing spend in the local economy, to easing housing affordability, and enhancing public transport viability, should be considered.
- The Council should use the association and relationship with the city of Oxford to help grow Cherwell's economy. This can be accelerated through a greater provision of employment. This would allow for a range of companies to base in Cherwell, potentially attracting Oxford habitants.
- Accommodating the infrastructure required to support the housing and business development will require support funding from the Government and County Council which is unlikely to be available due to finance cuts.

- Development locations should be remote from Oxford to avoid exacerbating Oxford's traffic problems
- Proximity to Oxford is important as the main economic centre of the County.
- Locating new housing close to Oxford will reduce travel distances and limit negative impacts on economic efficiencies and output/productivity.
- Locating significant new housing close to Oxford is vital to support Oxford's long term economic well-being and competitiveness. It is also vital to provide housing for key workers etc to sustain the world class clinical and research activities
- Locating new housing immediately north of Oxford would support significant proposed economic growth at existing sites to the north of Oxford, to the benefit of Cherwell and Oxford's spatial strategies.
- The City needs to expand its boundaries
- It needs to be ensured that job growth in Bicester matches housing growth. There is no mention made of the role of the Eco Business Centre in supporting environmental business growth.
- In order to provide for a balance between housing and employment, land should be allocated for additional employment, preferably in locations that support other sustainability objectives, such as in Bicester.
- Cherwell should be aiming to support Bicester (and Cherwell's) residents, not Oxford's future residents.
- At Banbury, there should be a diversification of the town's economic base and for current and future residents to live and work sustainably within the town.
- Reflecting existing commuting patterns, Banbury has a strong economic relationship with Oxford and would be an appropriate location to accommodate the additional housing.
- Site promotions made.

How the identified issues have been taken into account

- The issues were considered when developing the draft Vision and Objectives in Section 5 and through the Initial Transport Assessment's (PR22) and Initial Sustainability Appraisal's (PR23) examination of Areas of Search and potential strategic development sites.

Sustainability

Question 22: Are there any sustainability issues you would like to raise?

- Sustainability is a key principle in determining growth locations (Oxfordshire County Council).
- The approach to sustainability in the Partial Review should reflect the NPPF in terms of the broad consideration of a range of issues within the three dimensions of sustainable development. The delivery of housing to meet the

needs of present and future generations is a key part of sustainable development & underpins soundness.

- The conservation and enhancement of the historic environment is an integral part of sustainable development as defined in the NPPF (Historic England).
- Sustainable travel could be enhanced by a station on HS2 on A43 between Bicester and Brackley. No development should commence until the Oxford-Bicester train line is operational. Additional development should be located along the Cambridge-Oxford Expressway. Other sustainability issues can be addressed via policies in the Local Plan (Pt1 & 2) and SPDs.
- Highly efficient houses close to where the housing need arises will provide sustainability
- The additional housing will undermine sustainability through strains on infrastructure and environment. Additional housing is inherently unsustainable.
- It is unsustainable (as per the NPPF) to release Green Belt or AONB land for housing. This removes a benefit from future generations which they otherwise would have enjoyed.
- It is unsustainable to locate housing far from Oxford in North Oxfordshire villages and towns as this would increase commuting. Support staff in hospitals and other vital services need to live close to the workplace, as do all lower paid workers and shift workers.
- Oxford's sustainability standards should apply to the Oxford related housing.
- Support for high sustainability standards, references to Healthy New Towns.
- Examples given of unsustainable development in Bicester (biodiversity concerns)
- Existing roads around Banbury are considered inadequate for current housing needs with insufficient parking provided
- Heyford Park is being developed as a sustainable development and community and this should be expanded upon.
- The Local Plan Part 1 seeks to avoid coalescence between settlements; and further residential development between Kidlington and Oxford would be contrary to this objective.
- The provision of infrastructure is essential to deliver sustainable development.
- The Council should explore eco-friendly transport methods whilst also promoting public transport services, encouraging cycling, introducing road pricing, and building good (not bus) public transport links.
- More housing and more people will add to more air and noise pollution, road congestion, and loss of open countryside and rural areas.
- Need to consider issues of community identity, reducing crime, increasing social cohesion and harmony. Recent developments around Kidlington and Gosford are threatening the appeal of the villages.

How the identified issues have been taken into account

- The issues were considered when developing the draft Vision and Objectives in Section 5 and through the Initial Transport Assessment's (PR22) and Initial Sustainability Appraisal's (PR23) examination of Areas of Search and potential strategic development sites.

Question 23: How do these issues affect the potential development locations to meet Oxford's unmet needs?

- The need to conserve and enhance the significance of heritage assets and their settings should be considered, both as a constraint and an opportunity (Historic England).
- There is a need to tackle sustainability issues. Otherwise, additional housing should be a long way from Oxford.
- New housing should be spatially closely related to Oxford.
- A sustainable urban extension to Oxford, and development in the southern areas of the District in proximity to Oxford, offers the greatest opportunity for sustainable modes of travel.
- There is scope for mitigation if additional development is located close to Oxford.
- The City needs to expand its boundaries
- Development in designated areas such as Green Belt and AONB should be avoided
- There needs to be more certainty that the housing need is real and that it has to be met in Cherwell
- Cherwell should be aiming to support Bicester's and Cherwell's residents, not future Oxford's residents
- Better management required of the relationships between road users and other users of the space particularly residents, users of open spaces/play areas. Need to reduce the amount of straight roads in new developments and use more 'sleeping policemen'.
- The release of greenfield land for housing should not be seen as an unsustainable approach. Natural environment assets should be protected and where protection is not possible, impacts mitigated, but there are areas of greenfield land that are not protected assets.
- Onsite sustainability standards should not be restrictive or unnecessary as this can lead to long delays/non delivery.
- The Local Plan Part 1 strategy to control development in the open countryside should be adhered to and such proposals rejected.
- European examples given of considering sustainability issues in a unified way along with economic issues and financial viability.
- Sustainability is not just about the environmental aspects. All economic, social and environmental factors carry equal weight and should be considered through Sustainability Appraisal to pursue the most appropriate strategy.

- The key sustainability issue of air quality relates primarily to transport, which in turn is directly influenced by the location of development to achieve a modal shift away from the car.
- Bicester is a sustainable location for more development.
- Banbury is a sustainable location for more development, where the need to travel can be minimised and the use of sustainable travel options can be encouraged.
- Locating the growth in larger settlements such as Kidlington will ensure that residents have good access to a range of facilities without the need to travel.
- There is the opportunity to join up the two issues of accommodating Oxford's unmet housing needs, and accommodating Oxford's overflow business needs within Kidlington's hinterland by developing sites at Kidlington.
- Site specific promotions made and the sustainability credentials emphasised.

How the identified issues have been taken into account

- The issues were considered when developing the draft Vision and Objectives in Section 5 and through the Initial Transport Assessment's (PR22) and Initial Sustainability Appraisal's (PR23) examination of Areas of Search and potential strategic development sites.

Natural Environment

Question 24: Are there any natural environment issues you would like to raise?

- Additional housing and traffic will damage the natural environment and generate air pollution.
- Need to protect the countryside for its amenity and biodiversity value and value to existing and future generations.
- Should protect flood plain to reduce flooding & designate & protect green spaces
- Areas close to Oxford are at risk of flooding (and across the district), which will be exacerbated by increased surface water run-off.
- Flooding could be alleviated by better undergrowth control and dredging of the Rivers Ray & Cherwell
- Flood risk areas should be avoided as per the NPPF. Cherwell District has significant areas of land at the lowest risk of flooding (Flood Zone 1) and there is no reason to allocate any additional housing in Flood Zones 2 or 3 (Environment Agency).
- CIL and New Homes Bonus should be used to provide funding for flood defence schemes in the areas downstream of large developments.
- The District is in an area of water stress, which will be exacerbated by additional development.
- The Oxford Meadows SAC should be protected.

- All potential allocations should be subject to ecological assessment to ensure there will be no significant negative impacts on biodiversity in accordance with policy ESD 10.
- The cumulative ecological impact of the additional development, including any development along the District's boundaries, should be considered for sensitive receptors particularly in terms of impacts on the SAC but also SSSIs and Local Wildlife Sites (various including Oxfordshire County Council). Direct and indirect impacts (including hydrology, air quality and recreational pressure) should be assessed.
- Conservation Target Areas and other Green Infrastructure linkages should be maintained/protected (various including Oxfordshire County Council).
- Minimise disturbance to nature conservation sites and areas including SSSIs and BBOWT nature reserves, habitats and species.
- The principles of the Oxford City policies on biodiversity should be applied to the new housing being planned for.
- Need to protect the biological value of water meadows and other environmental habitats.
- The Council should designate additional nature reserves and designated green spaces which must not be developed.
- Development should be restricted to areas of low value environmental importance
- Green Belt is a major component of the District's natural capital.
- Green Belt is not a natural environment constraint but relates to the setting of Oxford.
- Green Belt land is a high quality landscape which is also important for farming and wildlife habitats, where a network of footpaths serves as a recreational facility.
- The Green Belt is not sacrosanct; it should not be protected at the expense of other spaces within the District.
- Consideration required of the impact on the District's rural character of house building.
- More could be done to promote recreational use of Cherwell's countryside including improving footpaths.
- Need to tackle littering in the countryside.
- There is a need for appropriate planting on development sites in terms of appropriate location and limited ongoing maintenance particularly with maintenance budgets shrinking.
- As per the NPPF guidance in paragraphs 109 to 125 and paragraph 113's distinction between the hierarchy of protected sites. Landscape designations outside of those specifically mentioned in the NPPF footnote 9 are not absolute constraints.
- Development should be accommodated without impacting on the Cotswolds AONB (Natural England).
- Consideration should be given to the natural environment constraints in the local authorities around Oxford. CDC could accommodate a higher level of

housing than other Oxfordshire authorities as it has a lower amount of Green Belt. Areas with strong socio-economic links with Oxford City should be the focus for growth areas.

How the identified issues have been taken into account

- The issues were considered when developing the draft Vision and Objectives in Section 5 and through the Initial Sustainability Appraisal's (PR23) examination of Areas of Search and potential strategic development sites.

Question 25: How do these issues affect the potential development locations to meet Oxford's unmet needs**?**

- Impacts on the natural environment should be taken into account.
- A balanced view should be taken between environmental constraints and the need for development.
- The large areas of land close to Oxford are protected by natural environment designations means that there are only limited development locations to meet Oxford's unmet need. The least restricted areas are Green Belt, which are not subject to natural environment restriction.
- Some areas will be 'no go's' for development and development should be directed to locations which minimise the loss of important and valued natural assets/landscapes.
- Oxford City is unable to meet its housing need because of policy and environmental constraints, such as flood risk. The same approach should apply in Cherwell i.e. development should not be located in areas of flood risk (Flood Zone 2 or 3) or nature conservation value (Environment Agency).
- Less housing will mean less litter
- Consideration should be given to the natural environment constraints. CDC could accommodate a higher level of housing than other Oxfordshire authorities. It has a lower amount of Green Belt and fewer natural environment constraints. Areas with strong socio-economic links with Oxford City should be the focus for growth areas.
- There is scope for mitigation if additional development is located close to Oxford.
- Development should not be at the expense of Cherwell's natural environment whilst allowing Oxford to protect its areas that may be of lesser environmental importance.
- Realistic reappraisal of the Green Belt is required.
- Housing opportunities around Kidlington are limited by flood risk.
- There is some flood plain land north of Oxford, but there is also much land outside of the flood plain.
- The Oxford Meadows SAC is already compromised by traffic. Additional housing close to Oxford could help to alleviate this when compared with other alternatives more likely to generate additional traffic on the A34.

- The area around the Oxford Meadows SAC is particularly sensitive with development potentially leading to changes in hydrology, increases in air pollution, or recreational pressure on the site.
- The issue of cumulative impact on the SAC could affect locations for growth particularly in terms of the air pollution generated by additional traffic (Oxfordshire County Council)
- Options for growth in the more rural areas away from Oxford are likely to have a greater impact on the character of the open countryside.
- Cherwell should be aiming to support Bicester's and Cherwell's residents, not future residents of Oxford.
- Site specific promotions made.

How the identified issues have been taken into account

- The issues were considered when developing the draft Vision and Objectives in Section 5 and through the Initial Sustainability Appraisal's (PR23) examination of Areas of Search and potential strategic development sites.

Built and Historic Environment

Question 26: Are there any built and historic environment issues you would like to raise?

- Updates required to the number of Scheduled Ancient Monuments, Registered Parks & Gardens, and non-designated archaeological heritage assets (Oxfordshire County Council)
- The District's traditional rural villages and rural agricultural landscapes are already threatened by the amount of development required.
- Recent development around Cherwell's villages has damaged local distinctiveness and rural nature of approaches to the village/local views.
- Development as part of the Local Plan Part 1 has already had a substantial and detrimental effect on Banbury's attractiveness as a historic market town, including impacts on Salt Way, Crouch Hill and Banbury Circular Walk, and increasing coalescence. Development has also compromised the historic integrity and tourism potential of the former RAF Upper Heyford.
- Additional development threatens the integrity of the built and historic environment and heritage assets.
- Little value to the built environment in Cherwell in central towns, with some exceptions as noted in the consultation paper.
- Kidlington has a historic centre, recognised by the Conservation Area designation.
- There is potential for careful redevelopment in the urban areas of Bicester or Kidlington.

- A key issue is the protection and enhancement of the historic setting of the City, which is particularly relevant to the areas of open countryside around Oxford i.e. green wedges/green lungs.
- The rural character of the landscape immediately surrounding Oxford is an asset
- Internationally renowned sites within Oxford must be protected.
- Views into and over the city, including those identified in the Oxford Viewcones Study, contribute to the significance of the city and that significance.
- Evidence base sources suggested include the Historic Environment Record & the Historic Landscape Characterisation
- Developments of over 10 houses should not be located in or next to Conservation Areas
- Factual updates to the number of historic assets in the District as listed in the consultation paper.
- CDC should have a positive strategy for the conservation & enjoyment of the historic environment as per the NPPF. New development should be sympathetic to and complement the built and historic environment of Cherwell District (Historic England).
- Protection of designated and undesignated assets can extend to their settings. A development that affects Heritage Assets should however not be excluded from the site selection process, it should be considered whether harm does arise, whether the harm arises can be mitigated and whether there are reasonable alternatives. Also, heritage assets can in some cases be enhanced by development.
- Need to protect ridge and furrow landscapes.
- The NPPF requires Local Plans to contain a clear strategy for enhancing the built and historic environment and to identify land where development would be inappropriate.
- The possibility of retaining the outer shell of historic buildings and bringing premises back into use should be considered before building new houses.
- Regard should be had to the Statutory List of Buildings of Special Architectural or Historic Interest and Designated Conservation Areas.
- As per the guidance in the NPPF paragraphs 126 to 141, historic assets should not be considered as absolute constraints.

How the identified issues have been taken into account

- The issues were considered when developing the draft Vision and Objectives in Section 5 and through the Initial Sustainability Appraisal's (PR23) examination of Areas of Search and potential strategic development sites.

Question 27: How do these issues affect the potential development locations to meet Oxford's unmet needs?

- Impacts on heritage assets should be taken into account including 'showstoppers'
- Development within Conservation Areas or close to other historic assets is acceptable to meet Oxford's needs, provided historic settings are respected.
- Heritage assets should be viewed both as potential constraints and also potential opportunities in terms of securing the future of historic buildings or to better reveal their significance. This should include the contribution of a site to the purpose of the Green belt to preserve the setting and special character of Oxford (Historic England).
- Growth options should take into account the likely impacts on Green Belt purposes but also consider the exceptional circumstances which justify a review of the Green Belt boundary.
- Promote higher density development in Oxford including on specific redevelopment sites.
- CDC should have a positive strategy for the conservation & enjoyment of the historic environment. New development should be sympathetic to and complement the built and historic environment of Cherwell District.
- The issues identified limit future growth and it is necessary to recognise the limits of what can sensibly be achieved.
- New development should be directed to locations which protect and enhance the District's heritage assets.
- There is scope for mitigation if additional development is located close to Oxford.
- No justification to build over historic landscapes/historically sensitive locations and towns, instead of the Green Belt of Oxford.
- Need to improve the attractiveness of Bicester in its own right to alleviate Oxford's traffic problems
- Further developments around Banbury would threaten the separate identities of the surrounding villages. There are far more sustainable locations for growth which are within shorter travelling distance of the City and which have fewer constraints and where built development has already impacted upon character.
- Further development at RAF Upper Heyford would erode its remaining Cold War ambiance.
- Site specific promotions made.

<u>How the identified issues have been taken into account</u>

- The issues were considered when developing the draft Vision and Objectives in Section 5 and through the Initial Sustainability Appraisal's (PR23) examination of Areas of Search and potential strategic development sites.

Call for Sites

Question 28: Do you wish to submit details of sites to deliver housing development to meet Oxford's unmet housing needs within Cherwell?

- Full list of sites submitted as representations to the Partial Review consultation is available at Appendix 7.
- Cross reference made to sites proposed as part of representations on the Local Plan Part 2 consultation.

How the identified issues have been taken into account

- Promoted sites that meet the minimum size criterion for considering strategic development (two hectares) in order to identify sites that potentially could accommodate at least 100 homes are identified in Section 6 of the Options Paper.

General Comments

- No reference is made specifically to Parish Meetings. Where a meeting is in place, everybody on the electoral roll is a member and PMs are therefore the most democratic form of government. PMs are often confused with Parish Councils which have different legislation.
- Oxford City Council, South of Oxfordshire & Vale of White Horse District Councils and other Duty to Cooperate bodies look forward to continuing to work positively with Cherwell District Council and the other Oxfordshire authorities to assist with post SHMA work programme for the Oxfordshire Growth Board.
- Support for the building of individual houses in small rural communities on carefully chosen sites to support the sustainability of the community.
- No building supported in some villages.
- There is a need to have regard to potential impacts on the historic environment when considering potential housing sites. This includes the impacts of any sites proposed in the Oxford Green Belt on its function to preserve the setting and special character of Oxford. Policies should be based on an adequate, up to date and relevant evidence based as regards the historic environment. Links to information on heritage assets provided. Historic Environment would be pleased to offer comments on potential sites in terms of the impact on the significance of designated heritage assets (Historic England)

How the identified issues have been taken into account

- Reflected in work since the issues consultation and in the Options Paper.
- Issues are considered by the Initial Sustainability Appraisal (PR23) and Interim Transport Assessment (PR22) as described in Section 7 of the Options Paper.

Town and Parish Council/Meeting Workshops

3.21 Town and Parish Councils/Meetings were invited to a consultation workshop as part of the issues consultation on the Cherwell Local Plan Part 2 and the Partial Review of the Cherwell Local Plan Part 1 during January – March 2016. Consultation on the Community Infrastructure Levy was also highlighted at the workshop although this was not the focus of the workshops. The workshops took the form of group discussions on the agenda items set out below (the agenda was circulated in advance to the parishes). On arrival, parishes were split into groups and each group discussed each agenda item. The group discussions were facilitated by a member of the Planning Policy Team with support from other officers.

3.22 Two workshops took place for parishes in the north and south of the district on 23 and 24 February respectively. The issues arising from the workshops insofar as they relate to the Partial Review of the Local Plan are summarised below.

23 February 2016

Table 1

- Concerns that the Green Belt in Cherwell should be protected
- The focus for new development should be in the south of the district where there are better transportation links, although this will depend on site availability
- Roads in the south of the district can better accommodate HGVs
- Jobs already existing Oxford so no employment should be provided.
- Employment provision would cause additional issues (mainly in relation to transport)
- There is a lack of thought in planning in general (i.e. layout of M40) although there was some positive discussion of recent transport improvements
- Concerns about additional housing and impacts on village coalescence

Table 2

- Development should be located at Kidlington or Bicester and it would not be sensible to locate development in the north of the district so far from Oxford.
- Upper Heyford former airbase was raised as an option.
- Infrastructure should be provided as well as dwellings and transport will be a major consideration.
- The Green Belt should be protected and more sites should be considered in Oxford but the importance of the skyline should be recognised.

Table 3

- Need more information on why Cherwell needs to accommodate Oxford's needs.
- Obvious opportunities for accommodating Oxford's needs that are not in Cherwell i.e. Grenoble Road.

- If Oxford didn't keep attracting new employment growth, then there would be ample land supply for housing within the City boundaries – they can redress the balance within their own area.
- Query whether the housing is actually for people who will join the Oxford/south of Cherwell community – it is for London commuters or Birmingham commuters.
- A 'hierarchy' of preferred responses was discussed: Firstly – not accepted that there is an unmet housing need, either that Oxford cannot meet its own needs or that Cherwell should be accepted this. Secondly – any provision in Cherwell to meet Oxford needs should be as close to Oxford as possible, well linked in transport terms. Kidlington is an obvious candidate given size of settlement, ability to accommodate development and links to Oxford. New train station linking to Oxford & beyond. Thirdly – development in the Green Belt, as long as there is replacement Green Belt designation elsewhere i.e. no overall loss in quantity.
- All agreed that Green Belt itself is not sacrosanct; it can be replaced elsewhere (not like a wildlife designation for example).
- Area of Search should be in the south of the district.
- No implications for 5 year housing supply in the rest of the district, there should be a north of Cherwell 5 year supply calculation, and a south of Cherwell 5 year supply calculation.

Table 4

- Houses to meet Oxford's housing need should be located where people want to buy them
- Development should be located close to Oxford but there are constraints e.g. biodiversity
- The need should be met in Oxford
- Green Belt land should be used to ensure development is close to Oxford
- Concern at even more development in the district to meet Oxford's unmet need- where does it stop?

Table 5

- Apprehensive about how the excess Oxford city demand would be divided up per village
- Should the villages closer to Oxford take proportionately more
- Would the housing need of Oxford's overflow displace Cherwell's own housing need
- Where possible, should concentrate new development around the Transport Hubs
- Concerned about the increase in traffic, and the knock-on effects of developments not just in their villages, but also in nearby villages

24 February 2016

Table 1

- Concern was expressed that the gap between Kidlington and Oxford could be lost and other areas including a site to the south of Oxford would be preferable.
- Oxford is pursuing employment land and won't allow it to be re-developed. This should be examined. There is an opportunity to bring employment from Oxford to Bicester.
- Transport should be a major consideration for the location of development. The railway crossing at London Road will need addressing if there is continued growth at Bicester.
- Bicester is the right location for housing and employment but links need to be improved between Bicester and Oxford.
- Concern was expressed that villages will have to accommodate Oxford's needs.

Table 2

- New infrastructure development is concentrated from Bicester to Kidlington/Oxford; it would make sense for development to be located towards Oxford.
- Better to review the Green Belt for development rather than targeting villages being consumed by towns.
- Loss of Green Belt could be replaced by new Green Belt/buffers around villages.
- Oxford should meet its own needs, including employment.
- There are already problems in Kidlington with the new station; parking at the station and park and ride is causing overspills into the village free parking areas.

Table 3

- Shared view that Oxford should accommodate its own needs, and if it cannot, then the housing should just not be provided, rather than provided elsewhere.
- Wherever the housing is located, if it is meeting Oxford's needs (i.e. to support employment growth in Oxford), then it will increase commuting into Oxford. This is not sustainable development, even if locations close to Oxford are used.
- Want Oxford to look again at its capacity and if necessary use large areas of private green space.
- Would not support Green Belt land being lost to housing development. Concerns that there is already high out commuting in the district i.e. to Oxford and out from Bicester, more housing in the south of the District will worsen this. Why not focus on more jobs in Cherwell.
- Shared concern about impact of accommodating Oxford's housing needs on the Cherwell housing land supply.

Table 4

- Questioned whether or not new areas could be designated as Green Belt if other areas are being removed from the Green Belt in order to meet Oxford's unmet housing need.
- Questioned if a new SHMA will be prepared in light of Oxford's unmet housing need and Oxford's Local Plan Review.
- Questioned if Cherwell is speaking with other Oxfordshire authorities regarding the additional 15,000 dwellings in Oxfordshire.
- Questioned if employment will be considered.
- Parishes agree with the Government's priority on the use of brownfield land before greenfield land
- Raised concerns over the planning process – Cherwell has prepared a new Local Plan which was adopted last year and now seeking changes to the Plan due to changes in circumstances. Communities will lose interest and things could further change.
- Questioned the status of the Garden Town application and the strategy, how will the funding received be used.
- Future residents at the Eco-Town development at Bicester should be encouraged to live and work within the development.

How the identified issues have been taken into account

- The issues raised have been considered in preparing the draft Vision and Objectives, in identifying the Areas of Search and in the initial consideration of Areas of Search and potential strategic development sites.

Meeting with Wolvercote & Cutteslowe, and Summertown & St Margarets Neighbourhood Forums, 2 March 2016

3.23 On 2 March 2016, a meeting was held with the two Neighbourhood Forums representing communities in the north of Oxford. An officer from Oxford City Council also attended the meeting.

3.24 The purpose of the Partial Review was explained including the background to the Examination of the now adopted Cherwell Local Plan, the Strategic Housing Market Assessment, the Duty to Co-operate, the Oxfordshire Growth Board, and the process of preparing the Partial Review.

3.25 Cherwell officers took the Members of the Forums through the Issues consultation paper prompting discussion on the issues raised. The main issues were as follows:

- Relationship between housing needs for housing/economic reasons is confusing

- Concern that more housing will produce more traffic. The impacts will be significant for Oxford wherever the growth is located
- need better cycle links between Oxford and areas to the north of Oxford i.e. Kidlington.
- Air quality is a particular issue and has a direct impact on what can be considered 'sustainable'
- People will commute not just to Oxford but to Birmingham and London
- will the sites being promoted around the edge of Oxford make any difference to the sites being promoted within Oxford?
- There could be coalescence issues around Kidlington
- concern that a strategic approach to meeting the housing need is not being considered (i.e. sites of 3,000 dwellings)
- is the Green Belt still important? Still protected?
- what happens if it is determined that the housing cannot be accommodated in Cherwell?
- Will affordable housing and key worker housing be provided for?

<u>How the identified issues have been taken into account</u>

- The issues raised have been considered in preparing the draft Vision and Objectives, in identifying the Areas of Search and in the initial consideration of Areas of Search and potential strategic development sites.

Appendix 1 – Public Notice

Cherwell
DISTRICT COUNCIL
NORTH OXFORDSHIRE

PLANNING POLICY CONSULTATIONS
29 JANUARY 2016 TO 11 MARCH 2016

1. Partial Review of the Cherwell Local Plan (Part 1): Oxford's Unmet Housing Need – Issues Paper

The Cherwell Local Plan Part 1 was adopted in July 2015 and includes plans to fully meet the District's development needs to 2031. Consultation is now being undertaken to inform a partial review of Local Plan Part 1, specifically to help meet Oxford's unmet housing need. An Issues Consultation Paper is being published and comments are invited. The issues paper and related documents, including a Sustainability Appraisal Scoping Report and representation forms, are available to view on line at www.cherwell.gov.uk/policypublicconsultation or at the locations listed.

2. Cherwell Local Plan 2011-2031 (Part 2): Development Management Policies and Sites – Issues Paper

An Issues Consultation Paper is being published for Part 2 of the Cherwell Local Plan. Part 2 will contain more detailed planning policies and smaller, non-strategic development sites for housing, employment, open space and recreation, travelling communities and other land uses. It must conform with and build upon the strategy within the adopted Local Plan Part 1. Comments are invited. The Issues Paper and related documents, including a Sustainability Appraisal Scoping Report and representation forms, are available to view on line at www.cherwell.gov.uk/policypublicconsultation or from the locations listed.

Call for Sites

Both Issues Consultations are accompanied by a "Call for Sites". If you wish to promote a site for development please complete a form at www.cherwell.gov.uk/policypublicconsultation, or request one from the Planning Policy Team at planning.policy@cherwell-dc.gov.uk .

3. Draft Statement of Community Involvement

The Council has revised its Statement of Community Involvement (SCI). The SCI sets out who the Council will engage with on the preparation of Local Development Documents and in carrying out development management, and how and when they will be engaged. The draft SCI is available to view at www.cherwell.gov.uk/policypublicconsultation and your comments are invited as part of this consultation.

Document Locations

On-line at: www.cherwell.gov.uk/policypublicconsultation

Hard copies at the locations below during opening hours:

Cherwell District Council Offices, Bodicote House, Bodicote, Banbury, OX15 4AA
8.45am - 5.15pm Monday –Friday

Banbury Town Council, the Town Hall, Bridge Street, Banbury, OX16 5QB
Monday to Thursday 9am- 4.45pm, Friday 9am- 4pm

Banbury Library, Marlborough Road, Banbury, OX16 5DB
Monday 9am – 1pm, Tuesday 9am-7pm, Wednesday 9am – 8pm, Thurs and Friday 9am – 7pm, Saturday 9am – 4.30pm, closed Sunday

Neithrop Library, Community Centre, Woodgreen Avenue, Banbury, OX16 0AT
Monday 10am – 7pm, Tuesday Closed, Wednesday 2pm – 5pm, Thursday 10am – 1pm, Friday 10am- 5pm, Saturday 9.30am – 1pm, closed Sunday

Bicester Town Council, The Garth, Launton Road, Bicester, OX26 6PS
Monday – Thursday 9am – 5pm, Friday 9am – 4pm

Bicester Library, Old Place Yard, Bicester, OX26 6AU
Monday 9.30am – 7pm, Tuesday 9.30-5pm, Wednesday and Thursday 9.30am – 7pm, Friday 9.30am – 5pm, Saturday 9am-4.30pm, closed Sunday

Kidlington Library, Ron Groves House, 23 Oxford Road, Kidlington, OX5 2BP
Monday 9.30am – 5pm, Tuesday 9.30am – 7pm, Wednesday 9.30am – 1pm, Thursday 9.30am – 5pm, Friday 9.30am – 7pm, Saturday 9.00am – 4.30pm, closed Sunday

Adderbury Library, Church House, High Street, Adderbury, OX17 3LS
Tuesday: 10 am –12 noon & 3 – 7pm, Thursday: 2pm – 5pm & 6 – 7pm, Friday: 10am – 12 noon & 2 pm – 5pm, Saturday: 9.30 am –1pm, closed Monday, Wednesday & Sunday

Deddington Library, The Old Court House, Horse Fair, Deddington, Oxon. OX15 0SH
Monday 2pm - 5pm, 5.30pm - 7pm, Tuesday Closed Wednesday 9.30am - 1pm, Thursday 2pm - 5pm, 5.30pm - 7pm Friday Closed Saturday 9.30am - 1pm, closed Sunday

Hook Norton Library, High Street, Hook Norton, Banbury, Oxon, OX15 5NH
Monday 2pm - 5pm, 6pm - 7pm, Tuesday Closed, Wednesday 2pm - 5pm, Thursday Closed, Friday 2pm - 5pm, 6pm - 7pm, Saturday 9.30am - 12.30pm, closed Sunday

Copies will be available on the North, Central and West Mobile Library Services.
For details of locations and times of the mobile library visit www.oxfordshire.gov.uk or phone 01865 810240

Banbury LinkPoint, 43 Castle Quay, Banbury, Oxfordshire, OX15 5UW
8.45am (10am Wednesday) to 5.15pm Monday to Friday

Bicester LinkPoint, 38 Market Square, Bicester, Oxfordshire, OX26 6AL
8.45am (10am Wednesday) to 5.15pm Monday to Friday

Kidlington LinkPoint, Exeter Hall, Oxford Road, Kidlington, Oxon, OX5 1AB
8.45am (10am Wednesday) to 5.15pm Monday to Friday

Additional Locations for the Partial Review of Cherwell Local Plan Part 1: Oxford's Unmet Housing Need. Documents are available to view during opening hours:

Oxford City Council, St Aldate's Chambers, 109 St Aldates, Oxford, OX1 1DS
Monday to Thursday 9am-5pm, Friday 9am- 4.30pm

Oxford Central Library, Westgate, Oxford OX1 1DJ
Monday- Thursday 9am- 7pm, Friday and Saturday 9am- 5.30pm

Old Marston Library, Mortimer Hall, Oxford Road, Old Marsden, Oxford, OX3 0PH
Monday Closed, Tuesday 2pm- 5pm, 5.30pm- 7pm, Wednesday Closed, Thursday 2pm- 5pm and 5.30pm- 7pm, Friday 10am- 12pm and 2pm- 5pm, Saturday 9.30am- 12.30pm

Summertown Library, South Parade, Summertown, Oxford, OX27JN Monday 9am- 5.30pm, Tuesday 9.30am- 7pm, Wednesday Closed, Thursday 9.30am- 7pm, Friday 9.30am- 5.30pm, Saturday 9am- 4.30pm

Submitting Comments

Comments on the Issues Papers, Sustainability Appraisal Scoping Reports, or draft Statement of Community Involvement should be sent to:

By email to planning.policy@cherwell-dc.gov.uk

Or by post to:

Planning Policy Team
Strategic Planning and the Economy
Cherwell District Council
Bodicote House
Bodicote
Banbury, OX15 4AA.

Comments should be received no later than Friday 11 March 2016.

S SMITH, CHIEF EXECUTIVE

Appendix 2 – Consultation summary leaflet

Cherwell Local Plan 2011 – 2031 (Part1)

Partial Review – Oxford's Unmet Housing Need

• your place • your space • your say •

Issues Consultation - Summary Leaflet

January 2016

Cherwell
DISTRICT COUNCIL
NORTH OXFORDSHIRE

Cherwell District Council recently adopted the Cherwell Local Plan Part 1 (July 2015) which plans for growth to fully meet Cherwell's development needs to 2031. Consultation is now being undertaken to inform a partial review of the Local Plan Part 1. It relates specifically to addressing the unmet housing needs from Oxford City.

The Cherwell Local Plan 2011-2031 (Part 1) was published in July 2015. It meets Cherwell's identified development needs. It also commits to helping Oxford meet its housing need, in accordance with Government policy and with the findings of the Local Plan 'public examination'. This requires a 'Partial Review' of Local Plan Part 1.

A consultation paper has been prepared outlining the key issues that the Partial Review may need to address.

This leaflet explains some of the key issues and questions asked in the consultation paper. It is only a summary and we recommend that the full consultation paper is read. It can be viewed at: www.cherwell.gov.uk/policypublicconsultation and at Cherwell District Council offices and public libraries throughout the district, and selected locations in Oxford City (see page 13)

This leaflet includes information on:

- The background to the Partial Review
- The context – for Cherwell District and Oxford City
- The "Area of Search"
- Establishing a vision
- Key themes
- The "Call for Sites"

Some planning terms shown in ***bold italics*** are explained at the end of this booklet.

We would like your views on the issues raised and how we contribute in meeting Oxford's unmet housing need.

Background to the Partial Review

The ***Oxfordshire Strategic Housing Market Assessment*** (2014) indicates that there is a very high level of housing need to be met across the County. The Cherwell Local Plan makes allocations for growth to meet the level of housing need identified for the Cherwell District. The Government's ***National Planning Policy Framework*** and the statutory ***Duty to Cooperate*** require local authorities to work together to meet development requirements which cannot be met within their own areas.

Paragraph B.95 of the Local Plan Part 1 commits the council to seeking to address the unmet housing needs arising from elsewhere in the ***Oxfordshire Housing Market Area***, particularly Oxford City. A consultation paper has been prepared as part of the early stages of a 'partial review' of the Local Plan 1.

The Partial Review of the Local Plan will effectively be an Addendum to the Local Plan Part 1. The Partial Review will sit alongside the Part 1 document and form part of the statutory Development Plan for the district. It must be supported by robust evidence, thorough community and stakeholder engagement and detailed assessments.

The Partial Review is not a wholesale review of the Local Plan Part 1. The Partial Review focuses specifically on how to accommodate additional housing and associated infrastructure within Cherwell in order to help meet Oxford's housing need.

The Oxfordshire local authorities are working together through the ***Oxfordshire Growth Board*** to identify how and where the unmet housing need might best be distributed across Oxfordshire.

We are asking for your views on the issues that need to be considered in meeting Oxford's unmet housing need, whether they be environmental, economic or social matters. No sites are being proposed yet although we are inviting the submission of site details for consideration. At this stage we have not determined what size of site might be suitable but promoted sites must be for over 10 dwellings

If you wish to promote a site for consideration please use the Site Submission form available at www.cherwell.gov.uk/policypublicconsultation

The context – Cherwell District and Oxford City

Oxford has a high level of housing need. As a relatively compact, historic city, Oxford has some characteristics which constrain its ability to accommodate new development including the Oxford Green Belt, which encircles and extends into the city, a tightly drawn administrative boundary, flooding, areas of nature conservation, and historic assets.

The Cherwell District adjoins the Oxford City boundary and there are geographic, social, economic and historic relationships between the two.

The Area of Search

We need to consider whether we should define a particular area of the district for meeting Oxford's unmet development needs, for example, based on proximity to Oxford, or key transport corridors. Parts of Cherwell District have a more direct relationship with Oxford for different reasons.

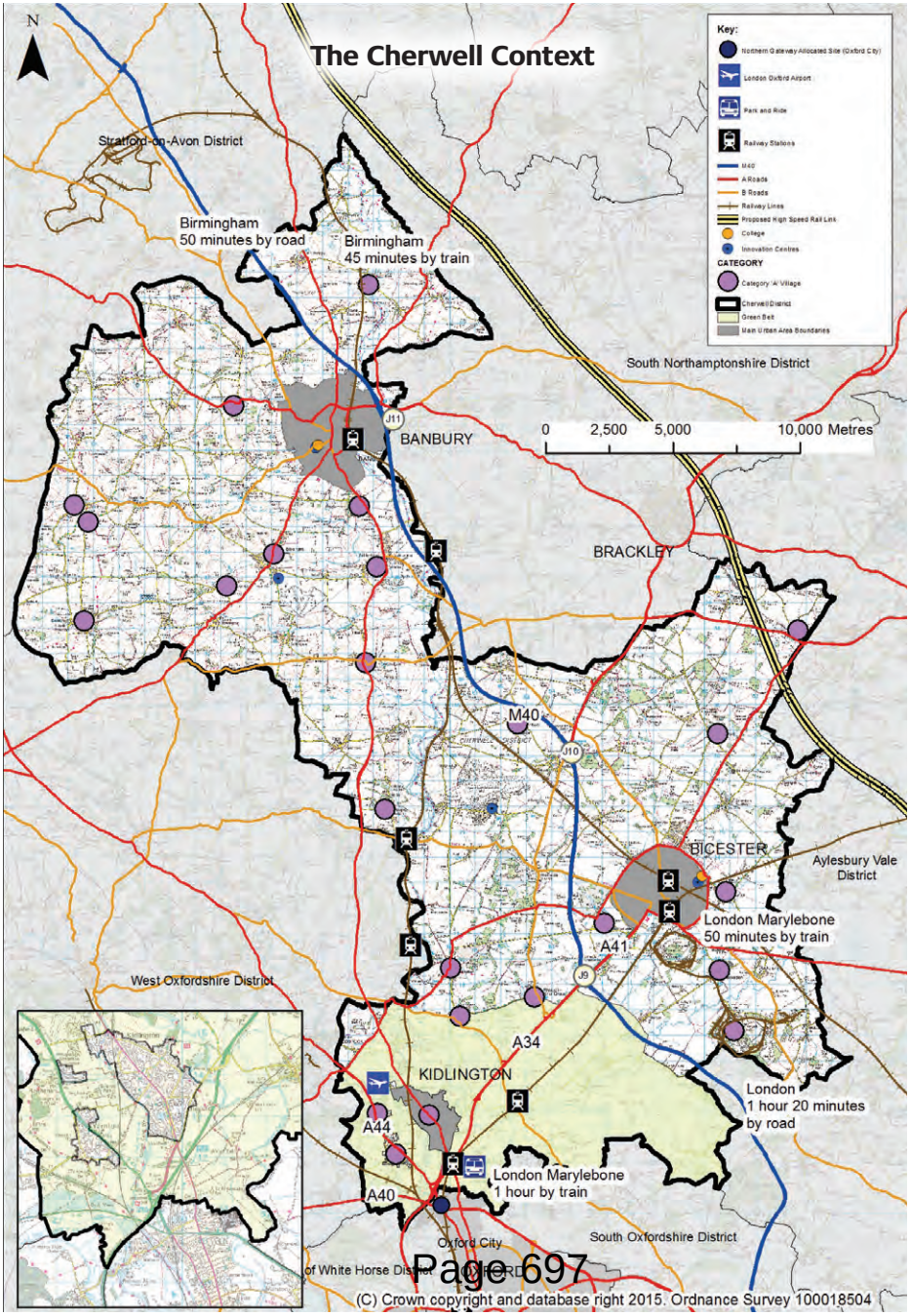
Do you consider that the 'area of search', or plan area, for the Partial Review should be well related to Oxford City?

The Oxford Green Belt

The Oxford Green Belt surrounds Oxford City, and covers the southern part of the Cherwell District. It is different from green fields which refer to undeveloped countryside beyond our towns and villages and from 'greenfield land' which refers to all land that has not been previously developed.

Government policy restricts development in the Green Belt and Green Belt boundaries should only be altered through the Local Plan making process in exceptional circumstances.

A strategic review of the Oxford Green Belt boundaries may be necessary to meet the unmet housing needs in Oxfordshire. A Green Belt Study has been carried out on behalf of the Oxfordshire Growth Board (available on the council's website) and it will be used as one source of information in considering potential locations for growth.


The Cherwell Context
N
Key:
Northern Gateway Allocated Site (Oxford City)
London Oxford Airport
Park and Ride
Railway Stations
M40
A Roads
B Roads
Railway Lines
Proposed High Speed Rail Link
College
Innovation Centres
CATEGORY
Category A Village
Cherwell District
Green Belt
Main Urban Area Boundaries
Stratford-on-Avon District
Birmingham
50 minutes by road
Birmingham
45 minutes by train
South Northamptonshire District
J11
BANBURY
0 2,500 5,000 10,000 Metres
BRACKLEY
M40
J10
BICESTER
Aylesbury Vale
District
London Marylebone
50 minutes by train
A41
J9
West Oxfordshire District
A34
KIDLINGTON
A44
London
1 hour 20 minutes
by road
London Marylebone
1 hour by train
A40
Oxford City
South Oxfordshire District
of White Horse District
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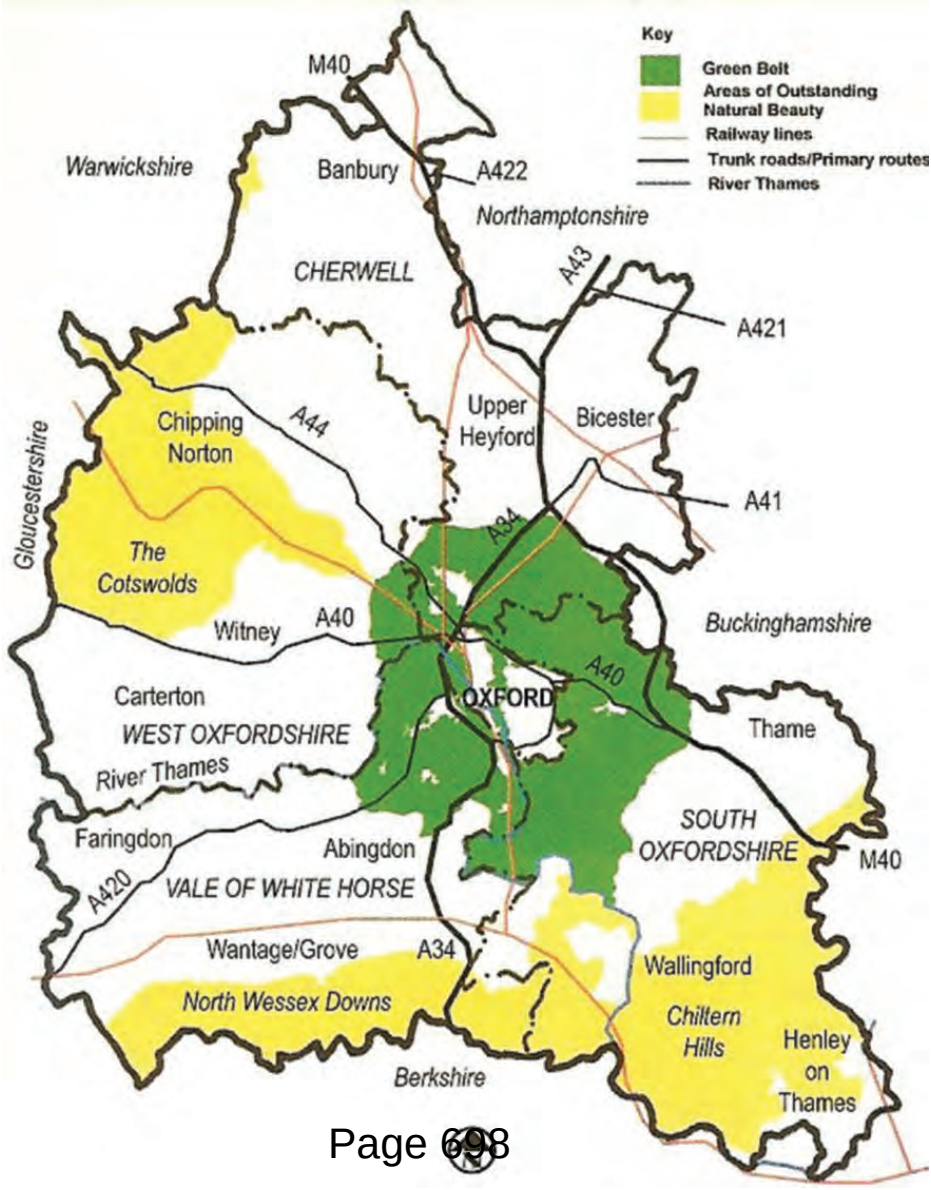
The Oxford Green Belt



Establishing a Vision

By 2031, Cherwell District will be an area where all residents enjoy a good quality of life. It will be more prosperous than it is today. Those who live and work here will be happier, healthier and safer.

The Vision for Cherwell District (above) established in the Local Plan Part 1 must form the starting point for this partial review, but we also need to establish a vision and strategy for meeting Oxford's unmet housing needs in the Cherwell District.

What are the key goals that any additional growth in the District should be aiming to achieve?

What do you think?

Key themes

Housing

How much housing?

The working figure for Oxford's unmet housing need is 15,000 homes (2011-2031). Were these to be distributed evenly across the local authorities this would result in 3,000 homes per authority area. Allowing for some flexibility might suggest approximately 3,500 homes. This remains a working figure until the ***Oxfordshire Growth Board*** completes its countywide work in Summer 2016. To deliver sustainable development, housing will need to be accompanied by the necessary infrastructure, including services and facilities, and possibly some employment development.

The consultation paper highlights the key housing issues facing both Cherwell District and Oxford City, including housing affordability and a need to provide an appropriate housing mix to meet the different needs of all communities.

Transport

Cherwell District has good transport links and a number of transport improvements have recently been completed including to Junctions 9 & 10 of the M40, to rail transport at Bicester and a new station has recently opened at 'Oxford Parkway' south of Kidlington. The adopted Cherwell Local Plan locates the majority of new development at Bicester and Banbury where good road, rail and public transport infrastructure can provide access to employment, services and facilities. Significant further improvements to the transport infrastructure at Banbury, Bicester and Kidlington, and for Oxford City, are contained in Oxfordshire County Council's fourth Local Transport Plan (LTP4).

Infrastructure

There will be investment in infrastructure across the Cherwell District to 2031 and this is detailed in the Infrastructure Delivery Plan accompanying the Local Plan. Similarly, planning policies in Oxford seek to ensure that new development is supported by all necessary physical, social, economic and green infrastructure. The availability of infrastructure such as schools, healthcare, and utilities will all influence the location of additional growth. It is also important that the additional growth does not worsen any existing infrastructure challenges.

What do you think are the main infrastructure issues we should consider?

How do these issues affect the location of new development?

What do you think are the main transport issues we should consider? How do these issues affect the location of new development?

Economy

The adopted Cherwell Local Plan supports economic growth and competitiveness, and seeks to reduce the level of out-commuting and to provide a more locally self-sufficient and sustainable economy. Oxford, as the only City in Oxfordshire and with its universities and history, is the economic centre of the county. There are a number of shared economic influences for Cherwell and Oxford City including commuting patterns; the proximity of Kidlington, London-Oxford Airport and Begbroke Science Park to Oxford; Bicester's growing influence; and the international tourism draw of both Oxford City and Bicester Village.

What do you think are the main economic issues we should consider? How do these issues affect the location of new development?

Sustainability

The Cherwell Local Plan Part 1 seeks to deliver sustainable development, to ensure that the need to travel is reduced and sustainable travel is promoted, and to ensure that resources such as energy, water and waste are managed more efficiently. The development of the North West Bicester Eco-Town, a 'zero

carbon' development, is central to this strategy. Identifying additional locations for growth to meet Oxford's unmet housing needs will need to support the sustainable Cherwell strategy.

How do these issues affect the location of new development?

Similarly in Oxford City, sustainable development is promoted including low and zero carbon development that demonstrates the efficient use of natural resources. In Oxford City air pollution and traffic noise are particular issues.

What do you think are the main sustainability issues we need to consider

The Natural Environment

Cherwell is a rural district with attractive and high quality built and natural environments. Cherwell has dispersed rural settlements and the countryside surrounding the towns and villages plays an important part in the open and agricultural setting and identity of these places. The adopted Local Plan seeks to strictly control development in the

open countryside and directs most of the growth to the urban areas. The constraints and opportunities presented by the District's natural environment will need to be a key consideration in determining where to locate new growth. For example, both Cherwell and Oxford have areas at risk of flooding.

What do you think are the main natural environment issues we need to consider?

How do these issues affect the location of new development?

Built and Historic Environment
Cherwell District has a high quality and distinctive built and historic environment. It includes many designated heritage assets and Conservation Areas. Banbury, Bicester and Kidlington each display their own unique character, and in the rural areas the wider countryside setting of Cherwell's villages plays an important role in their identity. Oxford is a world-renowned historic city with important designated and undesignated heritage assets. The Oxford Green Belt plays a particular role in preserving the setting and special character of historic Oxford. Protecting and improving the built and historic environments will be essential in identifying locations for additional development.

What do you think are the main built and historic environment issues we need to consider?

How do these issues affect the location of new development?

Call for Sites

The consultation paper does not propose any development sites. We are inviting the submission of sites with potential to deliver housing development in the Cherwell District in the interest of meeting some of Oxford's unmet housing needs. Promoted sites must be for over 10 dwellings. We are also consulting on the size of the strategic sites that should ultimately be included in the Partial Review document.

Do you wish to promote a site for development? Please provide details using the form at www.cherwell.gov.uk/policypublicconsultation

Have Your Say

Where can you find out more about the Partial Review of the Local Plan?

The Partial Review – Issues Consultation and related documents, including representation form, are available to view online at www.cherwell.gov.uk/policypublicconsultation

The consultation paper is accompanied by a Sustainability Appraisal Scoping Report, on which comments are also invited. Sustainability Appraisal will assess the social, economic and environmental effects of the Partial Review's proposals. A Scoping Report has been produced which sets out the proposed scope and level and detail of the appraisal process.

Copies of the consultation documents are available to view at public libraries across the Cherwell District, at the council's Linkpoints at Banbury, Bicester and Kidlington, at Banbury and Bicester Town Councils and Cherwell District Council's main office at Bodicote House, Bodicote, Banbury. In Oxford, hard copies are available at the Oxford City Council offices at St Aldate's Chambers, at Oxford Central Library (Westgate Centre), at Old Marston Library and at Summertown Library.

How can you get involved?

Consultation is taking place from Friday 29 January to Friday 11 March 2016.

The responses received to this consultation will inform preparation of the next stage, consultation on the spatial options, currently

timetabled for late Summer 2016.

Please complete a representation form at www.cherwell.gov.uk/policypublicconsultation

Alternatively pick up a representation form from one of the locations listed.

Email or postal representations should be headed 'Partial Review of the Cherwell Local Plan' and sent to:

Planning Policy Team,
Strategic Planning and the Economy,
Cherwell District Council,
Bodicote House,
Bodicote,
Banbury,
OX15 4AA

Planning.policy@cherwell-dc.gov.uk

Representations should be received no later than **Friday 11 March 2016**.

Glossary of Terms

Duty to Cooperate – a legal duty introduced by the Localism Act 2011. In preparing Local Plans, Local Authorities must engage constructively, actively and on an on-going basis.

National Planning Policy Framework – national guidance produced by the Government to be followed in preparing Local Plans and determining planning applications.

Oxfordshire Growth Board – a joint committee including local authorities in Oxfordshire and other non-voting members including the Environment Agency, Network Rail & Highways England. Through the Oxfordshire Growth Board the Oxfordshire authorities are working together under the legal 'Duty to Cooperate'.

Oxfordshire Housing Market Area – the subregional housing market that Cherwell falls within. It includes the whole of the county of Oxfordshire.

Oxfordshire Strategic Housing Market Assessment – a study produced in 2014 by consultants on behalf of the Oxfordshire local authorities which contains an 'objective' assessment of housing needs across Oxfordshire. It is objective in that it does not apply constraints to the level of need.

For further information about this consultation, please contact the council's Planning Policy Team:

Planning Policy Team
Strategic Planning and the Economy
Cherwell District Council
Bodicote House
Bodicote
Banbury
OX15 4AA

Email: planning.policy@cherwell-dc.gov.uk
Call: 01295 227985

Cherwell
DISTRICT COUNCIL
NORTH OXFORDSHIRE

Appendix 3 – Consultation poster

Cherwell Local Plan 2011 – 2031 (Part 1) Partial Review - Oxford's Unmet Housing Need

Issues and Scoping Consultations

Your chance to comment

How might Cherwell District Council help meet Oxford's unmet housing needs?

What are the issues and sites that need to be considered?

The Cherwell Local Plan Part 1 provides for Cherwell District's development needs to 2031. The Oxfordshire Councils are working together to determine how Oxford's unmet housing need might be addressed.

Cherwell District Council is consulting on the issues it needs to consider in making its contribution.

View the consultation documents and give the council your comments.

Draft Statement of Community Involvement Consultation

View the Council's Draft Statement of Community Involvement and provide your comments.

How should Cherwell District Council involve local communities in preparing its future planning policy documents?

Making your comments

View the consultation documents on-line at **www.cherwell.gov.uk/policypublicconsultation**

Fill in a consultation form and send your comments to: **planning.policy@cherwell-dc.gov.uk**

Or by post to: Planning Policy Team, Strategic Planning and the Economy, Cherwell District Council, Bodicote House, Bodicote, Banbury, OX15 4AA

your place • your space • your say

For more information call: **01295 227985**

Cherwell DISTRICT COUNCIL NORTH OXFORDSHIRE

Appendix 4 – Representation Form

THE CHERWELL LOCAL PLAN 2011 – 2031 (PART 1)

PARTIAL REVIEW – OXFORD'S UNMET HOUSING NEED

ISSUES AND SCOPING CONSULTATION JANUARY 2016
DRAFT STATEMENT OF COMMUNITY INVOLVEMENT JANUARY 2016

Representation Form

Cherwell District Council is currently consulting on a Partial Review of the Cherwell Local Plan Part 1. The Partial Review is not a wholesale review of the Local Plan Part 1, which was adopted by the Council on 20 July 2015. It focuses specifically on how to accommodate additional housing and supporting infrastructure within Cherwell in order to help meet Oxford's unmet housing needs.

It will be available to view and comment on from 29 January – 11 March 2016.

To view and comment on the document, and to view the accompanying Sustainability Appraisal Scoping Report and a summary leaflet visit www.cherwell.gov.uk/policypublicconsultation. The documents are also available to view at public libraries across the Cherwell District, at the Council's Linkpoints at Banbury, Bicester and Kidlington, at Banbury and Bicester Town Councils and Cherwell District Council's main office at Bodicote House, Bodicote, Banbury. In Oxford, hard copies are available at the Oxford City Council offices at St Aldate's Chambers, at Oxford Central Library (Westgate Centre), at Old Marston Library and at Summertown library.

We are also consulting on a Draft Statement of Community Involvement at the same time.

Please use this representation form to make your comments. **This representation form is available to complete and submit online** at www.cherwell.gov.uk/policypublicconsultation

Please note that all comments received will be made publicly available.

Please complete one box/sheet per question.

Comments are invited on:

1. **The Cherwell Local Plan 2011 – 2031 (Part 1) Partial Review – Oxford's Unmet Housing Need**
2. **The Cherwell Local Plan Part 1 Partial Review – Sustainability Appraisal Scoping Report**
3. **The Draft Statement of Community Involvement**

All documents are available to view at www.cherwell.gov.uk/policypublicconsultation

Please provide the following details:

NAME: ……

ADDRESS: ……
……
……

EMAIL: ……

AGENT NAME: ……

AGENT ADDRESS: ……
……
……

AGENT EMAIL: ……

Your details will be added to our mailing list and you will be kept informed of future progress of this document and other Local Plan documents. If you wish to be removed from this mailing list please contact the Planning Policy team. Details are at the bottom of this representation form.

1. **The Cherwell Local Plan 2011 – 2031 (Part 1) Partial Review – Oxford's Unmet Housing Need**

LOCAL PLAN PART 1 PARTIAL REVIEW – ISSUES CONSULTATION PAPER	
To which question does your comment relate? (Please refer to the question number)	
Please use this space to enter your comments. Please use one response box per question: **Please continue on another sheet if necessary.**	

To which question does your comment relate? (Please refer to the question number)	
Please use this space to enter your comments. Please use one response box per question: **Please continue on another sheet if necessary.**	

To which question does your comment relate? (Please refer to the question number)	
Please use this space to enter your comments. Please use one response box per question: **Please continue on another sheet if necessary.**	

If you wish to comment on additional questions in the Local Plan Part 1 Partial Review please continue on another sheet. Please make it clear which question you are responding to.

Visit www.cherwell.gov.uk/policypublicconsultation
Post completed forms to Planning Policy Team, Strategic Planning and the Economy, Cherwell District Council, Bodicote House, Bodicote, Banbury, OX15 4AA or email to planning.policy@cherwell-dc.gov.uk

2. The Cherwell Local Plan Part 1 Partial Review – Sustainability Appraisal Scoping Report

Sustainability Appraisal Scoping Report
Do you have any comments on the Sustainability Appraisal Scoping Report accompanying the Local Plan Part 1 Partial Review consultation? Please make it clear to which part of the Sustainability Appraisal your comments relate.

3. The Draft Statement of Community Involvement

Draft Statement of Community Involvement (2016) / Approach to this Consultation
Do you have any comments on the draft Statement of Community Involvement (2016) or the approach to this consultation on the Local Plan Part 1 Partial Review in particular? (If commenting on the draft Statement of Community Involvement please indicate the section to which your comments relate)

Thank you for taking the time to respond to this consultation. Please ensure your comments are submitted by Friday 11 March 2016.

Visit www.cherwell.gov.uk/policypublicconsultation
Post completed forms to Planning Policy Team, Strategic Planning and the Economy, Cherwell District Council, Bodicote House, Bodicote, Banbury, OX15 4AA or email to planning.policy@cherwell-dc.gov.uk

Appendix 5 – Call for Sites Site Submission Form

Call for Sites January 2016

Cherwell Local Plan Part 1 Partial Review and Cherwell Local Plan Part 2

Site Submission Form

Please return this Site Submission Form with a site plan by 11 March 2016.

Submissions should be sent to:

Planning Policy Team, Strategic Planning and the Economy, Cherwell District Council, Bodicote House, Bodicote, Banbury, OX15 4AA.
Or by e-mail to planning.policy@cherwell-dc.gov.uk

If you have any queries in completing this form please contact the Planning Policy Team on 01295 227985.

The Local Plan Part 1 Partial Review will make strategic site allocations in the interest of meeting Cherwell's contribution to Oxford's unmet housing needs. The Local Plan Part 1 applies a minimum threshold of 100 dwellings for strategic residential or mixed use sites. However, the Council will need to determine the appropriate threshold for the allocation of sites in the Partial Review of the Local Plan Part 1.

The Local Plan Part 2 will provide for non-strategic site allocations in accordance with Local Plan Part 1. Non-strategic housing sites are considered to be sites for up to 100 dwellings. There is no threshold for sites for the travelling communities. Non-strategic employment sites are considered to be sites of about 3 hectares or less. We will also consider sites to meet other identified needs such as for leisure, open space and community needs.

Sites promoted for residential development must be capable of accommodating at least 10 dwellings.

Site submissions will be made publicly available and will be considered in preparing the Council's plan-making evidence base.

Please indicate whether you wish to promote a site for consideration in the Cherwell Local Plan Part 1 Partial Review, the Cherwell Local Plan Part 2 document, or both. Please complete a separate form for each site you are promoting.

Reason for Site Submission	***Please tick ✓***
Cherwell Local Plan Part 1 Partial Review	
Cherwell Local Plan Part 2	

Site Plan

This form should be accompanied by a site plan at a recognised OS base. **The Council regrets that representations received with no associated plan cannot be considered further.** The site plan should clearly illustrate the following information:

- The exact boundary details (**coloured red**) of the site that is to be included
- The area of the site considered to be developable (**coloured brown**)
- Potential access points *(vehicular and non-vehicular)*

1. Contact Details

	Agent	Site Owner
Name:		
Address:		
Tel:		
Email:		

Is there a developer option on the site which can be disclosed? *(please provide details)*

Does the site include any land for which the owner is not presently known? If so, please indicate on the site plan.	Yes/No

2. Site Details

Site Name / Description	
Address / Location	
Total Area (hectares)	
Brownfield (hectares)	
Greenfield (hectares)	
Developable site area (hectares) *(the area of the site capable of being developed. Please indicate on a plan).*	
OS Grid Ref.	
Current use of the site	

Current planning status *(e.g. planning permission, current planning application, allocated in Local Plan, no planning permission)*	
Relevant planning history	
What are the surrounding land uses?	

3. Development Opportunities

Please summarise the proposed development and the opportunities presented by the site:

4. Proposed Use of Land

Residential

Total number of dwellings	
Affordable units	
Self-Build homes	

Employment

Type of Employment Proposed (hectares)	
Business (offices) – Use Class B1	
General Industrial – Use Class B2	
Storage or Distribution – Use Class B8)	
Indicative floorspace by use class (sq. m)	
Business (offices) – Use Class B1	
General Industrial – Use Class B2	
Storage or Distribution – Use Class B8	

Retail / **Leisure**

Use Proposed	
Indicative floorspace by use class (sq.m)	

Open Space, Sport & Recreation
Hectares by type

5. Constraints Affecting the Site	***Please tick ✓***	***Comments***
Flood Zone 2 or 3		
Green Belt		
Area of Outstanding Natural Beauty		
Site of Special Scientific Interest		
Ecological Interest		
Agricultural Land		
Site is of amenity value		
Tree Preservation Orders		
Contamination likely to be present		
Conservation Area		
Historic Park and Garden		
Listed Building on or adjacent to the site		
Registered Battlefield		
Other Historic Interest		
Other		

6. Accessibility

	Comments
Public transport accessibility (e.g.	

range of means of transport and frequency of service)	
Access to services and facilities (e.g. employment, retail, leisure, health, school, post office)	
Access to the site (vehicle and pedestrian access)	

7. Delivery/Availability

Please describe how the site will be made available and could be delivered

Expectation for delivery	***Please tick ✓***	***Comments***
2015 – 2020		
2020 – 2025		
2025 – 2031		

8. Site Designation as Local Green Space

Are you putting land forward for designation as Local Green Space?

Yes/No

If you are putting land forward for designation as Local Green Space, please explain how this land meets the requirements for Local Green Space designation (as per the National Planning Policy Framework and the National Planning Practice Guidance)[1]

[1] *See paragraph 77 of the NPPF at https://www.gov.uk/government/publications/national-planning-policy-framework--2) and guidance in the NPPG at http://planningguidance.communities.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/*

9. Other Supporting Information

Please include any further supporting information for the site.

Thank you for completing this form. Please ensure that it is submitted with your plan to the Council no later than 11 March 2016.

Appendix 6 – List of Attendees: Town and Parish Council/Meeting Workshops

Cherwell Local Plan 2011-2031 (Part 2 and Cherwell 2011-2031 Local Plan (Part 1) Partial Review – Oxford's Unmet Housing Need

Parish Council Workshops 23rd – 24th February 2016

List of Attendees

- Ambrosden Parish Council
- Ardley with Fewcott Parish Council
- Banbury Town Council
- Bicester Town Council
- Bletchingdon Parish Council
- Bloxham Parish Council
- Bodicote Parish Council
- Bourton Parish Council
- Bucknell Parish Council
- Caversfield Parish Council
- Chesterton Parish Council
- Claydon with Clattercote Parish Council
- Cropredy Parish Council
- Duns Tew Parish Council
- Fringford Parish Council
- Fritwell Parish Council
- Hook Norton Parish Council
- Horley Parish Council
- Kidlington Parish Council
- Kirtlington Parish Council
- Launton Parish Council
- Lower Heyford Parish Council
- Middleton Stoney Parish Council
- Milcombe Parish Council
- Mollington Parish Council
- Noke Parish Council
- North Newington Parish Council
- Sibford Ferris Parish Council
- Souldern Parish Council
- South Newington Parish Council
- Stoke Lyne Parish Council
- Stratton Audley Parish Council
- Upper Heyford Parish Council
- Wardington Parish Council
- Wendlebury Parish Council
- Weston-on-the-Green Parish Council
- CDC Councillor K. Atack
- CDC Councillor D.Webb

Appendix 7 – Representations Promoting Sites

Representations to the Partial Review Issues Consultation January 2016

Representations Proposing Sites

	Rep ID	Promoted Site Address	Promoted Site Location (*)	Main Proposed Use
1	PR-A-072	Land at South Adderbury	Adderbury	Residential
2	PR-A-072	Land at Berry Hill Road	Adderbury	Residential
3	PR-A-123	The Paddock, Berry Hill Road	Adderbury	Residential
4	PR-A-130	Land West of Banbury Road	Adderbury	Residential
5	PR-A-047	Land East of Banbury Business Park	Adderbury	Residential & Employment
6	PR-A-107	Land Adjoining Playing Field, Fewcott	Ardley	Residential
7	PR-A-107	Land Adjoining Southern Edge of Village	Ardley	Residential
8	PR-A-027	Junction 10 M40	Ardley & Stoke Lyne	Employment
9	PR-A-086	Land off Warwick Road	Banbury	Residential
10	PR-A-064	Land at Wykham Park Farm, North of Wykham Lane	Banbury	Residential
11	PR-A-006	Land West of Southam Road	Banbury	Residential
12	PR-A-070	Land at Southam Road	Banbury	Residential
13	PR-A-102	Bretch Farm, Broughton Road	Banbury	Residential
14	PR-A-120	Banbury Academy, Ruskin Road	Banbury	Residential
15	PR-A-122	Land Adjoining Dover Avenue and Thornbury Drive	Banbury	Residential
16	PR-A-124	Land to the North of Broughton Road	Banbury	Residential
17	PR-A-128	Land to the South of Crouch Farm	Banbury	Residential
18	PR-A-135	Lower Cherwell Street Industrial Estate	Banbury	Residential
19	PR-A-145	Land off Dukes Meadow Drive	Banbury	Residential
20	PR-A-009	Land at Junction of Langford Lane/A44	Begbroke	Residential & Employment
21	PR-A-009	Begbroke Lane, North East Field	Begbroke	Residential

22	PR-A-051	Land South of Solid State Logic HQ, Spring Hill Road	Begbroke	Residential
23	PR-A-111	Land at No. 40 and Rear Of 30-40 Woodstock Road East	Begbroke	Residential
24	PR-A-140	South of Sandy Lane	Begbroke	Residential
25	PR-A-074	Begbroke Science Park	Begbroke & Yarnton	Residential
26	PR-A-097	North West Bicester Eco-Town	Bicester	Residential (mixed use)
27	PR-A-089	Land at Skimmingdish Lane	Bicester	Residential
28	PR-A-133	Land at Little Chesterton	Bicester (Chesterton)	Residential
29	PR-A-134	Land to West of Himley Village, Middleton Stoney Road	Bicester	Residential
30	PR-A-135	McKay Trading Estate, Station Approach	Bicester	Residential
31	PR-A-138	The Plain, Land East of B4100	Bicester	Residential
32	PR-A-144	Land at North West Bicester	Bicester	Residential
33	PR-A-052	Land North and South of Milton Road	Bloxham	Residential
34	PR-A-090	Land East of South Newington Road	Bloxham	Residential
35	PR-A-115	Newlands Caravan Site, Milton Road	Bloxham	Residential
36	PR-A-105	Land South of Wards Crescent	Bodicote	Residential
37	PR-A-113	Newlands/Caulcott Farm/Greenway, South Street	Caulcott	Residential
38	PR-A-126	Dymock Farm, Buckingham Road	Caversfield	Flexible
39	PR-A-136	South Lodge, Fringford Road	Caversfield	Residential
40	PR-A-139	Land North of Rau Court	Caversfield	Residential
41	PR-A-139	Land South of Springfield Road	Caversfield	Residential
42	PR-A-127	Land at Lodge Farm	Chesterton	Residential & Employment
43	PR-A-114	Oxford Road	Deddington	Residential
44	PR-A-119	Durrants Gravel	Finmere	Residential
45	PR-A-057	Land North of Oxford	Gosford and Water Eaton	Residential

46	PR-A-131	Land to the East of Kidlington and West of the A34	Gosford and Water Eaton	Residential
47	PR-A-141	Land Adjacent Oxfordshire Inn	Heathfield	Residential
48	PR-A-110	Hornton Hill Farm, Quarry Road	Hornton	Residential
49	PR-A-118	Land at Bell Street	Hornton	Residential
50	PR-A-096	Land off Bletchindon Road and Kidlington Road	Islip	Residential
51	PR-A-096	Land off Mill Lane/Kidlington Road North of the Railway Line	Islip	Residential
52	PR-A-109	Oil Storage Depot, Bletchingdon Road	Islip	Residential
53	PR-A-004	Land North of The Moors and East of Banbury Road	Kidlington	Residential
54	PR-A-019	Land North of The Moors	Kidlington	Residential
55	PR-A-041	Land off Langford Lane	Kidlington	Employment
56	PR-A-053	London Oxford Airport	Kidlington	Mixed use (aviation, employment, transport, housing)
57	PR-A-067	North Oxford Triangle	Kidlington (Gosford & Water Eaton)	Mixed use
58	PR-A-080	Land at Webbs Way	Kidlington	Residential
59	PR-A-080	Land Adjoining 26 & 33 Webbs Way	Kidlington	Residential
60	PR-A-080	Langford Locks (Station Field Industrial Park)	Kidlington	Employment
61	PR-A-103	Land East of Hampden Farm	Kidlington	Residential
62	PR-A-137	Land at Stratfield Farm, Oxford Road	Kidlington	Residential
63	PR-A-071	Land at Grange Farm	Launton	Residential
64	PR-A-143	Land South East of Lower Heyford	Lower Heyford	Mixed use
65	PR-A-108	Oak View	Milcombe	Residential
66	PR-A-142	Land and Buildings at 12 Heath Close	Milcombe	Residential
67	PR-A-009	Land North West of Oxford Airport	Nr Woodstock (Shipton on Cherwell)	Residential, employment, retail
68	PR-A-117	Site to East of M40	Overthorpe (Banbury)	Employment

69	PR-A-014	Land at Drinkwater	Oxford (Gosford & Water Eaton)	Residential & Leisure
70	PR-A-062	Frieze Farm, Woodstock Road	Oxford (Gosford & Water Eaton)	Mixed use
71	PR-A-104	Land at Bunkers Hill	Shipton on Cherwell	Residential
72	PR-A-104	Land at Shipton on Cherwell	Shipton on Cherwell	Infrastructure
73	PR-A-106	Shipton on Cherwell Quarry	Shipton on Cherwell	Residential (mixed use)
74	PR-A-124	Land at Lower End	Shutford	Residential
75	PR-A-124	Land to the North of Banbury Road	Shutford	Residential
76	PR-A-125	Land West of Hook Norton Road	Sibford Ferris	Residential
77	PR-A-022	Land South of Upper Heyford Airfield	Upper Heyford	Residential
78	PR-A-148	Letchmere Farm, Camp Road	Upper Heyford	Residential
79	PR-A-132	Land West of Chilgrove Drive and North of Camp Road	Upper Heyford	Residential
80	PR-A-141	Heyford Leys Camping Park, Camp Road	Upper Heyford	Residential
81	PR-A-083	Land East of Wendlebury	Wendlebury	Residential & Leisure
82	PR-A-112	Church Field, Wendlebury Road	Wendlebury	Residential
83	PR-A-088	Land North and South of A34/West of M40 Junction 9	Weston on the Green	Residential (mixed use)
84	PR-A-116	Field known as Baby Ben, adjoining Northampton Road	Weston on the Green	Residential
85	PR-A-116	Land adjoining Caerleon, Northampton Road	Weston on the Green	Residential
86	PR-A-116	Land opposite Staplehurst Farm, Church Road	Weston on the Green	Residential
87	PR-A-061	Land to South of A34, north of Linkside Avenue	Wolvercote (Gosford & Water Eaton)	Residential & Employment
88	PR-A-061	Land to South of A34, adjacent to Woodstock Road	Wolvercote (Gosford & Water Eaton)	Residential & Employment
89	PR-A-061	Land to West of A44, north of A40	Wolvercote (Gosford & Water Eaton)	Residential & Employment
90	PR-A-009	Land East of Marlborough School	Woodstock (Shipton on Cherwell)	Residential

91	PR-A-121	Land to the North of Stratford Road (1)	Wroxton	Residential
92	PR-A-121	Land to the North of Stratford Road (2)	Wroxton	Residential
93	PR-A-121	Land to the North of Stratford Road (3)	Wroxton	Residential
94	PR-A-121	Land to the North of Stratford Road and West of The Firs	Wroxton	Residential
95	PR-A-061	Land West of A44/Rutten Lane, North of Cassington Road, surrounding Begbroke Wood	Yarnton	Residential
96	PR-A-129	Knightsbridge Farm	Yarnton	Residential

(*) Location is as per stated in the representation unless this refers to the site as being outside of Cherwell District in which case a check has been made against GIS and the correct CDC parish boundary stated in brackets. Amendments have been proposed to the stated location of two sites (in brackets) (North Oxford Triangle and Little Chesterton) but no other sites have been checked as to the actual parish in which the site is located.

Appendix 8 – Representations to the Issues Consultation

Rep No.	Representative Respondent	Question No.	Question number assigned to in summary	Comments	Sustainability Appraisal Scoping Report - Comments
PR-A-001	R E Everitt		13	This particularly deals with planning some of the housing that should not be placed in Oxford City is to be placed in Cherwell District. The majority will end in Banbury, Bicester and Kidlington. All three cases it is essential that the accomodation as such does not cause abutting onto nearby villages so losing their village identity. This is already in danger with Banbury and Bodicote. Employment possibilities must be considered to accound for this extra population. This overflow would indicate very serious consideration as to how after 2031 with Oxford City unable to take any more housing, the four districts will cope with any planned expansions.	
PR-A-002	Godington Parish Meeting		General & SCI	Parish meetings were set up under the 1972 Local Government Act as an organisation to take part in local government. Where a meeting is in place everybody on the electoral roll is a member. PMs are in fact the most democratic form of local government and should certainly be consulted on relevant matters in a plan. Why are parish meetings not mentioned in the proposed local plan? PMs are often confused with Parish Councils which in fact have quite different legislation.	
PR-A-003	T Snow		3	Oxford's housing needs are well described. It is hard to exaggerate the effect of high house prices and rents in Oxford. Employers in the public and private sectors find it impossible to recruit and retain the staff they need. I see this in schools in Blackbird Leys. Good staff are desperately wanted but those few who join find they cannot afford to stay.	
PR-A-003	T Snow		6	Yes, the area should be close to Oxford to try to accommodate the large number of people who work in Oxford but cannot afford to live there. District wide would be an irrelevance.	
PR-A-003	T Snow		7	Houses should be within the affordable range of those on average incomes. They should be near to public transport links. 'Development gains' must be recaptured to provide infrastructure.	
PR-A-003	T Snow		9	Yes, Green Belt building should indeed be considered. The Green Belt is a thick tight corset around Oxford and has been one of the principal inhibitors of the natural growth of a dynamic city. Sites have been identified of no great landscape value to allow major construction. It has always been accepted that incursion to the Green Belt would have to be made to deal with housing shortage and traffic congestion and we have both of these in spades.	
PR-A-003	T Snow		14	Affordability and near transport links as I have said already. Also consider flats - perfectly ok for singles, families with no children and old people who are going to be increasing by numbers.	
PR-A-004	Strutt & Parker LLP / Dairystock Limited		1	It is considered that the working figure of 3,500 homes is a reasonable assumption at this stage in the process. However, it is recommended that this figure is set as a minimum target for Cherwell District to meet because neighbouring authorities, most notably West Oxfordshire, may not be able to accommodate a similar number of houses due to the environmental constraints within those authorities, such as the proportion of the district that is designated an Area of Outstanding Natural Beauty (AONB). Because Cherwell has less areas of 'protected landscape' it is considered that it could meet somewhere between 4,000 and 5,000 new homes.	
PR-A-004	Strutt & Parker LLP / Dairystock Limited		2	While it is not considered essential for the additional housing to be supported by additional employment generating development, it is apparent that opportunities exist for the housing growth to be complimented by further employment development within the district. Our client's site to the north of Kidlington (as shown on the attached location plan) is in close proximity to essential services and facilities and is well linked to the future expansion of Begbroke Science Park set out in Policy Kidlington 1 (Accommodating High Value Employment Needs) of the Council's adopted Local Plan. The construction of new homes near to jobs and employment would minimise journey lengths and provide a good balance of land uses, as encouraged by paragraph 37 of the National Planning Policy Framework (NPPF). The site would therefore contribute to the creation of a sustainable, mixed community. The prospect of further expansion at the Science Park will be improved by providing new housing on our client's land as it will create a larger workforce in the local area.	

PR-A-004	Strutt & Parker LLP / Dairystock Limited	4	The additional growth in the district should aim to fulfil the three aspects of sustainable development as defined by the National Planning Policy Framework (NPPF): economic, environmental and social. By locating development in the most sustainable location – near to existing services, facilities and employment opportunities – will ensure that these three aims are met. Development on our client's land would result in the release of some Green Belt land to the north of Kidlington and, in turn, would result in some landscape change. However, the logical and sustainable location of this land and the economic and social benefits that would be gained from developing the site would outweigh any environmental harm. In any case, suitable landscaping could be planted along the northern boundary of the site to reinforce the edge of the development and a substantial area of the site could remain undeveloped so that it could be used as recreational/amenity space with the potential of creating a country park for the benefit of the wider Kidlington community.
PR-A-004	Strutt & Parker LLP / Dairystock Limited	8	It is considered that the whole district may need to contribute towards meeting Oxford's unmet housing need, but that due to the scale of the additional housing need (at least 3,000 new homes) it is submitted that strategic allocations will need to be made in order to meet this need. The housing market within Banbury and Bicester will be saturated if a significant number of additional large scale allocations are proposed for these towns. As such, it is considered that allocations should be made in and adjoining the larger villages and, in particular, Kidlington which has the closest relationship with the city. Our client's land is suitable for a strategic development and is available now.
PR-A-004	Strutt & Parker LLP / Dairystock Limited	9	The Oxford Green Belt continues to restrict the ability of new development for the city to be located in the most sustainable and logical location, i.e. closest to the city. It is clearly important to maintain the Green Belt to ensure that urban sprawl is controlled and that coalescence between settlements does not occur. However, a detailed review of the Oxford Green Belt must be undertaken to consider whether the designation is still fit for purpose given the county's current housing needs. In particular, the potential for new housing to be located within the Green Belt – potentially on the edges of Kidlington – must be properly assessed. The 'Area for Search' should therefore include the Green Belt.
PR-A-004	Strutt & Parker LLP / Dairystock Limited	15	Site submission - Land North of Kidlington. Sites that can form part of strategic scale sustainable urban extensions should be considered. Oxford's unmet housing need will only be fully met if sites of a strategic scale are allocated and the most logical way of achieving this is by extending the existing larger settlements that are well related to the city. The site extends to 37 hectares approx with a potential developable site area of around 20 hectares. Such a site area has a capacity for of up to 500 dwellings assuming a density of 25 dwellings per hectare. Potentially a country park on the site. It would be possible to develop the site in conjunction with the land immediately to the south, which has previously been submitted to Cherwell District Council for consideration under site reference KI104 (Land North of The Moors). According to the Council's most recent SHLAA Update 2014, this adjoining land has been identified as a site outside of an existing settlement with future potential for development. It is submitted that a combination of our client's land and SHLAA site KI104 provides a logical opportunity for a strategic scale urban extension to the north of Kidlington, which would help meet the significant unmet housing need of Oxford City. Another advantage of development to the north of Kidlington is that it would avoid the coalescence issue that potential extensions south of Kidlington and north of Oxford would create (if approved). Site information provided.
PR-A-004	Strutt & Parker LLP / Dairystock Limited	28	Site Submission - Land North of The Moors and East of Banbury Road, Kidlington. We wish to submit a site on behalf of our client. This site has been submitted as part of the current 'Call for Sites' consultation and is described as 'Land north of Kidlington' (OS Grid Ref. E: 448807 N: 215187).

PR-A-004	Strutt & Parker LLP / Dairystock Limited	16 and 17	The existing strategic highway network, particularly the A40, A34 and A44, are functioning at close to capacity, which adversely affects travel times and in turn the economic productivity and success of the county. While infrastructure improvements may help to alleviate these issues, it is clear that the projected housing growth both in Cherwell District and across the county will place an increased pressure on this network. It is considered that some of these problems could be solved by locating new housing development close to the strategic transport links that already exist. Our client's site is in close proximity to Oxford, as well as the recently opened Oxford Parkway railway station. Housing development in this location would therefore have excellent connectivity with public transport into and out of the city, while also allowing residents to travel north to Bicester or south to London from the new railway station. This approach of planning new development close to existing infrastructure and services accords with the sustainable development objectives of the adopted Local Plan and the NPPF.
PR-A-004	Strutt & Parker LLP / Dairystock Limited	6 and 7	We agree that the 'area of search' should be well related to Oxford City. It would be best to deliver the city's unmet housing need in a location that is well connected to the strategic transport network and in close proximity to the city boundary so that access to the services, facilities and jobs within the city can be obtained quickly and without the need for extended journeys to be undertaken.
PR-A-005	D Pratt	16	Infrastructure-On the roads question, you plonk down 10,000 houses in Bicester by 2031 plus another 3000 yet to come creating another 20,000 cars or so. But there is no throught on the routes these incomers will take to get in and out of Bicester to get elsewhere and the surrounding villages just have to accept ever increasing traffic particularly rush hour. You mention that there is more work to be done on Exit 10 on the M40 but do not say what it is. I only hope that they are going to re route the Westbound traffic coming off to bypass coming thru Ardley, Middleton Stoney (a B road) and Kirtlington et al. The peripheral damage that housebuilding and employment places brings to the rural villages is not even considered by the planners and it should be. Right from the beginning when Govt dictates so much building to be done by DCs, the first reply should be a demand for outlying/bypass road funds from the Govt. (cont...)
PR-A-005	D Pratt	18	(cont…) Sewerage - I expect that TW supply this facility to most of Cherwell and they should be forefront of the Utilities that you should constantly be badgering for improvements. Kirtlington, like other villages nearby, suffer from an old fashioned pre war system of using underground fibre pipes that are blistering which have long since been unfit for purpose but CDC does not seem to be pro-active in getting TW to update their system in the areas where development is known to be forthcoming. The National Planning Policy Guidance states that development can be phased to allow time for this to be corrected but if it is not working properly now, it won't be working in the first phase of the buildout so that comment is only a sop to avoid facing the problem up front. We spoke with Mr Atherton at CDC's Environmental Health Department when this was part of his remit but he has since moved elsewhere so nothing has been done to get TW off its backside to fix the overflow problem this Village has had for years. When the villagers call TW they are fobbed off with a reply such as it is your fault for putting fat down the drains or similar. Calls are frequently not returned. (cont..)
PR-A-005	D Pratt	1&6	Oxford City Overspill - I see from your LP1 Partial Review that Kidlington is going to expand its employment positions which includes the expansion of Begbroke for Oxford's Scientific Park and yet on page 12 of the LP2 Issues Paper, at 3.5 you state that there is to be NO strategic housebuilding at Kidlington. This surprises me immensely because at numerous CDC - run talks/occasions they have stated that the main areas for building in Cherwell will be B, B and Kidlington. This means it is going to be Oxford and Kidlington's overspill that will dump even more houses in the south western part of Cherwell District and I think CDC must try and put a stop to this part of Oxfordshire being conurbated. If Oxford wants or has to expand it should look to its own Colleges to supply land of which they own a lot in and close around Oxford itself. (cont...)

PR-A-005	D Pratt		16 (cont…) With the new Oxford Parkway Rail station, it is obvious to those that live, work and visit Kidlington, the free parking spaces available along the main route through Kidlington are all taken up by 7.30 am by train commuters who wish to avoid parking fees at the station and then bus in or walk to the station. This is extremely difficult for those that drive into Kidlington to get to work by 9 am to find no all day free spots and are forced to use the 3 hour car parks and move their cars at three hously intervals. Again plonking some large venture in a small town without thinking about the knock on effect - I realise this is probably OCC's doing and not yours but it goes to show the lack of forethought by district councils.
PR-A-006	Rapleys / Pandora Trading Ltd	15+28	Site submission - Land West of Southam Road, Banbury. Bearing in mind the above, my client is the sole owner of a 17.79 ha site known as 'Land West of Southam Road' on the northern edge of Banbury. Approximately 6 ha of our client's land benefits from an extant outline planning permission for "Development of up to 90 residential (Use Class 3/extra care housing), Class A uses, Class D1 use with associated access, landscaping/open space, parking and related works" (LPA Ref: 14/01767/OUT). This same area of land also forms part of a wider site allocation within the adopted Cherwell Local Plan 2011-2031 Part 1 (July 2015) under 'Policy Banbury 2: Hardwick Farm, Southam Road (East and West)' which seeks to deliver approximately 600 dwellings. As part of this current 'Call for Sites' consultation exercise, the remaining 11.5 ha of our client's land is being promoted for up to 150 homes. A Site Location Plan is enclosed. The site is well connected to a number of established services and facilities, including: - A multi-functional playing field and recreational facility to the west; - A Tesco food store approximately 1 km to the south; - Banbury Town Centre circa 2 km to the south; - Employment sites including Hardwick Business Park and Banbury Cross. The site will also benefit in its proximity to 500 sqm of retail and 500 sqm of community facilities, once built, being provided as part of the outline permission development immediately to the south. It will also be within easy walking distance to the new primary school being built to the east of Southam Road under planning permission 13/00158/OUT. (cont.....)
PR-A-006	Rapleys / Pandora Trading Ltd	15+28	(cont....) In terms of site accessibility, two multi-functional points of access will be available off Dukes Meadow Drive and Southam Road to the east to accommodate both vehicles and pedestrians. The site benefits from existing public transport provision, including two existing bus stops located on Dukes Meadow Drive approximately 200 m walking distance away, and Banbury Railway Station, circa 3km to the south of the site. In summary, my client is fully committed to pursuing development on the remainder of the site which falls under single ownership, is unfettered and immediately available for development. As such, my client's site represents an established sustainable location to assist Cherwell in their commitment to addressing the housing need from elsewhere in the Oxfordshire Housing Market Area, particularly Oxford City. Further details are provided on the accompanying form.

PR-A-006	Rapleys / Pandora Trading Ltd	4&6	The proportion of Oxford City's unmet needs that have been identified for Cherwell to accommodate is 3,500 dwellings. At this stage we have no specific observations to make with regard to this potential figure. Irrespective of the figure, the vision and principles for accommodating that need should follow and reflect the sustainable and balanced strategy already established for Cherwell in its adopted Local Plan (Part 1) – i.e., concentration of development at the main settlements of Banbury and Bicester, subject to environmental considerations. It is an anathema to suggest that the provision of an adjacent district's unmet housing need should warrant a different planning strategy from that employed within its own boundaries. Whilst on the one hand it might appear appropriate to concentrate the unmet need close to its source, this is not always possible, practicable or environmentally sustainable. Thus we consider that the accommodation of this need should be approached on a district-wide basis in accordance with the existing strategy. This concentration of housing at the main settlements provides opportunities to live and work in close proximity and reduce the level of out commuting to Oxford. However, an increase in housing needs to be supported by an increase in employment opportunities and other infrastructure improvements, including bus and rail corridors, if sustainable and balanced communities are to be created. (cont....)
PR-A-006	Rapleys / Pandora Trading Ltd	10	(cont....) We consider that in monitoring housing provision and delivery, there should be some mechanism which distinguishes between Cherwell's own needs and that of Oxford City. The type of housing to be provided can be controlled through the planning application process rather than through a separate policy category reflecting Oxford's apparent need for more 2 and 3 bed houses. However, we do not consider it necessary or appropriate to identify specific criteria to restrict the occupation of the '3,500 or so' houses to those that have a local/familial/economic link to Oxford (in the same way that local affordable housing may be qualified). Housing need is housing need whether it is Cherwell or Oxford generated.
PR-A-007	G Doucas	6	No, I do not think that the 'area of search' should necessarily be 'well related' to Oxford.
PR-A-007	G Doucas	8	Yes
PR-A-007	G Doucas	9	No. This would be a very bad solution that would open the door for further future encroachments on the Green Belt. I fear that the Green Belt study is the first attempt at the gradual 'nibbling' of this valuable asset and the soothing phrases in the report are hardly convincing. There is bound to be strong opposition to any such move. In the same context, I think that it would be wrong for the District Council to allow the University to encroach on the Green Belt at Begbroke. I do not know what they propose to build there (laboratory space, offices?) but I am sure they could find space a bit further away from Oxford. After all, they do bring the Bodleian books back and forth from Swindon.
PR-A-007	G Doucas	16	The idea of creating additional P&R sites may have some merit, but moving existing sites away from Oxford is not a good one. If some Park and Ride sites were to be moved away from Oxford while the new housing is placed very close to the city, people who need to use their cars would have to drive away from the centre before they can get on the P&R. This is unlikely to be a successful solution. The loss of the Water Eaton site would be a retrograde step because it has provided an excellent service to people like me who live near (but not in) Kidlington but who do not have the bus services available to Kidlington The congestion on the main access roads to Oxford (A34, A44, A40) is well documented. What I have not seen is any mention on the ever increasing volume of traffic going through the centre of small villages. Our part of Yarnton, which is what is left of the old village, is a 'small' village and we have seen a huge increase in the traffic on the Yarnton-Cassington Road. I am sure that other villages must have had similar, or worse experiences. We need some protection.
PR-A-007	G Doucas	26	One of the most attractive features of Oxfordshire in general and of S. Cherwell in particular is the rural character of the landscape, which becomes evident at a rather short distance from the city centre. This has been commented upon by numerous visitors and is an asset worth preserving in any future planning decisions.

PR-A-007	G Doucas	N/A	My comments are obviously based on my experience living in Yarnton for 16.5 years and on my understanding on what is being proposed for this area. I believe, however, that they are of more general applicability.
PR-A-008	Suzi Coyne Planning / Sheehan Haulage and Plant Hire Ltd	2	Paragraph 2.19 of the Local Plan Part 1 Partial Review - Issues Consultation Paper ('the Partial Review") confirms that there is a clear link between housing need and employment growth, as well as other supporting infrastructure. Furthermore the quotations from the Oxford City Core Strategy (after paragraph 2.24 of the Partial Review) clarify that in the city there is a scarcity of available land; development is restricted by policy constraints; that it will never be possible to meet all of the city's housing and employment needs; and more particularly that housing need and demand far exceeds the amount of available and suitable land within Oxford, and employment uses struggle to compete against housing developers. Given this position in Oxford it is considered that the proposed additional housing in Cherwell to meet Oxford's needs must also be supported by additional employment generating development, and that land needs to be allocated for this purpose in Cherwell.
PR-A-008	Suzi Coyne Planning / Sheehan Haulage and Plant Hire Ltd	20	Paragraph 5.79 of the Partial Review confirms that the NPPF expects local planning authorities to support existing business sectors, and paragraph 5.81 states that the adopted Cherwell Local Plan supports economic growth and seeks to provide a more locally selfsufficient and sustainable economy. The waste management industry is a business sector and is one that is scarcely accommodated in Oxford at all. The Oxfordshire Minerals and Waste Local Plan Part 1 - Core Strategy Submission Document records at Table 10 that Oxford has 5 waste sites managing only 19,750 tonnes per annum of waste. This capacity amounts to a miniscule 0.8% of the County's total waste management capacity, yet with the highest population of all the Districts (at 23%) and a major economic and cultural centre Oxford is the main generator of waste within the county. The supporting text to Table 10 accepts that Oxford is unlikely to be able to provide for the waste management capacity to meet its needs. The issue therefore arises as to where and how this waste management - and economic - need should be satisfied.
PR-A-008	Suzi Coyne Planning / Sheehan Haulage and Plant Hire Ltd	21	The issue identified at Question 20 of the waste business sector not remotely being provided for in the city affects the potential development locations to meet Oxfod's unmet needs, because the nearest existing employment sites in the Cherwell Local Plan Part 1, at Kidlngton and Begbroke, are specifically for high value employment needs (paragaph 5.98 of the Partial Review). Waste management faciltities are generally of the heavier industrial B2 type use and would therefore not be compatible with this locaiton. The only other employment sites that have been allocated for compatible type uses are at Bicester and Banbury, but are too far away to meet Oxford's needs and would not meet the Cherwell Local Plan objective of providing "a more locally self-sufficient and sustainable economy" (paragraph 5.81 of the Partial Review) in respect of the waste management business sector. The potential development locations to meet Oxford's unmet needs must therefore include employment sites which provide also for heavier industrial B2 type uses, where the waste management business sector could also locate.

PR-A-009	Blenheim Estates	1	It is considered essential that the Area of Search should be focused on locations that are wellrelated to Oxford City. Oxford is an economicdriver, meeting the City's unmet housing needs means that it is inevitable that many people moving into the new homes will have strong links with the City, whether for employment, leisure, family or other reasons. Given the above, it makes sense to ensure that housing land to meet Oxford City's unmet need is wellrelated to the City. This means that land closest to Oxford City, but outside the Green Belt, with excellent transport links, should be considered for development first. In Cherwell, the main towns, Bicester and Banbury, have seen rapid growth and have significant land allocations for new housing. There is no need to allocate further land around these two towns. By way of contrast, there is a need to allocated new housing land to provide for the sustainable growth of Oxford City, within appropriate locations close to and wellconnected with, the City. Preferably, new housing allocations should also be capable of accessing daytoday services and facilities – such as local shops, schools, doctors surgery, pubs and cafes – without significant travel distances. Ideally then, the Area of Search should also focus on locations on the edge of, or very close to, existing settlements with services and facilities. In this way, meeting the needs of Oxford City can also help to boost the sustainability of existing settlements, by supporting local services and businesses and investing in infrastructure.
PR-A-009	Blenheim Estates	2	The key goal for additional growth in Cherwell to meet Oxford City's unmet need should be sustainable development. This means investing in and providing for necessary infrastructure and services alongside new homes. It means providing a broad range of homes – from affordable housing through to high quality, even expensive homes, and everything in between. The best places provide for variety, and don't simply comprise estates of the same type of housing throughout. Sustainable development means investing in high quality design – creating places that are distinctive, establish a sense of place and enhance local character. There should be plenty of scope for a broad range of travel options. Some parts of Cherwell closest to Oxford have some of the best transport links in the country: there is an exceptional bus link running from Woodstock to Oxford ; there are two train stations (Oxford Parkway and Long Hanborough) with fast, direct links into central London ; there is a growing international airport. Meeting Oxford's unmet need in a sustainable manner means making the most of these exceptional transport links by associating new development with them. As per 1) above, to be sustainable, allocations to meet Oxford's unmet need should have good access to services and facilities. The sites should be close to, and provide for investment in, existing centres. This is in line with national planning policy, which supports the vitality and viability of town centres. To achieve all of the above, it is essential that the development sites are of sufficient scale to achieve all of the above. Smaller schemes will simply be incapable of providing for the major investment needed to provide new, and invest in existing, infrastructure. By way of contrast, large developments, by their very nature, can bring major benefits in the form of direct investment in necessary infrastructure, facilities, jobs and housing for today and into the future. Ideally, each housing allocation should be for around 1,000 dwellings.
PR-A-009	Blenheim Estates	3	Housing allocations to meet Oxford's unmet need should focus on existing transport corridors, preferably adjacent to major sustainable transport infrastructure – including bus corridors, Park and Ride sites and good access to railway stations; as well as excellent access to the road network, given that the majority of workers in Oxfordshire drive a car.

PR-A-009	Blenheim Estates	4	Allocations should have excellent access to existing and future employment sites. Millions of square feet of employment space exists, or has planning permission, along the North Oxford corridor, between the outskirts of the city and Woodstock. This corridor includes regionally significant science parks, an airport and rapidly growing employment areas. It is not sufficiently supported by new housing, meaning that workers need to travel from afar. New housing should be located within the same corridor. This would also have the advantage of excellent public transport access to Oxford in a transport corridor which has received £millions of investment.
PR-A-009	Blenheim Estates	5	New development should ensure significant investment in open space, sport and recreation provision, and the enhancement of biodiversity. This is easiest to achieve on large development sites, providing space to plan and sufficient returns to fund major investment in social and environmental infrastructure. Allocations should take this, local character and the preservation and where possible, enhancement of heritage assets into account.
PR-A-009	Blenheim Estates	28	Site submissions - Land at junction of Langford Lane/A44, Begbroke; Land North West of Oxford Airport, nr Woodstock; Begbroke Lane, North East Field, Begbroke; Land East of Marlborough School, Woodstock
PR-A-010	Anglian Water Services Limited	18	At this stage the District Council has yet to determine whether the area of search for meeting Oxford's housing needs would be limited to the Oxford Green Belt within Cherwell District or it would be district wide. Therefore it is difficult to comment further on the implications for Anglian Water's existing infrastructure at this stage. However it is important that the availability of water recycling infrastructure within Anglian Water's area of responsibility is considered further by the Council when deteriming the distribution of housing within the district. Please note that Anglian Water would wish to comment further on any housing allocation sites identified by the District Council within our area of responsibility.
PR-A-011	Sport England	18	As Cherwell District Council considers increased housing provision with the implications on transport economic development, natural environment, with the partial review, it does not appear to consider the impact on open space, sports and recreation facilities as per paragraph 73 of the NPPF. Therefore Sport England would strongly urge CDC to prepare a robust and up to date playing pitch strategy and built facilities strategy to ensure healthy sustainable communities are created. Without up to date robust strategies, It is difficult to see how the partial review of the local plan could be considered to be robust.
PR-A-012	Gosford and Water Eaton Parish Council	1	This amount is of concern and is questioned about there being a possibility about a hidden agenda over Oxfordshire housing with good transport connects being able to accommodate London overspill.
PR-A-012	Gosford and Water Eaton Parish Council	2	Under the principles of keeping the home to work journey distances down to a minimum, could lead to much larger developed areas. Where people may still work long way from home, which creates traffic and transport problems.
PR-A-012	Gosford and Water Eaton Parish Council	3	To keep large green spaces particularly in the Green Belt Gap between the City and Kidlington. It is considered that much of Oxford's home and business needs can be met away from the City.
PR-A-012	Gosford and Water Eaton Parish Council	28	There are no sites within the Parish which the Parish Council wishes to propose for meeting Oxford's unmet housing needs.

PR-A-012	Gosford and Water Eaton Parish Council	10-15	Would prefer integrating housing and employment that is allocated into the approved Cherwell Local Plan in stages. It is noted Gosford & Water Eaton does not appear meentioned by CDC. Under an earlier village search assessment for housing, the Parish Council accepted that in very a worst case scenario and last resort a development might become inevitable on the field sandwiched between Beagles Close and the recent Kidlingotn burial ground/temporary allotment site.
PR-A-012	Gosford and Water Eaton Parish Council	4-5	It should be distributed around some parts of Cherwell in stages, monitor and reduce downwards if necessary.
PR-A-012	Gosford and Water Eaton Parish Council	6-9	Should be considered on a Cherwell wide basis. CDC is reminded that the Peartree area used to be part of the Green Belt, which is now being developed as the North Oxford Gateway. Therefore Oxford City has already taken a large chunk of land out of the Green Belt, which is considered could take more housing, rather than eating further into Green Belt land. It is also considered that more housing could be accommodated within Oxford.
PR-A-012	Gosford and Water Eaton Parish Council	16-17	There is concern about the accuracy of predictions produced from the OCC national/countywide traffic modelling techniques and over input data from traffic surveys undertaken for proposed development projects. For instance from comparing peak traffic counts between results produced by consultants commissioned by Chiltern Railways, TVP HQ development & Northern Gateway development produced significant variances and after development predictions.
PR-A-012	Gosford and Water Eaton Parish Council	18-19	Concern over unsuitability of education establishments, water sewerage, medical centres, the road network and public transport to accommodate such further development. It is considered that these provisions are likely to not be met along from developer funding. It is considered that CDC's Community Infrastructure Levy (CIL) used to support infrastructure should also be used for flood prevention from developments located up stream in a watercourse catchment, for protecting existing downstream properties by funding the provision and maintenance of flood defences and watercourse mantainance.
PR-A-012	Gosford and Water Eaton Parish Council	20-21	It is considered that to accommodate the required infrastructure to support the housing and business development problems and issues generated will also require support funding from the Government and County Council which is unlikely to be available due the continually cut back of public finance.
PR-A-012	Gosford and Water Eaton Parish Council	22-23	More housing and people in Cherwell will add to more air and noise pollution, road congestion and loss of open countryside and rural areas. It is hoped CDC's Cherwell Local Plan policies can address this.
PR-A-012	Gosford and Water Eaton Parish Council	24-25	The Green Belt area between Kidlington and Oxford in Parish of Gosford & Water Eaton needs protecting as it is of a high quality landscape, being important for farming & wildlife habitats, where a network of footpaths serve as a recreational facility for people living in bordering urban areas. The Parish Council request that in plan making and consultation involvement CIL, along with New Homes Bonus contributions should be used to provide funding for flood defences schemes. This being under the concept that surface water runoff from large developments upstream of this Parish such as Banbury, Bicester, & Upper Heyford drain one way, or another into the River Cherwell, or River Ray and that the Environment Agency has confirming that their flood alleviation scheme north of Banbury will not have any effect on flooding in this Parish. Therefore there is concern about increasing flood risk in this Parish due to the impact from upstream developments taking place. It should therefore be accepted by CDC under their involvement consultation process, that it is fair and reasonable that such developments contribute towards the cost of maintaining, upgrading and providing additional flood defences. Contributions should also be used towards EA and reparian landowner to remove fallen trees and other obstructions from out of watercourses & maintain them.
PR-A-012	Gosford and Water Eaton Parish Council	26-27	There are a number of listed building in the Parish of Gosford & Water Eaton which need protecting, such as St Fridewides farm, Water Eaton Manor, Gosford House and Kings Arms (Harvester).

PR-A-012	Gosford and Water Eaton Parish Council	1	The introduction is clear into why this partial review is taking place and about meeting the housing neds for Oxford by the District Councils, which is under a "Duty to Co-operate". However, there has been much criticism , especially by amenity groups over the make up representatives on the Oxfordshire Growth Board, its countywide housing predictions, green belt study and working arrangements. The Parish Council has some sympathy over these criticisms which are levelled that the process seems biased towards too much development and concerns over the future of the Oxford Green Belt and villages in Oxfordshire. The Parish Council has answered CDC's questions to the best of its ability about issues which have a direct, or indirect affect on the Parish and local community, as follows.
PR-A-012	Gosford and Water Eaton Parish Council	9	Regarding issues over meeting Oxford's unmet housing needs in Cherwell. The Parish Council is concerned enough to point out from the Oxfordshire Green Belt Study, that is deceptive and gives the general public a false impression when the Land Use Consultants identify and analyse parcels of land in the green belt which are located in this Parish by referring to them as OX(no.), as if they are associated with Oxford City. Whereas these parcels of land are in the Gosford and Water Eaton and District of Cherwell. The Parish Council request Cherwell District Council to point this out to the Oxfordshire Growth Board and press them to amend this referencing accordingly,as EWE(No)
PR-A-013	R Turner	1	Fundamentally the question must be asked is 3,500 homes a reasonable working assumption for Cherwell. The reasoning behind this figure is based on little real time , robust evidence. In addition the production of this data should be made independently and not by parties who are connected in anyway shape or form connected to the construction industry. The drivers of suggested growth appear to be out of line with the UK's expected growth as a whole.
PR-A-014	Simply Land (Oxford) Ltd	1	3,500 homes is not a reasonable working assumption. If 15,000 homes is the 'working figure' for Oxford's unmet housing need then why would Oxford City be included within the distribution. At this time, we agree it prudent for the adjoining Oxfordshire Authorities to contemplate an even distribution until such time that more detailed work has been undertaken to determine their own abilities to accommodate the unmet need. However, including Oxford City within this distribution is irrational. We consider that Cherwell along with the other Oxfordshire Authorities should plan for an additional 3,750 homes (15,000 divided by 4).
PR-A-014	Simply Land (Oxford) Ltd	3	A key issue for consideration is the relationship of any new housing to the City itself. Other key issues include the release of Green Belt land; and locating development along existing sustainable transport corridors or corridors which could be enhanced through development funding initiatives and grants.
PR-A-014	Simply Land (Oxford) Ltd	4	Development that is truly sustainable, well designed and planned. Economic, environmental and social goals will need to be identified in order to satisfy the true meaning of sustainable development.
PR-A-014	Simply Land (Oxford) Ltd	6	Yes
PR-A-014	Simply Land (Oxford) Ltd	7	Transport links/corridors, access to services and facilities and the ability of new development delivering new transport infrastructure.
PR-A-014	Simply Land (Oxford) Ltd	8	No. Providing for Oxford City's unmet need on a districtwide approach would displace the population and led to an increase in potentially unsustainable transport journeys back into Oxford.
PR-A-014	Simply Land (Oxford) Ltd	9	Yes, but only to the extent that siting development within the Green Belt does not led to 'significant' and 'demonstrable' harm which undermines the very purpose of designating land as Green Belt – prevention of urban sprawl. In my opinion, the Oxfordshire Authorities should take a closer look at the submarkets within the Oxfordshire HMA and define the 'area of search' or plan area from this.
PR-A-014	Simply Land (Oxford) Ltd	10	Yes, it would be prudent to do so.
PR-A-014	Simply Land (Oxford) Ltd	11	Adopt a ringfenced approach and limit it to the area of search' or plan area.

PR-A-014	Simply Land (Oxford) Ltd	15	The Council should be looking at the Green Belt land to the east of the Oxford Road all the way up to the Water Eaton Park & Ride as well as the land north of the A34 bounded by the A40 and A44 and Oxford canal. Concentrating development in both these locations could yield circa 2,600 new homes and would be consistent with the rest of the Oxford's urban for.
PR-A-014	Simply Land (Oxford) Ltd	28	Site submission - Land at Drinkwater, Oxford
PR-A-015	P Kavanagh	1	No. It is derived from the Oxfordshire SHMA which has simply been accepted by the Council and not subjected to serious independent scrutiny. The SHMA was drawn up by private consultants who largely work for the development industry and therefore have a conflict of interest. Its figures are much too high, far in excess of previous trends and clearly unrealistic. I do not accept that the SHMA figures represent either Cherwell's or Oxford's needs.
PR-A-015	P Kavanagh	2	No. The excessive housing figures are already based on unrealistic forecasts of growth in employment. To provide for yet more employment generating development is simply creating a vicious circle.
PR-A-015	P Kavanagh	9	No. Green Belt is a permanent designation. The Green Belt around Kidlington is much valued. National Policy says that housing need is not a reason to build on the Green Belt. The Government, in its manifesto, made a commitment to protect the Green Belt.
PR-A-015	P Kavanagh	16	Transport networks in this area are already overloaded. I do not believe that current proposals will solve existing problems, let alone those caused by additional growth in Cherwell and elsewhere in the County. The Highway Authority's vision and objectives, that you quote, are vague aspirations and without substance.
PR-A-015	P Kavanagh	24	Finding sites for a further 3500 houses in addition to the excessive number already included in the Local Plan will further damage the natural environment of Cherwell.
PR-A-016	R Prince	1	No. The figure comes from the Oxfordshire SHMA which was prepared without any public consultation and contains many questionable assumptions. It was put together by private consultants working on behalf of property developers so I do not think it is unreasonable to take the view that figures are likely to be biased in favour of the developers. The SHMA was not subjected to any independent validation although an independent planning expert has concluded that the estimated figures in the SHMA are likely to be "grossly overstated". Consequently, I cannot accept that the SHMA reflects the housing needs of either Oxford City or Cherwell.
PR-A-016	R Prince	2	No. One of the suspect assumptions on which the overstated housing needs were arrived at in the SHMA was the level by which employment would grow. Providing more jobs would simply lead to more pressure from the developers and put a strain on local services. In the Kidlington area, we already have the example of the developers of the Technology Park in Langford Lane offering to provide 450 dwellings in the Green Belt north of The Moors to "help" to satisfy the expected demand for housing from an anticipated new workforce of 1200.
PR-A-016	R Prince	9	No. The Green Belt was put in place for a very good purpose and the increasing pressure from developers makes the reasons for doing so are even more important today than when it was first designated. The Government's own guidance states that unmet housing need is not a reason for building in the Green Belt and this has been reinforced in the manifesto of the current administration where there is a commitment to protect the Green Belt.

PR-A-016	R Prince	16	Generally, I am aware of the proposals made recently to try to improve the whole transport situation in the area but they lack clarity and I am not convinced that they will solve the current problems in the long term, especially if there is to be further substantial development on top of what has already been designated for Cherwell. On a more local and specific basis, road transport is a particular issue in Kidlington. I have lived here since August 1975 and in all that time, the volume of traffic in the village and surrounding roads has increased considerably, not least because there has been widespread residential development within the village, as well as increased commercial activity, without any additional access roads being built. The congestion will now be made worse by the development of the Technology Park in Langford lane as this will bring in a new workforce of up to 1200 to the area. It is obvious, therefore, that the matter will only be exacerbated if sites in and around Kidlington are given over to providing some of the extra 3500 houses for Oxford.
PR-A-016	R Prince	24	The extent of development required under the local plan for Cherwell can only have a detrimental effect on the natural environment. The situation will only be made much worse if Cherwell has to find another 3500 homes for Oxford.
PR-A-017	Oxford Green Belt Network	2, 8+9	As the Planning Policy Team will appreciate, it is difficult for us to respond to the Consultation except in broad terms since we are in the dark over what the Oxfordshire Growth Board are likely to come up with in the summer. Since our primary concern is with the Oxford Green Belt, our comments are largely confined to those parts of the Consultation which have most bearing on the Green Belt. For us the key issue in this matter of unmet need is the future of the Green Belt. We are pleased to note that the Consultation recognizes the purposes of the Green Belt and it is clear to us that the main issue facing the District Council is that of balancing the role of the Green Belt against the pressure that you will be under, not least from the City Council, to locate as much of the unmet housing need as close to Oxford as possible. This being so, we urge you not to confine your area of search to the Green Belt, but to allow your search to take in the whole of Cherwell District (**Question 8**). Ideally, of course, we would like to see the Green Belt excluded from this area of search (**Question 9**), although we acknowledge that you may feel obliged to look there too. We have a number of observations that relate to particular parts of the Green Belt and we examine these below in the context of what the Oxfordshire Green Belt Study of 2015 has to say about them. (cont....)
PR-A-017	Oxford Green Belt Network	2, 8+9	(cont….) Figure 4.1 of that Study looks at the performance of the land parcels against the Green Belt purpose of checking unrestricted urban sprawl and the need to protect open land from such urban sprawl. Map Issue 1a shows parcels between Oxford and Kidlington all scoring High on this purpose (OX1, OX22, K16) and Medium in the case of OX2. This area constitutes the main portion of the 'Kidlington Gap' to which you refer in paragraph 5.28 of the Consultation, and is an area under pressure, not least from the knock-on effect from the new Oxford Parkway rail station. We hope that the High scores attributed to this area in terms of potential urban sprawl will assist you in protecting this particular part of the Green Belt, where otherwise the possibility of Oxford and Kidlington joining up, both physically and administratively, is a very real possibility in the years ahead. Figure 4.3 of the Green Belt Study looks at the performance of the land parcels against the Green Belt purpose of preventing settlements from merging into one another. Here the parcels that score High are those which separate the villages of Kidlington, Yarnton and Begbroke (OX1, OX22, K15-18, YA1, BB1) whilst OX2 and YA2 score Medium. The future of this area, which includes the attractive canal corridor, but also the science park at Begbroke, is critical if this purpose of the Green Belt is to be upheld. We were pleased, therefore, to note in paragraph 3.24 of your Consultation that you consider prevention of coalescence of settlements to be a key function of the Oxford Green Belt. We commend, also, your observation in paragraph 3.26 that any further housing growth at Kidlington and nearby villages to accommodate unmet housing need would have to be considered against the purposes of the Green Belt, presumably having prevention of coalescence in mind. (cont....)

PR-A-017	Oxford Green Belt Network	2, 8+9	(cont…) Additionally, we fully endorse your observation in paragraph 5.136 of the Natural Environment section of the Consultation that the countryside immediately adjacent to Kidlington and Yarnton comprises part of the setting of the two villages and helps to retain their separate identity, We trust that this intention to protect village identity will carry weight in whatever you propose to do next. We hope, too, that you will bear it in mind when the small-scale review of the Green Belt at Begbroke science park takes place. Otherwise the latter is likely to act as the 'cuckoo in the nest' that will lead to the total merging of Kidlington, Yarnton and Begbroke, defeating that good intention. Figure 4.4 of the Green Belt Study looks at the performance of the land parcels against the Green Belt purpose of assisting in safeguarding the countryside from encroachment. Understandably the areas that score High are the outer parts of the Green Belt that frame Yarnton to the west (YA2, YA3) and Kidlington to the north and east (K1-13), The latter fields, to the north of The Moors, are particularly pressured from developers keen to exploit this attractive and much enjoyed countryside towards the River Cherwell and beyond. Again, what you say in paragraph 5.136 about the need to protect the countryside adjacent to Kidlington and Yarnton applies to this area. (cont...)
PR-A-017	Oxford Green Belt Network	2, 8+9	(cont….) Figure 4.5 of the Green Belt Study looks at the performance of the land parcels against the Green Belt purpose of preserving the setting and special character of an historic town, in this case Oxford. The map indicates several areas that score Medium in this respect and we note with approval what you say in the Consultation in paragraph 5.146 that the Green Belt in the south of the (Cherwell) District plays a part in preserving the setting and special character of Oxford. It does this, in part at least, by preventing excessive levels of development that would otherwise undermine the wider aims of the Green Belt in providing open space for public enjoyment close to both the City and to nearby settlements. For this reason we reject the suggestion put forward in your **Question 2** that additional housing to meet Oxford's needs might be accompanied by additional employment. Such a policy would just create a cycle of continuing growth pressure, further employment requiring more housing and so on. This is what is happening at the City's 'Northern Gateway' where the employment planned, with only a small amount of housing, will add to the unmet housing need that Districts like your own are being expected to meet. It is evident from the findings of the Oxfordshire Green Belt Study referred to above that practically all the Green Belt land in Cherwell District rates High on at least one, and usually more than one, of the fundamental purposes of a Green Belt. This being the case, we can only agree with your comment in paragraph 5.154 of the Consultation that meeting Oxford's needs whilst constraining development in the Green Belt is a significant challenge. Without wishing to dramatise the situation, we believe that how Cherwell District Council responds to the challenge it has set itself will determine the future of the Green Belt north of Oxford.
PR-A-018	J Wainwright	1	No, I consider the figure of a further 3500 homes additional to those already projected a grossly inflated estimate of housing needs in Cherwell. I am very surprised that this figure is being taken as gospel by Cherwell D.C. when it comes from an SHMA Report produced by people with close connections to the development sector. The classic response "They would say that, wouldn't they" springs to mind. It is an exorbitant increase wildly out of keeping with previous estimates.
PR-A-018	J Wainwright	2	No. If there is already an alleged shortage of housing in Cherwell, where is the logic in encouraging more employment generating development which is obviously going to create even greater demand for housing? This would be wilfully exacerbating the problem.
PR-A-018	J Wainwright	9	No. Green Belts were a marvellous concept created to prevent the relentless expansion of towns and cities and to provide a lung for the inhabitants of those cities. For that reason they should by definition be permanent and not vulnerable to the transient needs of local councils or the interests of developers. Moreover, National Policy states that housing need is not a valid motive for building on Green Belt and the present Conservative government in its 2015 manifesto confirmed its commitment to protecting it. The Green Belt around Kidlington is particularly scenic; it is a precious asset much used for walking and a valuable habitat for wildlife. It should be protected at all costs and any attempt to encroach upon it for development for whatever reason must be resisted. Development should be on brownfield sites, of which there are many.

PR-A-018	J Wainwright	12	I would question why it is Cherwell's responsibility to solve Oxford City's housing problems and despoil its precious countryside in the process when there appears to be no shortage of brownfield sites ripe for development in Oxford.	
PR-A-018	J Wainwright	16	There is already frequent congestion, sometimes severe, on the main roads through Cherwell. In Kidlington residential roads are increasingly being used as 'rat runs', with all the dangers that implies. A massive increase in housing to the levels projected would produce intolerable congestion to the area's through roads and in the vicinity of any large housing development, to which the Highways Authority's present insubstantial objectives offer little hope of a solution.	
PR-A-018	J Wainwright	24	The number of houses being projected would be a serious threat to the rural environment of Cherwell. Once Kidlington and other villages start extending to take over precious countryside, the process would be inexorable. The countryside around us is an amenity much valued by local residents and is also essential for the conservation of wildlife. To take Kidlington alone, there is a great variety of fauna in the fields around: foxes, badgers, grass snakes, water voles, great crested newts and many species of bird. It would be irresponsible to put these habitats at risk. Ours is a small country and we must not deprive our descendants of the countryside that remains by concreting it over.	
PR-A-019	Bloombridge	3	In terms of who will be engaged, we suggest that Cherwell will receive better information on the deliverability of sites and 'market signals' by holding a "Developers' Forum", to be attended by agents, housebuilders and commercial developers. If this forum reviews the demand side, it would also be useful to run a "Constraints & Opportunities" Workshop in parallel to help define the strategic inputs to the new spatial plan. The ideal is to identify locations with high demand/need with (relatively) low environmental impact; better still if regeneration or other community opportunities can be added in as well. This 'high level' approach will help set priorities and bring early clarity to the possible options, avoiding 'analysis paralysis'.	General Comment: It would be helpful for the SA to be nuanced in order fully to allow for Green Belt policy, such as the 'Strategic Gaps'. The reason for this is that SA's tend to deal with qualitative criteria, which can often understate the importance of 'Strategic Gaps', including with regard to their importance to the local community and to the resilience of the Green Belt as a whole. In a similar vein, Kidlington is plainly a settlement that could benefit from growth associated with Oxford, partricularly in relation to the regeneration of its town/village centre. The initial work by Alan Baxter produced an interesting and widely consulted upon Master Plan, that needs to be brought out in the general themes of the SA. There are, in short, some obvious places in the district where growth needs to be harnessed.
PR-A-019	Bloombridge	28	Site submission - Land North of The Moors, Kidlington	
PR-A-020	South Oxfordshire and Vale of White Horse District Councils	General	Thank you for the opportunity to respond to the Partial Review of the Cherwell Local Plan (Part 1): Oxford's Unmet Housing Need – Issues Paper consultation. We note Cherwell's positive and proactive approach to working with partner authorities in Oxfordshire to consider how Oxford's unmet housing need is addressed. We note that Cherwell District Council is planning to publish an 'Issues and Options Consultation' in autumn 2016 following the work of the Oxford Growth Board, once the apportionment of Oxford's unmet housing need has been identified. The Vale of White Horse and South Oxfordshire District Councils look forward to continuing to work positively with Cherwell District Council and the other Oxfordshire authorities to assist with this process.	
PR-A-021	J East	1	No. It is derived from the Oxfordshire SHMA which has been accepted by the Council without serious independent scrutiny. The SHMA was drawn up by private consultants who largely work for the development industry and therefore have a conflict of interest. Its figures are much too high, far in excess of previous trends and clearly unrealistic. I do not accept that the SHMA figures represent either Cherwell's or Oxford's needs.	
PR-A-021	J East	2	No. The excessive housing figures are based on unrealistic forecasts of growth in employment. To provide for yet more employment generating development is simply creating a vicious circle.	

PR-A-021	J East	9	Most definitely not. The Green Belt is a permanent designation and is much valued around Kidlington. National Policy says that housing need is not a reason to build on the Green Belt and, furthermore, the Government, in its manifesto, made a commitment to the electorate to protect the Green Belt.
PR-A-021	J East	16	Transport networks in this area are already overloaded. I do not believe that current proposals will solve existing problems, let alone those caused by additional growth in Cherwell and elsewhere in the County. The Highway Authority's vision and objectives, that you quote, are vague aspirations and without substance.
PR-A-021	J East	24	Finding sites for a further 3500 houses in addition to the excessive number already included in the Local Plan will unquestionably further damage the natural environment of Cherwell.
PR-A-022	Savills / New College	1	It appears to be acknowledged that there is a need for around 15,000 more dwellings to meet the housing need. As noted this equates to abut 3,000 for each local authority on a simple split approach. The ability of each authority to absorb the need will vary but if there is suitable land at Cherwell to meet its share or an increased share such as 3,500 (or possibly more) then provided it can be provided in sustainable way Cherwell should provide for the capacity it could deliver.
PR-A-022	Savills / New College	2	In providing a sustainable community there has to be a mix of uses. It is not appropriate merely to provide dormitory residential zones which merely lead to extensive commuting for work, recreation and normal living activities such as shopping and schools. New development should be directed to areas where there are suitable communities and amenities, including employment opportunities, where possible.
PR-A-022	Savills / New College	4	The creation of balanced new communities over the period of the plan (to 2031) that do not impose unreasonably on established settlements.
PR-A-022	Savills / New College	6	Whilst the focus is inevitably Oxford with its scale and importance as a regional centre due to the major M40 corridor through the District and other key communication links such as the rail corridors and other major settlements from London to Birmingham and Milton Keynes etc the Oxford focus should not be the sole driver in the search for sites. there is a regional issue and the adjoining SHMA areas have also identified the pressures for additional development.
PR-A-022	Savills / New College	8	A District wide area of search is appropriate however an initial sieve map approach will no doubt quickly rule out certain areas due to environmental constraints or the lack of infrastructure.
PR-A-022	Savills / New College	9	Green Belt is merely a planning imposed constraint however over many decades the Green Belt has provided a useful function in containing sprawl and ensuring protection for the environment within the designations. If there are opportunities to jump the green belt to help deliver the necessary housing and associated development these should be explored before the Green Belt is reviewed.
PR-A-022	Savills / New College	10	The partial review is for the period to 2031 and the delivery of housing should be assimilated with the delivery identified in the recently adopted plan to deliver housing on an overall basis. It is not appropriate to separately identify the need arising from the Oxford unmet need in a separate way. The overall District delivery level has to be increased to reflect the need.
PR-A-022	Savills / New College	11	The overall housing delivery target should be managed as one. If not the integration of the new housing and communities will not be satisfactory. It is not realistic to separately define housing being developed to meet the Oxford issue and separately that for the Cherwell Local Plan.

PR-A-022	Savills / New College	12	My client owns land at Upper Heyford within and adjoining the existing allocation. This site has been a major focus of employment for the local community in the centre of the District since it was developed as the major strategic cold war airbase. It has extensive employment opportunities. Also it has the benefit of Lower Heyford station close by which could be developed to enhanced links to Oxford. Also with very limited highway improvements a prime link to the M40 (Junction 10) and A34 to Oxford can be created with only minimal disturbance to the community as the current road passes along the eastern edge of Ardley on the B430. The growth potential of this location has already been noted and this can easily be expanded without significant further impact to make best use of the infrastructure already being built for the allocated community. An additional allocation would merely be an extension of the scheme already being brought forward creating a desirable new community.
PR-A-022	Savills / New College	15	The environmental assessment for the adopted Local Plan identified that there was scope for further expansion to the south of the Upper Heyford allocation and this was further acknowledged by the expansion of the allocation into part of this land. Attached hereto is a plan showing coloured pink and blue which can be integrated with the Dorchester Land promotion of the current allocation and well landscaped into the new Heyford Park community whilst prevising a significant development area to help meet the need.
PR-A-022	Savills / New College	16	Upper Heyford has excellent links to Junction 10 on the M40 which can be improved without any significant impact on the rural community. It also has Lower Heyford station close by which cold be enhanced to provide good links for the scheme and surrounding villages.
PR-A-022	Savills / New College	18	infrastructure at Heyford Park is being provided which serves not only the new community but also the surrounding rural settlements. Expanding the scale of the development over the life of the Local Plan would further enhance the local offer.
PR-A-022	Savills / New College	20	Upper Heyford has been a major employment location in the District for many years. This can be utilised to create a dynamic third major settlement in the District after Banbury and Bicester.
PR-A-022	Savills / New College	22	As a new community Heyford Park is being developed as a sustainable development and community. If it is further expanded then this attribute will only be enhanced.
PR-A-022	Savills / New College	28	Site submission - Land South of Upper Heyford. See site at Upper Heyford submitted separately.
PR-A-023	Oxford Brookes University	12	On behalf of Oxford Brookes University, I should like to express our support for these plans. The proposals seem sensible and realistic, and would provide a partial solution to Oxford's chronic shortage of affordable housing Therefore I am happy to express our warm support for these plans.

PR-A-024	Framptons / DB Symmetry	2 and 20	Although the document makes reference to the national policy context (paragraphs 5.77-5.80), neither the Cherwell Context, nor the Oxford Context display any comprehension of the spatial interface between manufacturing and the logistics sector. As stated in the accompanying Baker Rose report (paragraph 2.5): 2.5 *The logistics industry is crucial to the economic well being of an economy. It is also crucial to the success of individual businesses and of course, the end consumer. It is not simply the movement and distribution of goods. The Supply Chain now includes the production, storage and distribution of materials, parts, sub-assemblies and completed products, as well as returns, recovery, re-use and recovery. Logistics encompasses the complete process from raw material through production, to delivery to the end consumer; and back, as returns or for recycling, recovery or re-use.* Baker Rose makes the telling point that (paragraph 2.6): *'Whilst the average consumer may be oblivious to complexity behind the receipt of a new product, this should not be the case for policy makers'.* This linkage between logistics and manufacturing is explained in the function of Tiers. Paragraph 3.2 states: 3.2 *The 'tiers' referred to are the level of closeness in contract terms a supplier is to the original equipment manufacturer (OEM). Raw material is Tier 4, a supplier of individual bits, Tier 3, a supplier of the part made from bits, Tier 2 and the supplier of various parts ready assembled as a unit, Tier 1. Tier 1 suppliers will deliver direct and usually sequenced into the production line.* (cont....)
PR-A-024	Framptons / DB Symmetry	2 and 20	(cont….) In Cherwell and Oxford the interface between manufacturing and logistics is amply demonstrated through the automotive manufacturing industry. Paragraphs 7.1-7.3 state: *7.1 In practice the automotive manufacturing industry has led on destocking its supply chain to the point of manufacture (and increasingly on premium products, its stock of finished products too). Just in time and the reliance on Tier 1 suppliers with tight delivery windows and huge penalties for failure, has put pressure on demand for 'large shed' space with very good access to the OEM's centres of production.* *7.2 For the Tier 1 & 2 suppliers the two major drivers for success in the UK are now the consolidation of production to increasingly efficient and larger facilities; and the development of leading edge Research & Development capacity.* *7.3 We see this as a very important future demand for Cherwell. The existing concentration of very high quality R&D can and should lead to a growth in demand for Tier 1 & 2 suppliers, both to the established and growing specialist business, but also for those serving the major OEM's – with ready access to Oxford and the West Midland based OEM's. Easy access to the M40 will therefore be key.* In considering additional housing in Cherwell to meet Oxford's needs, it is therefore essential that the Partial Review also considers additional employment generating development. Paragraph 11.5 of the Baker Rose report states: 11.5. *Key motorway locations will have significant economic importance for Cherwell, the wider region and indeed the UK economy, as it is rebalanced with more manufacturing, whilst also accommodating the changes in distribution caused by multi-channel retailing.* (cont....)
PR-A-024	Framptons / DB Symmetry	2 and 20	(cont…) Cherwell District is encouraged to become proactive in rapidly understanding the market demand for large scale buildings closely related to the M40 which are needed to serve the locational requirements in the manufacturing and distribution logistics industries. If this is not to be taken forward through the Part 2 Local Plan Process (as Paragraph 4.7 of the Part 2 Issues Consultation DPD suggests), then it is imperative that the economic benefits and opportunities offered by the logistics sector are pursued through a focused review of Part 1 of the Local Plan at the earliest opportunity to proactively meet the economic needs of the District.

PR-A-025	Chiltern Railways	N/A	The Chiltern Railway Company Limited ("Chiltern Railways") operates franchised passenger train services between London Marylebone, Aylesbury Vale Parkway and Birmingham Moor Street, plus associated branch lines. In Cherwell District we operate Banbury, Bicester North, Bicester Village, Islip and Oxford Parkway stations. The stations on the Bicester to Oxford line were opened in October 2015 as part of a £130m investment to upgrade the line and provide the first route between a British city and London in over 100 years. The Chiltern Railways franchise is due to expire in 2021.
PR-A-025	Chiltern Railways	17	General - Chiltern Railways welcomes the opportunity to respond to Cherwell District Council's consultation on Oxfordshire's unmet housing needs. In particular, we are pleased to see an emphasis on locating development in sustainable locations in transportation terms and managing patterns of growth to make the fullest possible use of public transport. Chiltern Railways would like to see growth in Cherwell District that is sustainable and which properly takes account of the infrastructure needs of a growing population. We support a policy of building houses within walking distance of our railway stations in Cherwell District to connect new residents to employment, education and leisure opportunities within the wider region.
PR-A-025	Chiltern Railways	9	Specific - Whilst we agree with the principles of the Green Belt in preventing urban sprawl and the coalescence of settlements we believe there is a case for a partial review of the Oxford Green Belt in the Kidlington area. The location is a major transport interchange with the new Oxford Parkway Station as well as the Water Eaton Park and Ride and the A34. The sympathetic location of housing here would fulfil the criteria of housing being developed adjacent to sustainable transport options. Therefore, Chiltern Railways supports carefully considered housing in the Oxford Green Belt around Oxford Parkway and Kidlington. Oxford Parkway station has excellent links into Buckinghamshire and central London and from December 2016 will be approximately a 7 minute journey from Oxford Station. The completion of East-West Rail will provide future connectivity to Reading, Milton Keynes, Bedford, Cambridge and Norwich making Oxford Parkway one of the best connected stations of its size in the country. The station and its facilities has been constructed with sufficient capacity to support growth in the local area. In areas where large new housing allocations are provided which are not served by railway stations, Chiltern Railways supports the provision of bus links, cycle paths and pedestrian access from houses to stations. Chiltern is happy to engage on this subject and ensure that sufficient space is provided at these stations to accommodate these modes of transport and provide an effective transport interchange. At railway stations where housing growth is planned it would be wise to use developer funding to improve amenities for passengers. This would be particularly relevant at Bicester North and Banbury stations. We would suggest that it is preferable to improve infrastructure in anticipation of growth rather than after. Chiltern Railways would be happy to work with Cherwell District Council to help specify the potential upgrades that would benefit from developer funding.
PR-A-025	Chiltern Railways	N/A	Conclusion- We are happy to have further discussions to help Cherwell meet its duties on growth and engage on any of the matters discussed in this letter.
PR-A-026	Thames Water Utilities Ltd	18	General Comments - Based on the level of information provided, we are only able to provide high level comments at this stage. As the site allocation process progresses and further certainty and clarification on draft allocations is gained we would like to work more closely with the Council to understand the impact this will have on both our water and wastewater network and treatment works.

PR-A-026	Thames Water Utilities Ltd	18	19	Water Supply - In general terms we have no major concerns around the ability to support an additional 3,500 properties (or equivalent) over and above those previously identified within the Local Plan Part 1 and which have been previously commented on. Our preference would be for additional growth to be focused in either Banbury, Kidlington and to a lesser extent Bicester. Banbury - We are currently delivering a reinforcement main to Banbury. This will ensure strategic supplies to this area will be secured for at least the next 40 years. Local reinforcements may still be required, and we will need to review the storage capacity of our Bretch Hill reservoir to ensure sufficient resilience is provided to customers in the even of an asset failure. Kidlington - Kidlington has adequate strategic infrastructure, and as such any proposed development in this area should only require local reinforcements. Bicester –Thames Waters alliance partnership Eight2o are currently carrying out a study which will determine the strategic transfer requirements for the area over the next 40 years. (cont....)
PR-A-026	Thames Water Utilities Ltd	18		(cont…) If growth is greater than previously predicted for Bicester, additional water supply upgrades may be required to our infrastructure than previously envisaged. This work will need to be fed into and form part of the Business Planning process. We will also need to review the capacity of our Ardley reservoirs (as at Bretch) to ensure security of supply to existing and future customers can be maintained. Additional housing being located around the villages will require a case by case review. Villages tend to be located at the end of networks and as such if any strategic upgrades are required to supply new development, these upgrades could take significant time to implement due to the distances involved.
PR-A-026	Thames Water Utilities Ltd	18		Waste Water - Banbury - Our alliance partnership Eight2o have been instructed to design a scheme to deliver major infrastructure upgrades to the south of Banbury. The scheme will be designed to prevent sewage flooding and relieve existing pressures on sewer network capacity between Bodicote and Adderbury Sewer Pumping Station Bicester - Thames Water recognise a requirement for sewerage infrastructure upgrades to cope with the demand from new developments which are being envisaged in Bicester. As such if further development is proposed in and around Bicester, upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is available ahead of any development. Former RAF in Upper Heyford - Both sewerage network and waste water treatment capacity will need to be upgraded to cater for the scale of development envisaged. A strategic wastewater infrastructure solution will be required to serve the scale of development proposed.
PR-A-027	Quod / Albion Land	2		These Representations, with reference to the information enclosed at Appendix 2, provide conclusive evidence that the Site through its allocation within the Local Plan Part 1 Review will: - Provide a deliverable development option capable of meeting a specific market requirement for very large scale logistics buildings that cannot be met through existing Local Plan allocations (set out in Part 1 of the Local Plan); - Provide new employment opportunities to assist in sustaining the 3,500 additional homes proposed through Local Plan Part 1 Review to help address the unmet housing need of the Oxfordshire HMA; - Be satisfactorily (both safely and within the capacity of the highway infrastructure) accessed via the existing road network; - Be appropriately accommodated without any unacceptable impact on ecology and through the application of appropriate design and landscaping treatment could deliver potential biodiversity improvements; (cont...)

PR-A-027	Quod / Albion Land	2	(cont…) - Be accommodated within the surrounding landscape without unacceptable harm through the incorporation of appropriate design measures; and - Be sustainable in flood risk and drainage terms and can be appropriately accommodated without harm to future users from potential sources of contamination. The Site represents a deliverable and sustainable development option that is well placed to address a specific and unmet market requirement and will support the additional planned residential growth across the HMA.
PR-A-027	Quod / Albion Land	2	a) National Policy Context- The presumption in favour of sustainable development is central to national planning policy, being seen as a 'golden thread' that runs through plan making (NPPF, Paragraph 14). For Cherwell this means positively seeking opportunities through the Local Plan process to 'meet the development needs of an area' (NPPF, Paragraph 14). Through the Local Plan (Part 1 and Part 2) 'every effort should be made objectively to identify and then meet the …. business and other development needs of an area, (NPPF, Paragraph 17) whilst remaining 'flexible' in order to rapidly respond to changes not anticipated in the Plan (NPPF, Paragraph 21). The Plan should be 'aspirational but realistic' (NPPF, Paragraph 154), and the policies that it sets must be made 'deliverable' in order to achieve sustainable development (NPPF, Paragraph 173). There is an emphasis in the planning system on 'supporting sustainable economic growth' which should be reflected in the Local Plan Part 1 Review and through the Local plan Part 2 'affording more weight to supporting economic growth' (NPPF, Paragraph 19). (cont...)
PR-A-027	Quod / Albion Land	2	(cont…) The Plan should help secure economic growth to 'create jobs and prosperity' (NPPF, Paragraph 18). Cherwell should through Part 2 of the Plan 'plan proactively to meet the development needs of business and support an economy fit for the 21st century' (NPPF, Paragraph 20). In order to achieve sustainable development, the NPPF advises that economic, social and environmental gains should be sought jointly and simultaneously through the planning system. This means ensuring that new housing is delivered in locations that are well served by employment and community uses and infrastructure. Every effort should be made through the Local Plan to 'objectively identify and then meet the …. needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of …… business communities' (NPPF, paragraph 17). (cont...)
PR-A-027	Quod / Albion Land	2	(cont…) In accordance with paragraph 160 of the NPPF, local planning authorities should have a clear understanding of business needs within the economic markets operating in and across their area and should use this evidence base to assess the existing and future supply of land available for economic development and its sufficiency and suitability to meet the identified needs. 'Reviews of land available for economic development should be undertaken at the same time as, or combined with, Strategic Housing Land Availability Assessments and should include a reappraisal of the suitability of previously allocated land' (NPPF Paragraph 161). In order to be deemed 'sound' Paragraph 182 of the NPPF indicates that the Plan must be (i) positively prepared i.e. through seeking meet objectively assessed development and infrastructure requirements; (ii) justified in its strategy when considered against the alternatives and taking account of the evidence available; (iii) effective in 'delivering' development and (iv) consistent with national policy and the delivery of sustainable forms of development. (cont...)

PR-A-027	Quod / Albion Land	2	(cont…) b) Local Policy Context- i) Adopted Local Plan Part 1 The Cherwell Local Plan Part 1 contains the Council's proposed strategic planning polices and allocations and was adopted in July 2015. Policy SLE1 (Employment Development) was the subject of a number of modifications over the course of the Plan consultation and Examination process and was modified following the Local Plan Examination hearing sessions in December 2014 to include the following additional provision: 'In response to market signals for very large scale logistics buildings, which may not be suitably accommodated on the allocated sites within Part 1 of the Local Plan the Council will examine options for the release of land at Motorway junctions in the District within Part 2 of the Plan for this form of development.' The Inspector determined however, that there was insufficient evidence available at that stage to justify the modification to the Policy and recommended it be removed. The Part 1 Plan was adopted in July 2015 without the above modification. (cont...)
PR-A-027	Quod / Albion Land	2	(cont…) ii) Local Plan Part 1 Review During the Examination into the Local Plan Part 1 Cherwell acknowledged that OCC is unable to meet 'in full' its own housing needs and there would be a need for adjoining authorities including the Council to commit to accommodate some of the identified unmet need through an early review of the Plan. The Inspector appointed to carry out the Examination into the Local Plan Part 1 requested the Council commit to work jointly with the other Oxfordshire Local Authorities to address the objectively assessed need for housing across the Oxfordshire HMA and for this to be recorded within the Local Plan Part 1. As such, paragraph B.95 of the adopted Local Plan notes that the 'joint work will need to comprehensively consider how spatial options could be supported by necessary infrastructure to ensure an integrated approach to the delivery of housing, jobs and services.' (cont...)
PR-A-027	Quod / Albion Land	2	(cont…) The Oxfordshire Strategic Housing Market Assessment (SHMA) (2014) identifies a mid-point housing need for OCC of 28,000 homes over the period of 2011 – 2031. In comparison OCC's Strategic Housing Land Availability Assessment (SHLAA) (2014) identifies sufficient land to provide just 10,212 dwellings over this Plan Period. Whilst the assessment of potential supply has not been completed and there remain conflicting views on the level of need that cannot be met by the Authority, the Oxfordshire Councils have agreed a working assumption of 15,000 homes for Oxford's City's unmet need. These representations do not comment on the appropriateness of the SHMA methodology or the scale of the identified unmet housing need. The Oxfordshire Councils have assumed that the unmet need should be distributed between the constituent authorities whilst taking account of their spatial characteristics. In this context a partial review of the Cherwell Local Plan Part 1 is necessary. (cont...)

PR-A-027	Quod / Albion Land	2	(cont…) The Council has published a consultation document (Cherwell Local Plan Part 1 Partial Review –Issues Consultation (hereon in referred to as 'the Issues Consultation') which represents the first stage in the Local Plan Part 1 Partial Review and requests views on the issues to be considered as part of the Review. The Council are also inviting the submission of sites with the potential to deliver housing development within the District. In terms of additional housing development, the Issues Consultation suggests that Cherwell will help to accommodate 3,500 of Oxford's unmet housing need. The Issues Consultation goes onto question ('Question 2' of the Issues Consultation Document) whether the 'additional housing in Cherwell to meet Oxford's needs should be supported by additional employment generating development'. Whilst the Council have not requested non-residential sites be submitted through the Issues Consultation, these representations conclude that there is a need to identify new employment locations to support the proposed housing growth in Cherwell in a sustainable manner and that the land at Junction 10 of the M40 is a suitable employment development option that meets a specific and unmet market demand and is therefore 'deliverable'. The Site merits allocation for employment use within the Local Plan Part 1 Review. (cont...)
PR-A-027	Quod / Albion Land	2	(cont…) iii) Local Plan Part 2 Issues Paper In addition to the Issues Consultation on the Local Plan Part 1 Review, the Council are consulting on a Local Plan Part 2 Issues Paper. The Local Plan Part 2 will cover the entire District and the same Plan Period as Part 1 and will conform with and build upon the Spatial Strategy of Part 1. The Local Plan Part 2 will contain detailed planning policies to assist the implementation of strategic policies and the development management process. It will also identify smaller, non-strategic development sites for housing, employment, open space and recreation, travelling communities and other land uses. Consultation on the scope of the Local Plan Part 2 was undertaken in May 2015 and the responses to that consultation informed the preparation of the Issues Paper. (cont...)
PR-A-027	Quod / Albion Land	2	(cont…) Albion Land provided representations in response to that consultation and a copy of the representations is provided at Appendix 2. The representations were submitted in response to the Council's previous proposal for Part 2 of the Local Plan to 'examine options for the release of land at motorway junctions for large scale logistics development' which was at that time supported by the proposed Main Modifications to Policy SLE1 of the then draft Local Plan Part 1 (see above). Albion Land's representations to the Local Plan Part 2 demonstrated a need for new land to accommodate specific very large scale logistic operator's requirements in such locations and demonstrated that land within their control at Junction 10 of the M40 is a sustainable location capable of accommodating this need. However, the Inspector appointed to examine the Local Plan Part 1 concluded that it was inappropriate to deal with the requirement through the proposed modification at that moment in time. (cont....)

PR-A-027	Quod / Albion Land	2	(cont…) As such, the Local Plan Part 2 Issues Paper does not provide any policies to support very large scale logistics premises at motorway junctions albeit does indicate that further assessment on the requirement for such sites is being carried out. The Council have appointed GVA Grimley to assess this need and their report is to be published shortly. In the absence of the GVA report these representations draw on market evidence submitted to the Council as part of Albion Land's representations to the Local Plan Part 2 consultation (provided at Appendix 2) which demonstrate a strong need for new employment land within the District to meet the requirements of very large scale logistics operations. These representations demonstrate that this evidence is sufficient to justify the allocation of additional sites through the Local Plan Part 1 Partial Review which will in turn assist in sustaining the planned additional housing growth for the District.
PR-A-027	Quod / Albion Land	2	a) Policy Requirement- OCC is unable to meet 'in full' its objectively assessed housing needs. The Oxfordshire Strategic Housing Market Assessment (SHMA) (2014) identifies a mid-point housing need for Oxford City of 28,000 homes over the period of 2011 – 2031. In comparison OCC's Strategic Housing Land Availability Assessment (SHLAA) (2014) identifies sufficient land to provide just 10,212 dwellings over this Plan Period. Whilst the assessment of potential supply has not been completed and there remains conflicting views on the level of need that cannot be met by OCC, the Oxfordshire Councils have agreed a working assumption that the unmet need is in the order of 15,000 dwellings. The Oxfordshire Councils have assumed that the unmet need should be distributed between the constituent authorities whilst taking account of their spatial characteristics. In response and in accordance with the Council's commitment within their Local Plan Part 1, Cherwell have committed to a partial review of the Cherwell Local Plan Part 1. (cont...)
PR-A-027	Quod / Albion Land	2	(cont…) In terms of additional housing development, the Issues Consultation on the Local Plan Part 1 Review suggests that Cherwell will help to accommodate 3,500 of Oxford's unmet housing need. In order to ensure that the additional residential growth is sustainably accommodated, there is a need to identify additional land for infrastructure, community and employment uses to support the new population. In this context there is a pressing need to identify new and deliverable employment locations through the Local Plan Part 1 Review and non-strategic employment sites through the Local Plan Part 2. These representations demonstrate that the subject Site is both sustainable and environmentally appropriate for redevelopment and given its scale and strategic significance is appropriate for allocation through the Local Plan Part 1 Review. Furthermore, the Site can meet a specific and strong market requirement for very large scale logistics operations and as such is a viable and deliverable development option capable of being brought forward within the Plan Period.

PR-A-027	Quod / Albion Land	2	(cont…) b) Market Demand- Albion Land's representations to Cherwell Local Plan Part 2 provided market commentary from JLL on the growing demand for very large scale logistics facilities nationally as well as evidence on the limited supply of land and buildings within Cherwell to meet the need. This evidence remains unchanged since June 2015 and is valid for the purpose of these representations. The market evidence is re-provided at Appendix 2 of these representations and demonstrates the pressing needs to examine options for the release of additional sites to meet the demand. The provision of new employment sites in response to this particular identified market requirement will make a positive contribution towards sustaining the proposed additional residential growth proposed through the Local Plan Part 1 Review. (cont...)
PR-A-027	Quod / Albion Land	2	(cont…) The Site at Junction 10 of the M40 is well placed in market terms to attract very large scale logistics operators occupying a key location adjacent to Junction 10 of the M40. This gives the Site a truly strategic location with immediate access to the London and M25 markets south on the M40, Birmingham and the Midlands to the north and to the M1 via the A43. The Site's prominence and visibility form the M40 motorway sets it apart from other potential motorway sites in the area being an additional attraction to the larger retailers. Appendix 2 of the representations demonstrate that those employment sites allocated within the adopted Local Plan Part 1 are identified with the aim of meeting a specific operator or market requirement and have not sought to address the growing demand for large scale logistics buildings. In many instances the exiting allocations are either too small or inappropriately located away from motorway junctions to meet the specific requirements of such operators. As outlined in Appendix 2, Cherwell is well placed to capitalise upon the national growth in demand for very large scale logistic buildings not least due to the M40 motorway and its excellent access to the wider motorway network and national markets. These motorway locations are sustainably located within easy commuting distance of the towns of Bicester and Banbury which, due to the presence of existing infrastructure and services are likely to be the focus of the majority of additional residential growth. (cont...)
PR-A-027	Quod / Albion Land	2	(cont…) The market evidence demonstrates that Cherwell is well placed for these types of facilities and that the subject Site is appropriate in market terms to help accommodate the identified need. c) Proposed development- The Site shown at Appendix 1 is proposed for allocation for Class B8 very large scale logistics buildings within the Local Plan Part 1 Review. As indicated in Albion Land's representations to the Local Plan Part 2 consultation, the Site is capable of delivering in the order of 232,258 sqm (2.5m sq ft) of Class B8 employment floorspace. The Site also allows for the delivery of landscape areas within and on the edges of the Site, the biodiversity benefits of which are explained within Appendix 2. d) Deliverability- The Site is being promoted for allocation by Albion Land via a joint venture agreement with the landowner of part of the Site and the remainder of the Site is subject to a tenancy with a rolling break option and as such does not constrain delivery. (cont...)

PR-A-027	Quod / Albion Land	2	(cont…) The Site is viable and deliverable and capable of being brought forward in the early phases on the Plan Period. There are no known constraints that will prevent the deliverability of the Site. e) Environmental Appropriateness- The representations provided to the Local Plan Part 2 consultation (Appendix 2) demonstrate that the subject Site is environmentally suitable to help accommodate the identified demand for very large scale logistics buildings, being characterised by land of limited ecological value. The Site does not present any constraints on development in relation to flood risk, drainage and ground contamination that cannot be appropriately overcome through mitigation or appropriate design. There is the ability through the incorporation of set-back distances and landscaping areas to effectively and appropriately accommodate development within its landscape setting. (cont...)
PR-A-027	Quod / Albion Land	2	(cont…) An appropriate and safe vehicular point of access from the public highway can be achieved and traffic associated with the development is capable of being accommodated within the existing highway network without significant impact upon the safe and free flow of traffic. There is the potential through careful consideration to design, site planning and the inclusion of boundary landscaping, to reduce potential landscape and visual impacts to an acceptable level. In this respect, the Site is compliant with the development management principles of the adopted Local Plan Part 1 as set out in Appendix 1.
PR-A-027	Quod / Albion Land	2	(cont…) These Representations demonstrate that the subject Site is suitable and deliverable for very large scale logistics buildings. There is a strong demand for new employment sites to help meet this specific sectoral demand which require identifying through the Local Plan process. The need to identify new employment sites and deliver new employment opportunities for Cherwell is all the more important in the context of the Council's Local Plan Part 1 Review and the identified need for Cherwell to accommodate in the order of 3,500 new homes across the District. The subject Site has the ability through its allocation within the Local Plan Part 1 Review to assist the Council in meeting the identified market demand for very large scale logistics premises and in realising the significant economic and social benefits that such development will bring. (cont...)
PR-A-027	Quod / Albion Land	2	(cont…) The Site occupies a sustainable location within easy access of the main population centres of Bicester and Banbury and on development will deliver a significant number of jobs for the existing and proposed local populations. In summary, the Site is appropriate for allocation in the Local Plan Part 1 Review given that it: - Provides a sizeable development area which is deliverable from the start of the plan period and capable of making a meaningful contribution towards accommodating an identified need for large scale logistics buildings; - Will provide new and substantial job opportunities to help sustain the proposed increase in residential population within easy access of the existing population nodes of Bicester and Banbury; and - Can be appropriately accommodated within the existing environment without any significant adverse impact upon the highway network, existing habitats, flood risk, ground conditions and landscape character. In these circumstances the Site merits allocation within the Local Plan Part 1 Review.

PR-A-027	Quod / Albion Land	2	Site submission - Junction 10 of M40.
PR-A-028	V N Smith	1	To aim for a growth of almost 23,000 new houses by 2031 is very daunting task. To propose an increase of 3,500 houses is farcical. It is already apparent that the road system is inadequate for the current level of traffic. There are also concerns about the infrastructure whether in Health Services or Education. It is to the Council's credit that some roadworks are in progress and a review is intended but a major increase in highways in Cherwell and on routes to Oxford is needed now.
PR-A-028	V N Smith	2	As there are already numerous empty shops, offices and industrial units which have been unused for years there must be a case to move jobs from Oxford to Banbury to occupy the vacant buildings. The same issue doubtless applies to Oxford. Banbury is already taking steps to redevelop empty premises. What is the situation in Oxford? Before any attempt is made to force Cherwell to deal with Oxford's problems I would expect that a comprehensive review of vacant land and buildings should be undertaken in and around Oxford.
PR-A-028	V N Smith	3	Oxford's key issue is stated to be a need for more houses. The first question that should be asked is whether the target is wrong. What criteria were used to determine the figure,. Another the spare space or empty premises which exist in and around Oxford? If to build more homes in Cherwell even more green fields will have to be built on, then the 'green belt' around Oxford should be considered.
PR-A-028	V N Smith	4	Because of the existing road problems both in Cherwell and routes to Oxford any additional houses should have ready access to public transport. With that may come the need for extra parking at rail and bus stations and Park and Ride points.
PR-A-028	V N Smith	5	One suggestion to ease Oxford's problems would be to re-locate businesses to empty units elsewhere. Another to re-examine any land in Oxford not reserved for sport. The key principle to be followed must be to ensure that any new housing sites selected should be in sustainable locations. To quote the approved district plan "development in the countryside will be strictly controlled and directed towards larger more sustainable villages which offer a wide range of services and are well connected to urban areas by public transport" (para A11 page 29 refers).
PR-A-028	V N Smith	6	The area of search should be within 5 miles of Oxford or within easy reach of frequent public transport where there is plenty of parking.
PR-A-028	V N Smith	9	The Oxford green belt must be considered if green fields in Cherwell are to be built on. At least if houses are built in Oxford's green belt journey time to Oxford would be reduced.
PR-A-028	V N Smith	10	Although sites may be suggested anywhere in Cherwell priority should be given to locations within 5 miles of Oxford City boundary.
PR-A-028	V N Smith	11	As there are already severe traffic problems and doubts about infrastructure and services, such as healthcare and education, any increase in the rate of development will only worsen the situation.
PR-A-028	V N Smith	12	It is forecast that there will be continued growth in internet and out of town shopping during the next few years. Add to that the shops which are already vacant, plus offices and other premises, there will be plenty of opportunity to convert such premises to houses. Such locations could be suitable for affordable houses or flats. In addition as suggested in the planning document (page 31, para 5.15) there is a need for more sheltered housing for older people to free up homes for families. Such developments must be near public transport.
PR-A-028	V N Smith	13	If Cherwell District Council is having to build houses for Oxford a financial contribution should be made towards additional costs incurred in the process and infrastructure.
PR-A-028	V N Smith	14	Who has ruled that Oxford has unmet housing needs? Is it the same department that rejected Cherwell's plan so many times?
PR-A-028	V N Smith	15	No site should be in unsustainable location. All should be within easy reach of public transport links which should have adequate parking spaces.

PR-A-028	V N Smith	16+17	If any of Oxford's overspill is to be in Cherwell any uneconomic bus routes where building is planned must be funded by Oxford and remain open. Without adequate public transport links the severe traffic congestion will become even worse.
PR-A-028	V N Smith	18+19	Traffic congestion is already a serious issue. In the future education and the health service, especially availability of doctors in general practice will be a problem. When there is no rain for a time, Thames Water have introduced a hosepipe ban. It must therefore be established that this water company has sufficient capacity to cater for any more houses.
PR-A-028	V N Smith	20+21	Although several buildings which have been vacant for years are now being redeveloped it would help if some of the firms in Oxford could relocate to Cherwell and occupy empty offices or other vacant premises.
PR-A-028	V N Smith	22+23	Land owners in unsustainable locations will press for permission to build. Both the National guidance and the local plan are clear - "growth will be limited to sustainable villages and any development in the open countryside will be strictly controlled". Any such proposals should be rejected.
PR-A-028	V N Smith	24+25	In addition to preserving the natural environment I would expect the Planning Authority to prevent any building on flood plains near the Thames or Cherwell. I consider that to allow building is a criminal act as anyone who buys or inhabits such premises will find themselves in a position when they can neither repair, insure or sell the property. The misery so many people have suffered has been well documented in the media in recent times.
PR-A-028	V N Smith	26+27	Whilst I would expect that any building in or near historic locations should be in keeping with the surrounding environment, the possibility of retaining the outer shell and bringing such premises back into use should be considered. Before any houses are built for Oxford Council I would expect that steps will be taken to explore all possibilities to provide more homes or flats in Oxford by whatever means.
PR-A-028	V N Smith	7+8	Although a district wide seach for places to build new homes should be resisted the stated need for so many new homes may make this inevitable. To achieve an increase of 22,000 houses by 2031 there must have been a very extensive search. The principle detailed in the approved local plan which are specified in the National plan should continue to be adhered to. Specifically that villages with no amenities should be exlucded from any development.
PR-A-029	Astley / Gill / Jelfs / Barnes	1	Based on the information provided so far then the figure of 3500homes appears reasonable.
PR-A-029	Astley / Gill / Jelfs / Barnes	2	If the root cause is from those employed in Oxford or London, Reading or centres south of Oxford then the answer is no. If it relates to those communting into Cherwell then again the answer is no.
PR-A-029	Astley / Gill / Jelfs / Barnes	3	Only those relating to those employed in Oxford City and wish to live there.
PR-A-029	Astley / Gill / Jelfs / Barnes	4	The key principle is to meet the needs of those who are employed in Oxford and cannot meet their affordable accommodation needs within Oxford and choose not to commute.
PR-A-029	Astley / Gill / Jelfs / Barnes	5	Similar to the vision of Cherwell but in locactions sustainable close to their occupation.
PR-A-029	Astley / Gill / Jelfs / Barnes	6	Yes
PR-A-029	Astley / Gill / Jelfs / Barnes	7	How the Green Belt parcels of Land perform against the green belt criteria, environmental issues SEA, landscape value, availability of infrastructure.
PR-A-029	Astley / Gill / Jelfs / Barnes	8	We do not think that it is sustainable to contemplate making long commutes a policy.
PR-A-029	Astley / Gill / Jelfs / Barnes	9	Yes
PR-A-029	Astley / Gill / Jelfs / Barnes	10	Yes
PR-A-029	Astley / Gill / Jelfs / Barnes	11	The risk should be born by Oxford we only have a duty to co operate and the problem is theirs.

PR-A-029	Astley / Gill / Jelfs / Barnes	12	The issues set out appears reasonable and balanced. However it is inescapable that locations with good transport links and close to Oxford need to be pursued with some vigour. Consideration might be to spread the load amongst all village but some residents might have travel costs that are not sustainable.
PR-A-029	Astley / Gill / Jelfs / Barnes	13	The issue if how the residents of Cherwell react to further planning initiatives need to be born in mind because at the moment they feel let down by District Councillors.
PR-A-029	Astley / Gill / Jelfs / Barnes	14	The objectives should be the same as those for Cherwell but ensuring that travelling and its carbon footprint is kept to an absolute minimum. If further a field is considered improvements to Public Transport or greater use of the car will prevail making Oxford more inaccessible.
PR-A-029	Astley / Gill / Jelfs / Barnes	15	Clearly those location which reduce travel and keep it to a minimum.
PR-A-029	Astley / Gill / Jelfs / Barnes	16	The bus service from Banbury takes too long for commuters to Oxford and therefore the only sensible option is to improve rail services and perhaps bus services can act as feeders to stations opening more stations and using buses to call at more villages. Bus fare to Banbury from Adderbury is unrealistically high compared to the fare for Banbury to Oxford.
PR-A-029	Astley / Gill / Jelfs / Barnes	17	It is self evident that the root cause of Oxfords unmet need requires careful consideration and locations and density of dwellings suitable determined.
PR-A-029	Astley / Gill / Jelfs / Barnes	18	Schools and Health provisions need pre planning and implementation prior to development because the present crisis is a philosophy of let a problem occur then we will address it. There is a lack of confidence in planners.
PR-A-029	Astley / Gill / Jelfs / Barnes	19	Para's 5.73 to 5.73 seem balanced but we suspect that delivery of adequate infrastructure is a pipe dream that will not materialise and may limit growth.
PR-A-029	Astley / Gill / Jelfs / Barnes	20	Clearly given the difficulties of Oxford City then it may be necessary to limit its future growth.
PR-A-029	Astley / Gill / Jelfs / Barnes	21	Much in the same way as the issues above.
PR-A-029	Astley / Gill / Jelfs / Barnes	22	The issues explained in the consultation document are clearly explain and the solution in strategic terms is also simply provide highly efficient houses close to the need and that will provide sustainability.
PR-A-029	Astley / Gill / Jelfs / Barnes	23	They merely emphasise the solution.
PR-A-029	Astley / Gill / Jelfs / Barnes	24	Apart from the water meadows and environmental habitats .We are not aware of other issues.
PR-A-029	Astley / Gill / Jelfs / Barnes	25	Clearly some areas may be no go for development.
PR-A-029	Astley / Gill / Jelfs / Barnes	26	No because the document gives a clear image of the issues.
PR-A-029	Astley / Gill / Jelfs / Barnes	27	They may limit the future growth of Oxford along with the other factors and it may be necessary to recognise the limits of what can sensibly be achieved.
PR-A-029	Astley / Gill / Jelfs / Barnes	28	No comment.
PR-A-030	Oxford Civic Society	1	Oxford Civic Society welcomes this wellwritten consultation document. It is too early to say whether 3,500 or some other number is appropriate. The various sources of evidence upon which Cherwell's contribution should be determined will not be available until the studies commissioned by the Oxfordshire Growth Board have been completed later this year. It is likely that 3,500 will be at the lower end of the possible range.
PR-A-030	Oxford Civic Society	2	Oxford has a serious shortage of housing but is a huge source of employment. The need is for housing located in Cherwell but with good connectivity to Oxford. Employment generating development in Cherwell should be related to Cherwell's own housing plans. However, employment locations close to Oxford such as Begbroke, the Airport and Oxford Parkway are natural locations for additional employment.

PR-A-030	Oxford Civic Society	3	The key issues are addressed, and solutions proposed, in our publication, “Oxford Futures: Achieving smarter growth in Central Oxfordshire”. See www.oxfordfutures.org.uk
PR-A-030	Oxford Civic Society	4	Key principles or goals should include delivering infrastructure (above and below ground) before and not after housing development, securing high quality yet affordable design, a good living environment, good public transport links and sustainability.
PR-A-030	Oxford Civic Society	5	Our publication, “Oxford Futures: Achieving smarter growth in Central Oxfordshire” offers a starting point for consideration of the Housing Vision. See www.oxfordfutures.org.uk
PR-A-030	Oxford Civic Society	6	Yes. Accessibility to Oxford should be a key criterion.
PR-A-030	Oxford Civic Society	7	The area of search should be determined by proximity to Oxford, good connectivity, enabling people to make convenient and safe journeys by bicycle, taking account of walking as well as public transport, environmental efficiency, infrastructure capacity and environmental impact. The more distant the locations are from Oxford, the higher will be the proportion of trips made by private car on existing inadequate roads. This will exacerbate congestion and pollution.
PR-A-030	Oxford Civic Society	8	No.
PR-A-030	Oxford Civic Society	9	Yes, following the example of the Green Belt adjustments successfully implemented in Cambridge. The focus should be on augmenting existing corridors which already impact on the Green Belt. Linear development will allow proximate access and help ensure some acoustic tranquillity for the green areas
PR-A-030	Oxford Civic Society	10	Yes, this is essential for accountability purposes.
PR-A-030	Oxford Civic Society	11	By adopting an integrated strategic approach, linked to effective delivery, to meeting both needs.
PR-A-030	Oxford Civic Society	12	More weight should be given to the potential for the growth of Kidlington on grounds of proximity and connectivity. Additional housing in Bicester should be limited by the capacity of the rail and road infrastructure linking it to Oxford. The road infrastructure in particular is already saturated. Affordable housing needs to be planned as part of a balanced mix of housing.
PR-A-030	Oxford Civic Society	13	By promoting design codes, Cherwell DC should emphasise the importance of making areas designated for growth attractive in terms of an urban design requirement, urban planning and infrastructure. An independent design review panel should be created, similar to Oxford’s but with the specific addition of Urban Design and Streets Design. As proposed by the Government’s current consultation on the NPPF, higher density housing should be provided in the vicinity of transport hubs.
PR-A-030	Oxford Civic Society	14	The objectives should deliver an appropriate housing mix, taking Oxford and the relevant areas of Cherwell together. This does not mean just replicating the housing mix within Oxford.
PR-A-030	Oxford Civic Society	15	See the comments in answer to previous questions about the selection criteria for locations. However, some sources of evidence for determining the locations of Cherwell’s contribution will not be available until the studies commissioned by the Oxfordshire Growth Board have been completed later this year.
PR-A-030	Oxford Civic Society	16	Public transport connectivity with Oxford and proximity to Oxford will be the most important considerations. Space needs to be reserved for high quality rapid transit and given the relative proximity of such development the provision of safe, coherent segregated cycling provision should be designed in from the outset.

PR-A-030	Oxford Civic Society	17	It follows from the reply to Q16 that Kidlington should play a greater part than appears to be envisaged. Additional housing in Bicester should be limited by the capacity of the rail and road infrastructure linking it to Oxford. The road infrastructure in particular is already saturated.
PR-A-030	Oxford Civic Society	18	The whole range of social and educational infrastructure needed to support housing development should be included in the planning. Isolated housing estates built without such facilities will lead to social problems as well as adding to carborne travel.
PR-A-030	Oxford Civic Society	19	Taking account of the other factors discussed above and below, it would appear that Kidlington offers the best solution. Additional housing in Bicester should be limited by the capacity of the rail and road infrastructure linking it to Oxford. The road infrastructure in particular is already saturated.
PR-A-030	Oxford Civic Society	20+21	Economic considerations include viability, land ownership, and capturing value uplift to help fund infrastructure.
PR-A-030	Oxford Civic Society	22+23	Cities in Holland and Germany have demonstrated how to secure sustainability by considering in a unified way issues including heritage, biodiversity, environment impacts, sustainable travel provision, zero carbon and of course economic and financial viability. See our publication, “Oxford Futures: Achieving smarter growth in Central Oxfordshire”, at www.oxfordfutures.o
PR-A-030	Oxford Civic Society	24+25	Care should be taken to ensure the minimum of disturbance to sensitive sites, including Special Areas of Conservation, Conservation Target Areas, Sites of Special Scientific Interest, BBOWT nature reserves and other places of nature conservation.
PR-A-030	Oxford Civic Society	26+27	We agree that protecting and improving the built and historic environments will be essential. These are identified by the Statutory List of Buildings of Special Architectural or Historic Interest and designated Conservation Areas.
PR-A-031	Oxford Preservation Trust	N/A	OPT is committed to ensuring a positive future for Oxford, preserving and enhancing the City's historic character and green setting, whilst recognising the needs of the 21st century city. OPT commented previously to highlight the need for a County-wide Green Belt study prior to any development being proposed by an Oxfordshire Local Authority in the Green Belt. The Oxfordshire Growth Board is in the process for preparing just this, an Oxford Green Belt study to be used jointly by Oxfordshire authorities who are considering a Green Belt Review. It will be an impartial resource to ensure that if it is established beyond all doubt that Green belt land is needed for development, only the poorest quality land is lost. (cont...)
PR-A-031	Oxford Preservation Trust	9	(cont…) It is therefore essential that no land is considered for release from the Green Belt until the study is available. The Council, in its consultation document is asking whether to help meet the Unmet Housing Need of Oxford, Green Belt land should be considered for a housing allocation (question 8). The Trust would urge the Council not to approach the idea of altering the Green Belt boundary until the full study is completed later in the year. It would be the Trust's view and indeed the Government's view that the Green Belt should be protected as much as is possible.

PR-A-032	L Crone	9	Should the use of Green Belt land be considered? Absolutely not! The Kidlington Green Belt is a major part of the area and widely used by locals. The idea of Green Belt is to permanently protect these precious areas and National Policy says that housing need is not a reason to build on Green Belt land. If these areas are reduced any more, further problems will occur as dogs and wildlife are condensed into an even smaller area. Local people will lose the natural areas and our children will eventually not ever just "go for a walk in the fields" which will add to the unhealthy obesity problem, thus putting more pressure on the NHS. The Kidlington public transport is already at capacity and adding more will just bring more chaos to our roads. It's not uncommon for a journey from Kidlington to The City to take 45 minutes plus already. Surely building the amount of houses "needed!" will just add to the flooding that is already prevalent locally.
PR-A-033	P & N Forsythe	1	No. It is derived from the Oxfordshire SHMA which has simply been accepted by the Council and not subjected to serious independent scrutiny. The SHMA was drawn up by private consultants who largely work for the development industry and therefore have a conflict of interest. Its figures are much too high, far in excess of previous trends and clearly unrealistic. I do not accept that the SHMA figures represent either Cherwell's or Oxford's needs.
PR-A-033	P & N Forsythe	2	No. The excessive housing figures are already based on unrealistic forecasts of growth in employment. To provide for yet more employment generating development is simply creating a vicious circle.
PR-A-033	P & N Forsythe	9	No. Green Belt is a permanent designation. The Green Belt around Kidlington is much valued. National Policy says that housing need is not a reason to build on the Green Belt. The Government, in its manifesto, made a commitment to protect the Green Belt.
PR-A-033	P & N Forsythe	16	Transport networks in this area are already overloaded. I do not believe that current proposals will solve existing problems, let alone those caused by additional growth in Cherwell and elsewhere in the County. The Highway Authority's vision and objectives, that you quote, are vague aspirations and without substance.
PR-A-033	P & N Forsythe	24	Finding sites for a further 3500 houses in addition to the excessive number already included in the Local Plan will further damage the natural environment of Cherwell.
PR-A-034	Deddington Development Watch	1	No, this is premature. The Oxfordshire Growth Board, on which all Oxfordshire Councils are represented, is currently considering the urban capacity of Oxford City and the allocation of forecast unmet demand to individual local authorities. Its report is not due until summer 2016. The housing need figures produced by the Oxfordshire Local Economic Partnership are not based on a robust evidence base like the rest of the Cherwell Local Plan. The unmet housing need figures are based on the economic growth forecasts and aspirations of OxLEP rather than on objectively assessed housing need.
PR-A-034	Deddington Development Watch	2	No. It would be at cross-purposes with the objective of providing housing for people working in Oxford, and would risk prejudicing Cherwell's own Local Plan strategy, to seek to promote further employment generating development in the district. An exception might be to relocate some of the higher-technology business planned for Oxford to Bicester, which is part of the Oxford-Cambridge corridor, where employment opportunities otherwise may not match housing growth.
PR-A-034	Deddington Development Watch	4	The vision for Cherwell already identified is to concentrate development in Banbury, Bicester, Upper Heyford and Kidlington whilst restricting development in rural areas to the larger sustainable villages, thereby protecting the rural nature of the District and the open countryside. These principles should not be compromised whilst taking decisions about meeting Oxford's unmet housing needs.

PR-A-034	Deddington Development Watch	6	Yes. This will allow additional homes to be built closer to places of employment and community facilities in Oxford, and reduce traffic congestion, consistent with sustainable development. This may involve development in the current Green Belt. Parts of the Oxford Green Belt have lost their green nature over time (e.g. south of Kidlington around Water Eaton and south of Oxford in the Grenoble Road area). Development in these areas would be better environmentally than in more rural parts of Oxfordshire as well as much more sustainable.
PR-A-034	Deddington Development Watch	7	Specific criteria such as those outlined in paragraph 4.8, especially: - distance/proximity to Oxford City; - key transport corridors; - economic links to Oxford City.
PR-A-034	Deddington Development Watch	8	No. This would conflict with the national policy of reducing the need to travel and the Local Plan policy of restricting development in the rural areas.
PR-A-034	Deddington Development Watch	9	This is already being considered as part of the Review by the Oxfordshire Growth Board. The Review should also consider whether Green Belt land swaps would be an appropriate approach. Parts of the Oxford Green Belt have lost their green nature over time (e.g. south of Kidlington around Water Eaton and south of Oxford in the Grenoble Road area). Development in these areas would be better environmentally than in more rural parts of Oxfordshire as well as much more sustainable.
PR-A-034	Deddington Development Watch	10	To avoid prejudicing Cherwell's own five year supply, this may well be necessary.
PR-A-034	Deddington Development Watch	11	By being 'ring-fenced'. It is essential Cherwell's own strategy is insulated from the separate needs of Oxford and that Cherwell remains in control of its own destiny, especially its five year land supply.
PR-A-034	Deddington Development Watch	12	Oxford City's housing requirements (e.g. mix, tenures) are very different from the needs of Cherwell residents. It will be a challenge to replicate this range of housing in the less urban or rural environment in north Oxfordshire.
PR-A-034	Deddington Development Watch	15	Those closest to Oxford with high quality public transport links, where adequate infrastructure (e.g. foul drainage, water supply, mains gas, schools, community infrastructure) is available or can be provided.
PR-A-034	Deddington Development Watch	16	Railway travel is the most sustainable mode of public transport, whether for individuals or large numbers of people travelling short or long distances.
PR-A-034	Deddington Development Watch	17	The development of current or potential 'commuter hubs' (see Local Plan Part 2 Issues Paper, paragraph 4.134) with rail facilities should be encouraged where these can be expanded without negative sustainability effects.
PR-A-034	Deddington Development Watch	19	Adequate infrastructure (e.g. foul drainage, water supply, mains gas, schools, community infrastructure) must be available or must be provided before any development work on a site can be commenced.
PR-A-034	Deddington Development Watch	20	Oxford City's housing needs are based on aspirational projections of Oxford's employment growth without a robust evidence base or any public consultation.
PR-A-034	Deddington Development Watch	21	There is no firm evidence that this additional housing will need to be built, or, if it is, whether there would be ready purchasers or whether the new residents would actually work in Oxford.

PR-A-034	Deddington Development Watch	22	This additional requirement, on top of the ambitious Cherwell Local Plan Part 1 targets, will put unprecedented strain on infrastructure, the transport system and the environment in north Oxfordshire with negative sustainability effects.
PR-A-034	Deddington Development Watch	23	There is scope for mitigation if additional development is located close to Oxford.
PR-A-034	Deddington Development Watch	24	Additional population and 'dormitory' development traffic between north Oxfordshire and Oxford will place additional pressures on the environment.
PR-A-034	Deddington Development Watch	25	There is scope for mitigation if additional development is located close to Oxford.
PR-A-034	Deddington Development Watch	26	Additional development poses further threats to the integrity of the built and historic environment and heritage assets.
PR-A-034	Deddington Development Watch	27	There is scope for mitigation if additional development is located close to Oxford.
PR-A-035	Deddington Neighbourhood Plan Steering Group	1	No, the Oxford Growth Board on which all Oxfordshire Councils are represented is currently considering inter alia the urban capacity of Oxford and the allocation of the unmet demand to individual local authorities. Their report is not due until the summer of 2016. It is therefore premature to accept the figure of 15,000 homes as the unmet demand for Oxford. The figure has not been justified to date and appears to be aspirational.
PR-A-035	Deddington Neighbourhood Plan Steering Group	2	No, it would be inappropriate to create yet more jobs in Cherwell to employ people already required for jobs anticipated to be created in Oxford. This would seem to defeat the purpose of housing people working in Oxford unless some of the "knowledge" business planned for Oxford were relocated to Bicester, where there may be a superfluity of homes compared with the employment opportunities.
PR-A-035	Deddington Neighbourhood Plan Steering Group	6	Additional housing for Oxford's anticipated employment growth should be as close to Oxford as possible, if necessary within the Green Belt, although Green Belt land swaps should be considered. This will promote sustainable transport by minimising traffic congestion and the pollution attendant on extra car journeys. Extra commuter housing scattered round the county would conflict with this aim.
PR-A-035	Deddington Neighbourhood Plan Steering Group	7	Specific criteria such as some of those outlined in paragraph 4.8: E.g. distance/proximity to Oxford City Key transport corridors Economic links to Oxford City
PR-A-035	Deddington Neighbourhood Plan Steering Group	8	No. This would conflict with the Local Plan policy of concentrating development in urban areas and national policy of reducing the need to travel.
PR-A-035	Deddington Neighbourhood Plan Steering Group	9	This is already being considered as part of the Review by the Growth Board. Each part of the Green Belt is being assessed against the original purposes of the Green Belt. Green Belt land swaps should also be considered.
PR-A-035	Deddington Neighbourhood Plan Steering Group	10	This may well be necessary to avoid prejudicing Cherwell's own five year supply.

PR-A-035	Deddington Neighbourhood Plan Steering Group	11	By being 'ring-fenced'. It is essential Cherwell's own strategy is insulated from the separate needs of Oxford.
PR-A-035	Deddington Neighbourhood Plan Steering Group	12	The housing requirements for Oxford City residents (e.g. mix, tenures) are very different from Cherwell's. It will be difficult to replicate this range of housing in the less urban or more rural environment north of Oxford City in Cherwell.
PR-A-035	Deddington Neighbourhood Plan Steering Group	15	Those closest to Oxford and having the best public transport links, on the basis that adequate infrastructure (e.g. foul drainage, water supply, mains gas, schools, community infrastructure) is available or can be provided.
PR-A-036	R Furneaux	6	Agree. Presumably, the housing that Oxford cannot provide would be wanted mainly by people who have to be in Oxford daily for work, education etc. Otherwise, they wouldn't need to live in Oxford.
PR-A-036	R Furneaux	7	The Plan Area should be one from which easy access into Oxford is possible, preferably by public transport rather than by private car.
PR-A-036	R Furneaux	8	No. Parts of the District are remote from Oxford, have poor transport links to it and have no great economic connection.
PR-A-037	Bloxham Parish Council	1	No 3,500 does not seem to be a reasonable working assumption for Cherwell as this appears to limit Oxford to 1000 additional new homes. Oxford City must take a fairer % of unmet need. A figure of 3500 might allow it to be less committed to finding more opportunity for growth in Oxford.
PR-A-037	Bloxham Parish Council	2	Yes. All the economic attractors named are close to Oxford or Bicester. What about Banbury?
PR-A-037	Bloxham Parish Council	3	Key issues to be considered should be the location of the additional houses. These should be locations: - with direct sustainable public transport links to Oxford - that avoid further congestion on rural roads - that have sufficient capacity within existing infrastructure provisions
PR-A-037	Bloxham Parish Council	4	To preserve the relationships between villages in terms of size and access to services. If the Category A villages grow disproportionally then the character of the rural area of the north of the county will be lost. To ensure real sustainably is supported.
PR-A-037	Bloxham Parish Council	5	To achieve additional growth without adversely impacting Cherwell's own growth strategy. The impact of this strategy on Category A villages will be challenging enough.
PR-A-037	Bloxham Parish Council	6	Yes the plan area should be well related to Oxford City.
PR-A-037	Bloxham Parish Council	7	Access to Oxford. Equitable distribution of growth across rural areas. Infrastructure improvement plans.
PR-A-037	Bloxham Parish Council	9	Yes.
PR-A-037	Bloxham Parish Council	10	Yes.
PR-A-037	Bloxham Parish Council	12	Key issues for rural villages are identified at paragraph 5.37. Robust measures should be required to test any potential development location against these issues.
PR-A-037	Bloxham Parish Council	15	Locations where reliance on car use will not be essential. Bus services in rural areas even those close to Banbury are not secure. Assess potential for new settlements where access by public transport to Oxford could be designed in.

PR-A-037	Bloxham Parish Council	16	Lack of public transport options direct from Bloxham to Oxford. Cuts to bus services to Banbury to use train. No plans- and little opportunity - improve traffic flow on A361.
PR-A-037	Bloxham Parish Council	17	Must be clarity on affect development location would have on access to services for existing residents.
PR-A-037	Bloxham Parish Council	18	Capacity of primary schools in rural areas. New schools in Banbury will not address issue of lack of places in village schools. No development location should be pursued that would result in primary age children having to attend a school in another village. Water and electricity supply are under strain and no plans to increase capacity. Systems struggling to cope with current demand. Flooding and drainage a real issue as fields are developed reducing capability to absorb water. See A361 March 9 where new site at Salt Way has been cleared. No plans and no realistic possibility of improving road access to Oxford from north of the county. Access to Banbury is increasingly difficult and it is not at all clear that road improvements connected with the Salt Way developments will ease congestion on A361. Public transport to Banbury from the villages is to be cut and so no expectation of extended services to suit commuters wanting to get to Banbury station.
PR-A-037	Bloxham Parish Council	19	Infrastructure issues suggest potential development locations should be in the south of the county and closer to Oxford and the knowledge spine.
PR-A-037	Bloxham Parish Council	22	All evidence gathered for BNDP shows that Bloxham residents rely heavily on car use. There is universal acknowledgement that the mini roundabout on A361 is operating above capacity. BPC have asked for an air quality survey as numbers of HGVs using A361 increase. The road is regularly at a standstill at peak times as traffic negotiates cars parked at the local shops. Diminishing numbers of children walk to school and very few cycle.
PR-A-037	Bloxham Parish Council	25	Development to meet Oxfords unmet need should not be at the expense of Cherwell's natural environment while allowing Oxford to protect areas of its green belt that may be of lesser environmental importance.
PR-A-037	Bloxham Parish Council	26	Development already planned or completed on the edges of villages around Banbury including Bloxham has already adversely impacted the distinctiveness of these villages. The weight of new development has diminished the impact of the historic core of villages like Bloxham and has affected the rural nature of all approaches to the village. Important views of Bloxham's impressive church have been affected.
PR-A-037	Bloxham Parish Council	6&8	1 Allocations for growth confined to narrower geographical focus. Closer to Oxford. 2 Access to Oxford from rural areas north of the county is difficult. Reference access to trains bus cuts and no road infrastructure improvements suggested to A362/A 4260 3 Area of search for development sites must be confined to areas where access to Oxford is sustainable.

PR-A-038	Middleton Stoney Parish Council	1	No. The concept of Cherwell District (CD) providing the level of housing to meet OC need is fundamentally flawed. In obtaining approval for its own now adopted Local Plan CD has already needed to revise upwards its own housing provision to meet the requirements of the SHMA (2014) as directed by the Planning Inspectorate. To expect CD to accommodate additional housing specifically for Oxford City (OC) must be seen in the context of the very significant increase in housing already necessary to meet its own needs. It seems to us that the response to OC's anticipated need (28,000 to 2031) (contained within Table 2) is pitiful but, further, to date there is no evidence upon which the true extent of unmet need arising from OC can be based. Oxfordshire Growth Board (OGB) and Oxfordshire Councils must, within their work as outlined in Paragraphs 1.17 & 1.18, ensure that as much of the anticipated housing need for Oxford City (OC) is contained within OC boundaries utilising all brownfield areas as necessary and by the pragmatic use of greenbelt land, before allowing the spread of OC's requirements to other areas. Only when the work of the (OGB) has been completed can the true unmet need be established. (cont....)
PR-A-038	Middleton Stoney Parish Council	1	(cont....) Thus the 3500 working assumption is as yet not based on any detailed assessment and is also merely a split between 5 neighbouring authorities together with an unexplained arbitrary uplift for CD. Within paragraph 2.8 we note that "Oxford has a responsibility to meet its housing need as fully as it can so that neighbouring districts can be sure they are not planning to meet Oxford's housing need unnecessarily". We read from this that the general principle should be that any perceived need is met where it arises. The developments taking place in Cherwell District (CD) will already increase commuter traffic. The addition of a further 3500 properties specifically to meet the needs of growth in OC will add to the commuting burden and given that there are no discernible plans to improve transport infrastructure this will exacerbate an already pressured situation.
PR-A-038	Middleton Stoney Parish Council	2	Again this seems to be a flawed concept. The additional housing is required to support employment within OC even though there is no clear evidence that it is required. Even assuming that it is required and based upon clear evidence, is it proposed that opportunities identified within OC are simply transferred to CD? What will OC's response to this be? As indicated in our response to Q1, if employment is identified specifically for OC growth then the housing to support it should also be within OC.
PR-A-038	Middleton Stoney Parish Council	3	Oxford is an economically successful area and also its close proximity to London feeds greater need for housing. Type of housing must reflect the requirements of a successful economy. However, many service sector employees (e.g. healthcare education) simply cannot afford to live in close proximity to the city and commuting is both expensive and due to transport infrastructure failings, inconvenient. It is an urgent requirement that the appraisal of city boundaries is undertaken with a view to ensuring that the level and type of housing is consistent with the economic requirements of the growing city.
PR-A-038	Middleton Stoney Parish Council	4	Again the key principle must be to meet need as close as possible to where it arises. This means that the OC requirements should not impact on CD objectives and aims. The housing need identified for the district should compliment the CD vision. An enforced "add on" of housing for commuters to OC does not achieve this.
PR-A-038	Middleton Stoney Parish Council	5	As articulated in Q4 above the OC requirements should not detract from the CD vision.
PR-A-038	Middleton Stoney Parish Council	6	If, ultimately, a clear, evidence based, need is established for OC then the 'area of search' should relate to OC and not extended.
PR-A-038	Middleton Stoney Parish Council	7	Should be concentrated on unused of brownfield land (including golf courses) within OC and in conjunction with a reappraisal of greenbelt areas.

PR-A-038	Middleton Stoney Parish Council	8	No.
PR-A-038	Middleton Stoney Parish Council	9	Yes. The greenbelt area should be carefully redefined. After all it is 40 years since the Oxford Green Belt was formally approved in 1975. The Grenoble Road development should be reconsidered.
PR-A-038	Middleton Stoney Parish Council	10	OC's five year housing supply should be contained within OC. It cannot be allowed to influence the five year need for CD. The clear priority for CD is to ensure that it meets its own identified housing needs.
PR-A-038	Middleton Stoney Parish Council	11	This is a technical issue but if an "area of search" within the OC is identified then it should meet the OC need only.
PR-A-038	Middleton Stoney Parish Council	12	There should be no deviation from the CD local plan. Speculative developments on the premise of meeting OC unmet need should not be permitted.
PR-A-038	Middleton Stoney Parish Council	13	No.
PR-A-038	Middleton Stoney Parish Council	14	No further comment.
PR-A-038	Middleton Stoney Parish Council	15	Not clear. Sites should be located closest to employment.
PR-A-038	Middleton Stoney Parish Council	16	Oxfordshire's transport infrastructure is already under strain due to commuting traffic. A further 3500 houses built at a distance from OC will only exacerbate already serious problems.
PR-A-038	Middleton Stoney Parish Council	17	Unless there is a reappraisal of the location of employment developments required by OC then it will cease to be an attractive place to do business.
PR-A-038	Middleton Stoney Parish Council	18	Growth increases the need for service sector support particularly health/education facilities. These services already struggle to find adequate numbers of employees. Many potential employees find it too expensive to live in OC or travel to it.
PR-A-038	Middleton Stoney Parish Council	19	Employment development locations should be sited to ensure that there is affordable access to them for those who work within them.
PR-A-038	Middleton Stoney Parish Council	20	If OC is restricted in its ability to expand its boundaries to accommodate both economic development and the housing which should support it, then eventually it will cease to be an attractive investment opportunity and economic growth will be constrained.
PR-A-038	Middleton Stoney Parish Council	21	Clearly, the city needs to expand its boundaries.
PR-A-038	Middleton Stoney Parish Council	22	Commuting to OC to service OC growth is not sustainable.
PR-A-038	Middleton Stoney Parish Council	23	Clearly, the city needs to expand its boundaries.
PR-A-038	Middleton Stoney Parish Council	24	The natural environment is important since it enhances quality of life. Development should be restricted to areas of low value environmental importance and the greenbelt appraisal must identify such areas. If there is an ultimate aim to see considerable economic growth for OC then it is not realistic to continue with the premise that all greenbelt land is sacrosanct. Further, simply to protect OC green spaces at the expense of other spaces within CD is not an answer.

PR-A-038	Middleton Stoney Parish Council	25	Realistic reappraisal of greenbelt.
PR-A-038	Middleton Stoney Parish Council	26	No, except to say that the internationally renowned sites within OC must be protected.
PR-A-038	Middleton Stoney Parish Council	27	No comment.
PR-A-038	Middleton Stoney Parish Council	28	Under no circumstances.
PR-A-039	Mid Cherwell Neighbourhood Plan Forum	1	No. To date there is no evidence upon which the true extent of unmet need arising from Oxford City can be justified. For reasons set out above the MCNPF Forum reject the basis for the estimate of need, principally the Oxfordshire Strategic Housing Market Assessment. Until such time that the actual scale of unmet need has been identified, based on an up-to-date, transparent and clearly evidence-based assessment, which has been subject to scrutiny through the Examination process, no working figure should be applied. The 3,500 working assumption is not based on any detailed assessment other than a simple pro-rata split between the five neighbouring authorities plus an arbitrary uplift which has no sound planning justification. It pre-dates the final assessment of the Oxfordshire Growth Board and signals to that process a scale of growth that the District Council might be willing to accept. This has been done without any consultation with local communities or proper and transparent assessment as to whether this figure is suitable in terms of actual unmet need; we also consider that Cherwell District Council should, prior to this consultation, have assessed the ability of the district to accommodate such a scale of additional growth in a sustainable manner that is consistent with the established spatial strategy set out in the recently adopted LP1.
PR-A-039	Mid Cherwell Neighbourhood Plan Forum	2	This question is framed within the context of there being a justified and transparent evidence-based assessment of unmet need arising from Oxford and Cherwell District's ability to accommodate it in a sustainable manner. For reasons set out in response to Question 1 the MCNPF consider that there is no robust evidence base available at this time that justifies additional housing for Oxford City within the Cherwell District.
PR-A-039	Mid Cherwell Neighbourhood Plan Forum	3	Once again the question is framed as if it is fait accompli that Cherwell will accept a 'significant' contribution in response to Oxford City's unmet need. This is in advance of the final report of the Oxfordshire Growth Board and fails to base the district's capacity to provide for growth based on a detailed assessment of what is best for Cherwell's settlements and their ability to accommodate additional development, within the context of the established requirements set out in the LP1. Requirements which in themselves require a significant uplift in housing when compared to that previously delivered. The key issue for Oxford City is to ensure that identified need is based on an up-to-date and evidence-based assessment and fundamentally, that a detailed and transparent assessment of capacity within Oxford City's administrative boundary is undertaken. The neighbouring authorities to Oxford City, including Cherwell, cannot and should not be the first response of Oxford City. Need arising from Oxford City should be met as far as possible within Oxford City, and this should include urban regeneration/intensification and the release of appropriate sites located within the Green Belt. Only when there is a full and transparent assessment of Oxford City's capacity to accommodate growth to meet its unmet needs should neighbouring authorities be expected to consider their ability to provide for additional development. Cherwell, along with West Oxfordshire, South Oxfordshire and the Vale of White Horse should not be a dumping ground for Oxford City's unmet need.

PR-A-039	Mid Cherwell Neighbourhood Plan Forum	6	As set out previously the MCNPF does not support the basis of this consultation, nor is it convinced at this time as to the extent of unmet need arising from Oxford City and the need for Cherwell District Council to make provision to accommodate a significant level of development in response. Our response to Question 6 assumes that an appropriate level of unmet needs has been identified in an open and transparent manner based on sound evidence. It is therefore a hypothetical scenario and should not be taken as an endorsement of the scale of unmet need arising from Oxford.
PR-A-039	Mid Cherwell Neighbourhood Plan Forum	7	On the assumption that there is a robust and transparent evidence base to justify a scale of unmet need, which the MCNPF consider is currently lacking, the 'area of search' should be set so that need is addressed as close to Oxford City as possible. This may include areas currently located within the Green Belt. The Green Belt has remained largely unchanged since it was first designated back in the 1970s and in response to the development pressures that exist today, a comprehensive review is considered necessary in order to determine the extent to which such land continues to contribute to the purposes of Green Belt. It is only through such a detailed assessment that the capacity of land within the current Green Belt, to make a contribution to meet Oxford's unmet need can be understood. An area of search should also take into account the existing functional relationship of existing locations with Oxford City and the delivery of necessary infrastructure improvements to support additional development. There must be a recognition that any additional development accommodated in Cherwell will exacerbate commuting flows, not just to Oxford but also to London.
PR-A-039	Mid Cherwell Neighbourhood Plan Forum	8	No. The MCNPF strongly objects to the district-wide approach. The Cherwell Local Plan Part 1 has established the housing need for the district to 2031 which, as set out previously, requires a significant and challenging uplift in housing delivery when compared with historic rates of delivery. To apply the district-wide approach effectively increases the Local Plan Part 1 requirement still further, to levels which cannot be supported. The consequence of which will be to put all settlements, at every tier in the settlement hierarchy at risk from speculative development, premised on the need to respond to Oxford City's unmet need. A district-wide approach runs counter to the principle of meeting need where it arises.
PR-A-039	Mid Cherwell Neighbourhood Plan Forum	9	Yes. To proceed without a detailed and transparent assessment of the Oxford Green Belt would not be appropriate, particularly given the fact that the existing Green Belt boundary has remained unchanged since the 1970s. Where unmet need has been identified it is necessary to ensure that in the first instance, all options are considered within Oxford City's administrative boundary, this must include changes to policies on density, regeneration, and other policies that serve to restrict development. It should not be an automatic default position that neighbouring authorities, including Cherwell, will have to accommodate growth arising from Oxford City. The MCNPF is not advocating development at any cost within Oxford City, or promoting a dilution of the important function of the Green Belt, rather a detailed and meaningful review, resulting in pragmatic policy solutions so that the unmet need is minimised as far as possible. Furthermore, where specific locations within the existing Green Belt have been assessed and considered to no longer contribute to the purposes of the Green Belt designation, and therefore provide potential development locations, there should be a concerted effort to ensure that additional compensatory areas of land are re-classified as Green Belt. This will help to preserve the integrity of the Green Belt and maintain its vital function in terms of restricting urban sprawl.

PR-A-039	Mid Cherwell Neighbourhood Plan Forum	10	Yes. The first priority for Cherwell District Council must be to ensure that it meets in full its own identified housing needs. It should not be the case that unmet need arising from Oxford City makes the housing land supply requirements for the district more onerous such that the ability to demonstrate a five year housing land supply cannot be demonstrated. The implications of not having a five year land supply are serious and put all of the settlements across the district at risk from speculative developers. To some extent this is recognised as an appropriate incentive for Local Plans to ensure that an adequate supply of housing is maintained and we strongly urge the District Council to continue to facilitate appropriate development so that this can be achieved. There should be a clear separation between Cherwell's housing requirements and those additional homes needed in response to Oxford's unmet need. The failure to distinguish between the two elements of housing need will result in a free-for-all across the district, including those villages within the MCNPF area. This must be avoided through a clear separation of housing requirements. Cherwell's five year housing land supply obligations must continue to be calculated on the housing requirements for the district as set out in the adopted Local Plan.
PR-A-039	Mid Cherwell Neighbourhood Plan Forum	11	The MCNPF is not in a position to provide a detailed response to this question. As a matter of principle there must be a clear separation of the housing requirements established in the Local Plan Part 1 and any identified housing requirement to help meet the needs of Oxford City. Although we do not support the principle of accepting unmet need arising from Oxford City, the area of search approach may provide a geographically separate area within which requirements relating to Oxford's unmet need can be applied and an appropriate and separate land supply calculation established. The critical concern of the MCNPF is to ensure that unmet need arising from Oxford City does not undermine Cherwell's ability to demonstrate a sufficient supply of sites to meet its five year obligations.
PR-A-039	Mid Cherwell Neighbourhood Plan Forum	12	The MCNPF supports the position set out at para 5.37 which states that the Partial Review will need to accommodate additional housing growth in a way that complements the Local Plan Part 1. We repeat our principle objection to the scale of unmet need which has yet to be scrutinised or justified through appropriate evidence, but welcome the emphasis to the established objectives set out in the adopted Local Plan. Reference to "all reasonable locations" at para 5.36 is vague and the MCNPF are of the view that where need is robustly identified, the response must be to address that need, as close to where that need is arising. Reference to Category A settlements at para 5.35 should not be read as a list of villages that, because of their classification as a Category A village, have capacity to accommodate unmet need from Oxford City. There should be recognition within the Issue document that Category A villages have made an important contribution to development and that any significant development in excess of the 750 requirement set out in LP1 Policy Villages 2, risks undermining the wider strategy of re-balancing the district by focusing development at the main urban areas.
PR-A-039	Mid Cherwell Neighbourhood Plan Forum	13	The Issues consultation document makes no reference to Neighbourhood Plans and the potential for the Oxford overspill to render existing plans out-of-date and/or to undermine the ability of local communities to advance a Neighbourhood Plan for the betterment of their communities.
PR-A-039	Mid Cherwell Neighbourhood Plan Forum	14	The MCNPF does not consider that it is possible to provide a detailed response to this question. The key issue for Cherwell must be to ensure that the true extent of unmet need arising from Oxford is firmly established and transparent. Cherwell District should not be a dumping ground for Oxford City's unmet need, particularly if the City itself has not considered all reasonable options to accommodate as far as possible its own needs within its administrative area.

PR-A-039	Mid Cherwell Neighbourhood Plan Forum	15	The Issues consultation document does not define what constitutes “strategic housing sites”. As a matter of principle need should be accommodated as close to where it is arising as is possible and other key considerations must take account of existing infrastructure and capacity for improvements. Critically, the established development strategy and settlement hierarchy set out in the Local Plan Part 1 should not be undermined. The Duty to Cooperate is not a Duty to agree and if the cost of accommodating unmet from Oxford is the dilution of the strategies, objectives and policies within the adopted Local Plan then it would be wholly inappropriate for Cherwell District Council to advance this process any further.
PR-A-039	Mid Cherwell Neighbourhood Plan Forum	16	MCNPF has registered very significant concern from local communities regarding traffic volumes in these rural areas. There are already several serious congestion hot-spots, and it is inevitable that additional housing will exacerbate these and create others.
PR-A-039	Mid Cherwell Neighbourhood Plan Forum	17	Mitigation and improvements necessary to support additional growth must be considered in the context of the communities/settlements in the locality and the potential impact that this can have in terms of making existing routes more attractive to road users and undermining the intrinsic character of our rural communities as result additional development. Although improvements may be physically possible in some cases this should not be at the expense of our established rural communities.
PR-A-039	Mid Cherwell Neighbourhood Plan Forum	18	MCNPF is already concerned regarding the capacity of existing infrastructure, both in terms of physical infrastructure such as: drainage; electricity supply; and, mobile phone coverage which are already the source of regular complaints from our communities, but also social infrastructure including health care provision, local/community policing and cemetery provision. Any new housing will clearly have an impact on existing provision and development should only be approved where it can be demonstrated that, as a minimum, it will not exacerbate existing infrastructure provision, and in order for development to be sustainable, demonstrate real improvements to the existing infrastructure situation to the betterment of existing and new residents.
PR-A-039	Mid Cherwell Neighbourhood Plan Forum	19	It is clear that existing infrastructure problems, in terms of quality and capacity, will be made significantly worse where it is the case that significant new homes need to be accommodated within the District. The ability of existing infrastructure to cope with additional homes should be a key consideration in determining potential locations for new homes in response to Oxford’s unmet need.
PR-A-039	Mid Cherwell Neighbourhood Plan Forum	20-27	No response is deemed necessary in the light of comments above.
PR-A-039	Mid Cherwell Neighbourhood Plan Forum	4+5	Our response to Questions 4 and 5 should be read in conjunction with our overriding concerns expressed previously. Questions 4 and 5 are superfluous and is reliant upon an acceptance of the district accommodating a significant scale of growth to address Oxford’s unmet need.

PR-A-039	Mid Cherwell Neighbourhood Plan Forum	1	The starting point must be that the District has an adopted Local Plan (Part 1 - LP1) (July 2015) which sets out the need for housing and seeks to provide for 22,840 homes over the Plan period from 2011-2031. This equates to 1,140 dwellings per year over the 20 year plan period. This represents a significant increase from that originally proposed in the submitted LP1 which sought to provide housing at a rate equivalent of 670 homes per year, or 16,750 over the plan period to 2031. This significant increase was justified on the basis of the conclusions of the 2014 Oxfordshire Strategic Housing Market Assessment (SHMA). Therefore in order to ensure soundness total housing provision proposed in the LP1 has already been increased by circa 36% from that originally proposed. The resultant annual average completion rate necessary to meet this uplift in housing amounts to a 124% increase when compared against actual completions recorded annually over the five year period preceding the start of the LP1 Plan period (i.e. 2006-2011 – average annual completions = 509dpa). Total completions over the period 2006-2015 for the district amount to 4,594 dwellings, equating to actual completion rates of 510 dwellings per annum over that 9 year period. It is therefore clear that in order for the Cherwell District to meet its own identified need for housing it will require a very significant uplift in housing and we question whether this can be achieved given the scale of growth proposed at the district's two main towns of Banbury and Bicester. (cont....)
PR-A-039	Mid Cherwell Neighbourhood Plan Forum	1	(cont….) We note that the final unmet need figure arising from Oxford City is yet to be determined, but that a working assumption of 3,500 additional homes for the Cherwell District is being advanced as a working figure. If adopted within the timeframe set out in the Council's Local Development Scheme, i.e. 2018, it will require this need to be met over the remaining years of the Plan period, equating to approximately additional 269 dwellings in the district per year between 2018 and 2031. To expect Cherwell District to accommodate this additional housing requirement must be seen in the context of the very significant increase in housing already necessary to ensure the district can meet its own housing obligations. The first priority for the District Council must be to ensure that it meets in full housing need for the district identified in the LP1. It is the view of the MCNPF that Cherwell District Council should subject the figures of need arising from Oxford City to proper and transparent scrutiny. The National Planning Policy Framework (NPPF) states that "Local Plans should be aspirational but realistic". (NPPF, Para 154). The 2014 Oxfordshire SHMA figures are specifically aligned with forecasts of new job growth advanced by the Local Enterprise Partnership and the aspirations of individual promoters of land, whose very existence and motivation is justified on the basis of economic growth and job generation. In effect a self-fulfilling prophecy. The 'committed economic growth' scenario set out in the SHMA which has been applied to determine future housing requirements is an overly aspirational objective that does not appear to be grounded in any evidence. (cont....) Moreover, to advance a strategy that effectively creates dormitory locations as a base for out-commuting, not just to Oxford but also to London and other sub-regional employment hotspots, will result in unsustainable patterns of development to the detriment of the district, beyond the capacity of our existing infrastructure and at the expense of the intrinsic quality of the district's landscape and rurality.
PR-A-039	Mid Cherwell Neighbourhood Plan Forum	1	(cont….) The implications for the Cherwell District, its established spatial strategy and the individual settlements, including those which form part of the MCNPF, will be significant. Accordingly, the MCNPF objects as a matter of principle to the premise for this consultation and the need for Cherwell District to accommodate additional growth arising from Oxford City. We recognise that the District Council has a statutory responsibility, under the Duty to Cooperate, to consider the extent to which unmet need arising from Oxford City may be accommodated within the District. However, this Duty is not a Duty to agree and in this context the working figure of 3,500 homes is regarded as without foundation and supporting evidence.

PR-A-039	Mid Cherwell Neighbourhood Plan Forum	1	Conclusion-The MCNPF is committed to working closely with the District Council as it advances the Neighbourhood Plan. The progress of the Partial Review of the Local Plan 1, although focussed on unmet need arising from Oxford, must not relegate the aspirations and objectives of communities within the district as it seeks to accommodate significant housing in addition to that established in the Local Plan Part 1. The comments set out above represent an accurate reflection of the views of the MCNPF and demonstrate genuine concern with both the justification for, and the potential impacts of, accommodating significant additional development arising from Oxford City. The primary focus for the District Council must to the spatial strategy and objectives set out in the Local Plan Part 1 and to support those communities that are committed to the Neighbourhood Planning process.
PR-A-040	T Lucas	16	Transport networks in this area are already overloaded and at peak times are barely usable. The main routes into Oxford are congested and without relief. I do not believe that current proposals will solve existing problems, let alone those caused by additional growth in Cherwell and elsewhere in the County, and am dismayed by the lack of vision or principle displayed in the planning.
PR-A-040	T Lucas	24	Finding sites for a further 3500 houses in addition to the excessive number already included in the Local Plan will further damage the natural environment of Cherwell. I am very concerned that the Kidlington's natural surrounds are being eroded by excessive development, and that the knock on effects of this on the flora, fauna, and animal life will be irreversible.
PR-A-041	JPPC / Oxford University Press	2	Account should be taken of the potential need for additional land for employment purposes as well as for housing. In this context, should the Council conclude that the Part 2 Plan should retain the site within the green belt, it should consider the removal of the site from the green belt in the Partial Review in order to meet the employment needs generated by the additional housing growth. In this context, the analysis of the larger parcel contained in the Oxford Green Belt Study should be taken into account: the site makes no significant contribution towards the green belt or any of its purposes.
PR-A-041	JPPC / Oxford University Press	28	Site submission - Land off Langford Lane, Kidlington
PR-A-042	J & H Maddicott	1	The figure of 3,500 homes needed to meet Oxford's housing demands is by no means a reasonable one. It derives from the Oxfordshire SHMA, which has never been properly scrutinised and which was largely drawn up by developers and their associates. The figures provided in the SHMA are based on no hard evidence and are quite unrealistically high.
PR-A-042	J & H Maddicott	2	Cherwell does not need to provide for more employment generating development. Increasing employment opportunities, in an area which currently has very low unemployment, will merely increase the need for housing.
PR-A-042	J & H Maddicott	9	The Oxford Green Belt should be regarded as an area permanently protected from development. The Green Belt around Kidlington is particularly valued, since it prevents Kidlington's merger with the city and the creation of a continuous suburban strip stretching for some seven miles north of Oxford.
PR-A-042	J & H Maddicott	17	Oxford's transport system is already near the point of breakdown, with traffic jams and delays occurring increasingly frequently. Further building can only exacerbate what is already a major problem.

PR-A-043	E & R Moore	1	In the context of the necessity for this partial review of Cherwell's Local Plan (Part 1), we would first like to restate our strong objection to the obligation forced upon the Oxfordshire district local authorities to meet Oxford's estimated unmet housing needs. It is vital that CDC should challenge both the SHMA's overinflated estimate of the county's housing requirements, and the accuracy of Oxford's own estimate of its housing need. CDC has the discretion (Issues Paper 2.6) " … for Local Plans to examine whether that need can be fully met in the light of environmental or other considerations". We urge CDC in undertaking this Review to resist a proposed solution to Oxford's housing, pollution and traffic problems that merely shifts them outwards to adjacent localities in the Cherwell District. We would also express our very strong objection to any development on the Oxford Green Belt: the Green Belt has a very special function, in Cherwell as elsewhere, to protect the countryside and open and green spaces and to act as a buffer against the spread of urban development and coalescence between settlements. In Kidlington, where we are resident, the Green Belt surrounding the village is precious and highly cherished by the community for its health, environmental, visual, and recreational value. This is not nimbyism: the majority of Kidlington's residents live in an urban setting, probably a majority of them on estates, and Kidlington, although a sizeable settlement, is deficient in parks and open or green spaces, so that the countryside around the village provides the only locally accessible opportunity for enjoying open green space. (cont...)
PR-A-043	E & R Moore	1	(cont…) In this context, and as Kidlington residents, we would make the following detailed comments on the Issues Paper (IP) and Sustainability Appraisal (SO): The Issues Paper outlines development for Kidlington already set out in the Local Plan Part 1, including employment creation at Begbroke Science Park and Langford Lane (acommodated from a smallscale review of the Green Belt), an increased role for Oxford Airport, and the enhancement of Kidlington village centre. These together with additional traffic generated by proposals in the current Transport Strategy (Park & Ride at Langford Lane, rapid transit bus routes), the Northern Gateway, improvements to the A34/A40 interchanges, the planned Upper Heyford housing development, and the recently opened Oxford Parkway rail station make any consideration of major housing development on the outskirts of Kidlington unsustainable in terms of loss of green and open space, increased road and air traffic and pollution, and additional demand upon an already stressed local infrastructure, most notably health services provision. Largescale development in Kidlington is probably only possible within the Green Belt, most likely in the Kidlington gap, and we would object to this absolutely for reasons already indicated. The effects of largescale housing or employment development in or near to Kidlington can only be detrimental to the health and quality of life of Kidlington residents and to the natural environment, outcomes that are the opposite of Cherwell's 'vision' for ' … an area where all residents enjoy a good quality of life …. [where] those who live and work here will be happier [and] healthier ….'. (cont....)

PR-A-043	E & R Moore	1 SA	(cont…) With regards to the detail of the Sustainability Appraisal, the critical and key part of the Review process, we have concerns in relation to Kidlington in particular, since it is clearly a likely target area for largescale development about the accuracy and viability of a number of the Assumptions (expressed as positive, negative or neutral ratings) that are proposed as a short cut to measuring the Review's deliberations against Cherwell's sustainability objectives. We believe that these Assumptions are in many instances simplistic and should be modified or abandoned in favour of a more detailed and balanced methodology. 1. Provision for affordable housing. Cherwell's existing target is for 33% affordable housing; this will not be achieved while developers have the option of 'financial contribution', which makes a nonsense of this target. 2. Health/wellbeing. Sites within/adjacent to Kidlington are rated (+) because of the adequacy of existing healthcare facilities – but the existing healthcare facilities in the village are already stretched to breaking point. 5. Create/sustain vibrant communities. Airports should be included in the list of adverse factors (). The number of flights from Kidlington airport has increased over time, causing considerable noise, air, and light pollution in and around Kidlington. More recently lengthy episodes of very loud and persistent noise from ?engine testing occur on an almost daily basis, and can be heard inside our doubleglazed house in north Kidlington and as far away as the centre of Kidlington and ShiptononCherwell. The noise is unpleasant and intrusive. Further development of the airport will increase these pollutions, to the detriment of the mental and physical health of residents. (cont...)	SEE LEFT COLUMN
PR-A-043	E & R Moore	1 SA	(cont…) 6. Improve accessibility to all services/facilities. Development within/near Kidlington is rated (++) because of proximity to a number of services/facilities, but this rating is very crude, and takes no account of the range, quality, and adequacy of the services, such as the capacity of the health and education services, the standard of retail provision, or the number and quality of urban green spaces. 7. Conserve, enhance, create resources for biodiversity. The rating of 'may have' (–) or () is conditional upon the detailed planning application, because it is considered that potential impacts cannot be determined with certainty at this level of assessment. The conditionality attached to this critical objective is not satisfactory and should be amended: the momentum of a full planning application favours development over biodiversity interests, and green infrastructure and mitigation are dependent on developers' remediation plans which in actuality may or may not be of environmental value and may or may not be implemented and maintained. There are similar concern about the conditionality attached to the creation of new areas of open space ('likely positive effect', 'larger sites may have particularly positive effects'): this is much too vague and also begs the question of how new areas of open space are to be created in largescale developments which by their very nature actually substantially reduce existing areas of open space. 8. Protect/enhance landscape character … make accessible for the enjoyment of the countryside. Again, the conditionality of this rating ('may have') is unsatisfactory, leaving the burden of assessment to the planning application stage. (cont....)	SEE LEFT COLUMN

PR-A-043	E & R Moore	1 SA	(cont…) 10. Reduce air pollution and road congestion. It is essential that these ratings based on distance from sustainable transport links are applied with reference to the actuality of public transport provision and cycling and walking opportunities at the time of the review and not on any planned future (but uncertain) public transport etc. improvements. The current Oxfordshire Transport Strategy itself needs careful scrutiny for its potential to increase congestion and traffic flow through Kidlington by merely moving the current congestion and traffic volume from the perimeter of Oxford to outlying areas. There are wider current or planned developments such as the Northern Gateway, Upper Heyford housing scheme, and proposed alterations to the A34/A40 intersections in the locality that will increase the type and volume of traffic through Kidlington, and these should be factored into any consideration of additional traffic pressures created by largescale housing development in or near Kidlington, especially as Kidlington already has an AQMA. A weakness in setting ratings according to the proximity of public transport provision etc. is that it inherently excludes commercial traffic with its heavy polluting and noise effects and, critically, it relies on voluntary use of public transport, making it misleading to assume that public transport provision will substantially reduce the increase in traffic resulting from largescale development. Finally, a serious omission in this section is consideration of the air pollution from air traffic over Kidlington (see 5. above), and this should be rectified. 12. Reduce flooding risk. We struggle to understand why largescale development in highrisk areas should be considered at all, and why ratings are applied based on the extent of the allocation of open space in a development when it is an inherent characteristic of largescale development that it itself consumes a large area of open space. There are sufficient examples in the county of permitting development on highand moderaterisk flood areas to demonstrate that it can precipitate flooding events that damage quality of life and the economy and necessitate highcost remedial works. Fields and open spaces around Kidlington frequently flood in periods of heavy rainfall, particularly near the river Cherwell to the east and the canal to the west. (cont....)	SEE LEFT COLUMN
PR-A-043	E & R Moore	1 SA	(cont...) 16. Ensure levels of high and stable employment so that everyone can benefit from economic growth of the district and Oxford and 17. Economic growth, competitiveness. These are very generalised aspirations that fail to take into account the disbenefits (mainly health and social) of economic growth, such as loss of green and open space and increased traffic and pollution and infrastructure pressures, nor is there any recognition that to some (currently unknown?) extent the types of employment and income levels generated could lead to greater inequalities in areas such as access to affordable housing and educational and health provision – not everyone would benefit. The outcome of largescale residential development adjacent to Cherwell's existing and planned key employment areas is problematic to forecast, and the positive ratings (++) and (+) need reconsideration since they do not reflect the complexity of possible outcomes. It is difficult to predict where people will choose or can afford to live in relation to their workplace. Housing developments adjacent to Kidlington intended to provide for Oxford's workforce risk instead being occupied by London commuters attracted by the new Oxord Parkway rail link or by commuters utilising the access to nearby trunk roads, and expansion of employment sites in the same locality can only increase pressure on housing, transport and infrastructure. Similarly, the notion that the development of largescale employment sites always merits a positive (++) rating as a contribution to economic growth is simplistic since it does not take into account such factors as the type of employment and revenue generation and, critically, the economic benefits to the locality in which it is situated or the disbenefits to communities of loss of open space and increase in traffic and pollution. The Cherwell district already enjoys a below national average unemployment rate, and continued expansion of the labour force will exert unsustainable pressures on housing supply and on public services that are already and for the foreseeable future under massive strain from funding cuts. (cont...)	SEE LEFT COLUMN

PR-A-043	E & R Moore	1	9 (cont…) We would additionally ask that the Review process also gives due weight to the government's stated desire to conserve the Green Belt; the NPPF presumption against development of the Green Belt; the recommendation of the 2015 Green Belt study that local authorities should undertake careful master planning and development so that harm [to the Green Belt] is minimised (SA 3.15); the planning inspector's view that Kidlington's own housing needs can be addressed under PV3 rather than requiring a local review of the Green Belt (SI3.25); the NPPF requirement that local authorities should have regard to the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary (SI4.15); and to Cherwells' own stated objectives to protect and respect individual settlements (SI 3.2), strictly control development in open countryside (SI3.6), carefully consider in relation to the Green Belt and its purposes [proposals for] any further housing growth in Kidlington to accommodate unmet housing need from elsewhere (SI3.26), avoid sprawl and coalescence and harm to the identity of existing settlements and protect biodiversity in both designated and nondesignated sites (SI5.37) (SI5.113), protect the canal corridor (SI5.130) and its value as a tourism resource (SI5.87), and strictly control development in open countryside, and in floodrisk areas in Kidlington and along the canal (SI5.133/4).
PR-A-043	E & R Moore	SCI	Before setting out our comments on this planned Review, we would like to register a protest at the number of major consultations that are running consecutively or within a very short time frame of each other. These are major, lengthy and complex documents to read and comment on, and time pressures or health or other life events, and even limited IT skills, must preclude many people's participation in this consultative process. To encourage public participation and support the democratic process, please could you leave more time between major consultations, or give us a longer consultation period. The following comments are – we apologise probably not in the required format, but we found it impossible to respond to the battery of formal questions inserted in such lengthy documents that we can only scan onscreen, in the time available. Thank you.
PR-A-044	J Pilgrim	1	No. It is derived from the Oxfordshire SHMA which has simply been accepted by the Council and not subjected to serious independent scrutiny. The SHMA was drawn up by private consultants who largely work for the development industry and therefore have a conflict of interest. Its figures are much too high, far in excess of previous trends and difficult to justify. I do not accept that the SHMA figures represent either Cherwell's or Oxford's needs.
PR-A-044	J Pilgrim	2	No. The excessive housing figures are already based on unrealistic forecasts of growth in employment. To provide for yet more employment generating development is simply creating a vicious circle.
PR-A-044	J Pilgrim	9	No. Green Belt is a permanent designation. The Green Belt around Kidlington is much valued. National Policy says that housing need is not a reason to build on the Green Belt. The Government, in its manifesto, made a commitment to protect the Green Belt. There are better opportunities in Oxford itself to develop underused sites for residential use and to ensure unoccupied property is fully utilised.
PR-A-044	J Pilgrim	16	Transport networks in this area are already overloaded. I do not believe that current proposals will solve existing problems, let alone those caused by additional growth in Cherwell and elsewhere in the County. The Highway Authority's vision and objectives, that you quote, are vague aspirations and without substance. Improvements to transport networks should be the priority.
PR-A-044	J Pilgrim	24	Finding sites for a further 3500 houses in addition to the excessive number already included in the Local Plan will further damage the natural environment of Cherwell. There is a serious risk of flooding in areas close to Oxford already struggling to handle increased surface water run-off which will be exacerbated by this scale of development.
PR-A-045	Archstone Projects Ltd	1	An apportionment of 3,500 homes from the working assumption of 15,000 homes for Oxford City seems a reasonable approach at this stage. We support the Council's decision to push ahead with the review of the Local Plan based on these principles rather than waiting for the conclusions of the ongoing Oxfordshire Growth Board work.
PR-A-045	Archstone Projects Ltd	6	It would seem logical for the area/s of search for the unmet need to relate well to Oxford City. However, the tests for how well areas relate should be varied and also balance constraints. Areas in close proximity to the City will not necessarily perform better or as well as locations in other parts of the District, which may be less constained and more conducive to sustainable travel (e.g. by train or Park and Ride).

PR-A-045	Archstone Projects Ltd	7	The LTP4 Oxford Transport Strategy identifies the existing problems in the City of poor air quality and traffic congestion and the challenges for mass transit for future growth. The Strategy should be a key influence in narrowing the area/s of search to focus on sustainable transport corridors and support the County's transport strategies.
PR-A-045	Archstone Projects Ltd	10	Part 1 of the Local Plan was recently adopted before the work by the Oxfordshire Growth Board was sufficiently progressed, so CDC will effectively be identifying additional housing supply specifically for meeting Oxford's needs. However, both authorities form part of the same housing market area and the need of Oxford is already affecting the availability and affordability of housing in Cherwell District. So in reality, identifying a supply of additional sites in the District and attributing them specifically to Oxford would be artificial and very difficult to monitor in terms of the need they are addressing.
PR-A-045	Archstone Projects Ltd	11	The work by the Oxfordshire Growth Board has acknowledged the extent of the unmet housing need for Oxford City. The urgent need for new housing related to Oxford City is already affecting Cherwell and the surrounding authorities in the market area in terms of affordability and where people choose to live. By helping to meet Oxford's needs, CDC will also be helping to address associated problems in the District. Cherwell is responsible for providing sufficient supply within its administrative boundary to assist Oxford City and will be the authority controlling the development plan and planning permissions. The supply should therefore be aggregated to achieve the objectives of the NPPF to encourage sustainable development to boost housing supply, and to address the current failings in the housing market area. To do otherwise would be artificial and impractical.
PR-A-045	Archstone Projects Ltd	15	Traffic and poor air quality are key planning challenges facing Oxford City. CDC should therefore consider all areas where people (either currently or through improvements to infrastructure) can travel most sustainably to Oxford to reduce traffic and improve air quality. This should include near railway stations and also along main roads which can benefit from park and ride.
PR-A-046		1	No. It is derived from the Oxfordshire SHMA which has simply been accepted by the Council and not subjected to serious independent scrutiny. The SHMA was drawn up by private consultants who largely work for the development industry and therefore have a conflict of interest. Its figures are much too high, far in excess of previous trends and clearly unrealistic. I do not accept that the SHMA figures represent either Cherwell's or Oxford's needs. I would like to see an independent group, i.e., none connected to development in any remote way, prepare a study. Results, then, might be worth considering seriously.
PR-A-046	B Seymour	2	The excessive housing figures are already based on unrealistic forecasts of growth in employment. To provide for yet more employment generating development is simply creating a vicious circle. Employment need should be natural self-generating growth, not artificially implanted.
PR-A-046	B Seymour	9	No. Green Belt is a permanent designation. The Green Belt around Kidlington is much valued. National Policy says that housing need is not a reason to build on the Green Belt. The Government, in its manifesto, made a commitment to protect the Green Belt.
PR-A-046	B Seymour	16	Transport networks in this area are already overloaded. I do not believe that current proposals will solve existing problems, let alone those caused by additional growth in Cherwell and elsewhere in the County. The Highway Authority's vision and objectives, that you quote, are vague aspirations and without substance. There are already too many private vehicles. Each house/home has 3, sometimes more, vehicles parked in front. Paved-over front gardens have become parking lots. More chaos on the roads will accompany more housing. Cyclists (and I am one) continue to be in danger and will be even more so with frustrated, nasty, ill-tempered, ill-trained drivers taking it out on us.
PR-A-046	B Seymour	24	Finding sites for a further 3500 houses in addition to the excessive number already included in the Local Plan will further damage the natural environment of Cherwell. Considering the increase in private vehicles that further housing will engender air pollution can only increase.

PR-A-047	JLL / Church Commissioners for England	10	The formation of a specific housing land supply to meet Oxford City's needs would need to be carefully formulated and considered to ensure that it is consistent with the evidence base underlying the SHMA. Such a policy is also likely to be difficult to formulate, as sites in the District are likely to contribute to both housing needs at a District level and those in the wider Strategic Housing Market Area (SHMA). We will carefully monitor any future policy proposed by the Council to ensure that the practical implications for the delivery of the District's housing land supply are properly understood.
PR-A-047	JLL / Church Commissioners for England	11	Whilst the District has identified strategic sites to meet its own housing needs over the plan period, it has not allocated land that could provide for Oxford City's needs or smaller housing sites (the latter being considered in Part 2). We welcome the Council's acknowledgement at Paragraph 5.11 that the NPPF requires, amongst other things, the Council to ensure that the Partial Review meets the full, objectively assessed needs for the SHMA, and in addition, that CDC should review the supply of housing annually. To assist the 5 year housing land supply, CDC should ensure that there is sufficient flexibility in planning policy for sites to move from employment (where such uses cannot be attracted), and released to deliver dwellings which will contribute to the District's five year housing land supply. This flexible approach is in line with Paragraph 22 of the NPPF, and will assist CDC in accommodating the additional housing required in the District. This flexible approach will also reduce the pressure to release greenfield land to accommodate housing growth elsewhere in the District.
PR-A-047	JLL / Church Commissioners for England	15	Site submission - Land East of Banbury Business Park. Please see answers to Questions 10-12 and note the role that redundant or underutilised employment land could play in contributing to the District's housing supply. Such locations should be reviewed to assess their potential as potential housing sites, particularly where the demand for employment land is limited. We have suggested that the Land East of Banbury Business Park should be considered as a potential housing location in our Call for Sites submission.
PR-A-047	JLL / Church Commissioners for England	12-14	Paragraph 5.37 states that: *'the Partial Review will need to accommodate additional housing growth in a way that complements the Local Plan Part 1's approach of creating and supporting inclusive communities in quality urban and rural environments; avoiding sprawl and harm to the identity of settlements'* . In order to accommodate this additional housing growth in a sustainable way, a flexible approach should be taken to enable employment land to be brought forward for residential uses where demand for the employment use cannot be secured in line with Paragraph 22 of the NPPF. This approach (to review the potential of such sites to contribute to the District's housing supply) will contribute to the aims of the Part 1 Partial Review by promoting, creating and supporting inclusive communities in quality urban and rural environments. It will also assist in reducing urban sprawl and harm to the identity of settlements, and should also ensure that housing growth is focused to areas where sufficient infrastructure is provided. We expand on this further in our response to Part 2. We reserve the right to make further comments as the Partial Review of Part 1 Local Plan progresses.
PR-A-047	JLL / Church Commissioners for England	20+21	We welcome Paragraph 5.79 which recognises that in formulating Local Plans, Local Planning Authorities (LPAs) are expected to support existing business sectors, and take into account whether businesses are expanding or contracting. Paragraph 5.79 also acknowledges that policies should be flexible enough to accommodate needs not anticipated in the Plan and to allow a rapid response to changes in economic circumstances. This approach is welcomed as it is in line with the Paragraph 22 of the NPPF.

PR-A-047	JLL / Church Commissioners for England	11	CDC should ensure that there is sufficient flexibility in the Local Plan for sites to be released from employment uses (where such uses cannot be attracted) so that residential dwellings can be delivered which will contribute to the District's five year housing land supply. This flexible approach is in line with Paragraph 22 of the NPPF, and will assist CDC in accommodating the additional housing requirements in the District. This flexible approach will also reduce the pressure to release greenfield land to meet the housing requirements under Parts 1 and 2 of the Local Plan.
PR-A-047	JLL / Church Commissioners for England	11	There is sufficient protection of employment land in Part 1 and any greater protection in Part 2 would reduce the flexibility to bring forward employment land for alternative uses (in situations where there is limited demand for employment). Policy SLE1 already provides sufficient protection, and any further protection would not be compliant with Paragraph 22 of the NPPF.
PR-A-047	JLL / Church Commissioners for England	11&15	We have also provided a response to the Council's 'Call for Sites', to highlight the potential of the remaining of remaining land at Banbury Business Park not only for employment uses in the future, but also the potential to accommodate alternative uses, such as residential. Although the previous employment allocation of the remaining employment land should be carried forward into Local Plan as Part 2, it is critical that local planning policy remains sufficient flexible to bring forward alternative uses on the remaining land at the Business Park, if the refreshed marketing campaign for employment uses fails to secure an employment use in the future.
PR-A-048	Historic England	1	No comment.
PR-A-048	Historic England	2	We can see the advantage of supporting additional housing by additional employment-generating development (together with essential facilities and services) to avoid or reduce the need for commuting. However, we also a wider issue here that presumably Oxford's identified housing need is based partly on that needed to support economic growth. If that economic development was then to be provided outside Oxford, it would be reasonable to expect the overall housing need of Oxford to be reduced accordingly. This is a wider issue of where economic growth takes place in the county.
PR-A-048	Historic England	3	Oxford's Key Issues are as set out in the extract from the Oxford City Core Strategy in paragraph 2.24. We would also specifically mention views into and over the city, including those identified in the Oxford Viewcones Study, and how they contribute to the significance of the city and appreciation of that significance, and the need to reduce or minimise travel demand. Paragraph 3.4 – has the land within the district to the north of Oxford any historic significance – have the Historic Environment Record and Historic Landscape Characterisation been checked ? Paragraph 3.19 – Kidlington has a historic centre, recognised by Conservation Area designation. Any proposed development at Kidlington should not have an adverse effect on the character, appearance and special interest of the Conservation Area. Paragraph 3.28 – we welcome the recognition of the conservation areas within the District.
PR-A-048	Historic England	4	We would expect a key principle or goal that additional growth in the District should aim to achieve is the conservation and enhancement of the District's historic environment and the heritage assets therein. This should reflect the Vision.
PR-A-048	Historic England	5	Logically would come before goals, which should contain "without unacceptably affecting Cherwell's natural, built and historic environment".
PR-A-048	Historic England	6	Generally yes, but with the caveat that other considerations also need to be taken into account, including the potential effects on the historic environment.
PR-A-048	Historic England	7	As above, proximity to Oxford City and potential effects on the historic environment, and also transport infrastructure. If employment-generating development is provided alongside the new housing, then the area of search could be wider.
PR-A-048	Historic England	8	Possibly, if employment-generating development and other facilities and services are provided alongside the new housing.

PR-A-048	Historic England	9	Not just on the Green Belt, and if the Green Belt is considered then, as we explain earlier in this letter, the contribution of a site to the purposes of the Green Belt, particularly, given our remit, the purpose to preserve the setting and special character of historic towns, will obviously be a major issue.
PR-A-048	Historic England	13	The conservation and enhancement of the historic environment and the heritage assets therein.
PR-A-048	Historic England	14	“to not unacceptably affecting Cherwell’s natural, built and historic environment”.
PR-A-048	Historic England	15	Locations with an existing or potential adequate range of employment opportunities, facilities, services and infrastructure, and which would not unacceptably affect the District’s natural, built and historic environment.
PR-A-048	Historic England	22	The National Planning Policy Framework (NPPF) makes it clear that the conservation and enhancement of the historic environment is an integral part of sustainable development (paragraphs 7 and 9).
PR-A-048	Historic England	23	The need to conserve and enhance the significance of heritage assets and their settings should be a consideration when identifying potential development locations to meet Oxford’s unmet needs, both as a potential constraint and as a potential opportunity to secure the future of historic buildings or to better reveal their significance.
PR-A-048	Historic England	26	We welcome paragraphs 5.142 – 5.154. However, paragraph 5.143 could have noted that the NPPF also requires local plans to contain a clear strategy for enhancing the built and historic environment and to identify land where development would be inappropriate, for instance because of its environmental or historic significance.
PR-A-048	Historic England	27	The need to conserve and enhance the significance of heritage assets and their settings should be a consideration when identifying potential development locations to meet Oxford’s unmet needs, both as a potential constraint and as a potential opportunity to secure the future of historic buildings or to better reveal their significance. This consideration should include the contribution of a site to the purpose of the Green Belt to preserve the setting and special character of Oxford.
PR-A-048	Historic England	28	Although we have no sites to put forward, we would respectfully remind the Council of the need to have regard to potential impacts on the historic environment when considering potential housing sites. The National Planning Policy Framework explains that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance. Information on designated heritage assets can be found on the National Heritage List for England (http://list.historicengland.org.uk) and on non-designated heritage assets from the Historic Environment Record. Other potential sources of information include the Oxfordshire Historic Landscape Character Assessment, currently underway, Urban Character Assessments and Conservation Area Character Appraisals. (cont...)

PR-A-048	Historic England		28	(cont…) Historic England expects the policies and proposals of local plans, including development site allocations, to be based on an adequate, up-to-date and relevant evidence base as regards the historic environment. We will look to see how the consideration of impacts on the historic environment has informed the choice of allocation sites. These should include the impacts of any sites proposed in the Oxford Green Belt on its function to preserve the setting and special character of Oxford. Historic England's Good Practice Advice in Planning Note 1 contains advice on the historic environment in local plans: (https://content.historicengland.org.uk/imagesbooks/publications/gpa1-historic-environment-local-plans/gpa1.pdf/) and we have published further advice on site allocations in local plans: (http://www.historicengland.org.uk/images- ooks/publications/historic-environmentand- site-allocations-in-local-plans/). Advice on the setting of heritage assets is given in Historic England's Good Practice Advice in Planning Note 3: The Setting of Heritage Assets https://content.historicengland.org.uk/imagesbooks/publications/gpa3-setting-of-heritage-assets/gpa3.pdf/). (cont...)
PR-A-048	Historic England		28	(cont...) We would be pleased to offer comments on potential sites as regards the potential impact on the significance of designated heritage assets, in confidence if necessary, and further advice should be sought from your Conservation Officer and Archaeological advisor.
PR-A-048	Historic England	10-12		No comment.
PR-A-048	Historic England	16-21		No comment.
PR-A-048	Historic England	24+25		No comment.
PR-A-048	Historic England		9	We note the preparation of the Oxford Green Belt Study and its having been undertaken through the Oxfordshire Growth Board under the Duty to Cooperate. As noted above, the Duty also applies to Historic England and we are surprised that we do not appear to have been offered any opportunity to comment on the study before now. Therefore, whilst we are pleased to see that the study has assessed the extent to which the Green Belt has performed against the purpose to preserve the setting and special character of historic towns, we are not in a position to endorse or necessarily agree with the study's findings in this respect. The contribution of a site to the purposes of the Green Belt, particularly, given our remit, the purpose to preserve the setting and special character of historic towns, will obviously be a major issue to be considered in identifying possible sites to help meet Oxford's unmet housing need. In addition, the consideration of impacts on the historic environment should inform the choice of allocation sites.
PR-A-048	Historic England		28	We have published advice on site allocations in local plans: (http://www.historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/). Advice on the setting of heritage assets is given in Historic England's Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (https://content.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/gpa3.pdf/).

PR-A-048	Historic England		As regards the Sustainability Appraisal, general advice on Sustainability Appraisal and the historic environment is set out in Historic England's publication "Strategic Environmental Assessment, Sustainability Appraisal and The Historic Environment": https://content.historicengland.org.uk/images-books/publications/strategic-environ-assessment-sustainability-appraisal-historic-environment/SA_SEA_final.pdf/. We also have the following detailed comments. In paragraph 2.45, it could be noted that the NPPF requires local planning authorities to set out in their Local Plans a positive strategy for the conservation and enjoyment of the historic environment. In paragraph 3.20, the historic environment does not just include designated heritage assets – the NPPF gives a broad definition of the "historic environment". We consider that the historic environment includes areas, buildings, features and landscapes with statutory protection, together with those parts of the historic environment which are locally valued and important and also the historic character of the landscape and townscape. (cont....)
PR-A-048	Historic England		(cont…) Does the District Council have an up-to-date and comprehensive "local list" ? If not, then this should be identified as a gap in the baseline knowledge. Reference should be made to the Oxfordshire Historic Environment Record and the Oxfordshire Historic Landscape Characterisation (currently being completed). There are currently four listed buildings on the Heritage at Risk Register. In Table 4.1, not all the historic environment is "built", nor is it entirely composed of "areas". We suggest that the Key Sustainability Issue for the historic environment be "Conserving and enhancing designated and non-designated heritage assets and the contribution made by their settings and addressing heritage assets at risk from neglect, decay, or development pressures".
PR-A-049	Aylesbury Vale District Council		We have no comments to make on the Oxford's Unmet Need and Development Management Policies and Sites Issues Papers.
PR-A-049	Aylesbury Vale District Council	17	We acknowledge that the Oxfordshire Strategic Housing Market Assessment document identifies that the Full Objective Assessed Need for Housing in Cherwell to be 22,800 dwellings over the 20-year period 2011-31, equivalent to an average of 1,140 dwellings per year. We acknowledge and support that Cherwell intends to accommodate the unmet need from Oxford of up to 3,500 dwellings that cannot be met by Oxford City Council but is not seeking to accommodate any unmet housing need in Aylesbury Vale. We also acknowledge that Cherwell District Council is currently exploring the provision of a new junction on the M40, to the south of Junction 9, near to Arncott. This proposal is supported by AVDC. We recognise the need to work co-operatively and confirm our continued support to ensure we can demonstrate this co-operation when we get to examination of the authority's plans. We hope our comments are helpful and look forward to continuing to work with you in your Local Plan production. We welcome the opportunity to be engaged in the next steps of the plan making as part of the Duty to Co-operate.
PR-A-050	Duns Tew Parish Council	6	Yes.

PR-A-050	Duns Tew Parish Council	7	As This is to support Oxford's needs the area should be close to Oxford.
PR-A-050	Duns Tew Parish Council	8	No.
PR-A-050	Duns Tew Parish Council	9	Yes.
PR-A-050	Duns Tew Parish Council	10	Yes.
PR-A-050	Duns Tew Parish Council	11	a) Development should be directed towards Kidlington as the area already has the Services and Infrastructure. b) build in the Green Belt and extend the line of the Green Belt To compensate c) Consider developing some of the Open Spaces around Oxford For Example Oxford Golf Course.
PR-A-051	Mike Gilbert Planning and VSL & Partners	1	3,500 homes is a minimum for Cherwell to accommodate to meet its share of Oxford's unmet housing needs. The number of additional homes that will need to be provided as a share of the total of requirement of 15,000 homes is likely to be between 3,500 and 4,500.
PR-A-051	Mike Gilbert Planning and VSL & Partners	2	No. The purpose of the Local Plan Partial Review is to address Oxford's major housing shortage. The adopted Local Plan already enables the growth of Langford Lane/Oxford Technology Park and Begbroke Science Park in Kidlington's hinterland to help provide for Oxford's overflow business needs. The two issues can be joined up by providing the necessary additional housing on appropriate sites in Kidlington's hinterland. There is no need, therefore, to plan for additional employment development.
PR-A-051	Mike Gilbert Planning and VSL & Partners	4	Key principles to achieve: - Given Kidlington's role as a main urban centre and its close physical and economic links with Oxford, the vitality of Kidlington and its ability to serve its hinterland need to be promoted; - Additional development needs to be concentrated in sustainable locations and the thriving rural community around the main urban centre of Kidlington needs to be supported; - Unused sites of a lesser environmental value and unconstrained by environmental designations need to be brought forward; - The identity of individual settlements needs to be protected by avoiding coalescence; and - Growth needs to be enabled in areas with excellent transport infrastructure to ensure the fullest possible use is made of public transport, walking and cycling.
PR-A-051	Mike Gilbert Planning and VSL & Partners	6	Yes. The purpose of the Local Plan Partial Review is to address Oxford's major housing shortage. It is self-evident, therefore, that the additional housing development needs to be located close to Oxford and transport routes into Oxford. This will also accord with the requirements of the NPPF and the overall strategy of the adopted Cherwell Local Plan Part 1 to deliver sustainable development.
PR-A-051	Mike Gilbert Planning and VSL & Partners	7	Proximity to both Oxford and transport routes into Oxford.
PR-A-051	Mike Gilbert Planning and VSL & Partners	8	No. As the purpose of the Local Plan Partial Review is to address Oxford's major housing shortage the required additional housing development needs to be located close to Oxford.
PR-A-051	Mike Gilbert Planning and VSL & Partners	9	Yes. The extent of the Oxford Green Belt is a clearly defined geographical area and lies close to Oxford. It is the obvious "area of search" for additional development sites needed to meet Oxford's unmet housing needs.

PR-A-051	Mike Gilbert Planning and VSL & Partners	10	Yes. That will enable developments aimed at meeting the distinct housing needs of Oxford and Cherwell District to be effectively monitored.
PR-A-051	Mike Gilbert Planning and VSL & Partners	11	The strategy for meeting Oxford's unmet housing needs must be consistent with the overall strategy of the adopted Cherwell Local Plan Part 1 and the requirements of the NPPF. Following on from Question 9, the separate monitoring of the five year housing land supply relating to Oxford's unmet housing needs could tie in with the geographical area of the Oxford Green Belt within Cherwell as current planning constraints in this area mean that it contributes little towards meeting the housing needs of Cherwell District.
PR-A-051	Mike Gilbert Planning and VSL & Partners	15	Sites should be adjacent to existing larger settlements, close to both Oxford and transport routes into Oxford, and located where people will have a real choice in how to travel - including sites that are currently protected by the Green Belt. Unused sites which are well located and which, according to the Green Belt Study, contribute least to the purposes of including land within Green Belts should be released from the Green Belt and so made available for development.
PR-A-051	Mike Gilbert Planning and VSL & Partners	28	Site submission - Land South of Solid State Logic Headquarters, Spring Hill Road, Begbroke. Yes. Please see the attached site submission form, site location plan and letter dated 10 March 2016 promoting the land on the southern edge of Begbroke. The land is unused rough grassland. It is deliverable, developable and in a sustainable location.
PR-A-051	Mike Gilbert Planning and VSL & Partners	22+23	There is the opportunity to join up the two issues of helping to provide for Oxford's overflow business needs within Kidlington's hinterland through the planned growth of Langford Lane/Oxford Technology Park and Begbroke Science Park (Policy Kidlington 1 of the adopted Local Plan) and providing for Oxford's unmet housing needs by developing appropriate sites also within Kidlington's hinterland.
PR-A-052	Nathaniel Lichfield & Partners / Taylor Wimpey Oxfordshire	1	The Issues Consultation Document Part 1 notes (para 2.16) that if the 15,000 homes were proportioned on a pro rata basis across the Oxfordshire Authorities (including Oxford CC) this would result in a need for Cherwell to address an unmet need of 3,000 homes. In the first instance we query how Oxford City Council can meet its own “unmet need” - if it were able to meet this need it would, by definition, not be “unmet”. Cherwell go some way to acknowledge this (para 2.17) recognising that “this figure would potentially increase for the rural districts if Oxford’s contribution was to be less than 3,000”. They go on to acknowledge that the level of need may change if “the overall countywide level of unmet need changes or if the countywide work shows that there are significant differences between the relative sustainability of potential options . . . meaning one authority should take more or less than another.”
PR-A-052	Nathaniel Lichfield & Partners / Taylor Wimpey Oxfordshire	1	(cont…) Our clients concur with this analysis. Furthermore, relative to the other Oxfordshire Authorities (excluding Oxford CC) Cherwell is relatively unconstrained as shown in Map 3 of the Issues Consultation document. Specifically it lacks the significant extent of Areas of Outstanding Natural Beauty (AONB) that West Oxfordshire, Vale of White Horse and South Oxfordshire respectively all have. These factors, coupled with the strong transport links and other relationships Cherwell has with Oxford, may well lead to CDC’s share of the unmet need being proportionately higher than this as the extent of Oxford’s unmet need may not be divided equally between the authorities. We do not therefore consider that 3,500 homes is a reasonable working assumption for Cherwell in seeking to meet Oxfords unmet need. Any one of the factors that we have identified would lead to a higher level of housing need than and, in aggregate, the need could be substantially higher.

PR-A-052	Nathaniel Lichfield & Partners / Taylor Wimpey Oxfordshire	4	The key principle will be establishing appropriate sustainable locations for Oxford's unmet need to be accommodated throughout the District. The NPPF is clear (para 14) that the "presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking." Such an approach is consistent with that set out within the current Local Plan (summarised in the Issues Consultation Document – para 3.28) that whilst seeking to focus the majority of development in urban locations it also "identifies a sustainable hierarchy of villages which will inform the distribution of growth across the rural areas."
PR-A-052	Nathaniel Lichfield & Partners / Taylor Wimpey Oxfordshire	6	Our clients do not consider that it is appropriate to identify either an "Area of Search" or "Plan Area" for the partial review document. The evidence base, primarily the 2014 SHMA, identifies a single Housing Market Area within Oxfordshire and offers no support for an approach of defining an "area of search" for locations to meet the identified unmet need from Oxford. They are concerned that if such an "area of search" was identified and formed the basis of Cherwell's attempts to meet additional housing growth including unmet need it may well preclude sustainable locations falling outside the area of search therefore both conflicting with the NPPF and resulting in a sub optimum approach across the District. (cont...)
PR-A-052	Nathaniel Lichfield & Partners / Taylor Wimpey Oxfordshire	6	(cont…) We recognise (para 4.7) that parts of the district have more direct relationship with Oxford for different reasons but the SHMA indicates that cross district migration has produced, and will continue to produce, complex housing market sub areas. The provision of housing in a range of sustainable locations across the District will best meet the twin objectives of sustainability and addressing unmet need from Oxford. Whilst Bloxham benefits from reasonably good links with Oxford (enabling it to assist in meeting unmet need from the City) it can also address other housing need arising within Cherwell which in turn will free up new residential development in locations physically closer to Oxford.
PR-A-052	Nathaniel Lichfield & Partners / Taylor Wimpey Oxfordshire	7	As set out above, our clients do not consider it is appropriate to identify an 'area of search', instead consider that CDC should focus on promoting development in sustainable locations throughout the District, including Bloxham.
PR-A-052	Nathaniel Lichfield & Partners / Taylor Wimpey Oxfordshire	8	Yes, for the reasons we summarise above or clients consider this would be the most appropriate was to deal with meeting Oxford's unmet needs.
PR-A-052	Nathaniel Lichfield & Partners / Taylor Wimpey Oxfordshire	10	Our clients do not consider that CDC should pursue two separate 5 year land supplies. A single HMA has been identified within Oxfordshire, the reality is that housing need in Cherwell and the unmet needs arising from Oxford are not distinct but overlapping, and should therefore be considered as part of one housing requirement / supply.
PR-A-052	Nathaniel Lichfield & Partners / Taylor Wimpey Oxfordshire	15	As set out above, we consider that the need should be met throughout the entire district focussing on sustainable locations for development in line with the NPPF. We consider that Bloxham as "one of the most sustainable villages in the District" is well placed to contribute to meeting this need. Both the 2014 SHLAA and consultation response to a recent planning application on part of our clients site confirming it's suitability for housing endorse this approach.

PR-A-052	Nathaniel Lichfield & Partners / Taylor Wimpey Oxfordshire	28	Site submission - Land North and South of Milton Road, Bloxham. We note that the Part 1 Partial Review seeks the submission of strategic sites of 100 dwellings or more. Our clients consider that land within a central area in Bloxham, part of which the 2014 SHLAA has already identified "could be suitable for residential development" is capable of meeting residential need (of between 200 and 250 dwellings). In addition to this level of residential development the site is also capable of accommodating a primary school in view of the constraints experienced within the current facility. We expand upon our analysis of this site in our response to the "Call for Stes" at Section 5.0 of this report.
PR-A-053	Bilfinger GVA / London Oxford Aviation Services Ltd	2	The NPPF encourages Planning Authorities to progress housing and employment growth as linked strategies, as ensuring a joined-up approach to assessing need/land supply and the planned spatial distribution of these uses is a key element in ensuring sustainable development (particularly at a strategic level). LPP1 sets out employment land policies to meet the local needs identified as part of the preparation of that plan, which includes the removal of part of the LOA site from the Green Belt. However, the partial review to LPP1 has stepped beyond local matters and is required to tackle county-wide strategic planning needs. While this is primarily focussed on housing, it is our view that other key uses (principally employment, alongside infrastructure) should be dealt with at the same time as part of a joined-up strategy in order to ensure the proper planning of the district and county as a whole. (cont...)
PR-A-053	Bilfinger GVA / London Oxford Aviation Services Ltd	2	(cont…) The dispersal of what otherwise would have been Oxford's resident population offers the opportunity to capture economic activity/output within Cherwell which might otherwise have been in Oxford. This offers an opportunity to realise potential economic benefits for the district that would have otherwise been unachievable. It is our view that optimising potential economic benefits is dependant on a joined-up approach to housing and employment matters. This translates into an opportunity to unlock more ambitious economic development at existing and planned employment clusters, either directly through introducing a greater scale of employment and/or complementary mixed use development (including housing), or indirectly by facilitating infrastructure delivery. This is particularly relevant when considering 'strategic' employment locations such as London Oxford Airport which have a functional economic relationship with Oxford, the other Oxfordshire Authorities, and beyond (in terms of employee in/out-commuting patterns and supply chains), and which have their own economic challenges and development needs.
PR-A-053	Bilfinger GVA / London Oxford Aviation Services Ltd	4	The requirement to accommodate additional housing growth in the district creates an opportunity for existing Cherwell residents and businesses in terms of harnessing the value generated by this strategic development to deliver economic benefits, new/improved infrastructure, and a more sustainable pattern of development to the district.
PR-A-053	Bilfinger GVA / London Oxford Aviation Services Ltd	28	Site submission - London Oxford Airport. The enclosed Position Paper sets out the case for the removal of the London Oxford Airport site from the Green Belt alongside a site specific policy which supports mixed use development, to include a retained/enhanced aviation function, employment uses, transport infrastructure, housing, and associated supporting uses.
PR-A-053	Bilfinger GVA / London Oxford Aviation Services Ltd	6-9	We consider the factors set out at para 4.8 to be an appropriate set of criteria against which alternative spatial options for the location of housing growth should be appraised. In addition, consideration should be given to how housing growth could complement/support existing strategic employment locations and support economic growth as a direct benefit.

PR-A-054	Gladman Developments	1	Gladman has already set out their concerns over the seemingly premature nature of this consultation at a time when the full evidence base is not complete and the proportion of the unmet need that Cherwell will have to deliver is unknown. The working assumption that Cherwell will need to deliver 3,500 additional units to meet Oxford's unmet housing need is crude (based on a simple mathematical calculation) and for example, assumes that 3,000 units can be delivered within Oxford City itself which is surprising given it is Oxford City's unmet need that is being addressed. Removing the apportionment from Oxford City and distributing it evenly across the other Oxfordshire Districts would mean that Cherwell would have to accommodate at least 3,750 units. (cont...)
PR-A-054	Gladman Developments	1	(cont…) The evidence base needs to be far more sophisticated in terms of assessing the most logical, appropriate and deliverable strategy that will best meet Oxford's needs in a sustainable way. A study which seeks to assess key issues such as major constraints, travel to work data, public transport corridors, road infrastructure, evidence of historic house moves out of Oxford etc. will allow the apportionment of Oxford's unmet need to be more systematic, robust and transparent. Options can then be tested through other evidence base documents such as the Sustainability Appraisal and viability testing to ensure the option chosen is the most appropriate tested against reasonable alternatives and is deliverable.
PR-A-054	Gladman Developments	2	The key to addressing the additional housing required is to treat it simply as an increase to the overall objectively It is considered to be unnecessary to provide additional employment within Cherwell as a result of accommodating Oxford's unmet housing needs. Any additional employment provided within Cherwell would require additional housing beyond Oxford's unmet need to support the additional workforce.
PR-A-054	Gladman Developments	3	There are a number of key issues that need to be considered through the process of meeting the City's unmet housing needs. The City is one of the most unaffordable places to live in England where first time buyers, families and new employees seeking to move to the City struggle to find suitable accommodation to rent let alone buy. This causes major issues for recruitment, attracting 'key workers', and staff retention and has other associated consequences such as congestion as people seek to get into the city from other more affordable areas to access employment. The City also faces significant issues with various constraints including Green Belt,maintaining the historic environment flood risk and other environmental constraints which all need to be considered when seeking to meet the unmet housing needs of the City within the neighbouring local authority areas.
PR-A-054	Gladman Developments	12-15	The existing Cherwell Local Plan concentrates new development upon the major towns of Bicester and Banbury with Sustainable Urban Extensions of a significant scale. It is considered that these towns do not offer a suitable location for additional sites to meet Oxford's unmet housing needs as they will not be delivered in the short term because of the existing focus of development on these areas. Kidlington, which is a large rural settlement is surrounded by Green Belt and was looked at for further allocations through Part 1 of the Cherwell Local Plan adopted in 2015 including a small scale Green Belt review. It is therefore also considered that Kidlington offers extremely limited scope for new sites to meet Oxford's unmet housing need. (cont...)

PR-A-054	Gladman Developments	12-15	(cont…) Gladman therefore agree with the statement made in para 5.36 of the Issues Consultation that the Council will have to consider all reasonable locations for contributing to meeting Oxford's unmet need, although we disagree that this should be limited to areas closest to Oxford.Sustainable sites located on the edge of the sustainable larger villages must be considered as suitable, sustainable and deliverable locations for meeting the unmet needs of Oxford in the short term, increasing choice to both house builders and house buyers thereby increasing the supply and delivery of housing. These sites are often free from constraints, can be delivered quickly and without major investment in new infrastructure. These sites will complement the large scale sites allocated in the adopted Local Plan and will ensure that the Council maintain a healthy and rolling five year supply of housing.They can also be delivered in a way which complements the approach of the adopted Part 1 Local Plan by creating and supporting inclusive communities in quality urban and rural environments;avoiding sprawl and harm to the identity of settlements;minimising environmental impacts; providing access to employment, services and facilities and ensuring sufficient infrastructure is provided. It is therefore considered that the key specific housing objective that needs to be considered for meeting Oxford's unmet housing need is that it is met in full and without delay, across the plan period and within the district of Cherwell as part of the Oxfordshire HMA.
PR-A-054	Gladman Developments	6-9	As stated above, Cherwell District forms part of the Oxfordshire HMA and paragraph 47 of the Framework states that local planning authorities should use their evidence base to ensure that their Local Plan meets the full objectively assessed needs for market and affordable housing across the housing market area. There is therefore,no specific requirement to identify sites that relate well to Oxford City in order to deliver the additional housing required within the HMA. Proximity and/or connectivity to Oxford may be one criteria that is assessed in the overall consideration of which sites to allocate for residential purposes, but this must be weighed in the balance amongst many other economic, social and environmental factors including importantly, deliverability. The existing Local Plan allocates a considerable level of new development to the major towns of Bicester and Banbury.These sites are large in scale and will take a considerable amount of time to deliver in full. Scope for further allocations around these two towns through this process is therefore extremely limited and questionable in terms of actual deliverability. (cont...)
PR-A-054	Gladman Developments	6-9	(cont…) Therefore, in allocating sites to maximise housing supply the widest possible range of sites by size and market location are required,so that house builders of all types and sizes have access to suitable housing land in order to offer the widest possible range of products.The key to increasing housing supply is the number of sales outlets. Whilst some SUEs may have multiple outlets, in general increasing the number of sales outlets available means increasing the number of housing sites. So for any given time period, all else been equal, overall sales and build out rates are faster from 20 sites of 50 units than 10 sites of 1 00 units or 1 site of 1,000 units.The maximum delivery is achieved not just because there are more sales outlets but because the widest possible range of products and locations are available to meet the widest possible range of demand.In summary, a variety of sites in the widest possible range of locations ensure all types of house builder have access to suitable land, which in turn will assist the Council in maintaining a flexible and responsive housing land supply,ensuring increased housing delivery. The Partial Review of the Local Plan should therefore look to allocate a range of sites of a variety of sizes in a wide range of locations principally centred around the larger sustainable villages within the district that are not constrained by Green Belt in order to provide deliverable sites and choice in the market for both house builders and house buyers. (cont...)

PR-A-054	Gladman Developments	6-9	(cont…) The extent of the unmet housing need in Oxford and the immediate urgency of addressing this need to tackle the key issues of affordability and meeting the economic aims of Oxfordshire is such that sites that are allocated must be deliverable in the short term and should be located in a variety of settlements to provide extensive choice and speed up housing delivery. Whilst Green Belt locations should not be automatically excluded from consideration in the assessment of sites suitable for allocation,this must be weighed in the balance of all relevant factors with the knowledge that it is a constraint that is considered by the Framework to be restrictive.The policy test that applies to the removal of sites from the Green Belt is formidable and the need to justify exceptional circumstances for such a change must be considered to be an extremely high hurdle to overcome. Therefore, Green Belt releases should only be considered where alternative strategies for the delivery of the additional housing,such as sites surrounding the sustainable larger villages which are not constrained by Green Belt,have been exhausted.
PR-A-054	Gladman Developments	10+11	Gladman would object strongly to the identification of a specific housing land supply for Oxford's unmet needs with a separate five year supply calculation. As stated previously, housing needs must be met, in full,across the housing market area and for the purposes of Cherwelt the housing market area is Oxfordshire.Therefore,any separation of the five year housing land supply calculation would be contrary to the Framework and therefore unsound. The unmet housing needs of Oxford are present now and need to be addressed in the short term to rectify the lack of housing supply, deal with affordability and increase economic prosperity. A separate five year housing land supply that relates specifically to Oxford would only serve to delay much needed housing delivery and would run counter to the need to boost significantly the supply of housing. (cont...)
PR-A-054	Gladman Developments	10+11	(cont…) It is considered that the requirement to meet Oxford's unmet housing need in Cherwell would not undermine the existing Cherwell strategy for delivering growth as the exercise should simply be seen as the need to deliver a higher OAN for the Oxfordshire HMA partly within Cherwell District. In addition,as the Local Plan runs from 2011,as does the Oxfordshire SHMA which sets out the OAN for Oxfordshire, there is already a substantial backlog of unmet housing need from Oxford (2011-2016) which needs to be met immediately.In addition, Cherwell have never met their own housing requirement (1,142 dpa) since 2011 and is therefore an authority where the 20% buffer applies, further exacerbating the unmet need issue. Therefore, sites should be identified through the Part 2 Development Management Policies and Sites document, which is also currently out for consultation, to meet the higher OAN number including Oxford's unmet need and Cherwell's housing requirement with a 20% buffer, within the sustainable larger villages which are not constrained by Green Belt to ensure delivery in the short term with no additional delay.
PR-A-054	Gladman Developments	22+23	Sustainability is not just about the environmental aspects. It is a balance of economic, social and environmental factors that all carry equal weight and should be considered alongside each other, through the Sustainability Appraisal when considering the most appropriate strategy for meeting Oxford's unmet housing need through the Partial Review.

PR-A-054	Gladman Developments	24+25	Consideration of the natural environment in the formulation of the strategy for the delivery of Oxford's unmet housing needs should be in line with the guidance set out in the Framework paragraphs 1 09 to 125. It is particularly pertinent to highlight that paragraph 109 states that the planning system should contribute to and enhance the natural environment by protecting and enhancing valued landscapes and paragraph 113 states that distinctions should be made between the hierarchy of international, national and locally designated sites so that protection is commensurate with their status. Landscape designations, outside of those specifically mentioned in footnote 9 of the Framework, are therefore not to be considered as absolute constraints. They are simply environmental considerations that should be factored into the balance of sustainability when identifying the most appropriate strategy and sites for meeting Oxford's unmet housing needs.
PR-A-054	Gladman Developments	26+27	Consideration of the built and historic environment in the formulation of the strategy for the delivery of Oxford's unmet housing needs should be in line with the guidance set out in the Framework paragraphs 126 to 141. Historic assets are not to be considered as absolute constraints, they are simply environmental considerations that should be factored into the balance of sustainability when identifying the most appropriate strategy and sites for meeting Oxford's unmet housing needs.
PR-A-054	Gladman Developments	4+5	It is difficult at this stage to comment upon suitable principles,goals and vision for meeting Oxford's unmet needs until the evidence base is complete and Cherwell are aware of the issues that they have to address. The principles, goals and vision will flow to some extent from the evidence base but also from the more strategic work that is being undertaken by the Growth Board. It is this strategic vision for the whole of Oxfordshire that should be reflected in the update to the vision and which will form the basis of the principles and goals as this exercise is about meeting the needs of the entire county rather than just the local authority area. Obviously these strategic aims may have to be amended to reflect a local context relevant to Cherwell but they must be based on achieving the aims of the strategic plan as set out by the Growth Board. The key overriding principle that needs to be reflected through the Partial Review is that the unmet needs of Oxford City are delivered in full, across the Oxfordshire HMA in a sustainable, deliverable and transparent manner to ensure that the economic prospects of the region are realised and people have access to suitable and affordable accommodation which they cannot attain within Oxford City.

PR-A-055	Oxalis Planning / Cuvette Property Consulting Ltd	16	We welcome that the Issues document includes sections on Transport, as well as Infrastructure and the Economy, and strongly support Cherwell District Council's apparent intention to consider the issues of Oxford's unmet housing need in a comprehensive and holistic way. However, a number of key transport issues, and associated land-use planning issues, are missing from the consultation document and should feature in the subsequent stages of the partial review. In particular, there is no reference or cross-reference to freight and distribution related transport. While the focus on the movement of people is understood given the general focus on housing and population, this should not be at the expense of also considering the needs for transport connectivity to enable the movement and storage of goods and materials. Related to this, the need for additional logistics or distribution development sites in Cherwell should be explicitly considered as part of the partial review. Along with planning to meet housing needs, this too forms an essential part of the local, sub-regional and national economy, and brings with it a need for development land in suitable and sustainable locations. We have also made representations to the Part 2 Local Plan Issues consultation regarding the issue of strategic logistics sites. However, our view is that this is a strategic issue and as such is appropriate within the partial review which should consider the need to allocate additional employment strategic sites suitable for logistics or distribution development. (cont...)
PR-A-055	Oxalis Planning / Cuvette Property Consulting Ltd	16	(cont…) Supporting and enabling the continued growth of Oxford through cross-boundary cooperation is clearly a requirement upon Cherwell District. The District already faces a number of challenges, including reducing out-commuting, and the charts on page 47 of the consultation document help to illustrate the significant scale of the commuting flows from Cherwell to Oxford. The transport section of the consultation document identifies a number of key issues, including the County Council's estimate that despite the high levels of congestion already seen in many parts of the City, there could be a 25% increase in journeys within the City of Oxford by 2031, with approximately 13,000 more commuter trips each day. If Cherwell is to accommodate significant additional housing growth to help meet Oxford's needs, and in the context of the objective to reduce out-commuting, it is appropriate to reconsider strategic employment land requirements as part of the debate about the distribution of additional housing demand from Oxford. We consider this essential if Cherwell is to positively address the challenges posed by the high levels of out-commuting, and if the collective efforts of the two local authorities and the County Highways Authority to address congestion are to have any impact.

PR-A-055	Oxalis Planning / Cuvette Property Consulting Ltd	20	We welcome that the Issues consultation document includes a section on the Economy, as well as sections on Infrastructure and Transport. We feel it is essential that the review to consider the most appropriate distribution and scale of housing development to help meet Oxford's unmet needs also consider the associated economic issues. It is clear that Cherwell District and Oxford City share a range of functional and economic cross-boundary relationships. It is also clear that Oxford is highly constrained in terms of the City's administrative boundaries, and the limited availability of potential development land is of direct relevance to employment development as well as for housing. We believe the issues identified for the partial review should include further work relating to the scope for cooperation between Cherwell and Oxford City regarding strategic employment sites alongside consideration of how and where Cherwell accommodates a proportion of Oxford's unmet housing needs. The issue of identifying sites to accommodate large scale logistics buildings was discussed during the Local Plan Part 1 examination process, and the District Council has previously recognised that provision should be made for strategic logistics/distribution development, and that further policy guidance is required. The separate Part 2 Local Plan Issues Consultation document includes a reference to 'further economic assessment work' being planned with regard to large-scale logistics sites, but does not offer any detail as to how or when the issue will be addressed. In our view, having identified this issue previously as a pertinent and relevant strategic local planning issue, the Council should incorporate it into the scope of the partial review of the Local Plan. (cont...)
PR-A-055	Oxalis Planning / Cuvette Property Consulting Ltd	20	(cont…) The 2015 Local Plan Inspector's Report made several comments about the development pressures for large logistics sites, dismissing them as being 'speculative' with reference to the need for such sites as being 'as yet unproven'. We would strongly challenge a number of the Inspector's conclusions and assumptions, and remain of the view that this strategic land-use needs to be actively and explicitly planned for. It would be logical and appropriate to incorporate this issue into the partial review alongside the work needed to revisit the distribution of strategic housing development. It is clear that there are numerous potential development sites in the District, several of which are likely to be well suited to strategic distribution and logistics development. Cuvette is involved in promoting a potential site at Junction 9 of the M40, and are actively seeking to bring this site forward. The site is particularly well placed both in the context of Cherwell District and Oxford City to meet economic development needs, and could play a key role in helping meet demands associated with the cross-boundary growth agenda. The site is located on the motorway network adjacent to the A34, approximately 10 miles from central Oxford, and around 3 miles from central Bicester, with Banbury approximately 17 miles to the north along the M40. A high-quality employment site could meet a range of strategic employment requirements, focused on B8 distribution, but potentially also incorporating B2 industrial space to meet a diverse range of economic sectors and markets. (cont...)

PR-A-055	Oxalis Planning / Cuvette Property Consulting Ltd	20	(cont…) Our technical work to assess and the site is ongoing, but such a proposal would make a significant contribution to the wider economic objectives across the LEP area and Oxford housing market area, including supporting the growth of Cherwell's economy as part of the overall housing and population growth agenda. We are also exploring the opportunities to include new local highways infrastructure to address existing local challenges, and to the benefit of existing local communities nearby. We are keen to discuss these emerging proposals with the Council and to provide plans and other details in due course. Our ongoing work in relation to the potential of this site is a direct response to the strong locational advantages of Cherwell, something which has already seen a number of potential strategic sites emerge earlier in the plan-making process in response to market demand and requirements. The local strength and opportunities of the logistics sector are recognised in the Council's Cherwell Economic Analysis Study of 2012. The SEMLEP Strategic Economic Plan for 2015-2020 identifies Logistics as 'key sector'. As a long-term plan looking ahead to 2031 our view is that the approach of the adopted Local Plan has no flexibility with regard to responding to market signals and economic opportunities. We note that one of the economic challenges facing the District included in the Adopted Local is: *"new employment sites are needed to meet modern business needs"* (cont...)
PR-A-055	Oxalis Planning / Cuvette Property Consulting Ltd	20	The lack of a clear strategy and policies for actively addressing the issue of strategic logistics and other large-scale employment development represents a critical weakness in the Council's response to this challenge. Although advocated by the Inspector, we do not feel it is sound to progress with a planning strategy which provides such limited guidance on this key issue. Given the potential for development early in the plan-period, we don't believe delaying until a subsequent review of the Local Plan is appropriate or sound. The partial review to accommodate additional development provides a natural and logical opportunity to broaden the debate to include associated strategic economic development and employment land issues.
PR-A-056	Kidlington Development Watch	1	No. It is derived from the Oxfordshire SHMA which has never been subject to independent review. Its figures for housing need are wholly unrealistic and, as you know, far in excess of previous trends and likely future outcomes. The SHMA was concocted by private consultants who spend most of their time working for the development industry and have a vested interest in producing the highest figures possible. At both the Cherwell and West Oxfordshire EiPs the principal authors of the SHMA appeared for property developers, and in the case of Cherwell, appeared on the same day for the Council. This is an outrageous conflict of interest which destroys any claim that the SHMA is an objective assessment. The Cherwell Inspector largely ignored evidence of the shortcomings of the SHMA presented to him and was disdainful and dismissive of it at the EiP. The SHMA figures for Oxford's needs are the most contentious in the document and are based on many dubious assumptions as was pointed out, and ignored by the District Council and the Inspector, in the Examination of the Cherwell Plan. They have not been included in any Oxford plan let alone tested at an EiP. They should not be used as the basis for reviewing Cherwell's Local Plan. (cont...)
PR-A-056	Kidlington Development Watch	1	(cont…) In fact the review provides an opportunity to correct the biases in the 2014 SHMA. There should therefore be a critical review of the SHMA and its underlying employment forecasts by a genuinely independent organisation which is not compromised by its links to the development industry and the LEP. This would almost certainly result in lower figures for both Cherwell's and Oxford's needs. In the meantime, the already excessive figure of 22,700 houses within Cherwell's adopted Local Plan, should be more than enough to meet any purported need from Oxford City without any further provision.

PR-A-056	Kidlington Development Watch	2	No. The employment generating development already proposed (or permitted) at Langford Lane, Kidlington, at Begbroke Science Park and just over the District boundary at the so-called Northern Gateway is already excessive. It remains to be seen whether there will be sufficient demand for the “high-tech” science-based industries sought given that there is vacant development land and premises at the Oxford Science Park to the south of the city and in the adjacent Kidlington business park. Your question is also totally illogical as the alleged housing needs are themselves based on exaggerated forecasts of employment growth, which again, as was argued at your EiP, are unrealistic and based on the aspirations of the LEP. To provide for yet more employment generating development will simply fuel an unsustainable vicious circle. Furthermore, the inclusion of any additional development is outside the scope of this consultation which is to address Oxfords’ hypothetical overspill requirements.
PR-A-056	Kidlington Development Watch	3	The most important issue for Oxford is to achieve a balance between taking advantage of the benefits deriving from its internationally renowned university and limiting growth to levels which do not destroy the very things (such as the historic city centre) which make it an attractive location. The City Council has not got this balance right. It is encouraging employment generating developments, such as the Northern Gateway for which the demand is not proven and then using such developments to fuel demand for housing, making its self-confessed housing affordability problem worse. The City Council has not demonstrated any understanding of the implications of its aspirations as was abundantly clear at the Northern Gateway. It was unable to make any forecast of employment generation for that development. It was also unable to respond to requests to reconcile the consultant-produced high levels of employment generation assumed by the SHMA with the much lower levels used in traffic forecasting. This demonstrates the need for independent strategic planning across Oxfordshire. (cont...)
PR-A-056	Kidlington Development Watch	3	(cont…) The City Council and the Oxfordshire Councils generally should be seeking to find ways of diverting growth away from the city of Oxford both (1) across the County and (2) beyond to areas of the country with both need and can accommodate growth. Within the county, Oxford Brookes Unversity could be gradually located to Bicester. This would both benefit Bicester, the University and Oxford. Beyond the county, Oxfordshire should consider economic twinning with specific locations in regions which would particularly benefit from growth. This is now more feasible than ever with the availability of high speed internet links.
PR-A-056	Kidlington Development Watch	6	No. Firstly we do not accept the underlying premise that there is an additional need. Secondly, we believe that growth in general should be directed away from Oxford within and beyond the County as outlined in our response to Question 3.
PR-A-056	Kidlington Development Watch	9	No. Planning guidance states that permanence is a key characteristic of the Green Belt. It also makes clear that housing and economic needs do not override constraints on the use of land, such as Green Belt. It states that this may mean that an authority is in fact unable to meet its ‘objectively assessed needs’. Cherwell appears to have made no attempt to take into account the effect of the Green Belt (and other constraints) on its ability to provide for ‘objectively assessed need’. (And, as we have pointed out above the figure it is using for ”objectively assessed need” is no such thing and is highly exaggerated). The Review of the Local Plan provides an opportunity to put right these deficiencies. Green Belt is much valued by local residents, makes an important contribution to the areas natural capital, and should be improved as an asset in its own right and not built upon. The Government, through its manifesto, is committed to protect the Green Belt. (cont...)

PR-A-056	Kidlington Development Watch	9	(cont…) Paragraph B253 of the Cherwell Local Plan says "The Oxford Green Belt was designated to restrain development pressures which could damage the character of Oxford City and its heritage through increased activity, traffic and the outward sprawl of the urban area." We support this statement strongly. Planning policy should therefore seek to direct development away from the city, both within and beyond the county boundaries. The recent Green Belt study is therefore wrong to ignore the fact that all land parcels within the GB contribute to the over-riding purpose (in the case of Oxford and similar historic cities) of preserving the setting and character of Oxford. (The study only considers the setting, not the damage to the character of the city resulting from increased activity). Despite this, even under its (highly subjective) assessments, all Green Belt land parcels in Cherwell contribute to the purposes of the Green Belt, therefore justifiying its original designation.
PR-A-056	Kidlington Development Watch	16	Transport networks around Oxford are already over-capacity. Oxfordshire County Council's statements quoted in your document are bland and vague aspirations. The actual schemes currently proposed will not even solve existing problems. The additional developments proposed (including the 3500 homes) will make matters much worse while the forecasts apparently being used do not inspire any confidence. For example it became clear at the Northern Gateway EiP that the high figures were being used for employment generation, and then translated into high forecasts of housing need, while very much lower figures were being used for forecasting travel demand. Again this review presents an opportunity to re-visit these inconsistent and excessive forecasts and scale back the level of proposed development.
PR-A-056	Kidlington Development Watch	24	Finding sites for a further 3500 houses in addition to the excessive number already included in the Local Plan will further damage the natural environment of Cherwell and its natural capital, of which the Green Belt is a major component. It is likely that by providing for numbers in excess of what is likely to be built, the District will soon lose its ability to demonstrate a 5 year housing land supply, thereby allowing to developers to build on the most unsuitable sites both from natural environment and general sustainability perspectives.
PR-A-056	Kidlington Development Watch	1	Firstly, we would like to express our serious concern about the nature of the consultation. You are running several consultations concurrently with about 30 separate documents on your website. Many of the documents are lengthy and difficult to follow and it is very difficult to distinguish between them and understand their purposes. It seems to us that this will deter members of the public from responding, although no doubt developers, landowners and their consultants wishing to promote individual sites will be only too keen to respond. This renders the idea that this is an open public consultation a largely meaningless sham. Since Oxford City has yet to produce a Local Plan the consultation is premature. The putative division of housing across the neighbouring counties is crude. It would be better to assess capacity based on sound planning and infrastructure considerations backed by evidence of actual need. It would be preferable to defer any assessment of additional housing requirements based on actual need. Ironically, the quantity of material you have provided for consultation is in sharp contrast to the total lack of consultation on the Oxfordshire SHMA and its subjective, biased and highly exaggerated estimate of Oxford's housing need. Yet it is this document and its single figure of 100,000 houses which is the reason for your consultation on the Partial Review and to which all your consultation questions are subordinate

PR-A-057	Oxford City Council	1	The City Council agrees with para. 2.8, that it should seek to meet its OAN as fully as it can. This is reflected in the approach agreed by Growth Board (20 Nov 2014) which agreed the need for a robust assessment of Oxford's capacity to deliver housing for the period to 2031, with a critical friend and check and challenge process built in. The City Council therefore commissioned independent consultancy URS (now Aecom) to work with in producing a new Oxford SHLAA, published Dec 2014, indicating a capacity to deliver 10,212 homes in period 2011-31. Following a thorough check & challenge process, including consideration of a 'challenge' report commissioned by Cherwell, South & Vale, this figure was updated to 10,368 in May 2015. An independent Critical Friend, Fortismere Associates, concluded that the City Council's approach to assessing housing supply is compliant with government policy and guidance in the NPPF and PPG. The report did not find that there were any further sites that should have been assessed as suitable and deliverable, albeit there was scope to further test housing densities whilst still meeting other important plan objectives. In November 2015 the Oxfordshire Growth Board agreed a working assumption of 15,000 homes as the basis for planning for providing housing for Oxford outside its administrative boundary. The City Council agrees that this should be taken forward in the partial review process as a working assumption. (cont...)
PR-A-057	Oxford City Council	1	(cont….) However it is unlikely that a precise figure for Oxford's unmet need will ever be fully agreed, as there will always be different views as to the quantum of housing considered to be deliverable and achievable in Oxford. This reflects that in a constrained area such as Oxford where most housing comes from small sites and recycled land, the housing supply trajectory will fluctuate constantly. The Oxford housing target will always therefore be a floor not a ceiling. Whilst the City Council will continue to maximise its housing beyond the adopted housing target, the target must be based on a realistic assessment of housing potential within a constrained urban area with very limited land supply. Any unmet need beyond the Oxford housing target will need to be planned for in the neighbouring authority areas, reflecting the Government's and local priority to boost housing supply. The joint County-wide process for apportionment is due to conclude by September 2016. At this point, Cherwell (and the other districts) will have an apportioned number to incorporate into its plan review. Even if, due to timetable slippage, there were no apportionment agreed by September, in Summer 2016 the jointly prepared evidence should allow a reasonable degree of precision and steer to identify strategic sites for meeting Oxford's unmet need. (cont...)
PR-A-057	Oxford City Council	1	(cont….) Therefore the City Council considers that 3,500 (para 2.17) is a minimum and should be considered only as an intermediate working assumption pending the outcome of on-going the joint work. To commit to this figure now would pre-empt the outcome of the joint work, given that the joint work is within months of concluding. In the City Council's view, the final apportionment figure is likely to be higher than 3,500. Work undertaken by Oxford City Council with an expert consultant has identified that land to the immediate north of Oxford has capacity to sustainably deliver some 2,800 - 3,600 homes, and furthermore that this would be one of the two most sustainable locations for housing development compared with other alternatives. Together with further possibilities, for example stated landowner intentions to deliver homes at Begbroke (likely to be in the region of 1,500 - 2,000 homes), this would indicate that within a range of 4,300 - 5,600 additional homes, sustainably located to meet Oxford's needs, could be an achievable scenario. This is in the context of expectation that the joint work being separately undertaken will lead to an evidence-led apportionment to be agreed across the Oxfordshire authorities.

PR-A-057	Oxford City Council	2	The City Council welcomes that there is a clear shared ambition across the Oxfordshire authorities to accelerate economic growth in the County, particularly focused on the knowledge spine Bicester-Oxford-Science Vale. The NPPF (paras. 20 & 21) explains that local authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century; and should plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology clusters. Oxford's status as a world-class University city, and the lack of land supply within the City boundaries, mean that there continues to be demand for research and development space within or close to the City necessary to maintain Oxford's special status long term. However, over-provision of employment uses would create significant further pressure on the housing stock and therefore require a greater level of housing growth than currently planned for. The City Council is only therefore likely to support provision of further employment that is either ancillary to the housing already being planned for (i.e. supports the principles of sustainable mixed-use development), or responds to a specific need arising from one of Oxford's key sectors.
PR-A-057	Oxford City Council	3	The City Council welcomes that some of Oxford's key issues have been identified (paras 2.23 – 2.26). We would add the following key points: - The single greatest physical issue is movement into and around the City. Around 50% of jobs in Oxford are taken by people living outside of Oxford. Despite recent and ongoing improvements to the road network, the magnitude of existing pressure on the network, combined with the future pressure arising from housing and employment growth, makes it imperative to locate growth sustainably, in a way that maximises sustainable travel modes such as walking, cycling and public transport, and reduces the need for Oxford workers to commute long distances. This principle also reflects the overall thrust of the Oxford Transport Strategy and the Local Transport Plan. - By building on high levels of cycling, walking and bus use in Oxford, delivery of strategic housing sites to meet Oxford's need presents a great opportunity to improve sustainable transport infrastructure such as investment in high-quality public transport corridors and, assuming proximity to Oxford, cycle super-highways. (cont...)
PR-A-057	Oxford City Council	3	(cont…) - The City is witnessing severe difficulty in the recruitment and the retention of staff at all levels, because of a lack of housing choice and affordability. The Oxford universities and key public services, such as health and education, are severely compromised through the lack of available affordable housing for key staff. There is also a severe impact on individuals and families resulting from the lack of affordability, such as overcrowding, homelessness and poor living conditions. It is important for the new housing to provide a very wide mix of tenures and house types. - The quality and design of new growth in and around Oxford is key. With a high benchmark having been set by Barton Park and other Oxford developments, there is an expectation that the new housing will create distinctive, exemplar high quality new neighbourhoods for Oxford that include all necessary community and social infrastructure to deliver high quality place-making. - Oxford aims to be a Low-carbon City. New development should aspire to be zero-carbon. Low carbon technologies such as district heating, ground-source heat pumps, photovoltaics, and electric charging points for vehicles should be incorporated in the new Oxford communities.
PR-A-057	Oxford City Council	4	The overriding principle should be to make a significant contribution to Oxford's unmet housing need, in a manner that maximises sustainable and affordable travel. Key principles and goals should look beyond the plan period (2031) as the need from Oxford (as well as Cherwell) is likely to continue well beyond then. Suggestions for Plan objectives, which will also be tested against Sustainability Appraisal objectives, are: - Maximise the sustainable provision of housing towards meeting the existing and future objectively assessed housing needs of Oxford (reflecting the significant and ongoing constraints to development within Oxford itself); - Provide significant affordable housing and key worker housing which respond to local circumstances; - Reduce the need to travel; - Maximise convenient access to the whole of Oxford by walking, cycling and low-cost public transport; - Create distinctive, high quality new neighbourhoods for Oxford of national exemplar quality; (cont...)

PR-A-057	Oxford City Council	4	(cont…) Create mixed and balanced communities, providing for a range of household types and income levels; - Ensure that future development relating to Oxford is physically and socially integrated with Oxford's existing communities; - Provide social and physical infrastructure to meet local community needs; - Minimise the use of non-renewable resources; - Make efficient use of land; - Ensure excellent design and masterplanning; - Minimise impact on landscape, and seek to enhance the surrounding environment; - Maintain, enhance and protect biodiversity. A further key requirement of the Plan (albeit more process rather than a Plan objective) is for the housing to be
PR-A-057	Oxford City Council	5	The City Council suggests a focussed vision along the lines of the following: - To provide new balanced communities that form part of Oxford, of exemplar design; provide for a range of household types and incomes reflecting Oxford's diverse needs; and support the City's world-class economy and universities by ensuring people have convenient, affordable and sustainable travel opportunities to their Oxford places of work and study.
PR-A-057	Oxford City Council	6	It is essential to relate the area of search to Oxford, for the reasons already stated. This should reflect both physical proximity, and accessibility by sustainable transport modes.
PR-A-057	Oxford City Council	7	The City Council broadly supports the factors listed in para 4.8 except for the last two ('geographical area covered by the Oxford Green Belt', and 'the Cherwell settlement hierarchy'). The area of search should not be overly prescriptive as ultimately, the closer to Oxford the housing can be provided, whilst taking into account any major physical barriers, the more likely it is to meet the unmet need of the City in a sustainable manner. It must very clearly take into account accessibility to Oxford as a whole: public transport is important, but equally access by cycling, walking, or a combination of these sustainable modes should be considered. This should be in the context of overall travel time from origin to a number of Oxford destinations (but particularly to key areas of economic activity). It would not be appropriate to define the area of search simply using one destination point such as the City centre. Future occupants will need good, convenient access to as much of the City as possible, particularly areas such as Headington and the Eastern Arc where much of the economic activity lies.
PR-A-057	Oxford City Council	8	No. Much of the wider district has little functional relationship with Oxford and would allow consideration of unsustainable options for growth, which would not meet un-met needs from Oxford. Rather they would likely exacerbate existing unsustainable commuting patterns, such as congestion on the A34 and primary routes into North Oxford.
PR-A-057	Oxford City Council	9	The Oxford Green Belt was created primarily for a specific purpose: to preserve the historic setting of the City. It would be somewhat arbitrary to use the Green Belt boundary as a proxy for an area of search for new housing for Oxford, as the factors relevant to sustainably locating Oxford housing growth are not equivalent to why the Green Belt boundaries were drawn where they were. However the application of proximity and transport link tests makes it highly likely that the most appropriate sites are primarily within the area delimited by the outer edge of the Green Belt. Therefore the City Council strongly supports that the partial review is to consider a Green Belt boundary review. There are clear exceptional circumstances to justify a strategic review of Green Belt boundaries. In the City Council's view this should be done to enable a well-planned urban extension to the north of Oxford. The loss of Green Belt in this location would be minimal – well under 1% of the total area of the Green Belt in Oxfordshire.

PR-A-057	Oxford City Council	14	The City Council has outlined its key objectives in the answers to earlier questions. Please refer to our response to questions 4 and 5 in particular. The key aim is to provide housing development of exemplar design which integrates well with Oxford, by ensuring convenient sustainable access to the whole of Oxford; create a mixed and balanced housing offer including significant provision of affordable housing, and ensure low-carbon technologies are incorporated. Other more detailed objectives should include: - Aiming for all housing to meet Category 2 of the Building Regulations Part M (Access to and Use of Buildings), with a proportion to meet Category 3 (wheelchair accessible or adaptable dwellings); - Comply with the National Space Standards for internal space within dwellings; - Include provision for super-fast broadband; - Include provision for vehicle electric charging points for all new dwellings where parking is provided.
PR-A-057	Oxford City Council	15	As outlined earlier in this response, the City Council has provided compelling evidence to suggest that an urban extension to the immediate north of Oxford would offer a highly sustainable location for housing-led development to help meet Oxford's unmet housing needs. The location is highly accessible to various locations in Oxford by public transport, walking and cycling, and is adjacent to Oxford Parkway station on the main Chiltern Railways line linking to central Oxford (from December 2017), Bicester, High Wycombe and London Marylebone. There are excellent opportunities to integrate communities in this location with existing Oxford communities, whilst also providing for all necessary local community and social infrastructure, and to create new neighbourhoods of exemplar and distinctive design. The City Council's work has shown that there is capacity for some 2,800-3,600 houses in this location. Please see the enclosed Turley Route Map suite of documents for a comprehensive evidence base supporting this option. (cont...)
PR-A-057	Oxford City Council	15	(cont…) The City Council would not support spatial options that locate the new housing where access to Oxford is inconvenient by sustainable means, or would encourage further car travel to destinations in Oxford for a significant part of the journey. Therefore additional sites in more remote locations such as Bicester, Banbury or Upper Heyford would not be supported. In common with objectives suggested earlier in this response, the following factors should be taken into account: - Be located as close as possible to Oxford; - Capitalise on existing and future readily achievable sustainable transport links, in particular which provide for active modes i.e. walking and cycling to Oxford destinations, but also high frequency public transport links; - Ensure as far as possible that convenient access can be achieved to a range of transport destinations in Oxford, not just one area such as the City centre; - In particular, seek to ensure good transport links to economic activity hotspots (the City centre/Oxford West End, but also Headington, and as far as possible Cowley and Littlemore areas (the Eastern Arc); - A hierarchical approach to location: physical proximity (for cycling/walking), then focus along high frequency public transport corridors to multiple Oxford destinations.

PR-A-057	Oxford City Council	18	The City Council welcomes that there are dovetailing objectives for providing infrastructure in both Cherwell and Oxford Local Plans. It is clear common ground that appropriate social and physical infrastructure should be provided as part of meeting the unmet need. Opportunities for making efficient use of existing infrastructure is essential (see our response to question 19 below). However it is equally important that new development should be of a scale to provide for its own local needs such as schools, GPs and green infrastructure. Any spread of smaller development sites as a means of addressing Oxford's unmet need would be inappropriate, as it would be difficult to deliver new schools, health facilities etc. on a scale necessary to mitigate the additional pressure on existing facilities and services. As well as education, health and community infrastructure, there should also be a strong policy steer on green infrastructure. The Oxford Sites and Housing Plan requires a minimum 10% public open space on strategic housing sites. Other types of on-site infrastructure must also be addressed at an early stage of plan-making, e.g. drainage, water supply and energy connections.
PR-A-057	Oxford City Council	19	The City Council believes that the range of employment opportunities, community facilities and services in Oxford provide the best opportunity to mitigate the gaps in infrastructure as growth comes forward. As the highest order settlement in Oxfordshire, Oxford provides the best choice of social and community infrastructure, as well as numerous leisure, retail and sports facilities. These should be considered as a strong positive factor in considering the options for growth. The enclosed Turley Associates report Appendices includes as Appendix 2 (page 162) a spatial assessment of social and community infrastructure in the north of Oxford area. This indicates that new development in this location would have a good range of existing local services to choose from. The Pro-forma Analysis of Options also identifies a number of existing social infrastructure provisions in both North Oxford and Kidlington would provide additional choice for new residents of strategic housing in this area. Turley Associates has also provided a Delivery Statement for the North of Oxford prospective area for development that concludes the development would be viable with the cost of on-site infrastructure requirements factored in.
PR-A-057	Oxford City Council	20	The City Council welcomes the summary of issues in paragraphs 5.100 to 5.107 relating to the Oxford economic context. It would be helpful to identify some particular additional issues in the Oxford context. Firstly, the lack of housing affordable to workers in Oxford is recognised as a significant drag on the economic development of the City, and also on the Oxfordshire economy more generally. There is a serious issue of recruitment and retention becoming difficult across most sectors due to the housing crisis. This is an increasing problem particularly in key public services such as hospitals and schools, for whom many employees even on moderate wages cannot afford to live in or near the City and are therefore finding jobs elsewhere. Furthermore, the two universities and associated research industries are equally reporting difficulties in recruitment to key Oxford-based research posts. (cont...)
PR-A-057	Oxford City Council	20	(cont…) Secondly, it should be recognised that as well as being the economic centre of the County, the Oxford economy is of national and worldwide significance, principally due to the presence of the universities, research hospitals and associated industries. This is recognised in the Strategic Economic Plan, which highlights Oxford as a key area where continued investment is required to realise the full potential of its world-class education, research and innovation that will underpin this economic growth. It would also be helpful to explicitly recognise that planned economic growth in Oxford is projected to result in some 24,000 jobs over the period 2011-2031. Thirdly, the diversity of employment types in Oxford should be more clearly recognised. Major employers of blue-collar workers include BMW and Unipart, and there are numerous other companies offering more manual-based types of work. These workers provide valuable services for the well-being of the City, but are also suffering the effects of the housing crisis and congestion on the transport network.

PR-A-057	Oxford City Council	21	Locating significant new housing close to Oxford is vitally important to support Oxford's long-term economic well-being. There is growing evidence that Oxford is beginning to slip behind other comparable cities' attractiveness for economic development, for example Cambridge. It is also vitally important to improve access for workers at hospitals, schools, universities to get to their workplaces conveniently and cheaply, in order to sustain the world-class clinical and research activities that help to drive the Oxfordshire economy and benefit Oxfordshire's communities, in relation to health care and educational opportunities. Locating new housing immediately north of Oxford would support significant proposed economic growth at Northern Gateway, Begbroke Science Park, Kidlington Business Park and Oxford Airport. This would be of benefit to both Cherwell's and Oxford's spatial strategies.
PR-A-057	Oxford City Council	22	The City Council welcomes that the Issues document recognises the framework and context set in relation to its ambitions and achievements towards being a low-carbon City. As well as the policy context highlighted in the paper, it should also be noted that Oxford has adopted a Low Emissions Strategy and a Carbon Management Strategy. The latter has a headline target of aiming to achieve a 5% year-on-year reduction in carbon dioxide emissions for the period 2012-2017. As a factual correction, note that the most recent policy on low carbon relating to residential development is included in the Sites & Housing Plan which requires 20% of energy requirement on site to be from renewables and low carbon sources. We would want this standard to apply to the Oxford related housing.
PR-A-057	Oxford City Council	23	As explained earlier in this response, it is crucial that the new housing to meet Oxford's unmet need is spatially closely related to the main built-up area of Oxford. The City Council's view is that a sustainable urban extension to Oxford is a far more sustainable option for meeting the need than stand-alone settlements, or development adjoining smaller settlements, as it offers the greatest opportunity for sustainable modes of travel.
PR-A-057	Oxford City Council	24	The City Council welcomes recognition of the importance of the Oxford Meadows SAC. It should also be noted that the Oxford Core Strategy and other Oxford Local Plan policies provide for the protection and enhancement of biodiversity and the natural environment (see Core Strategy Spatial Objectives and Policy CS12). We would encourage that these same principles are applied to the new housing being planned for. As a point of factual accuracy, it should be noted that the Green Belt is not a natural environment constraint but relates to the setting of historic Oxford. See comments under Q26.
PR-A-057	Oxford City Council	25	The City Council notes that the SAC and flood plain present significant constraints in some areas to the north of Oxford, however there is also much land outside the flood zone. The SAC is currently compromised by A34 traffic. Whilst a detailed Habitats Regulations Assessment will be necessary, it is likely that housing close to Oxford could help alleviate this when compared with other alternatives more likely to generate additional traffic on the A34. We would further note that options for growth in the more rural areas away from Oxford are likely to have a greater impact on the character of the open countryside.
PR-A-057	Oxford City Council	28	Site submission - Land North of Oxford

PR-A-057 Oxford City Council 10+11

The City Council supports identifying a specific housing supply identified for Oxford to be provided in Cherwell. This must be limited to the geographical area of search identified as having a strong spatial relationship with Oxford.

Market indications are that there is strong pent-up demand for sites close to Oxford. Further drivers are planned jobs growth at sites immediately north of the built-up Oxford area such as Begbroke and Northern Gateway. Sites close to Oxford therefore have good prospect of being delivered within the Plan period. If such sites are the most sustainable and suitable, there is no reason why the housing should not be delivered as quickly (or quicker) than housing elsewhere in Cherwell District.

Furthermore, Cherwell's Spatial Strategy is to focus development elsewhere in the District around Bicester and Banbury in line with planned and existing employment growth in those locations; the Local Plan Part 1 was adopted on this basis. Therefore additional housing to meet the needs of Oxford will be complementary to housing being built to meet the needs and market demands elsewhere in the district.

PR-A-057 Oxford City Council 12+13

The City Council supports recognition of the housing issues in Oxford as reported in the SHMA (Box 5).

It would be helpful to more fully recognise the severity and long-standing nature of the affordable housing crisis in Oxford, and the impact this has on the local economy. See introduction to this response letter.

The issues should also include recognition that the presence of the Universities, and various 'spin-off' tutorial colleges and language schools, is also a significant driver of housing demand in the City, therefore the mix of housing will need to cater for students and key workers at the Universities and colleges.
The objective of avoiding 'sprawl' and the harm to identity of settlements (5.37) is broadly supported, within the meaning of avoiding unplanned or badly-planned development in the open countryside. However the term 'sprawl' in itself is ambiguous and should be avoided, given that well-planned extensions to settlements can be designed to cause minimal impact on, and potential enhancement to, the setting of affected settlements. (cont...)

PR-A-057 Oxford City Council 12+13

(cont…) There should be recognition of the expectation that the new housing will create distinctive, exemplar high quality new neighbourhoods which successfully integrate with Oxford, that include all necessary community and social infrastructure. It could be highlighted that both the City Council and Cherwell share an aspiration for housing development to be of national, or even international, exemplar quality.

The Plan objectives should mitigate the impacts of new greenfield development through efficient use of land, and good design and masterplanning. This can be achieved through the adoption of design codes alongside strategic allocations, which can positively reinforce community cohesion and identity (for both existing and new communities), including where physical or visual gaps between settlements are reduced.

PR-A-057 Oxford City Council 16+17

The City Council's views on principles relating to transport and movement issues are set out in our responses to earlier questions. Overall, proximity to Oxford is key to ensuring deliverability in transport terms. This is because Oxford has exceptionally high levels of sustainable transport mode share, including amongst the highest mode share for cycling in the country, and a highly developed bus network. There are high frequency bus corridors into Oxford from Cherwell, particularly the route connecting Kidlington and Oxford centre via Oxford Parkway station. The existing infrastructure and availability of public transport in the area immediately surrounding Oxford gives much better prospects for acceptability and deliverability in transport terms, compared with more remote locations where transport mitigation would be far more costly and would do less to encourage private car use for travel into Oxford and elsewhere.

The City Council broadly support the County Council's vision for transport in and to Oxford, although we have made comments on some of the detail within the OTS and LTP4. It is important to note that, at the current time, there is uncertainty over the timing of delivery of the proposed Bus Rapid Transit system and proposed new Park and Ride sites. Hence there should not be sole reliance on these coming forward. (cont...)

PR-A-057 Oxford City Council 16+17

(cont…) The City Council considers that the existing City Park & Ride sites will be needed in the long term, together with additional 'outer ring' Park and Ride sites to help address the additional trips arising from housing growth in Oxfordshire. Existing and proposed sites could link with 'Bus Rapid Transit' (BRT) services as these are developed in future. However, even if and when the Bus Rapid Transit system is completed, it is unlikely to substitute for the need for housing located close to Oxford, as some cross-city journeys will still take significant time and require changing buses. Also the time to develop BRT is likely to go beyond the 2031 Plan period, and due to funding uncertainties, some parts of it may not be realised at all. BRT also provides limited opportunity for cycling and walking as the main mode.

As well as the potential increase in trips within the City boundary, of equal concern is the continuing trend of more in-commuting trips into Oxford as a result of Green Belt 'leap-frogging' due to the lack of housing supply in and around Oxford. The figure on page 47 of the Issues paper shows how there are well over 8,000 journeys to work made each day from Cherwell to Oxford, and this has increased between 2001-2011. This contributes to congestion on the A34 in particular, which is known to be one of the most congested parts of the strategic road network in the UK. (cont...)

PR-A-057 Oxford City Council 16+17

(cont…) The enclosed Peter Brett Associates report "Transport Overview and Assessment of Site Options" (Appendix 3 of the Advocacy Statement Appendices, page 169) gives a full analysis of the pattern of travel associated with Oxford, and describes the opportunities to mitigate the impact of future growth by locating housing development close to Oxford in future. The enclosed Peter Brett Associates Report "North & South Oxford Growth Options: Transport Appraisal" (Appendix 6 of the Advocacy Statement Appendices, page 378) provides evidence that with appropriate mitigation measures, strategic housing development north of Oxford is deliverable in transport terms. Turley Associates has provided a Delivery Statement that concludes the development would be viable with the cost of transport mitigation factored in.

PR-A-057 Oxford City Council 26+27

The key issue for Oxford is the protection and enhancement of the historic setting of the City. This is particularly relevant to areas of open countryside around Oxford that form part of the green backdrop to the historic core of the City. The recognition of the importance of the 'green wedges' or 'green lungs' into Oxford are noted and welcomed.

The joint Oxford Green Belt Study prepared by Land Use Consultants on behalf of all the Oxfordshire districts is relevant in this respect. It highlights that irrespective of the performance of particular Green Belt parcels, a key consideration is whether exceptional circumstances exist that outweigh the Green Belt designation. Previously adopted development plans, such as the former South East Plan, have on review of the evidence found that exceptional circumstances do indeed exist which necessitate a review of the inner Oxford Green Belt boundaries. (cont...)

PR-A-057	Oxford City Council	26+27	The City Council would therefore urge consideration of growth options within the Green Belt which take into account the likely impacts on Green Belt purposes, but also consider the exceptional circumstances that exist which justify a review of the Green Belt boundary. The detailed commentary within the LUC Green Belt Study, as well as work done by Turley Associates on behalf of the City Council (Landscape & Visual Impact Assessment – see Turley Associates Report Appendices - Appendix 1, page 72) will assist in balancing the need for sustainably located housing for Oxford against the important aim of maintaining the overall integrity of the Green Belt.
PR-A-057	Oxford City Council	General	The City Council trusts that our comments will be helpful, and we look forward to continued positive engagement in respect of this Partial Review as well as in relation to the joint work of the Growth Board. Please note that we will be submitting a separate form under the 'Call for Sites' exercise currently being undertaken in relation to the area north of Oxford.
PR-A-058	Natural England	9&24	Natural England welcomes the opportunity to look at and ensure that our remit is being covered appropriately within these partial review documents. It would appear that with the documentation provided that the correct areas have been identified and suggested for inclusion within the main assessment going forward. Ensuring that Oxford City is able to meet its unmet housing need is a key issue for this area and will need to be worked on in cooperation with the other Oxfordshire authorities as highlighted in this document. It should be ensured that any additional housing to be accounted for on behalf of Oxford (potentially around 3,500 dwellings) can be accommodated without impacting upon the Cotswolds Area of Outstanding Natural Beauty (AONB) in the north west of Cherwell. The review of greenbelt land around Oxford could well highlight areas nearer the city that can be used for additional housing in Cherwell's southern extent. This shouldn't however allow for an intrusion of new housing into greenbelt land where it would be using best and most versatile soils that fall into the Agricultural Land Classification bands 1-3a (inclusive). (cont...)
PR-A-058	Natural England	9	(cont…) Survey work will need to be carried out in order to assess whether any allocations put forward that might be within existing greenbelt land are in fact viable options for development in order to be in line with National Planning Policy Framework (NPPF) paragraph 112: "Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality". In terms of the search area for the Oxford housing needs review the area shouldn't be narrowed too far in order to allow for consideration of the entire area nearer Oxford even if large parts of it can then be discounted given their propensity to flood or present green belt status. Within the Part 2 issues consultation the questions around HGVs and Transport mitigation and monitoring, it would be beneficial to see areas highlighted that are at risk of being adversely affected by HGV movements and also to ensure that effective mitigation is proposed and properly monitored so as to allow for effective controls on development. In terms of securing and demonstrating net biodiversity gain on site (in paragraph 4.236) this should be expanded as suggested in order to give developers a very good idea of the sorts of things they can implement in order to ensure a gain is seen with all development.
PR-A-058	Natural England		Natural England welcomes the recognition of a number of sustainability issues in the scoping report for the Local Plan review parts 1 and 2. The areas which are highlighted as being of importance and which will be covered are those which Natural England would wish to see under our remit. Given that there are areas at considerable risk of flooding in the southern part of Cherwell, between Kidlington and Bicester (as identified in Figure 3.6 of the SA for the Issues Consultation) this will need to be a factor considered early on for any sites suggested in that area.

PR-A-059	Pegasus Group / The Dorchester Group	1	At present there is a lack of evidence to demonstrate whether or not 3,500 additional homes represents an appropriate scale of development that should be accommodated within the Cherwell District. It is understood that the final figure will not be known until the Oxfordshire Growth Board presents its findings in the summer of 2016. The starting point must be that the District has an adopted Local Plan which sets out the need for housing and seeks to provide for 22,840 homes over the Plan period from 2011- 2031. This equates to 1,140 dwellings per year over the 20 year plan period. This represents a significant increase from that originally proposed in the submitted Local Plan which sought to provide housing at a rate equivalent of 670 homes per year, or 16,750 over the plan period to 2031. This significant increase was justified on the basis of the conclusions of the 2014 SHMA. (cont...)
PR-A-059	Pegasus Group / The Dorchester Group	1	(cont…) Therefore in order to ensure soundness total housing provision proposed in the LP1 has already been increased by circa 36% from that originally proposed. The resultant annual average completion rate necessary to meet this uplift in housing amounts to a 124% increase when compared against actual completions recorded annually over the five year period preceding the start of the LP1 Plan period (i.e. 2006-2011 – average annual completions = 509dpa). Total completions over the period 2006-2015 for the district amount to 4,594 dwellings, equating to actual completion rates of 510 dwellings per annum over that 9 year period. The extent to which the Cherwell District will be expected to accommodate unmet need arising from Oxford City must be seen in the context of the very significant increase in housing already necessary to ensure the district can meet its own housing requirements. The first priority for the District Council must be to ensure that it meets in full housing need for the district identified in the LP1.
PR-A-059	Pegasus Group / The Dorchester Group	2	Question 2 considers whether additional employment generating development should be provided alongside any additional housing required in response to identified unmet need. The adopted LP1 housing requirements reflects the 2014 SHMA which in itself was informed by economic considerations, the result of which was to identify a housing requirement for the district that integrates strategies for housing and employment. The “Issues” consultation document does not provide any details as to the overall quantum of employment land that would be sought, even against the working assumption of 3,500 additional homes. Reference is made at paragraph 2.21 of the “Issues” document that the major economic drivers in Oxfordshire include its concentration of high-tech and research technologies, such sectors reflect aspirations within the adopted Cherwell Local Plan so in principle such additional employment generating uses would be supported. The former RAF Upper Heyford and its existing employment base is entirely consistent with such drivers. (cont...)
PR-A-059	Pegasus Group / The Dorchester Group	2	(cont…) Unmet need arising from Oxford City relates specifically to the economic projections that supported the SHMA and the forecasts for economic development at Oxford City. Where housing cannot be provided within Oxford City the concern will be there it will result in a disconnect between the economic projections for Oxford, specifically in terms of the potential to dislocate the physical relationship in terms of location of future employment generating uses and new homes over the Plan period. Additional employment generating uses associated with providing for additional housing must therefore ensure that they are consistent with the economic objectives, priorities established for Oxford and critically, that it does not undermine the economic base and associated strategies and objectives for Cherwell as established in the adopted Local Plan. The Former RAF Upper Heyford site represents the only strategic employment location outside of the main towns of Banbury and Bicester in Cherwell and Policy Villages 5 seeks to facilitate the delivery of an additional 1,500 jobs at this established strategic employment site. Significant employment generating development proposed through the partial review of the Local Plan must first ensure that such proposals do not dilute the value of existing employment provision and to consider opportunities to enhance existing provision within the district, where the sectors / objectives are consistent with those identified areas of growth.

PR-A-059	Pegasus Group / The Dorchester Group	6-9	Questions 6 to 9 deal specifically with how unmet need could be accommodated, providing two options. The first being a geographically defined area within which additional development would be directed, i.e. an 'Area of Search', with the second option being that the district as a whole accommodates additional growth under the Duty to Cooperate. A district-wide approach would not be supported. The Cherwell Local Plan Part 1 has established the housing need for the district to 2031 which, as set out previously, requires a significant and challenging uplift in housing delivery when compared with historic rates of delivery. To apply the district-wide approach effectively increases the Local Plan Part 1 requirement still further, to levels which are unlikely to be achievable within the current spatial strategy established in the adopted Local Plan. The consequence of which will be to put all settlements, at every tier in the settlement hierarchy at risk from speculative development, premised on the need to respond to Oxford City's unmet need, which will undermine the Local Plan's spatial strategy. (cont...)
PR-A-059	Pegasus Group / The Dorchester Group	6-9	(cont…) An 'Area of Search' approach would provide a more pragmatic and manageable solution to unmet need arising from Oxford City. It will provide certainty as to those areas of the district that will be subject to additional development pressures and can be identified so that the established spatial strategy set out in the adopted Local Plan is preserved by, for example, focusing development in locations where appropriate infrastructure is in place or can be provided to mitigate the impact of additional development. It may well be the case that multiple Areas of Search are identified, responding to appropriate development opportunities, such as where existing brownfield land could be utilised or where additional development, housing and/or employment, would support/reinforce the role of specific settlements and/or established employment centres. The former RAF Upper Heyford Site is an established and growing new community that represents the main strategic location for housing and employment outside of the main towns. Significant levels of development are provided for within the adopted Local Plan, supported by an increase in employment through the creation of an additional 1,500 new jobs over the Plan period. The LDA Masterplanning exercise is set within the parameters of the quantitative provisions of Policy Villages 5, it does not attempt to consider the extent to which this important brownfield resource could contribute to meeting Oxford's unmet needs. Notwithstanding this, the LDA Masterplanning is considered important as it gives effect to requirements of Policy Villages 5 and ensures that the first priority of the Council, i.e. meeting its own identified housing needs, can be achieved. (cont...)
PR-A-059	Pegasus Group / The Dorchester Group	6-9	(cont…) As a large brownfield resource within the district, with strong physical connections to Oxford, with an established employment basis entirely consistent with the high end, highly skilled and innovative employment sectors that form a central component of Oxford City's economic strategy, the Former RAF Upper Heyford site has further potential to make an important contribution to meeting Oxford's unmet need. This is particularly relevant when considered in the wider context of the district where the uplift in housing delivery required at Banbury and Bicester to meet the districts need, is of such a scale that its casts significant doubt on the district's two main towns capacity to make a meaningful contribution to unmet need arising from Oxford. The scale of the uplift in housing required at Banbury and Bicester is illustrated below. (housing completion graphs provided in rep). The consequence of which is to limit the potential of the district to accommodate unmet need to other strategic locations, i.e. Upper Heyford, and lower tier settlements, or sites located within the Green Belt. It should be recognised that the current Green Belt designation surrounding Oxford and within Cherwell may have an important role in terms accommodating need closest to where it arises and to ensure that there is not a disconnect in terms of the distribution of additional development and the origin of identified need. However, these will be entirely dependent upon a review of the existing Green Belt in order to identify those areas that do not make a positive contribution to the purposes of this designation. Notwithstanding the need for a review of the Green Belt, where it is the case that brownfield sites, of sufficient scale, are available, this must limit the extent to which sites within the Green Belt are required as part of a coherent strategic response to meeting Oxford's unmet need. (cont...)

PR-A-059	Pegasus Group / The Dorchester Group	6-9	(cont…) Given the strategic significance of the former RAF Upper Heyford Site it is considered necessary that this large brownfield resource is properly considered in terms of its capacity to accommodate additional development. As a result of strong sales, production levels are being increased such that a delivery rate of 300 per year will be achieved, which is in excess of the housing trajectory envisaged in the adopted Local Plan. The build out rate includes the ability and funding to build out properties for rent as went as sale. The consequence of which is that on this annualised build rate the quantitative provisions of Policy Villages 5 are likely to be met by 2024, with 7 years of the plan period remaining. The Former RAF Upper Heyford site therefore represents a strategic development location that is attractive to the market and the acceleration in both sales and build-out rates, supports the continued focus of development at this location. With headroom in housing completions, it means that the site will fulfil the Local Plan Part 1 requirements well in advance of the end of the plan period. Therefore, the opportunities for additional development at this brownfield site, as part of a comprehensive strategy, in response unmet need arising from Oxford, should be considered as a suitable, deliverable and achievable response to the District Council's Duty to Co-operate obligations. (cont...)
PR-A-059	Pegasus Group / The Dorchester Group	6-9	(cont…) Additional growth, supported by commensurate improvements to the infrastructure network, to ensure connectivity of the site and its surrounds to the wider area, including Oxford City, will be necessary. This will not only reinforce the sustainability credentials of this brownfield site, but will also have real and tangible knock on benefits to other villages due to improved public transport provision. Improvements which have more urgency and relevance in the context of recent cuts to local services. Policy Villages 5, the LDA masterplanning and other site specific appraisals are all framed within a quantitative context that does not account for unmet need arising from Oxford City and Cherwell's obligations under the Duty to Cooperate. The delivery of development at this site in response to Policy Villages 5 must be the first priority but it is considered that this should not preclude the consideration of wider opportunities for development. It is recognised that development should not be at any cost and the heritage, ecological and landscape circumstances of the Upper Heyford Site must be taken into account, but these must be set in their appropriate context and reflect their true significance so that appropriate development can be identified and accommodated. The consideration of wider opportunities for development at the Former RAF Upper Heyford site, should not be constrained to the quantitative provisions of Local Plan Policy Villages 5, rather it should be considered in the context of unmet need and the Duty to Cooperate and the development potential of this site and the proven record of delivery. The Dorchester Group is supportive of, and a member of the Mid-Cherwell Neighbourhood Plan Executive. This designated area represents the largest Neighbourhood Area in the country and although it is at a relatively early stage in its preparation, it represents the collective determination of the Parish Councils to advance a Neighbourhood Plan for the betterment of those communities, within which the Former RAF Upper Heyford site is located. (cont...)
PR-A-059	Pegasus Group / The Dorchester Group	6-9	(cont…) As recognised in the NPPG (Para 003. Reference ID: 41-003-20140306), the Neighbourhood Planning process provides the opportunity for communities to set out a positive vision for how they want their community to development. A central objective of the Mid-Cherwell Neighbourhood Plan will be to identify and promote appropriate scales of development including sites and a strategy for distribution, in response to the quantitative provision set out in the adopted Local Plan. There is collective agreement within the Neighbourhood Plan Forum which endorses the development of brownfield locations in advance of the release of additional greenfield sites. The Upper Heyford site, as an expansive brownfield resource, provides opportunities to support the Neighbourhood Plan in its approach to support the release of brownfield land in order to protect greenfield sites from development. In doing so this also supports the wider objective of protecting and maintaining the intrinsic character of the rural settlements that form the Neighbourhood Plan Area. Such objectives have additional emphasis when considered in the context of Oxford's unmet needs as pressures for development will inevitably increase.

PR-A-059	Pegasus Group / The Dorchester Group	10+11		The first priority for Cherwell District Council must be to ensure that it meets in full its own identified housing needs. It should not be the case that unmet need arising from Oxford City makes the housing land supply requirements for the district more onerous such that the ability to demonstrate a five year housing land supply cannot be achieved. The implications of not having a five year land supply are serious and put all of the settlements across the district at risk from speculative developers and undermines the emphasis on brownfield land ahead of green field sites established in the adopted Local Plan. To some extent this is recognised as an appropriate incentive for Local Plans to ensure that an adequate supply of housing is maintained and we strongly urge the District Council to continue to facilitate appropriate development so that this can be achieved. There should be a clear separation between Cherwell's housing requirements and those additional homes needed in response to Oxford's unmet need. The failure to distinguish between the two elements of housing need will result in a free-for-all across the district, including villages and green field sites adjacent to existing development locations, including the former RAF Upper Heyford. This must be avoided through a clear separation of housing requirements. Cherwell's five year housing land supply obligations must continue to be calculated on the housing requirements for the district as set out in the adopted Local Plan.
PR-A-059	Pegasus Group / The Dorchester Group		N/A(cont.)	It is understood that this consultation is limited to "issues" that relate to the commitment set out in the adopted Local Plan for the District to consider the extent to which it can accommodate unmet need arising from Oxford City. This is necessary in order for the District Council to discharge its obligations under the Duty to Co-operate as set out in the Localism Act 2011. The Duty to Co-operate is not a Duty to Agree but the District Council, through the Oxfordshire Growth Board, has confirmed its commitment to work collectively with Oxfordshire's Councils to consider how any unmet need might be sustainably distributed to the neighbouring districts. To date there is no definitive figure for Oxford's unmet need however, through the Oxfordshire Growth Board a working assumption of 15,000 homes is currently being advanced. Paragraph 2.17 of the Issues consultation document, identifies a figure of an additional 3,500 homes to be provided within the Cherwell District as an appropriate working assumption intended to inform the debate on Cherwell's capacity to accommodate unmet need arising from Oxford City through its obligations under the Duty to Cooperate. (cont...)
PR-A-059	Pegasus Group / The Dorchester Group		N/A(cont)	(cont…) Current role of the Former RAF Upper Heyford- Our comments relate specifically to the Former RAF Upper Heyford Site. This ex-military base benefits from planning permission for a new settlement, with existing consents delivering 1,134 homes. In light of the need for a significant uplift in housing resulting from the conclusions of the 2014 Oxfordshire Strategic Housing Market Assessment (SHMA), the submitted Local Plan was modified to provide for a substantial increase in the number of new homes to be provided at this site over the Plan period to 2031. Specifically, Policy Villages 5 confirms that an additional 1,600 homes will be provided alongside an additional 1,500 jobs over the Plan period to 2031. This significant increase recognises the strategic function of the Upper Heyford site which represents the only strategic employment/housing allocation outside of the main towns of Banbury and Bicester. (cont...)

PR-A-059	Pegasus Group / The Dorchester Group	N/A(cont)	(cont…) In the context of Policy Villages 5, Paragraph C.292 of the adopted Local Plan confirms that a comprehensive approach will be required to demonstrate how additional land for development can be satisfactorily integrated with the approved development. Through the Local Plan Examination in Public, a Statement of Common Ground was agreed between The Dorchester Group and the District Council (December 2014) which confirmed that: *"The parties agree that to secure a high quality development (for housing and employment) there will be a need for a comprehensive review of the proposed development at the site that considers the important heritage landscape setting of* *the site and how additional development can be successfully integrated with existing consented development. This will provide the means to secure development incorporating high quality design that relates closely to the history of the site."* Furthermore the Statement of Common Ground also agreed that future development at Upper Heyford should first consider the release of appropriate brownfield land ahead of the release of green field sites. In this regard the agreed Statement of Common Ground stated:- *"That there should be a sequential approach to development which should not otherwise be delayed in order to ensure the effective use of brownfield land within the existing airbase. The identified greenfield land outside the airbase should not be* *brought forward until a comprehensive scheme and delivery plan for the entire Local Plan allocation has been secured."* (cont...)
PR-A-059	Pegasus Group / The Dorchester Group	N/A(cont)	(cont…) To achieve this comprehensive approach Cherwell District Council and The Dorchester Group have appointed a joint master planner, LDA Group, to develop a masterplan for the former airbase site in order to determine the extent to which the quantitative provisions of Policy Villages 5 (i.e. an additional 1,600 homes and 1,500 jobs) can be accommodated on this brownfield site, taking account of heritage and ecological constraints. It is expected that once finalised the LDA Masterplan, which should reflect the emphasis on brownfield land as agreed through the Statement of Common Ground as well as specific Local Plan Policy BSC 2, will be presented to the CDC Executive Committee with the recommendation that its findings / assessment is endorsed as a material consideration upon which additional development at the Policy Villages 5 allocation will be guided, and so addressed.
PR-A-060	S Daggitt	2	The economy and employment prospects in the Oxford area are already amongst the best in the country. Development which generates additional employment is much more badly needed in many other parts of the United Kingdom. By planning for more industry/commerce you: a) Generate an even greater need for housing thus undoing any gains made by building more houses in the first place. b) Damage other areas of the UK which have more housing stock but few employment opportunities.
PR-A-060	S Daggitt	9	The government has stated quite clearly that the Green Belt is to be protected from incursion. The Green Belt has been one of the great successes of national planning policy but will become meaningless if the boundaries can be moved when expedient.
PR-A-060	S Daggitt	26	It is important that the need for housing should not be an excuse for development within, or surrounding, Conservation Areas in Cherwell's villages and towns. Individual houses or premises may be appropriate but sites suitable for a minimum of ten houses, as called for in the site submission invitation, should not be located in, or next to, Conservation Areas.

PR-A-061	Gerald Eve LLP / Merton College	1	Given that the Local Plan Partial Review is in response to Oxford's unmet housing need, new additional housing should be directed towards sites that are sustainably located and in close proximity to Oxford. The focus should be upon minimising commuting distances and journey times in and out of Oxford, by developing housing on sites that are (or have the potential to be) well connected to the City and its associated employment hubs. It is within this context that this question should be answered. Cherwell District should therefore be considering these locations and not the district as a whole in order to deliver housing growth associated with Oxford itself. The 3,500 home working assumption appears to be based upon the assumption that all four surrounding local authorities can contribute an equal amount of sustainably located land in close proximity to Oxford that can be made available for housing development to meet Oxford City's shortfall of 15,000 homes. (cont...)
PR-A-061	Gerald Eve LLP / Merton College	1	(cont…) We have prepared the enclosed Greater Oxford Constraints Plan which is a preliminary 'sieve map' identifying development constraints that could affect each district's ability to deliver such land and therefore illustrates holistically the constraints around Oxford's Fringe. These constraints include, but are not limited to, the Oxford Green Belt, Areas of Outstanding Natural Beauty, Ancient Woodlands, Sites of Specific Scientific Interest, Areas of Landscape Value, Special Areas of Conservation, along with Scheduled Ancient Monuments and areas of historic significance. Considering the constraints to development that the enclosed Greater Oxford Constraints Plan (preliminary 'sieve map') identifies we consider that it is likely that a number of the adjoining local authorities may be unable to contribute sufficient appropriate land to provide 3,500 homes and on this basis the reasonable working assumption for Cherwell should be increased to at least 5,000+ homes. This is considered appropriate in order to take account of the nature and extent of constraints to development within other 'partner' authorities within the wider area and a preliminary estimate of their potential shortfall. In order to negate potential shortfalls in other districts we consider a reasonable working assumption for Cherwell should therefore be at least 5,000+ homes. The environmental development constraints present in some local authorities around Oxford make it unlikely that 15,000 homes could be provided in close proximity to Oxford at sustainable locations. We therefore consider that in order for the Oxford City Council assumed 15,000 shortfall to be met by neighbouring authorities, Cherwell would need to assist further in meeting the overall shortfall, with the application of the higher working assumption (5,000+). This is considered to form part of Cherwell District Council's Duty to Co-operate cited within the NPPF and the NPPG. (cont...)
PR-A-061	Gerald Eve LLP / Merton College	1 1+9	(cont…) In order to have the ability to deliver new homes in line with a higher working assumption (minimum 5,000+ homes), Cherwell District Council should consider the release of appropriate parts of the Oxford Green Belt, considering the five purposes of Green Belt set out at Paragraph 80 of the National Planning Policy Framework ["NPPF"]. This will be critical to meeting Oxford's Unmet Housing Need. Furthermore, we consider that Oxford's Unmet Housing Needs are exceptional circumstances, in accordance with Paragraph 83 of the NPPF, given the significant shortfall in housing delivery relative to needs which have been identified. Paragraph 84 states that local planning authorities should take account of the need to promote sustainable patterns of development. Accordingly, the Green Belt should be reviewed in order that sustainable patterns of development can emerge and the higher working assumption can be achieved. In terms of development constraints, which are mapped on the enclosed Greater Oxford Constraints Plan (preliminary 'sieve map'), we consider that the consideration of sites should be undertaken applying a 'sieve test' approach. This approach assists with the identification of the environmental and policy constraints around Oxford. The use of this approach would mean that each site is considered on the basis of the extent of constraints present, with those sites which are less constrained being favoured and put forward for development ahead of those that are more constrained. The sieve map is therefore intended to highlight the least constrained sites. We consider that this will be important in order to efficiently work towards meeting the higher working assumption (5,000 units+) set out. (cont...)

PR-A-061	Gerald Eve LLP / Merton College	2	We consider that there is justification to provide additional employment generating development alongside housing bought about by the need to meet Oxford's Unmet Housing Needs where this is appropriate. There is an intrinsic link between jobs and homes and accordingly we consider that Cherwell needs to provide additional employment generating development in sustainable locations so as to ensure balanced growth into the future.
PR-A-061	Gerald Eve LLP / Merton College	3	The first key issue is that the Oxford and Oxfordshire City Deal (2014)[1] acknowledges how Oxford and Oxfordshire has underperformed and not reached its full potential when compared with other comparable areas around world-class universities. One of the key reasons for this is a shortfall of housing supply which has stifled Oxford's economic potential. Economic growth needs to be supported by housing supply and this is a key issue. To make a significant contribution to Oxford's economy, its unmet housing need must be provided in sustainable locations that will help to rectify Oxford's historic underperformance and help the City to grow. The second key issue is that the growth of Oxford is based around the knowledge economy. The Strategic Economic Plan and City Deal documents promote a north-south 'knowledge spine', which passes through Oxford from Science Vale to the south, to Bicester to the north through the southernmost areas of Cherwell District. Land within the Green Belt in Cherwell is well situated to provide well located new homes for workers at Oxford's key employment hubs along the Knowledge Spine. In order to make a firmer commitment to Oxford's housing and economic development, and the wider Oxfordshire areas, the City Deal sets out a long-term commitment to increasing connectivity between people and jobs, and opening up a choice of housing to skilled workers, as well as enabling specific sites. Cherwell, whilst currently constrained by the Oxford Green Belt, has the ability and opportunity to promote housing development which is in close proximity to the City, with a number of high quality transport links. (cont...)
PR-A-061	Gerald Eve LLP / Merton College	3	(cont…) Proposals within the Northern Gateway are a step in not only supporting regeneration in Oxford but also making a commitment to providing new homes. However, the role of Cherwell in meeting the longer-term needs of the City of Oxford has been underestimated. Given Oxford's anticipated unmet need it is clear that Cherwell lies in an advantageous position to continue this growth of the City and contribute to its increased economic performance and strength going forward. Cherwell, whilst currently constrained by the Oxford Green Belt, has the ability and opportunity to promote housing development which is in close proximity to the City, with a number of high quality transport links. Proposals within the Northern Gateway are a first step in not only supporting regeneration in Oxford but also making a commitment to providing homes. However, the role of Cherwell in meeting the longer-term needs of the City of Oxford has been underestimated. Given the anticipated unmet need it is clear that Cherwell lies in an advantageous position to continue this growth of the City and contribute to its increased economic performance and strength going forward. City Deal: Oxford and Oxfordshire, 2014. Oxford and Oxfordshire City Deal (2014). London: Deputy Prime Minister's Office and Cabinet Office.
PR-A-061	Gerald Eve LLP / Merton College	4	Additional housing growth in the District should be aiming to achieve an enhancement to Oxfordshire's economy and improve the quality of life of existing residents in Cherwell. Additional housing growth in Cherwell should be appropriately located to achieve these goals through development in the right locations that has regard and is sensitive to the setting and context of its existing surroundings. Cherwell District Council needs to ensure that additional growth is directed to sustainable locations within proximity to the City of Oxford, associated infrastructure and sustainable transport links. We consider that this is critical in order to ensure that future residents can access jobs, services and transport links. To this end, there is a need for particular consideration of sustainable locations in the areas surrounding the City of Oxford and in reasonable proximity to the recently opened Oxford Parkway station in order to improve Oxford's economic prospects.

PR-A-061	Gerald Eve LLP / Merton College	5	The vision for meeting Oxford's Unmet Housing Needs should be focused upon providing homes in sustainable locations, with an appropriate mix of housing to meet those needs. Without this the economy of Oxford City, and Oxfordshire more widely, will not realise its ultimate potential. Accordingly, the Vision should encompass sites in accessible locations with the least development constraints and the 'sieve test' approach should be adopted. Please refer to the enclosed Greater Oxford Constraints Plan (preliminary 'sieve map') which illustrates the key development constraints and therefore the areas with the least development constraints which are considered as appropriate for the focussed vision for meeting Oxford's Unmet Housing Need. Please also refer to our responses to Questions 1, 6, 7, 8 and 9.
PR-A-061	Gerald Eve LLP / Merton College	6	We consider that focussing the 'area of search' upon areas well related to the City of Oxford is of critical importance if Cherwell is to effectively meet the unmet housing need of the City. As the economic powerhouse of the county, Oxford is critical to the ongoing economic success and increased economic performance of the City and its resultant effect on the wider Oxfordshire area is achieved through providing housing in sustainable locations in the surrounds of the City. The 'area of search' should be focused upon the southern areas of the Cherwell District, which benefits from the aforementioned transport links and infrastructure, proximity to Oxford and access to the market and knowledge which is associated with the City. It is important that travel times to areas of employment are also considered as part of the 'area of search' exercise so as to ensure that housing development does not materially increase the time taken to travel to work, impacting upon creating economic efficiency and quality of life.
PR-A-061	Gerald Eve LLP / Merton College	7	The 'area of search' should be considered in light of the development constraints across not only Cherwell but also other relevant areas of the county, and where necessary, focus upon those areas of the Oxford Green Belt in proximity to the City of Oxford which do not serve to meet the five purposes of the Green Belt prescribed under Paragraph 80 of the NPPF. As set out in response to Question 7, we consider that other key factors including transport links and access to the employment market of Oxford need to influence the 'area of search' with the focus being upon proximity and accessibility to Oxford.
PR-A-061	Gerald Eve LLP / Merton College	8	We consider that a district-wide approach is not appropriate and that the 'area of search' should be focussed upon the Oxford Fringe. The 'area of search' exercise should be driven by the need to direct housing development to areas with appropriate infrastructure given the strain which can be placed upon the existing infrastructure by increased populations. We consider that the majority of development should be situated in sustainable locations to the south of the District, in proximity to the City of Oxford in order to ensure that existing predominantly rural infrastructure does not become overstretched. Sites situated in sustainable locations and in single ownership, such as our client's sites which are submitted within the Call for Sites exercise linked to this consultation, are therefore considered to be deliverable and should be considered as appropriate locations for meeting Oxford's Unmet Housing Needs.
PR-A-061	Gerald Eve LLP / Merton College	9	The Green Belt should be considered. Green Belt assessments have already identified that certain parts of the Green Belt contribute less to its functions and purpose than others. It is considered most appropriate and sustainable to ensure that Oxford's Unmet Needs are met as close to Oxford as possible. This would minimise the stress placed on transport connections further out of the City and reduce journey times and distances to employment and key transport hubs. Development should be located as close to the centre of Oxford as possible as well as those areas that support its key economic functions and activities. We consider this critical in order to ensure that transport facilities and local infrastructure do not become overstretched as this will be detrimental to the continued growth of Oxford and the wider Oxfordshire area. The Green Belt can, where appropriate, allow for the appropriate expansion of the City's housing supply to accompany its current economic success. The siting of new housing within the boundaries of the current Oxford Green Belt is critical to ensuring the City's continued growth and progression.

PR-A-061	Gerald Eve LLP / Merton College	10	Yes. Housing development which is intended to meet Oxford's unmet needs should not be part of a generalised 'pot' for Cherwell. Instead, all of the 15,000 homes required to meet Oxford's unmet housing need should be allocated to a separate Oxford Fringe requirement. The Oxford Fringe should be a geographically-defined, cross-boundary area around the current boundary of the City of Oxford. As noted previously, we consider that with the 15,000 homes shortfall split between the neighbouring authorities, there is likely to be a shortfall in neighbouring authorities owing to the extent of natural environment protection in place, whilst Cherwell has the ability to over-deliver. The enclosed Greater Oxford Constraints Plan (preliminary 'sieve map') illustrates the areas which are subject to development constraints from the natural environment. From this it is possible to draw conclusions about constraints to neighbouring authorities. We consider that given the findings illustrated on the sieve map, the Vale of White Horse is particularly constrained and would therefore encounter the most difficulty in delivering housing to meet Oxford's Unmet Needs. We consider therefore that Cherwell, given the lesser development constraints in place, has the ability to deliver and should look to do so going forward if Oxford's identified Unmet Needs are to be met. We consider that the enclosed Greater Oxford Constraints Plan (preliminary 'sieve map') further highlights the need for consideration of a specific housing supply for the geographically-defined, cross boundary Oxford Fringe area in order to ensure that Oxford can meet its needs.
PR-A-061	Gerald Eve LLP / Merton College	11	Given that the emphasis should be upon ensuring housing provided under the revised Local Plan Part 1 (specific to meeting Oxford's unmet needs) is for Oxford City the delivery of housing associated with Oxford should be considered as separate from Cherwell's own strategy and five year housing land supply. New homes directed at meeting Oxford's unmet needs within Cherwell should be viewed solely as delivering housing for Oxford. This approach will allow for the separate consideration of housing land supply to meet the needs of Oxford without adversely affecting the existing Cherwell strategy for housing.
PR-A-061	Gerald Eve LLP / Merton College	20	We would be concerned about the economic impact of providing housing which is supposed to help alleviate Oxford shortfall in locations that are not well related to Oxford or its employment hubs. We consider that housing in certain areas of the Green Belt such as well-connected sites that provide only a low contribution to the functions of the Green Belt would provide the best platform to drive economic growth through housing. With particular relevance to the sites put forward, the Begbroke Science Park is identified as an area where economic development should be encouraged. The sites put forward within the Call for Sites, and particularly our clients' Yarnton site, are considered as sustainable locations to support this economic growth.
PR-A-061	Gerald Eve LLP / Merton College	21	The potential negative impacts associated with siting housing development away from the City of Oxford mean that potential development locations to meet Oxford's unmet needs need to be concentrated towards the south of the District. This will ensure that distance travelling is reduced as far as possible and the resultant potential impact upon economic efficiency and output limited. When considering potential development locations in the south of the district, the associated travel time and distance to employment areas need also be considered to ensure that housing to meet Oxford's unmet needs does not lead to increased travel time and distance which will lead to an adverse effect on economic productivity.
PR-A-061	Gerald Eve LLP / Merton College	28	Site submissions - Land to West of A44/Rutten Lane, north of Cassington Road, surrounding Begbroke Wood; Land to South of A34, north of Linkside Avenue; Land to South of A34, adjacent to Woodstock Road; Land to West of A44, north of A40
PR-A-061	Gerald Eve LLP / Merton College	12+13	We consider that the housing issues identified are heavily focussed on the existing context. Cherwell District Council will need to consider the future housing issues which arise as a result of the issues identified. In particular, the likely increase in need for housing near its boundary with the City of Oxford need be considered in order to ensure that the final Local Plan Part 1 addresses the likely position of the District at the point of adoption as well as beyond the 15 year period to the end of the Cherwell Local Plan's scope (2016-2031), setting out an appropriate strategy to remedy the issues linked to Oxford's unmet housing need.

PR-A-061	Gerald Eve LLP / Merton College	14+15	Cherwell District Council needs to carefully consider the broad location of new housing within the southern part of the District so that it is well related to the City of Oxford, associated infrastructure and sustainable transport links. We consider that this is critical in order to ensure that future residents, who are currently a part of Oxford's unmet need, can access jobs, services and transport links. To this end, there is a need for particular consideration of the areas surrounding and in reasonable proximity to Oxford Parkway station. There are a number of areas within close proximity to the station which suit housing development and the increased sustainable transport links serve to strengthen this position. In terms of locations that the Council should be considering, we consider that the inclusion of Merton College's sites for housing would be appropriate and would be a positive step in meeting Oxford's unmet need in proximity to the City of Oxford. Our client as the owner of a number of sites within Cherwell has therefore proposed a number of sites in their ownership for consideration for housing development as part of the Call for Sites exercise associated with this Issues Consultation. Each of these sites are considered appropriate for development that will help to meet the identified Unmet Needs of Oxford. They are situated in sustainable locations in proximity to Oxford, with limited development constraints. (cont...)
PR-A-061	Gerald Eve LLP / Merton College	14+15	(cont…) Yarnton Our client's landholding within Cherwell District is to the west of the village of Yarnton, largely encompassing the Begbroke Wood and bordering the A44. In accordance with the requirements of the Call for Sites procedure, we have completed the Site Submission forms and appended a plan providing further details of the site. We consider that housing development on this site would provide a large number of dwellings, helping to provide a substantial part of the Council's target to meet Oxford's unmet need. The site's location adjacent to Yarnton village means that any housing development coming forward would be served with local transport and amenity facilities mean that the development would be sustainable. The site can accommodate a large number of homes; any forthcoming proposal would include further local transport and amenity facilities as appropriate. Furthermore, any housing development could also be of the highest design standards in order to complement Yarnton's character. The site is considered to be highly accessible with the A44 to the East and Cassington Road to the South, and is a short journey from the interchange with the A4260, A40 and A34, as well as Oxford Parkway Station and the Northern Gateway to Oxford. Furthermore, future improvements are proposed in the vicinity, and currently subject to consultation. We consider that the proposed A40/A44 relief road which will further enhance the accessibility of the area. (cont...)

PR-A-061	Gerald Eve LLP / Merton College	14+15	(cont…) In terms of the deliverability of housing, given that this large area of land is in single ownership, it is considered that the site is not subject to any particular ownership constraints and therefore could be delivered efficiently and begin to contribute to Oxford's unmet need. Wolvercote Our clients' landholdings around Wolvercote are located in part in the Northern Gateway area. Please see the appended plans providing further details of the sites (the site boundaries are outlined in red and the administrative boundary with Oxford City Council in blue). Parcel A is located to the north of the A34 and A40, whilst Parcel B is located to the south of the junction of the A34 and A44 and, in part, crosses the administrative boundary with Oxford City Council. Parcel C is located to the south of the A34 and to the east of the Oxford Parkway-London railway line. Given the drive by Oxford City Council to promote growth at the Northern Gateway, and the newly opened Oxford Parkway station in proximity to the north-east of the sites and Oxford Park & Ride/bus facilities to both the north and south of the sites, we consider these sites would be an appropriate and highly sustainable location for housing development. Furthermore, given the sites are located adjacent to arterial roads they are considered to have provision of excellent transport links. Parcel A is also located in the area of the A40/A44 relief road where future improvements are proposed, likely to further enhance the accessibility of the site in the future. (cont...)
PR-A-061	Gerald Eve LLP / Merton College	14+15	(cont…) We consider that given the location and accessibility of the Wolvercote/Northern Gateway area as a whole, the sites have the potential to deliver larger-scale residential development to meet Oxford's unmet housing needs. We consider that each site could benefit from the existing amenity facilities in the surrounding area, though in the cases of Parcels A, B and C where higher number of dwellings could be accommodated any forthcoming proposal
PR-A-061	Gerald Eve LLP / Merton College	16+17	Cherwell District Council need to consider the transport infrastructure surrounding potential development sites considered to assist in meeting Oxford's Unmet Housing Need. Sites in proximity to Oxford City Centre and its associated road (A34, A40 and A44) and rail (Oxford Parkway Station) should be seen as highly favourable potential development locations to meet Oxford's unmet need. These locations are not constrained in terms of access to Oxford City Centre and, with the perceived increase in housing in the area, sustainable means of transport could be initiated by Cherwell through the expansion of Park and Ride schemes to ensure transport infrastructure into the City does not become overstretched. We support the County Council's strategy of reviewing the viability of 'outer ring' Park and Ride locations in the future. The 'Science Transit' plan to upgrade public transport along the perceived 'knowledge spine' is also seen as a significant opportunity to ensure that potential development locations at the south of the District are supported by appropriate transport initiatives going forward and further support the potential development of sites to the north of Oxford. (cont...)
PR-A-061	Gerald Eve LLP / Merton College	16+17	(cont…) The sites discussed in response to Question 15 are appropriately placed to provide appropriate housing development, supported by appropriate transport infrastructure and are in areas which are significantly less congested than alternative sites in the wider area. Both current and envisaged improvements to transport, through a greater public transport offering and improvements to the A40 further support the sustainability of these sites. The A40 improvement works are seen as critically important to ensuring that those travelling East-to-West are as well supported by local infrastructure as those travelling North-to-South and will assist in ensuring there is no
PR-A-061	Gerald Eve LLP / Merton College	22+23	As set out above, we consider that southern areas of the District in proximity to Oxford are the most sustainable locations and, when considering potential development locations to meet Oxford's unmet needs, should form part of the 'area of search' and be considered as highly favourable for development.

PR-A-061	Gerald Eve LLP / Merton College	24+25	As set out in our response to Question 1, and highlighted by the enclosed Greater Oxford Constraints Plan (preliminary 'sieve map'), we consider that large areas of land that would otherwise be well related to Oxford are constrained by the natural environment and subsequent planning policy protection. This includes, but is not limited to, the Oxford Green Belt, Areas of Outstanding Natural Beauty, Ancient Woodlands, Sites of Specific Scientific Interest, Areas of Landscape Value, Special Areas of Conservation, along with Scheduled Ancient Monuments and areas of historic significance. As a result of the extent of the Oxfordshire countryside which is currently protected, as shown in the enclosed Greater Oxford Constraints Plan (preliminary 'sieve map'), the potential development locations to meet Oxford's unmet needs are very limited. This is not only the case in Cherwell, but also the other 'partner' Districts who are to assist in meeting Oxford's unmet housing need. Development should therefore be directed to the least restricted areas around the City of Oxford. In line with our earlier comments, we therefore believe that Cherwell should review its Green Belt in areas which are not subject to further natural environment protection with a view to releasing land from the Green Belt.
PR-A-062	Turnberry Planning Ltd / Exeter College	1	The question is phrased incorrectly, coming as it does, ahead of determining and consulting upon actual capacity of the various Districts. A reasonable assumption would be that 3,500 homes is a minimum target for each District until such time the evidence base and consultation processes develop.
PR-A-062	Turnberry Planning Ltd / Exeter College	2	Yes. As Oxford's unmet need in respect of Cherwell will need to be largely concentrated around North Oxford and Kidlington, it would be appropriate to take advantage of the opportunity created by the cluster of world class economic assets, particularly high value employment that supports innovation and technology.
PR-A-062	Turnberry Planning Ltd / Exeter College	3	Oxford City Council has made a compelling case that its future success depends on the release of land from the Green Belt to meet its unmet need. We support the City Council's objective and the process of reviewing the Green Belt, but beyond conventional Green Belt tests, the principles of accessibility, place-making, neighbourhood planning and economic development should guide the release of Green Belt.
PR-A-062	Turnberry Planning Ltd / Exeter College	4	1. High value employment and innovation: Taking advantage of the Oxfordshire bioscience and technology cluster with the associated benefits for Cherwell in providing spaces to support the growth of high value employment; 2. Live/Work: Promoting the close proximity of housing and work spaces to foster innovation and reduce reliance on the car;
PR-A-062	Turnberry Planning Ltd / Exeter College	5	Place-making: Taking the key principles expressed in response to Q4 and using them to masterplan high quality neighbourhoods that enhance the District and off-set the loss of Green Belt.
PR-A-062	Turnberry Planning Ltd / Exeter College	6	Yes, that would be an entirely logical response as the unmet need relates to Oxford and those locations which offer convenient and sustainable access to urban Oxford should be favoured.

PR-A-062	Turnberry Planning Ltd / Exeter College	7	Opportunities to create free-standing communities should be looked at carefully. The close proximity of urban centres in Oxford and Kidlington mean villages in this area will have a level of sustainability that is not available to villages in remoter parts of the District. Moreover, they can support a greater range of services and avoid competing or over-extending existing settlements. Once planned, they offer no further opportunities for expansion and deliver greater certainty to existing communities. We refer to recent DCLG Consultation on Proposed Changes to National Planning Policy published in December 2015 in support: “We propose to strengthen national planning policy to provide a more supportive approach for new settlements, within locally led plans. We consider that local planning authorities should take a proactive approach to planning for new settlements where they can meet the sustainable development objectives of national policy, including taking account of the need to provide an adequate supply of new homes. In doing so local planning authorities should work proactively with developers coming forward with proposals for new settlements in their area." (Paragraph 20) The close proximity of bus and train connections should also be a key factor in selecting an area of search.
PR-A-062	Turnberry Planning Ltd / Exeter College	8	No, that would be illogical – see Q6.
PR-A-062	Turnberry Planning Ltd / Exeter College	9	Yes – but within that, the criteria for site selection should favour proximity to urban Oxford and public transport.
PR-A-062	Turnberry Planning Ltd / Exeter College	15	See our response to Q 6,7, 8 and 9, but we consider the area between Oxford and Kidlington as being best suited to meet the majority of the unmet need within Cherwell District.
PR-A-062	Turnberry Planning Ltd / Exeter College	28	Site submission - Frieze Farm, Woodstock Road, Oxford.
PR-A-062	Turnberry Planning Ltd / Exeter College	17, 21, 23, 25, 27	We consider our responses to Q 6, 7, 8, 9 and 15 to entirely align with these issues in terms of the suitability of the area between Kidlington and Oxford, as well as the principles set out in response to Q 4. We would also point out that this area is of low ecological value, has few environmental constraints and benefits from the potential of engaging with the Oxford Canal, an important tourist resource. There is also no direct relationship between this locality and the historic core of Oxford.
PR-A-063	Oxfordshire County Council	1	The scale of Oxford’s unmet housing need to be apportioned to Cherwell will be decided by the Growth Board following completion of the post SHMA work Programme, currently scheduled for September 2016; this joint work will provide high level assessment of strategic spatial options for accommodating unmet need. The Growth Board is using 15,000 as working assumption for the scale of unmet need to 2031. The County Council understands the need for CDC to commence work for the early review now in order to meet its commitment in the Local Plan Part 1 to complete the review within two years of the Part 1 adoption and it is helpful for this work to be based on a realistic working estimate of the apportionment figure until the Growth Board decision is known. (cont...)

PR-A-063	Oxfordshire County Council	1	(cont…) However, the County Council considers it would be more appropriate for this initial work to use a range for the scale of unmet need which the review may need to plan for. A single working figure of 3,500 - based on 15,000 divided by 5 with a marginal uplift of 500 - is too specific and does not allow sufficient headroom for the outcome of the joint work showing that an equal apportionment between the five councils would not produce the most sustainable solution for the Oxfordshire HMA. It will be important to incorporate the right solution for Oxfordshire into the Partial Review. Provision could be higher or lower than 3,500 homes; we suggest that a range of 2,500 - 4,500 would provide reasonable indicative lower and upper figures. (The true scale of Oxford's unmet need will not be determined until the review of the Oxford's Local Plan is completed).
PR-A-063	Oxfordshire County Council	2	Oxford's Objectively Assessed Need (OAN) of 28,000 identified in the SHMA is based on making a significant contribution to meeting affordable housing needs in the City. The OAN is not based on supporting economic growth and currently there is not an identified, overall employment land supply issue in the City which would need to be resolved within Cherwell through this review. However, there are some key employment sectors within Oxford important to the Oxfordshire economy eg research activities associated with the University, which are looking to expand but whose particular land requirements cannot easily be met within the City. It may be appropriate for these specific unmet Oxford employment needs to be accommodated alongside solutions for unmet housing needs within Cherwell through the allocation of mixed use sites. Consideration could also be given to co-locating expanding employment uses with options for meeting Cherwell's local employment needs, particularly if there are synergies with existing employment generating development already located within the district. (cont...)
PR-A-063	Oxfordshire County Council	2	(cont…) 90,000sq.m of employment space is planned on land adjoining Cherwell at Northern Gateway. From a sustainability perspective, there would be benefits in providing housing development in locations which could take advantage of existing/potential public transport links to the job opportunities at Northern Gateway. There may also be scope for minor ancillary employment generating uses as part of strategic mixed use, housing-led options for unmet need eg at local centres, schools etc.
PR-A-063	Oxfordshire County Council	3	- Oxford's affordable housing needs as identified in the SHMA - Need for sites to have good accessibility by fast and frequent public transport, cycling and walking into the City centre and to other key employment locations in Oxford - the Plan should consider the relationship between housing sites and the Oxford transport Strategy. It should require new housing sites on or near a Rapid Transit route to Oxford or near to a Park and Ride site to contribute towards improvement measures for that infrastructure. in addition these housing sites should not prejudice the delivery of these measures as defined in the Oxford transport Strategy.
PR-A-063	Oxfordshire County Council	4	A key principle should be to make best use of existing and planned infrastructure and to minimise the need for new infrastructure. Additional housing growth should be planned in such a way as to facilitate the delivery of services and infrastructure, either by being located where existing services/infrastructure would benefit from additional population, or are capable of being expanded in a cost-effective manner, or by being clustered in such a way as to make the creation of new infrastructure viable. If new primary schools are required, a concentration of at least 1,000 new homes would typically be required to make a new school viable; for secondary schools, a concentration of at least 3,000 new homes would typically be required, although this can be over a larger area. Additional housing growth should be considered in conjunction with that already in the Local Plan Part 1. Those sites on strong public transport corridors (both bus and rail) should be considered for low car or car free development.

PR-A-063	Oxfordshire County Council	5	The Vision for meeting Oxford's unmet need should take account LTP4, including the Oxford Transport Strategy.
PR-A-063	Oxfordshire County Council	6	Yes, as the options are to meet Oxford's unmet need; anything else would not be sustainable development.
PR-A-063	Oxfordshire County Council	7	Options should relate well to Oxford by way of proximity and/or accessibility. The County Council suggests that an area of search is based on key transport corridors which have existing, planned or potential for fast and frequent public transport services to Oxford centre and key employment locations within the City.
PR-A-063	Oxfordshire County Council	8	No – some areas of Cherwell do not relate well to Oxford. Also in those locations already proposed for significant growth – Banbury, Bicester, Upper Heyford – the market is unlikely to be able to deliver significant additional housing to meet Oxford's unmet needs.
PR-A-063	Oxfordshire County Council	9	No. An area of search based on the Green Belt would not necessarily lead to options which have good accessibility to existing, planned or potential fast and frequent public transport services to Oxford centre and key employment locations within the City. The area of search should include Green Belt land within transport corridors through the Green Belt but should not be contiguous with the Green Belt boundary.
PR-A-063	Oxfordshire County Council	10	The County Council can understand why Cherwell might wish to separate the unmet need requirement from Cherwell's own housing requirement for five year land supply purposes. However, given the latent demand for housing from Oxford and the market interest in developing in and around the City, it is quite possible that sites will come forward early in the plan period and enable a good supply of deliverable and developable sites
PR-A-063	Oxfordshire County Council	11	The district could consider a ring fence approach.
PR-A-063	Oxfordshire County Council	12	There should be more explicit emphasis on access by public transport.
PR-A-063	Oxfordshire County Council	15	Locations along transport corridors which have existing, planned or potential fast and frequent public transport services to Oxford centre and key employment locations within the City and locations which would encourage cycling and walking as a mode of travel to and/or within Oxford. The selection of sites for development should take into account planning policy on safeguarding of mineral resources and infrastructure and waste management infrastructure, in particular policies M6, M8, M9 and W11 in the submitted Oxfordshire Minerals and Waste Local Plan: Part 1 – Core Strategy (Proposed Submission Document, August 2015).
PR-A-063	Oxfordshire County Council	16	There are a number of transport issues mentioned in the consultation document which need updating: - The Park & Ride study is now underway (see comments for Question 86 of OCC's Local Plan Part 2 response) - The East West rail connection with Milton Keynes is now due to open from 2019
PR-A-063	Oxfordshire County Council	17	The Partial Review will need to take account of the conclusions and recommendations of the Park & Ride Study

PR-A-063	Oxfordshire County Council	18	Strategic Policy Comments- In planning development to meet Oxford's unmet needs, it should be emphasised that impacts on existing infrastructure must be thoroughly assessed and careful consideration given to the phasing of new infrastructure with development. Although it might be appropriate to develop a separate housing requirement and strategy for accommodating Oxford's unmet need, the assessment, planning, funding and delivery of supporting strategic infrastructure will require a comprehensive approach which takes account of already planned growth in Cherwell and planned and emerging growth elsewhere in Oxfordshire. In Oxfordshire there is already a need to address a funding gap for strategic infrastructure required to support planned growth, taking into account existing government funding schemes. In the continued climate of financial restraint for local authorities, the County Council would not wish to see options for Oxford's unmet need come forward which would significantly increase the infrastructure funding shortfall.
PR-A-063	Oxfordshire County Council	18	Education Comments- Para 5.66 states: *"For Banbury, the IDP highlights a new primary school at South of Salt Way, one at Bankside, one at Southam Road, one at Drayton Lodge Farm…"* OCC have never sought a new primary school at Drayton Lodge Farm. Comments to this effect were provided for the IDP update. The updated IDP that went to Cherwell's Executive on 4th January 2016 reflected these comments.
PR-A-063	Oxfordshire County Council	19	Consideration should be given to spatial options which: - can take advantage of existing and planned investment in strategic infrastructure - might strengthen the business case for new or improved strategic infrastructure
PR-A-063	Oxfordshire County Council	20	It should be recognised that many residents of the new housing sites are likely to work in Oxford and therefore, it is important that housing sites are located along established or proposed public transport corridors. Reference should be made to the Oxfordshire Creative Cultural Heritage and Tourism Investment Plan. This sets out the value of these sectors to the Oxfordshire economy and would strengthen the text around the value of tourism in Cherwell.
PR-A-063	Oxfordshire County Council	22	OCC consider sustainability to be a key principle. Please see our response to Question 4.
PR-A-063	Oxfordshire County Council	24	The cumulative ecological impact of the extra development required, not just within Cherwell but also any development along the Districts' boundaries, needs to be considered for sensitive receptors (such as local and European designated sites). This is especially important within the Zone of Influence (ZoI) for the Oxford Meadows Special Area of Conservation (SAC). It is important to maintain the integrity of Conservation Target Areas (CTA's), as well as any other proposed Green Infrastructure linkages.
PR-A-063	Oxfordshire County Council	25	The issue of cumulative ecological impact could particularly affect locations put forward for housing development within the ZoI for Oxford Meadows SAC. This is because even if there will be no hydrological impacts on the SAC, the air pollution generated by extra traffic in the local area could affect the SAC grassland.
PR-A-063	Oxfordshire County Council	26	Para 5.146: the District contains 38 scheduled ancient monuments and not 36 as set out in this document. It also contains 6 registered parks and gardens and 1,402 non-designated archaeological heritage assets.

PR-A-063	Oxfordshire County Council	28	No (but see sites nominated as part of Local Plan Part 2)
PR-A-063	Oxfordshire County Council	1+19	Oxfordshire County Council are committed to continuing the positive and pro-active joint working with CDC and welcome the opportunity to comment on the issues that the Local Plan Part 1 Partial Review will need to address. As with the preparation of the adopted Local Plan Part 1, the main issue for OCC is the identification, provision, funding and overall deliverability of the infrastructure and County Council services needed to support sustainable development. KEY ISSUES- - It would be more appropriate for Cherwell to use a range for the scale of unmet need which the review may need to plan for. A range of 2,500 - 4,500 homes would provide reasonable indicative lower and upper figures. - Additional housing growth should be planned in such a way as to facilitate the delivery of services and infrastructure, either by being located where existing services/infrastructure would benefit from additional population, or are capable of being expanded in a cost-effective manner, or by being clustered in such a way as to make the creation of new infrastructure viable. (cont...)
PR-A-063	Oxfordshire County Council	4+7+19+10	(cont…) - The Vision for meeting Oxford's unmet need should take account LTP4, including the Oxford Transport Strategy. - The 'area of search' should relate well to Oxford by way of proximity and/or accessibility. The County Council suggests that an area of search is based on key transport corridors which have existing, planned or potential for fast and frequent public transport services to Oxford centre and key employment locations within the City. - In planning development to meet Oxford's unmet needs, it should be emphasised that impacts on existing infrastructure must be thoroughly assessed and careful consideration given to the phasing of new infrastructure with development. - Whilst it may be appropriate to develop a separate housing requirement and strategy for accommodating Oxford's unmet need, the assessment, planning, funding and delivery of supporting strategic infrastructure will require a comprehensive approach which takes account of already planned growth in Cherwell and planned and emerging growth elsewhere in Oxfordshire.
PR-A-064	David Lock Associates / Gallagher Estates	1	The strategic context introduced through the Localism Act and NPPF requires cooperation and cross boundary working between neighbouring Local Authorities to meet housing and economic needs. We therefore welcome the approach taken by the Local Authorities to help meet Oxford's Housing Needs. We note that the Oxfordshire Growth Board are using a "working assumption" of 15,000 as the total of Oxford's unmet needs, stating (at paragraph 2.14 of the Issues Consultation Report) that the figure will be refined and the distribution amongst individual districts will be agreed following completion of the County study, expected in Summer 2016. Cherwell's indicative 3,500 figure is based on equal apportionment of the overall Oxfordshire Growth Board figure of 15,000 (split between the five Oxfordshire authorities) – that is 3,000 dwellings each, and an additional 500 dwellings as a contingency to reflect other factors that might affect Oxford's and/or, another district's ability to take its assumed housing growth, taking into account the relevant sustainability credentials of the Oxfordshire Districts as a whole.

PR-A-064	David Lock Associates / Gallagher Estates	1	(cont…) Whilst the report makes clear that the 15,000 Oxford unmet figure is to be used as a working figure for assessing the spatial options for growth, the Strategic Housing Market Assessment 2014 need for Oxford reported 28,000 dwellings required for the period 2011-31 and when considered against a supply figure of 10,212 dwellings (Strategic Housing Land Availability Assessment, 2014), this produces a shortfall of some 18,000 dwellings. That is some 3,000 dwellings over and above that currently being considered as a "working assumption" for unmet need. It would seem appropriate therefore that to ensure that the needs of the Oxfordshire Housing Market Area are met in full, a range of options should be tested above the assumed 3,500 additional dwellings in Cherwell District. Furthermore, it is important that the emerging spatial strategy for the Local Plan Partial Review is responsive and flexible enough to ensure that the capacity for Cherwell to sustainably meet Oxford's unmet needs is not fettered by the imposition of an indicative threshold that is driven by an approach that seeks equal apportionment of growth across the districts. Cherwell District Council benefits from a strong geographic and economic relationship to Oxford City, enhanced by good strategic transport connections, and relatively limited areas of green belt, in comparison with other authorities, and may be well placed to take growth above the 3,500 initially suggested.
PR-A-064	David Lock Associates / Gallagher Estates	15	Gallagher Estates considers there is an opportunity to direct additional growth to locations within or immediately adjoining the main towns of Banbury and Bicester, where economic growth and housing development can be planned comprehensively to promote a sustainable form of development advocated by the National Planning Policy Framework and where substantial infrastructure investment is already planned. A further opportunity exists for villages to accommodate further growth, with due consideration afforded to their size, service provision and relative connectivity/ accessibility to Oxford.
PR-A-064	David Lock Associates / Gallagher Estates	28	Site submission - Land at Wykham Park Farm, North of Wykham Lane, Banbury
PR-A-064	David Lock Associates / Gallagher Estates	6-9	This consultation is at a preliminary stage and seeks to scope the options for Cherwell's ability to meet a proportion of Oxford's unmet need. As discussed, the extent of Oxford's unmet need is not fixed, and therefore is it important that a range of options are tested to enable a robust issues and options assessment to be carried out. It is critical that there is a transparent and consistent assessment process that is not unduly limited by the imposition of "areas of search" that might close off options/locations within which growth can be sustainably accommodated. Clarity should be given as to what factors would constitute "well-related" to Oxford. The imperative is to address Oxford's needs sustainably and therefore assessment of accessibility and connectivity should be considered. Gallagher Estates consider that a district-wide search area is appropriate; Cherwell District falls within the Oxfordshire Housing Market Area and it would seem sensible to consider options within the district from which the need is generated, this might include consideration of Oxford Green Belt as a potential option.

PR-A-064	David Lock Associates / Gallagher Estates	10+11	Gallagher Estates do not consider that a specific housing supply for meeting Oxford's needs should be identified. Cherwell's contribution to meeting Oxford's unmet meet will form part of the overall strategy to deliver growth which seeks to meet objectively assessed development (including unmet requirements from neighbouring authorities) as advocated in the NPPF. Cherwell's specific housing need and Cherwell's proportion of Oxford unmet need are both to be met within Cherwell administrative boundary and should be combined and planned comprehensively through a single approach over the Plan period. Whilst we note that the Partial Review will have a specific focus and will form an addendum to the Local Plan Part 1, we would suggest that the overall housing target for Cherwell should also be reviewed to ensure it is up to date and is "drawn up over an appropriate time scale, preferably a 15-year time horizon" (para 157 NPPF). (cont...)
PR-A-064	David Lock Associates / Gallagher Estates	10+11	(cont…) Final publication of the Partial Review is anticipated 2018, as such it is suggested that the Oxfordshire SHMA should be updated to include a housing target that extends beyond the current time horizon of 2031, to provide a basis on which to positively plan for growth over a sufficient time horizon - that being at least 15 years as advocated by the NPPF. It is considered that a range of sites will be required to meet Cherwell's own needs and Oxford's Unmet Housing needs jointly, an approach that will provide housing delivery benefits, and will offer increased variety and choice in the market. As discussed, a full range of options will need to be considered to establish a robust spatial strategy that adequately and sustainably meet Cherwell's own housing needs and those of Oxford City (unmet). It is important that the contribution that smaller sites can make to the early delivery of homes which address short-term housing need in combination with larger strategic/mixed use sites, receives full and proper consideration within any emerging strategy.
PR-A-064	David Lock Associates / Gallagher Estates	4+5	At the heart of national planning policy is the objective to achieve sustainable development (NPPF paragraphs 6-14). In order to achieve this a clear focus is required within the Local Plan review to ensure that the most sustainable locations are prioritised. The Local Plan Review must ensure that the most sustainable locations, are identified and given greater weight, to ensure appropriate sites are supported through the site selection process. Banbury is the larger of Cherwell's two towns and has a significant commercial, retail, employment and housing market. The growth identified at Banbury through the Local Plan Part 1 will serve to bolster the economic and social function of the town for its residents and businesses. Additional growth at Banbury will serve to support the foundations laid by the Local Plan Part 1. Due consideration should also be given to locations that meet local needs, but also to the identification of locations that accommodate sustainable transport opportunities to Oxford.
PR-A-065	I Grace	1	Cherwell District Council has already made provision for very large housing numbers in the adopted local plan. These numbers have translated through to truly massive housing allocations. If built these allocations will result in the provision of some 22,000 new housing units in the district. This is likely to feed through to a population increase of over 40,000 people, effectively another Banbury built in the district. This represents about a 30% increase in the district's population. And about a third of Oxford city's current population. Clearly this figure is far in excess of the figure generated by natural increase within the district and makes allowance for a very large rate of in migration. I would therefore suggest that we (CDC) have already made generous allowances for Oxford's housing needs. (cont...)

PR-A-065	I Grace	20	(cont…) In no small part the district's very large housing requirements in the adopted local plan are the result of the plan's very generous (and probably over optimistic) commercial land allocations. Put very simply if you build commercial floor space in areas of full employment you will pull in workers. If you pull in workers you need to provide housing for them. We could "make space" for Oxford's overspill housing by reducing our commercial allocations which would in turn reduce housing demand which would allow the "slack" in our allocations to be taken up by Oxford's perceived needs. We could start by deleting that truly awful commercial allocation east of the motorway (junction 11). South Northants are very right about that one. What I think that we should do our very best to avoid, but which I fear we are likely to end up with, is further large, greenfield and essentially unsustainable housing allocations "bolted on" to the existing already over expanded market towns. The current Cherwell District Council Local Plan is an awful document. If built it will create a district which is more crowded, congested, polluted and far far less attractive to live in than it currently is. That is hardly an achievement to be proud of and I would beg you not to make that situation worse with further large greenfield housing allocations.
PR-A-066	Oxalis Planning / Blackfield Land Ltd	16	(cont…) We consider that a number of key transport issues, and associated land-use planning issues, are missing from the consultation document and should feature in the next stages of the partial review. In particular, there is no reference or cross-reference to freight and distribution related transport (road and rail). While the focus on the movement of people is understood in the context of a focus on housing growth, this should not be at the expense of also considering the needs for transport connectivity to enable the movement and storage of goods or materials. Such movements play a key role in supporting a wide range of sectors, including high-value engineering, manufacturing and retail sectors. Therefore, the need for additional logistics or distribution development sites in Cherwell should be explicitly considered as part of the partial review. Along with planning to meet housing needs, this too forms an essential part of the local, sub-regional and national economy, and brings with it a need for development land in suitable and sustainable locations. We have also made representations to the Part 2 Local Plan Issues consultation regarding the issue of strategic logistics sites. However, as a strategic (as opposed to 'non-strategic') issue, our view is that this would be an appropriate issue for the partial review, and that there is a need to allocate additional employment sites.
PR-A-066	Oxalis Planning / Blackfield Land Ltd	20	We welcome that the Issues consultation document includes a section on the Economy, as well as sections on Infrastructure and Transport. We feel it is essential that the review to consider the most appropriate distribution and scale of housing development to help meet Oxford's unmet needs also consider the associated economic issues. It is clear that Cherwell District and Oxford City share a range of functional and economic cross-boundary relationships. It is also clear that Oxford is highly constrained in terms of the City's administrative boundaries, and the limited availability of potential development land is of direct relevance to employment development as well as for housing. We believe the issues identified for the partial review should include further work relating to the scope for cooperation between Cherwell and Oxford City regarding strategic employment sites alongside consideration of how and where Cherwell accommodates a proportion of Oxford's unmet housing needs. We consider this essential if Cherwell is to positively address the challenges posed by the high levels of out-commuting and if the challenges of congestion are to be addressed. (cont...)

PR-A-066	Oxalis Planning / Blackfield Land Ltd	20	(cont…) The issue of identifying sites to accommodate large scale logistics buildings was discussed during the Local Plan Part 1 examination process, and the Council has previously recognised that further policy guidance is required and that provision (allocations) should be made for strategic logistics/distribution development. The separate Part 2 Local Plan Issues Consultation document includes a reference to 'further economic assessment work' being planned with regard to large-scale logistics sites, but does not offer any detail as to how or when the issue will be addressed. In our view, having identified this issue previously as a pertinent and relevant strategic local planning issue, the Council should incorporate it into the scope of the partial review of the Local Plan. The 2015 Local Plan Inspector's Report made several comments about the development pressures for large logistics sites, dismissing them as being 'speculative' with reference to the need for such sites as being 'as yet unproven'. Furthermore, the Inspector's comments were also predicated on an assumption that 'such schemes would be road based' (paragraph 41, Inspector's Report, May 2015). We would strongly challenge a number of the Inspector's conclusions and assumptions, and remain of the view that this strategic land-use needs to be actively and explicitly planned for. It would be logical and appropriate to incorporate this issue into the partial review alongside the work needed to revisit the distribution of strategic housing development. (cont....)
PR-A-066	Oxalis Planning / Blackfield Land Ltd	20	(cont…) It is clear that there are numerous potential development sites in the District, several of which are likely to be well suited to strategic distribution and logistics development. As specific examples, sites were being promoted by other parties during the examination in the vicinity Junction 10 of the M40, and Blackfield Land Ltd is involved in promoting a different site at Junction 10 of the M40. We are actively seeking to bring this site forward, and contrary to the Inspector's assumption, are actively exploring the potential for a rail freight interchange. Furthermore, and also contrary to the Inspector's comments, the site includes previously developed land adjacent to the M40, with limited 'intrusion' into open or virgin countryside. Our technical work to assess and the site is ongoing, but such a proposal would make a significant contribution to the economy of the District, but also support wider economic objectives across the LEP area and Oxford housing market area. We are also exploring the opportunities to include new local highways infrastructure to address existing local challenges, and to the benefit of existing local communities nearby. We are keen to discuss these emerging proposals with the Council and to provide plans and other details in due course. Our ongoing work in relation to the potential of this site is informed at the national level by the clear and explicit support for, and recognition of the need for, a network of rail freight interchanges across the UK to help deliver against environmental as well as economic objectives and priorities. It is also a direct response to the strong locational advantages of Cherwell, something which has already seen a number of strategic sites emerge earlier in the plan-making process in response to market demand and requirements. The local strength and opportunities of the logistics sector are recognised in the Council's Cherwell Economic Analysis Study of 2012. The SEMLEP Strategic Economic Plan for 2015-2020 identifies Logistics as 'key sector'.
PR-A-066	Oxalis Planning / Blackfield Land Ltd	20	(cont…) As a long-term plan looking ahead to 2031 our view is that the approach of the adopted Local Plan has no flexibility with regard to responding to market signals and economic opportunities. We note that one of the economic challenges facing the District included in the Adopted Local is: "new employment sites are needed to meet modern business needs" The lack of a clear strategy and policies for actively addressing the issue of strategic logistics and distribution development represents a critical weakness in the Council's response to this challenge. Although advocated by the Inspector, we do not feel it is sound to progress with a planning strategy which provides such limited guidance on this key issue. Given the potential and the need for development of such strategic sites early in the plan-period, we don't believe delaying until a subsequent review of the Local Plan is appropriate or sound.

PR-A-066	Oxalls Planning / Blackfield Land Ltd	16	We welcome that the Issues consultation document includes a section on the Transport, as well as sections on Infrastructure and the Economy – we strongly support Cherwell District Council's apparent intentions to consider the issues of Oxford's unmet housing need in a comprehensive and holistic way rather than in isolation. The transport section of the consultation document identifies a number of key issues, including the County Council's estimates that despite the high levels of congestion already seen in many parts of the City, there could be a 25% increase in journeys within the City of Oxford by 2031, with approximately 13,000 more commuter trips each day. While supporting and enabling the continued growth of Oxford through cross-boundary cooperation is clearly a requirement upon Cherwell District, it is also clear that reducing out-commuting from the District remains a key challenge and priority. The charts on page 47 of the consultation document help to illustrate the significant scale of the commuting flows from Cherwell to Oxford, and the strength of the existing functional and economic cross-boundary relationships. The scale and extent of these economic relationships can be expected to increase if housing growth is redistributed into Cherwell. (cont...)
PR-A-067	Savills / Christ Church, Exeter College, Merton College and Oxford University Press	1	The figure of 3,500 homes is derived from the work of the Oxfordshire Growth Board and represents a simple piece of arithmetic whereby 15,000 homes (the working assumption for Oxford City's unmet need) is divided on a more-or-less equal basis between the 4 adjoining local authorities. In many ways this is an unsatisfactory approach to deriving a guideline figure as it fails to take account of a wide range of technical and environmental factors that will ultimately determine what the appropriate division between the local authorities ought to be. The Oxfordshire Growth Board is currently in the process of testing a range of strategic options for the spatial distribution of the unmet housing need. According to the reports submitted to the Growth Board meeting on 2nd February 2016, the analysis of strategic options is due to be concluded in September 2016. Given the fact that Cherwell District immediately adjoins the urban area of Oxford at its northern point it has the potential to contribute towards meeting the housing needs of Oxford in a very sustainable way i.e. meeting the need close to where it arises. It is therefore likely that the figure of 3,500 homes is an underestimate of the proportion of Oxford's housing need that should be met in Cherwell.
PR-A-067	Savills / Christ Church, Exeter College, Merton College and Oxford University Press	2	It is a key principle of sustainable development that sites should contain a mix of uses so as to, for example, create a close relationship between homes and job opportunities and thereby reduce the length of journeys to work. In principle therefore the provision of additional homes to meet Oxford's needs should be associated with the provision of additional land for employment. However, the appropriateness of providing jobs and homes on the same site, or in close proximity to each other, will depend upon the existing context of the site including the present availability of local job opportunities. In the case of north Oxford there is already a significant resource of local jobs available. Furthermore the planned development at Northern Gateway will deliver thousands more new jobs in the area. Given the existing and planned availability of local jobs there is no specific requirement to provide additional employment in the north Oxford area. The specifics of the North Oxford Triangle do however provide a unique opportunity to deliver business accommodation close to the Water Eaton station. This could prove to be an attractive location for existing and new businesses given the high quality of rail services to London.

PR-A-067	Savills / Christ Church, Exeter College, Merton College and Oxford University Press	3	The key issue to consider in deciding on where to accommodate the unmet housing needs of Oxford is to seek to meet that need as close as possible to where it arises. This means that the most appropriate locations to consider in the first instance are those in, and on the edge of, Oxford. This approach does as a consequence determine that sites within the Green Belt are considered once the capacity of the urban area of Oxford has been fully utilised. This requires that 'exceptional circumstances' are established to justify a review of the Green Belt as required by the Framework at paragraph 83. The Colleges and OUP maintain that 'exceptional circumstances' do exist, including the following: - the national and local imperative to deliver higher housing numbers and economic growth; - persisting jobs-homes imbalances in the local area; - poor housing affordability and a backlog of need; - worsening traffic congestion in and around Oxford; - staff recruitment and retention problems for local employees due to housing affordability, including meeting the needs of University and College employees for whom there is a pressing need for accommodation; - a lack of realistic alternatives to focusing growth at Oxford; and - a lack of capacity to accommodate all of Oxford's housing needs within the boundary of the city. (cont...)
PR-A-067	Savills / Christ Church, Exeter College, Merton College and Oxford University Press	3	(cont…) With the 'exceptional circumstances' case established, the review of the Green Belt should be informed by an analysis of the extent to which land currently in the Green Belt contributes towards its five purposes as defined in the Framework at paragraph 80. This analysis has in part been undertaken in the Oxford Green Belt Study (LUC, 2015) commissioned by the Oxfordshire Growth Board. Whilst a useful reference document, the study is flawed due to the fact that it considers any expansion of the Oxford urban area to be 'urban sprawl'. This is not an accurate assessment of such sites given that new development per se cannot be considered 'sprawl' if it takes place as part of a plan-led exercise as required by the Framework. In addition, the Green Belt Study fails to take into account the sustainability benefits of locating new development on the edge of Oxford. For example, sites well related to Oxford would be able to take advantage of local employment opportunities and other facilities / services in the city and access them by sustainable modes of transport. The Colleges and OUP anticipate that the sustainability issues will be taken into account in the analysis of strategic options that the County Council is currently undertaking on behalf of the Oxfordshire Growth Board.
PR-A-067	Savills / Christ Church, Exeter College, Merton College and Oxford University Press	4	The additional growth in the District should be aiming to provide new homes to meet Oxford's unmet needs in location/s that: - are well related to Oxford, where the need for the new homes arises; - have easy access to sustainable modes of transport; - are well connected to existing highway infrastructure; - provide suitable access for vehicles, cyclists and pedestrians; - connect to existing cycle and pedestrian networks; - preserve and enhance key environmental and heritage assets; - are in close proximity to existing and future sources of employment; - are close to existing leisure facilities; and - provide sufficient facilities and open space on site to meet the needs of future residents.

PR-A-067	Savills / Christ Church, Exeter College, Merton College and Oxford University Press	5	The focused Vision for meeting Oxford's unmet need in Cherwell District should contain: a) a clear commitment to meet Oxford's unmet housing need in full in combination with the other Oxfordshire local authorities; b) a commitment to deliver the growth of the Oxford urban area in the most sustainable way; c) to achieve a review of the Green Belt that will sustain for the long term and safeguard the five purposes of the Green Belt; d) allows for the co-location of jobs and homes on an area-wide basis; and e) ensures that the day-to-day requirements of new residents in terms of facilities and services are either met on-site or in the local area.
PR-A-067	Savills / Christ Church, Exeter College, Merton College and Oxford University Press	6	The area of search for the Partial Review document should focus on the area of Cherwell most closely related to Oxford i.e. north Oxford. This will enable housing sites to come forward at the closest point to where the need arises. The Colleges and OUP consider that in this context the land to the immediate north of Oxford – the 'North Oxford Triangle' – is particularly well suited and represents a highly sustainable and suitable location.
PR-A-067	Savills / Christ Church, Exeter College, Merton College and Oxford University Press	7	The factors influencing the 'area of search' should include: - maintaining the five purposes of the Green Belt; - establishing new boundaries for the Green Belt that will sustain for the long term; - access to sustainable transport modes; - availability of adequate highway capacity and site access; - relationship of site to the Oxford urban area and proximity to Oxford; - proximity to sources of employment; - proximity to existing facilities and services including leisure, education, retail, health; - environmental constraints and opportunities; and - relationship with already permitted/allocated sites.
PR-A-067	Savills / Christ Church, Exeter College, Merton College and Oxford University Press	8	The 'area of search' for the Partial Review should be well related to Oxford City to ensure that it provides sustainable development that serves Oxford's housing demand. Only if all suitable and deliverable sites close to Oxford have been appraised, and allocated where appropriate, should sites further from Oxford be considered.
PR-A-067	Savills / Christ Church, Exeter College, Merton College and Oxford University Press	9	As stated above, in deriving the figure of 15,000 new homes it has been assumed that all the urban capacity in Oxford has been accounted for. After that, the most sustainable and appropriate location to meet the needs of Oxford is on the edge of the City. There is no land on the edge of the city that is not constrained by Green Belt as the designated 'Safeguarded Sites' at Barton and Northern Gateway are now allocated/consented for development. Sites on the edge of the city will therefore inevitably require a review of the Green Belt. On this basis, an area of search based on the Green Belt is a logical approach, albeit with a focus on the inner boundaries of the Green Belt adjoin the built-edge of the city.

PR-A-067	Savills / Christ Church, Exeter College, Merton College and Oxford University Press	12	In accordance with national policy and specifically the 'duty to cooperate' (NPPF, paragraph 178), Cherwell is required to work with other authorities in the county to determine the appropriate contribution it should make towards meeting Oxford's unmet housing need. A number of sites or broad locations, which are deliverable and developable, therefore need to be identified in order to achieve this aim. In addition, the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. In the Cherwell context, sites will need to meet the strategic objectives for housing and for building sustainable communities in Cherwell as set out in the Local Plan Part 1. The North Oxford Triangle site is suitable in this context given that the development of the site will: - preserve a 'gap' between Kidlington and Oxford; - establish new Green Belt boundaries that will be robust and sustain for a long period; - be large enough such that a mix of housing types and tenures could be provided; - be close to existing services and facilities on the edge of Oxford; - have access to sustainable transport routes and transport infrastructure; and - provide essential new facilities and services on site. (cont...)
PR-A-067	Savills / Christ Church, Exeter College, Merton College and Oxford University Press	12	(cont…) The housing market issues at Oxford identified from the Oxfordshire SHMA 2014 emphasise that the strongest housing demand pressures in Oxfordshire are in Oxford. It also sets out the particular housing trends and requirements within Oxford. A large site close to Oxford will serve the Oxford–focused sub regional housing market and provide a range of types and tenures of housing to meet Oxford's needs. In terms of the geographic context, a site to the north of Oxford would be well related to existing transport infrastructure and planned infrastructure improvements, to the existing residential centres of Cutteslowe, Summertown and Wolvercote and to planned development at the Northern Gateway Site. It is clear that the area north of Oxford – the North Oxford Triangle - is particularly well located to contribute to meeting the unmet housing needs of Oxford.
PR-A-067	Savills / Christ Church, Exeter College, Merton College and Oxford University Press	14	Specific objectives that Cherwell Council should consider when identifying sites for meeting housing needs arising within Oxford are that they should: - be well related to Oxford; - have easy access to sustainable modes of transport; - be well connected to existing highways and other transport infrastructure; - provide suitable access for vehicles, cyclists and pedestrians; - link with existing cycle and pedestrian routes; - offer opportunities to preserve and enhance key environmental and heritage assets; - be close to existing and future sources of employment; - provide links to existing leisure facilities; - provide sufficient facilities and open space on site to serve the needs of future residents; and - provide a mix of housing types and tenures to meet Oxford's housing requirements.

PR-A-067	Savills / Christ Church, Exeter College, Merton College and Oxford University Press	15	Please refer to separate site submission form for the North Oxford Triangle. Given its high sustainability credentials, the North Oxford Triangle should be allocated as a strategic housing site to meet Oxford's unmet needs. The site provides an opportunity to make a significant contribution to Oxford's unmet housing needs in a highly sustainable location close to Oxford. The site is close to existing sustainable transport links including Oxford Parkway Station, Water Eaton P&R and Peartree P&R. There is a real opportunity to provide a new neighbourhood for Oxford that has excellent sustainable transport links both locally and with the wider highway and rail network. The site is also adjacent to Oxford Road which is a 'Premium Transit Route' into Oxford and is well placed to benefit from the committed infrastructure improvements in North Oxford set out in the Oxford Transport Strategy. There are also various connections that can be made via existing vehicle, cycle, and pedestrian routes to maximise the options for movement to and from the site. The site is well placed to provide access to local jobs at sites such as the Jordan Hill Business Park to the south, future provision at the Northern Gateway site and employment opportunities in Oxford and Kidlington. (cont...)
PR-A-067	Savills / Christ Church, Exeter College, Merton College and Oxford University Press	15	(cont…) There are a number of leisure and recreation facilities that can be easily accessed from the site including Cutteslowe Park, the Five Mile Drive Recreation Ground and the Banbury Road North Sports Ground. There is potential to provide links to and enhance Cutteslowe Park. The site is well related to Oxford and existing communities to the south of the site. The scale of the site means that it has the potential to provide a significant number of new homes to contribute towards meeting Oxford's unmet housing needs. In addition, the site is capable of providing for the day-today needs of the local community in terms of open space, primary level schooling, an element of local shopping as well as some additional employment opportunities. There are no significant environmental constraints that would prevent the site being utilised for the delivery of a highly sustainable new neighbourhood for Oxford. In conclusion the site is particularly well suited to meet Oxford's unmet housing needs. Furthermore, the owners of the site are willing for it to be delivered for development should the Council agree with this analysis and allocate it through the Partial Review process.
PR-A-067	Savills / Christ Church, Exeter College, Merton College and Oxford University Press	19	The North Oxford Triangle is well located to take advantage of and enhance green, social, community and service infrastructure. Benefits of the site include: - proximity to recreational facilities including Cutteslowe Park, the Five Mile Drive Recreation Ground and the Banbury Road North Sports Ground; - potential to provide additional green infrastructure links into Cutteslowe Park and the wider countryside; and - opportunities to provide infrastructure on site, such as a new school and extending the local pedestrian and cycle network.
PR-A-067	Savills / Christ Church, Exeter College, Merton College and Oxford University Press	28	Site submission - North Oxford Triangle, Kidlington. Please refer to the Site Submission Form for the North Oxford Triangle.
PR-A-067	Savills / Christ Church, Exeter College, Merton College and Oxford University Press	10+11	The Oxfordshire Growth Board is due to make recommendations on the appropriate division of Oxford's unmet housing between the other Oxfordshire districts at its meeting in September 2016. The implications for five-year housing land supply should be carefully considered once the scale of the allocation to Cherwell has been determined.

PR-A-067	Savills / Christ Church, Exeter College, Merton College and Oxford University Press	13, 16-18	The Partial Review cannot address the housing requirements of Oxford in isolation. The provision of housing on the scale required will have implications for the wider area that will need to be considered alongside the allocation of sites for housing. One key area for consideration is transport and in this regard the County Council has prepared a Local Transport Plan that considers the long term strategy for achieving access to Oxford, which includes to the north of Oxford where the following measures are proposed: - improvement to the A40 from Eynsham to Oxford; - implementation of Premium Transit Routes and potential Rapid Transit System between Kidlington and Oxford; and - P&R at locations remote from Oxford. The Partial Review should consider these wider transport issues as part of bringing forward strategic sites on the edge and near to north Oxford. In the context of transport issues, the North Oxford Triangle is particularly well located given its proximity to the Oxford Parkway Station, Water Eaton P&R and the high quality bus services that operate along Oxford Road. The site therefore represents a highly sustainable solution for meeting housing needs close to Oxford.
PR-A-067	Savills / Christ Church, Exeter College, Merton College and Oxford University Press	20+21	The key economic issue that will need to be addressed is to ensure that any identified site is deliverable. The delivery of the North Oxford Triangle is supported by the landowners (should it be allocated by the Council) and given its proximity to existing infrastructure there is not a requirement for any major investment in infrastructure improvements in order for it to be delivered. The site is therefore available and deliverable and represents a highly sustainable option. In terms of wider economic issues the scheme will make a positive contribution to the local economy in a number of ways, including: providing employment during the construction phase, increasing spend in the local economy, easing housing affordability in Oxford, enhancing the viability of existing bus services on Oxford Road and train services at Water Eaton. Furthermore, the location already benefits from the availability of local employment, at the Jordan Hill Business Park to the south. It would also provide an opportunity to access future employment opportunities at the Northern Gateway. It is close to Oxford, which is the main economic centre of the county, and to Kidlington where there are also a range of employment opportunities. There is also potential to provide an element of new employment at the site to benefit from proximity to the train station providing access to London.
PR-A-067	Savills / Christ Church, Exeter College, Merton College and Oxford University Press	22+23	This submission has already identified the sustainability credentials of the North Oxford Triangle, including: - access to local jobs and services to reduce the need for travel and minimise related CO2 emissions; - access to a choice of sustainable transport modes when travel is necessary; - meeting the need for homes near to where that need arises; - protection and enhancement of habitats; - protection of existing heritage assets; - potential to enhance the cycle and pedestrian network; and - potential to extend the green infrastructure network. In addition to these points already referred to, the eastern edge of the site is defined by the River Cherwell and its flood plain. This feature provides a long term boundary for development and an appropriate feature to define the edge of the redefined Green Belt. The layout and design of the scheme will factor in the presence of the flood plain so as not to increase flood risk on site or elsewhere. Furthermore, there is a commitment to design the scheme to a high standard both through built elements and green infrastructure.

PR-A-067	Savills / Christ Church, Exeter College, Merton College and Oxford University Press	24+25	As part of the analysis of the sustainability of any strategic site options, the potential impacts on habitat and species of importance should be taken into account. The North Oxford Triangle does not contain any significant landscape features or ecological habitats that would constrain development of the site. In addition, it is some distance from the designated ecological sites within the surrounding area.	
PR-A-067	Savills / Christ Church, Exeter College, Merton College and Oxford University Press	26+27	As part of the analysis of the sustainability of any strategic site options, the potential impacts on heritage assets should be taken into account. The North Oxford Triangle contains no listed structures or other features of heritage value. There are two Listed structures (St Frideswides Farmhouse and Wall approximately 10m to north east of St Frideswides Farmhouse) beyond the site boundary on its eastern extent. Whilst careful design of the scheme is required to respect these Heritage Assets they will not significantly impact on the ability to deliver a comprehensive overall proposal for the site.	
PR-A-067	Savills / Christ Church, Exeter College, Merton College and Oxford University Press			The section of the report relating to 'Relationship between the Cherwell Local Plan Part 1 Review and other plans and programmes' does not refer specifically to Neighbourhood Plans. Such documents are part of the development plan and warrant attention on that basis when assessing spatial strategy options. Whilst referring to the Strategic Economic Plan, the document does not refer to the 'refresh' of this document which is currently underway and is likely to be concluded before the Partial Review has been completed.
PR-A-068	Savills / Christ Church, Exeter, Magdalen, Merton and St.John's Colleges	1	The figure of 3,500 homes is derived from the work of the Oxfordshire Growth Board and represents a simple piece of arithmetic whereby 15,000 homes (the working assumption for Oxford City's unmet need) is divided on a more-or-less equal basis between the 4 adjoining local authorities. In many ways this is an unsatisfactory approach to deriving a guideline figure as it fails to take account of a wide range of technical and environmental factors that will ultimately determine what the appropriate division of the 15,000 shortfall should be between the local authorities of Oxfordshire. (cont...)	
PR-A-068	Savills / Christ Church, Exeter, Magdalen, Merton and St.John's Colleges	1	(cont…) The Oxfordshire Growth Board is currently in the process of testing a range of strategic options for the spatial distribution of Oxford's unmet housing need. According to the reports submitted to the Growth Board meeting on 2nd February 2016, the analysis of strategic options is due to be concluded in September 2016. Given the fact that Cherwell District immediately adjoins the urban area of Oxford it has the potential to contribute towards meeting the housing needs of Oxford in a very sustainable way i.e. meeting the need close to where it arises. It is therefore likely that the figure of 3,500 homes is an underestimate of the proportion of Oxford's housing need that should be met in Cherwell. Further stages of the Partial Review should therefore await the conclusion of the Oxfordshire Growth Board analysis of strategic options.	
PR-A-068	Savills / Christ Church, Exeter, Magdalen, Merton and St.John's Colleges	3	The key consideration in deciding where to accommodate the unmet housing needs of Oxford is to seek to meet that need as close as possible to where it arises. This approach does determine that sites on the edge of the city, and therefore within the Green Belt, are to be preferred (on the assumption that the urban capacity of Oxford has been fully utilised). This requires that the necessary 'exceptional circumstances' are established to justify a review of the Green Belt as required by the Framework at paragraph 83. The University & Colleges maintain that 'exceptional circumstances' do exist, including the following: - the national and local imperative to deliver higher housing numbers and economic growth; - persisting jobs-homes imbalances in the local area; - poor housing affordability and a backlog of need; - worsening traffic congestion in and around Oxford as a result of in-commuting to the city; (cont...)	

PR-A-068	Savills / Christ Church, Exeter, Magdalen, Merton and St.John's Colleges	3	(cont…) - staff recruitment and retention problems for local employees due to housing affordability, including meeting the needs of University and College employees for whom there is a pressing need for accommodation; - a lack of realistic alternatives to focusing growth at Oxford; and - a lack of capacity to accommodate all of Oxford's housing needs within the city. With the 'exceptional circumstances' case established, the review of the Green Belt should be informed by an analysis of the extent to which land currently in the Green Belt contributes towards its five purposes as defined in the Framework at paragraph 80 as well as a sustainability assessment of the identified strategic sites. The University & Colleges anticipate that the sustainability issues will be taken into account in the analysis of strategic options that the County Council is currently undertaking on behalf of the Growth Board and which will be reported to the Board in September 2016.
PR-A-068	Savills / Christ Church, Exeter, Magdalen, Merton and St.John's Colleges	4	The additional growth in the District should be aiming to provide new homes to meet Oxford's unmet needs in location/s that: - are well related to Oxford, where the need for the new homes arises; - have easy access to sustainable modes of transport; - are well connected to existing highway infrastructure; - provide suitable access for vehicles, cyclists and pedestrians; - connect to existing cycle and pedestrian networks; - preserve and enhance key environmental and heritage assets; - are in close proximity to existing and future sources of employment; - are close to existing leisure facilities; and - provide sufficient facilities and open space on site to serve the needs of future residents.
PR-A-068	Savills / Christ Church, Exeter, Magdalen, Merton and St.John's Colleges	5	The focused Vision for meeting Oxford's unmet need in Cherwell District should contain: a) a clear commitment to meet Oxford's unmet housing need in full in combination with the other Oxfordshire local authorities; b) a commitment to deliver the new growth in the most sustainable way; c) to achieve a review of the Green Belt that will sustain for the long term and safeguard the five purposes of the Green Belt; d) allows for the co-location of jobs and homes on an area-wide basis; and e) ensures that the day-to-day requirements of new residents in terms of facilities and services are either met on-site or in the local area.
PR-A-069	R James	22	I am not at all happy that Kidlington appears to be undergoing rapid and rather idiotic speculative developments. Multiple occupancy dwellings are now replacing many large houses around the village; a house at the corner of Springfield Road is being turned into flats. The proposed huge unwelcome addition of flats instead of the Cooperative car park is another sign that there is absolutely no care or long term thinking being put into how the village is going to remain just that, and have any sort of charm, and identity. Disrupting the communities, which have lived in the village for many years, is very poor policy for ensuring crime, social cohesion and harmony remain the stalwart features of this established village. (cont...)

PR-A-069 R James

1 (cont...) From the documents I have had chance to go over, I don't think that Cherwell should be considering allowing an extra 3,500 extra houses to meet Oxford's housing issues. This figure is derived from the Oxfordshire SHMA which has simply been accepted by the Council and not subjected to serious independent scrutiny. The SHMA was drawn up by private consultants who largely work for the development industry and therefore have a conflict of interest. Its figures are much too high, far in excess of previous trends and clearly unrealistic. I do not accept that the SHMA figures represent either Cherwell's or Oxford's needs.

With regard to the issue of whether additional housing in Cherwell be allowed to meet Oxford's needs be supported by additional employment generating development, that again doesn't stand up to scrutiny. (cont...)

PR-A-069 R James

16 (cont...) The transport system in Kidlington simply cannot cope with more cars. Currently the roads are backed up for 2-3 hours per morning with incoming traffic getting through to Oxford and the A34. It is ridiculous to think the area should be expanded in terms of housing and development as the roads cannot cope with more traffic.

Further the addition of the train station is going to add to the road issues for the foreseeable future. Without building any extra homes, there is going to be more people trying to get through Kidlington in rush hours. Therefore it is imperative that clear, strategic thinking is used to consider what the local area needs. (cont...)

PR-A-069 R James

22 (cont...) Kidlington's green belt needs protecting desperately. With the new train station massive erosion has been achieved in the boundaries between Oxford and Kidlington. Gosford is under severe threat of now being urbanised, and as we have severe flood issues in the village and area, this is madness.

The reason Oxfordshire has been such a pleasant county to live in is because it has greenbelt and spaces between urban conurbations. The ill conceived developments around Barton and Peartree are going to ruin Oxford's charm; as a Kidlington resident, I know very well that part of the village's appeal is precisely that – it is a village, with greenbelt around it.
We do not want or need excess housing, particularly if it is not linked to social need and sustainable, green development initiatives.

I urge further detailed and intelligent consideration of Kidlington's future by everyone involved in this process.

PR-A-070	Barton Willmore / Hundred Percent Hella and Orbit Homes (2020) Ltd	1	The 2014 Oxfordshire Strategic Housing Market Assessment (SHMA), which covers the five Oxfordshire Authorities (Cherwell District, Oxford City, the Vale of White Horse District, South Oxfordshire District and West Oxfordshire District) considers that the objectively assessed need (OAN) for Oxford City is between 1,200 and 1,600 dwellings per annum. The Issues consultation document suggests that it is appropriate to consider the mid-point of this range as the objectively assessed housing need, which equates to 28,000 dwellings across the Plan Period to 2031. However, Paragraph 47 of the National Planning Policy Framework (NPPF) requires local planning authorities to 'boost significantly' the supply of housing. In this context, it is considered that the upper limits identified within the SHMA should be considered as appropriate, rather than the mid-point. In this context, Oxford City should be providing 1,600 dwellings per annum to 2031, which equates to a housing target of 32,000 dwellings across the Plan Period. It has been agreed by the five Oxfordshire Authorities that the 'working assumption' of Oxford City's unmet housing need is 15,000 dwellings. However, Oxford City's Strategic Housing Market Assessment (SHLAA) only identifies a supply of 10,212 dwell ings, including completions since 2011, windfalls, student accommodation, C2 units and SHLAA sites. Even against a n overall target of 28,000 dwellings, this leaves a shortfall of 2,788 dwellings. Against a target of 32,000 dwellings (based on the SHMA upper limit), there would be a shortfall of 6,788 dwellings. As such, it is not considered that the Oxfordshire Authorities are planning to meet the objectively assessed housing need of the whole housing market area, in accordance with the second bullet point of Paragraph 47 of the NPPF. (cont...)
PR-A-070	Barton Willmore / Hundred Percent Hella and Orbit Homes (2020) Ltd	1	(cont…) Based on the 'working assumption' of Oxford City's unmet housing need of 15,000 dwellings, Cherwell District are proposing to consider accommodating 3,500 dwellings of the unmet housing need as a starting point. This has derived from an assumption that each of the five Oxfordshire Authorities will accommodate an equal proportion of Oxford City's unmet housing need (i.e. 3,000 dwellings). However, this assumes that Oxford City will be contributing 3,000 dwellings of their own unmet housing need, which is illogical. Rather, the City's unmet housing need should be split between the remaining four Oxfordshire Authorities, which provides a starting point of 3,750 dwellings per authority, assuming an equal split. The figure rises to 4 ,447 if Oxford City's full target of 28,000 dwellings is to be accounted for; and 5,447 dwellings per authority if Oxford City's upper housing target is considered. Table provided in representation.
PR-A-070	Barton Willmore / Hundred Percent Hella and Orbit Homes (2020) Ltd	1	(cont...) Cherwell have proposed to increase their 3,000 starting point by 500 dwellings to 3,500 dwellings incase the county wide housing need increases, or to take account of differences between the sustainability options of each authority in meeting the unmet need. However, it is not considered that this uplift goes far enough. Indeed, whilst it is acknowledged that Cherwell is partly constrained by Green Belt to the south, the three other authorities surrounding Oxford City are also constrained by Green Belt. In addition, large areas of the Vale of White Horse, West Oxfordshire and South Oxfordshire Districts are also covered by Areas of Outstanding Natural Beauty (the Cotswolds, the Chiltern Hills and the North Wessex Downs), further constraining their ability to accommodate unmet housing need from Oxford City. Of the four authorities, Cherwell is considered to be the least constrained, and therefore capable of accommodating more of Oxford City's unme t housing need. Given the above, it is considered that 3,500 dwellings is not an appropriate 'working assumption' for the amount of Oxford City's unmet housing need which is likely to need to be accommodated within Cherwell District. This figure needs to be increased, as it is not considered that it is in accordance with Paragraph 47 of the NPPF, either in its aspirations to boost significantly the supply of housing, or to ensure that the full objectively assessed housing needs of the full housing market a rea are met. (cont...)

PR-A-070	Barton Willmore / Hundred Percent Hella and Orbit Homes (2020) Ltd	1	(cont…) In addition to meeting the unmet housing need arising from Oxford City, consideration should also be afforded to how Oxfordshire, and in particular Cherwell District might be required to assist in meeting the unmet housing need arising from London. The London Plan (March 2015) outlines a requirement for 49,000 dwellings per annum to be delivered across the city. However, the Plan only makes provision for the delivery of 42,000 dwellings per annum. This leaves a significant residual shortfall. It is clear that the South East authorities will need to contribute towards meeting this shortfall, however the distribution is currently unknown. In March 2014, the GLA wrote to Bedford Borough Council, advising that there is likely to be a 'gap' between the demand and supply of housing in London. As a result, the letter advised that "Planning authorities in the wider South East with housing markets that are influenced by that of London are strongly advised to take account of these uncertainties when addressing National Planning Policy Framework Paragraph 47. This requires authorities to boost significantly the supply of housing by using their evidence base to ensure that their local plan meets full objectively assessed needs." (cont...)
PR-A-070	Barton Willmore / Hundred Percent Hella and Orbit Homes (2020) Ltd	1	(cont…) Cherwell District is well placed to meet some of the unmet housing need arising from London, particularly given the excellent transport links to the city, including a regular direct train service from Banbury which takes approximately one hour. Given that Cherwell need to review their Local Plan to accommodate some of the unmet housing need of Oxford City, it is also considered a good opportunity to afford consideration as to how Cherwell District might assist in accommodating some of the unmet housing need arising from London.
PR-A-070	Barton Willmore / Hundred Percent Hella and Orbit Homes (2020) Ltd	6	The land surrounding Oxford City is Green Belt. As detailed above, this Green Belt extends into all of the four surrounding Districts. The Oxfordshire Growth Board published a Green Belt Study to understand whether Oxford City's unmet need can be met within the surrounding Green Belt. The potential of a number of parcels of land for release from the Green Belt to accommodate Oxford City's unmet housing need were considered against the five purposes of the Green Belt. The Study does not make any recommendations regarding the suitability of individual parcels for release from the Green Belt. The adopted Cherwell Local Plan (July 2015) identifies Banbury and Bicester as the most sustainable settlements and the focus for new growth across the Plan Period. Whilst Kidlington is identified as an urban area within the Local Plan, it is also identified as one of 16 Category A Villages. As such, it is considered to be a less sustainable location for new development than Banbury or Bicester. (cont...)
PR-A-070	Barton Willmore / Hundred Percent Hella and Orbit Homes (2020) Ltd	6	(cont…) Given that the settlements which are identified as the most sustainable within the District are located further away from Oxford City, it is not considered that the 'area of search' should be constrained geographically to the area closest to Oxford City. The more sustainable settlements within Cherwell District are well related to Oxford City in terms of connectivity. There are regular bus and rail services connecting Banbury with Oxford City Centre. Most train services take less than 20 minutes. Banbury is located close to Junction 11 of the M40 allowing convenient access to Oxford City's park and ride schemes.

PR-A-070	Barton Willmore / Hundred Percent Hella and Orbit Homes (2020) Ltd	8	It is considered that a District wide approach to reviewing appropriate locations for accommodating Oxford City's growth would be the most appropriate approach. As detailed in our response to Question 6, the most sustainable settlements within the District are not necessarily the closest to Oxford City spatially. However, Banbury in particular is closely linked through the highway and public transport networks. The adopted Cherwell Local Plan identifies that the majority of new development across the Plan Period will be directed to Banbury and Bicester. Given that this is the adopted strategy for Cherwell District, it is considered that any additional development required to meet Oxford City's unmet housing need is accommodated in accordance with this. Paragraph 17 of the NPPF sets out 12 Core Planning Principles, including encouraging the redevelopment of brownfield land over greenfield sites. This principle is also advocated within the adopted Cherwell Local Plan. The Government have made it clear that brownfield regeneration will be a priority in delivering new homes, and in a Statement released on 10th March 2016, Communities Secretary Greg Clark urged Councils to continue to offer up brownfield sites to deliver new homes. (cont...)
PR-A-070	Barton Willmore / Hundred Percent Hella and Orbit Homes (2020) Ltd	8	(cont…) It is noted that Cherwell District is one of 15 Authorities taking part in the 'brownfield register' pilot scheme, which will assist in the redevelopment of brownfield sites. The 15 Authorities have been chosen because they have the most brownfield land in England. Given the emphasis on brownfield sites delivering housing need, particularly within Cherwell District, and the significant availability of brownfield land within the District, it is considered that there should be a focus on utilising this brownfield land to deliver the additional housing growth required to accommodate Oxford City's unmet housing need. Whilst a District wide approach to reviewing appropriate locations for accommodating Oxford City's growth would be the most appropriate, this needs to be considered in the context of the spatial strategy for the District set out within the adopted Local Plan, as well as the principles of brownfield redevelopment established at both a national and local level.
PR-A-070	Barton Willmore / Hundred Percent Hella and Orbit Homes (2020) Ltd	9	As detailed in our response to Question 8, a District wide to the 'area of search' is supported. However, this needs to be considered in the context of the spatial strategy for the District established within the adopted Local Plan, which seeks to direct the majority of new housing growth to the more sustainable settlements of Banbury and Bicester. Given this established strategy for growth, it is not appropriate to consider an area of search based solely on the Oxford Green Belt.
PR-A-070	Barton Willmore / Hundred Percent Hella and Orbit Homes (2020) Ltd	15	It is not considered that options for meeting Oxford City's unmet housing need should rely solely strategic allocations of a significant size. By distributing the required growth across the most sustainable locations within the District, any adverse impacts of accommodating this growth on the environment and local services and infrastructure will also be more evenly distributed. In terms of locations for growth, as detailed above, sustainable locations within and adjacent to Banbury should be considered, given that it is identified as one of the two most sustainable settlements within the District with good public transport links to Oxford City. Land at Southam Road, Banbury has been submitted to the Call for Sites consultation as a suitable location for meeting some of the additional growth required. The Call for Sites submission demonstrates that the Site is sustainable, available and deliverable and as such, offers a practical solution to meeting some of Oxford City's unmet housing need.
PR-A-070	Barton Willmore / Hundred Percent Hella and Orbit Homes (2020) Ltd	28	Site submission - Land at Southam Road, Banbury

PR-A-071	Pegasus Group / Richborough Estates	1	As noted in Paragraph 2.16 of the Issues Consultation document an agreed figure of 15,000 dwellings is the level of need that cannot presently be met by Oxford City Council. Distributing these evenly between the five authorities in the Oxfordshire Housing Market Area would give a figure of 3,000. Paragraph 2.17 notes that this figure may potentially increase for the rural districts if Oxford's contribution were to be less than 3,000. This is considered to be highly probable given the environmental constraints within Oxford City's administrative boundary (namely the significant wealth of heritage assets and flood plain) coupled with the Green Belt surrounding the City, all of which limit the availability of both urban and rural housing land. The 3,500 homes for Cherwell is therefore likely to be a conservative estimate, given that much of Cherwell District lies beyond the Green Belt, has good connectivity with Oxford and beyond, and opportunities exist for allocating sites to assist in meeting Oxford's unmet housing need.
PR-A-071	Pegasus Group / Richborough Estates	3	Key issues for Oxford are considered to be the protection and enhancement of the built and natural environment, and in particular the retention of the historic setting and form of the City, which contributes to its special character. Allied to this is the scarcity of previously developed land within the City's administrative boundaries, which limits the capacity of the City in making a significant contribution to meeting unmet housing need. In addition the designation of some 27% Oxford's area as Green Belt also limits housing opportunities and thus consideration should be given to the issue of the extent to which land performs against the purposes of Green Belts, as set out in paragraph 80 of the National Planning Policy Framework (NPPF). Regard should therefore be had to the 'Oxford Green Belt Study' of October 2015. However, in helping to meet development requirements it is likely that the amount of land where exceptional circumstances can be demonstrated to justify a release from the Green Belt may be limited. These issues highlight the need to consider opportunities for housing growth in the administrative areas adjoining Oxford and in particular the need to consider areas beyond the Green Belt.
PR-A-071	Pegasus Group / Richborough Estates	6	It is noted that distance / proximity to Oxford (e.g. the southern part of Cherwell or an area close to the City) is highlighted in paragraph 4.8 of the Issues Consultation document as one of the factors that might help define an 'area of search'. This approach is supported, especially given that the southern part of Cherwell District has a more direct relationship with Oxford than other parts of the District. The more removed housing land is from Oxford the more likely it is that distances travelled will increase, meaning less sustainable locations and a greater contribution to climate change. (cont....)
PR-A-071	Pegasus Group / Richborough Estates	6	(cont…) Launton is a village lying to the east of Bicester, just on the other side of the A4421. It is a sustainable settlement located in the Southern part of Cherwell District, outside the Green Belt and only 15 miles from Oxford. The sustainability of Launton and its suitability to deliver housing has been recognised through the fact that the Cherwell Local Plan Part 1 defines it as a Category A village, which are to contribute 750 homes towards meeting Cherwell's housing requirements. It is therefore considered that it may be more appropriate to focus the 'area of search' on the southern part of Cherwell District, encompassing the village of Launton. Furthermore, land at Grange Farm, Launton is entirely suitable as a Local Plan Part 2 housing allocation and the benefits of this site are set out further under Question 28.

PR-A-071	Pegasus Group / Richborough Estates	7	As has been explained above the 'area of search' or plan area may be more appropriately focused on the southern part of Cherwell District. Consideration should be given to a range of economic, social and environmental factors in determining the 'area of search'. Examples of factors that might help define an 'area of search' are set out in paragraph 4.8 of the Issues Consultation, and these are considered appropriate. Particular attention is drawn to the factors of distance /proximity to Oxford, key transport corridors and the Cherwell settlement hierarchy. It is contended that Launton, as Category A village, close to the A4421 and located 15 miles from Oxford, should fall within this 'area of search'.
PR-A-071	Pegasus Group / Richborough Estates	8	As it is considered that the southern area of the District may be more appropriate for the 'area of search', a district-wide area may be less suitable. The area in the south of the district is better related to Oxford, whilst the northern area relates more to Banbury and would be less sustainable in meeting the housing needs of Oxford.
PR-A-071	Pegasus Group / Richborough Estates	9	Approximately 14% of Cherwell District lies within the Oxford Green Belt and thus ample opportunities exist for areas beyond the Green Belt to serve some of Oxford's unmet housing need. Therefore, whilst it is considered that areas within the Green Belt should be taken account of, it is also considered that the 'area of search' should not exclusively focus on the Oxford Green Belt. By definition these Green belt areas will no doubt be subject to constraint and therefore less suitable for development.
PR-A-071	Pegasus Group / Richborough Estates	15	The Council should be considering locations within or on the edge of sustainable settlements for the identification of strategic housing sites to meet Oxford's unmet needs. In particular the settlement hierarchy of the Cherwell Local Plan Part 1 should be utilised to inform this process, with locations at Category A Villages being considered; Launton being one such village.
PR-A-071	Pegasus Group / Richborough Estates	28	Site submission - Land at Grange Farm, Launton.
PR-A-072	Brown & Co / Mr H.R.N Stilgoe	28	Site submissions - Land at South Adderbury; Land at Berry Hill Road, Adderbury
PR-A-073	A Lodwick	1	No. It is based on the Oxfordshire SHMA which is a flawed document fatally compromised by the conflicts of interest of the private consultants (GL Hearn and SQW) who produced it. It has been widely criticised and you should take this into account including the evidence presented to you by a respected planning consultant (Prof Wenban-Smith). The SHMA figures for Oxford's needs are based on many dubious assumptions as I and others pointed out at the Cherwell EiP. They have not been included in any Oxford plan let alone tested at an EiP. They should not be used as the basis for reviewing Cherwell's Local Plan. This review provides an opportunity to correct the biases in the 2014 SHMA. You should undertake an independent review of the SHMA and its underlying employment forecasts by an organisation which is not compromised by its links to the development industry and the LEP. You should not add any further requirement to the already excessive figure of 22,700 homes. It will make it even more difficult for you to demonstrate a 5 year housing supply with the resulting damage to Cherwell's environment as speculative applications are permitted on appeal.

PR-A-073	A Lodwick	2	No. The employment generating development already proposed (or permitted) at Langford Lane, Kidlington, at Begbroke Science Park and just over the District boundary at the so-called Northern Gateway is already excessive. It is unlikely that there will be sufficient demand for the "high-tech" science-based industries sought given that there is already vacant development land and premises elsewhere around Oxford. The result will either be an over provision of land and/or the encouragement of lower-value businesses which is the opposite of what you are seeking to achieve. In addition, the hypothetical housing needs are themselves based on exaggerated forecasts of employment growth, which again, as was argued at your EiP, are unrealistic and based on the aspirations of the LEP. To provide for yet more employment generating development will simply fuel an unsustainable vicious circle.
PR-A-073	A Lodwick	3	The City Council is encouraging employment generating developments, such as the Northern Gateway for which the demand is not proven and then using such developments to fuel demand for housing and house prices (which it then complains about!). The City Council is incapable of providing any rational analysis or forecasts of the outcomes of its expansionist policies. A separate, democratically accountable and independent, strategic planning body with the necessary expertise should be established for the County. Growth should be diverted away from the City. For example, Oxford Brookes Unversity could be gradually located to Bicester. This would both benefit Bicester, the University and Oxford. Oxfordshire should consider economic twinning with specific locations in regions which would particularly benefit from growth and where land is available and housing less expensive. The availability of high speed internet links makes it more feasible than ever for businesses – particularly those in the knowledge and 'high-tech' sectors - to operate at geographically dispersed locations.
PR-A-073	A Lodwick	6	No. Growth in general should be directed away from Oxford both within and beyond the County as argued under Q3.
PR-A-073	A Lodwick	9	No. Planning guidance makes clear that - Green Belt should be permanent - housing and economic needs do not override constraints on the use of land, such as Green Belt. - this may mean that an authority is in fact unable to meet its 'objectively assessed needs'. Cherwell appears to have made no attempt to take into account the effect of the Green Belt (and other constraints) on its ability to provide for 'objectively assessed need'. The Review of the Local Plan provides an opportunity to put right this shortcoming. Furthermore, the Government has made an explicit commitment to protect the Green Belt. Green Belt is much valued by local residents, makes an important contribution to the area's natural capital, and should be improved as an asset in its own right and not built upon. (cont...)
PR-A-073	A Lodwick	9	(cont…) Paragraph B253 of the Cherwell Local Plan says "The Oxford Green Belt was designated to restrain development pressures which could damage the character of Oxford City and its heritage through increased activity, traffic and the outward sprawl of the urban area." As I said at the EiP I support this statement strongly. Planning policy should therefore seek to direct development away from the city, both within and beyond the county boundaries. The recent Green Belt study is therefore fundamentally flawed by ignoring the fact that all land parcels within the Green Belt contribute to the over-riding purpose (in the case of Oxford and similar historic cities) of preserving the setting and character of Oxford. The five purposes are alternatives which apply differently to individual towns and cities. They were never intended to be used for assessing individual parcels of land.

PR-A-073	A Lodwick	16	Transport networks around Oxford are already overstretched. Oxfordshire County Council's statements, particularly with regard to modal shift, are naively (or perhaps) highly over-optimistic. The schemes currently proposed will not even solve existing problems while the additional developments proposed (including the 3500 homes) will make matters much worse. The forecasts apparently being used do not inspire any confidence. For example it became clear at the Northern Gateway EiP that high figures were being used for employment generation, and then translated into high forecasts of housing need, while very much lower figures were being used for forecasting travel demand. Again this review presents an opportunity to re-visit these inconsistent and excessive forecasts and scale back the level of proposed development.
PR-A-073	A Lodwick	24	Finding sites for a further 3500 houses in addition to the excessive number already included in the Local Plan will further damage the natural environment of Cherwell and its natural capital, of which the Green Belt is a major component.
PR-A-074	JPPC / Tripartite and University of Oxford	1	It is regrettable that the work which has been undertaken by the Councils and the Oxfordshire Growth Board so far has not progressed sufficiently to enable a clearer view of Oxford's unmet housing need to be identified compared with the Strategic Housing Market Assessment (SHMA) requirements. In the absence of an agreed figure, Oxford City Council has indicated that there would be capacity in the City for some 10,212 homes (2011/12 to 2030/31). The mid-point figure for Oxford in the SHMA, indicates that there is an unmet need for a further 17,788 homes (10,212- 28,000). (cont...)
PR-A-074	JPPC / Tripartite and University of Oxford	1	(cont…) Currently, Cherwell and Vale of White Horse Districts are proposing to meet their own objectively assessed housing needs (OAN) set out in the SHMA while the position in West Oxfordshire is that the SHMA figures have not been accepted (this is currently the subject of a suspended Examination into the Local Plan where the Inspector has asked the Council to review its proposed housing provision). The South Oxfordshire position is unclear. We support the Council in seeking to make provision for the unmet housing need. However, whilst we support moving forward as soon as possible (given the extent of unmet housing need), and hence the need for some working figure, the Council should consider this in the context of the lowest level of provision which should be accommodated rather than as a ceiling figure.
PR-A-074	JPPC / Tripartite and University of Oxford	2	The NPPF makes clear that LPAs should "proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth". Paragraph 158 in the NPPF sets out that evidence and strategies for housing and employment in local plans should align with one another. The housing forecast of the SHMA takes into account the need to provide for employment growth. Consequently,
PR-A-074	JPPC / Tripartite and University of Oxford	2	(cont…) I have noted in the introduction above that there is a need to provide for additional employment space at Begbroke Science Park both in relation to the needs which would arise up to 2031(see the comments in respect of Local Plan Part 2) but also for those beyond the plan period. The provision of housing close to the Science Park for both key worker housing and to meet general housing needs would ensure an integrated development where the need to travel could be minimised and where provision is able to be explored which could include park and ride facilities which are both car and railway based. Begbroke Science Park has been successful in supporting and encouraging close links between academic research and industry and the University sees that role continuing. The draft Masterplan which has been produced shows how land could be made available in the future associated with the Science Park. This could provide both for the needs up to 2031 (as part of the limited green belt review in the Part 2 Local Plan) as well as safeguarding land outside the green belt for the longer term.

PR-A-074	JPPC / Tripartite and University of Oxford	3	This question is oddly juxtaposed against comments included in the currently adopted Oxford Core Strategy. It is clear that the City is unable to accommodate all of the housing required to meet its OAN because of significant constraints as a consequence of flood areas; historic assets including listed buildings, conservation areas, and scheduled monuments and their settings; open areas which contribute significantly to the character of the City; and nature conservation assets. However, it is clear that in order to meet the unmet need for homes which cannot be accommodated in Oxford, there needs to be a measure of proximity to the City, which continues to be a provider of major employment in the county. (cont...)
PR-A-074	JPPC / Tripartite and University of Oxford	3	(cont…) It will be recalled that at the first session of the Examination of the draft Local Plan the Council instructed Montagu Evans to produce a report and this highlighted the likely market saturation which would occur with further housing developments in Banbury and Bicester. It also indicated that development would therefore need to occur more appropriately closer to Oxford. In the event, additional allocations have been made at Banbury, Bicester and Upper Heyford. Locations closer to Oxford are also likely to be more accessible to the City, minimising the impacts on the highway network.
PR-A-074	JPPC / Tripartite and University of Oxford	4	It is clear that in order to meet Oxford's unmet needs, the new homes should be well-related to the City (see comments above), the transport network and employment. The aims should be to create a place that is sustainable, provides for the community's needs for homes, that is long lasting and ambitious, offers a high quality of life, promotes healthy living and has access to employment opportunities, facilities and services nearby. It should foster research and development which would succeed in boosting the local economy both now and in the long term. (cont...)
PR-A-074	JPPC / Tripartite and University of Oxford	4	(cont…) The development required to meet those unmet needs should provide for affordable homes of a number of types and tenures which includes key worker housing. It should include provision for transport links into and out of Oxford which encourage other transport modes than car and explore whether provision is able to be made for a new station which could serve both the development and existing housing and employment areas. Lastly, new development should promote healthy living with green spaces, cycle and pedestrian networks with the aim to promote high standards of environmental sustainability.
PR-A-074	JPPC / Tripartite and University of Oxford	16	Good accessibility is essential for the University's continued success and position at the pinnacle of global academic achievement. Staff need to be able to commute and travel for business within and around the City easily and conveniently in a timely fashion. Many staff live outside the ring road and a large proportion within Cherwell District. This figure may increase as lack of affordable housing pushes staff out of the City and so good quality transport choices from outlying areas, especially Kidlington, Yarnton and Bicester are essential. Unfortunately transport is increasingly cited as a barrier to recruitment and retention of staff. Set against this context the University strongly requests that the Local Plan considers transport as a key factor in the location of new housing and employment developments, locating them as near to the City's boundary as possible and at new or existing public transport hubs to enable public transport and cycling to replace car borne trips. The alternative of dispersed housing at distance from Oxford generating car borne trips does not bear contemplation in terms of the negative impacts on congestion, carbon and air quality. (cont...)

PR-A-074	JPPC / Tripartite and University of Oxford	16	(cont…) The University wishes to emphasise the potential for transport accessibility from settlements in the South of Cherwell, especially Yarnton and Kidlington, into Oxford to be transformed through development of employment and housing at the Begbroke Science Park. Firstly, this would facilitate the goals of the Local Plan to accommodate Oxford's housing needs on the periphery of the City within easy access of Oxford's employment sites by sustainable transport modes. Secondly, by improving the quality and availability of public transport options this will help resolve some of the chronic congestion caused by car-borne commuter trips. This is especially relevant for Cherwell District as the second highest source of inbound commuters into Oxford. Specifically,as part of the Begbroke Science Park Masterplan for the University aspires to: - Deliver a Park & Ride at Begbroke. The University supports the Highway Authority's plans to deliver additional park & ride sites within Cherwell to reduce the number of car trips into Oxford and has made representations for Begbroke Science Park to be assessed as a potential site. Given its proximity to the A44 corridor the site would intercept traffic coming from the North of Oxford and accommodate a park & ride in an appropriate setting, also serving an existing centre of employment. The improved connectivity to the Centre of Oxford would also enable business travel between the University's Science Area in Oxford and Begbroke, promoting economic growth and interaction on the knowledge spine between business and academia, enabling the commercialisation of academic research via spin-out start-up businesses based at the Science Park. The University would like to see this recognised in the Local Plan revision. (cont...)
PR-A-074	JPPC / Tripartite and University of Oxford	16	(cont…) - Facilitate the delivery of Mass Transit on the A44 through the Begbroke Science Park via the travel demand generated by the fully built-out Masterplan which envisages up to 6,000 employees and 1,500 homes on-site in 2036. Public transport provision on the A44 needs to be improved to meet the requirements in the NPPF and the Local Plan for development to be located in areas that are or can be served by quality sustainable transport choices. This concentration of demand at Begbroke Science Park would enable the provision of high speed, high frequency mass transit services by the commercial bus operators that is needed to achieve a sustainable transport system connecting South Cherwell with Oxford. Located on a bus corridor the Begbroke Science Park Masterplan has the critical mass to sustain commercial bus services without the need for public subsidies. - Implement a new railway station at Begbroke on the existing London-Oxford- Banbury-Birmingham mainline. This will include a station park & ride and has huge potential to meet travel demand generated by the Local Plan's housing needs in a sustainable location which would also serve the large settlement of Kidlington. - Upgrade traffic-free cycle routes into the city centre.
PR-A-074	JPPC / Tripartite and University of Oxford	17	Begbroke Science Park scores very highly in terms of transport as a potential development location to meet Oxford's unmet needs. Given its location within 6 miles of the City centre, its proximity to the major existing bus corridor into Oxford and proposals to directly connect into the existing Oxford - Banbury rail corridor via a new station it can connect its residents and workers to Oxford, Banbury and other local centres via short bus and rail journeys. Crucially, the provision of office space for up to 6,000 employees, 1,500 homes and a large park & ride means the location will possess the passenger volume to justify commercial bus and rail operators to commence frequent and rapid services via Begbroke to and from Oxford. With the withdrawal of bus subsidies by Highways Authorities and the reduction in Bus Operators Service Grant by Central Government, possessing the critical mass of demand to justify commercial investment in mass transit is an essential pre-requisite for strong and long-lasting public transport alternatives to the car. (cont...)

PR-A-074	JPPC / Tripartite and University of Oxford	17	(cont…) Furthermore with the advent of quality, low cost electric bikes Begbroke Science Park lies within a 30 minute cycle ride of Central Oxford, presenting an enviable and more reliable journey-time compared to the car. An electric bike station, part of the Oxon bike automated bike sharing scheme is being delivered at the time of writing. The Canal towpath presents an underutilised resource that could be developed as improved green infrastructure to connect the location into Oxford by bike. Taken as a whole, the high potential for sustainable transport accessibility at Begbroke presents a sustainable location for the housing and employment development that Cherwell and Oxford require to unlock their potential for low carbon economic growth.
PR-A-074	JPPC / Tripartite and University of Oxford	20	Economic Issues and how these would affect the potential development locations Paragraph 5.105 of the Issues Consultation sets out the reasons provided for the changes to the green belt agreed at the Northern Gateway. The broad issues are not dissimilar as to why the land around Begbroke Science Park represents an appropriate location to meet Oxford's unmet housing needs: employment exists at the Science Park and it would be expanded to meet economic imperatives, new housing nearby would assist in affordability and include key worker housing (reducing the need for travel outside), the site is able to be brought forward by landowners who have a long standing relationship and shared goals, and the site has good accessibility and the prospect of improving transport infrastructure. While Begbroke Science Park is being considered in the context of the Part 2 Local Plan, it is essential to consider the longer term growth prospects and the ability of the land around it to contribute to economic growth in the District beyond the current plan period unencumbered by green belt constraints. (cont...)
PR-A-074	JPPC / Tripartite and University of Oxford	20	(cont…) Getting transport and access right is central to successfully delivering low carbon economic growth. Unlocking accessibility by locating development in the right place where trips can be made by sustainable modes through new or existing hubs will support and enable economic growth. Given the very large numbers of Cherwell residents commuting into Oxford for work the Local Plan should locate new development at sites which can capture commuter car trips originating in Cherwell before they reach the City at Park & Ride hubs where they can seamlessly transition to the final leg into Oxford by bus and rail. To deal adequately with the volume of existing and likely trips generated by the scale of development in Oxfordshire, new hubs will be required in Cherwell. Begbroke Science Park is a very strong contender to site a new transport hub. As discussed in Q16 and Q17 the University proposes to host a new Park & Ride, new railway station and route mass transit via the site through the Masterplan which envisages 6,000 jobs and 1,500 homes by 2036. The site is appropriate to meet Oxford's unmet housing needs, would assist in meeting economic goals and would be located on main transport corridors and would be able to assist in delivering transport improvements.
PR-A-074	JPPC / Tripartite and University of Oxford	28	Site submission - Begbroke Science Park. These representations are accompanied by a draft Masterplan for the site. The Masterplan incorporates that proposed in respect of the Part 2 Local Plan and shows how the overall development would be able to be accommodated acceptably. The Masterplan is in draft format only at this stage and further discussions with the Council and other stakeholders would be welcomed.

PR-A-074	JPPC / Tripartite and University of Oxford	6-9	The area of search needs to be well-related to Oxford as the need arises from its own unmet need for new homes. Such a relationship would also seek to avoid longer distance commuting in and out of Oxford due to the significant employment provision in the City. A number of factors are suggested in paragraph 4.8 of the Issues Consultation. Of those set out land at and around Begbroke Science Park has the advantage of being on a key transport route with opportunity to explore the provision of a station which could serve the new development and Kidlington. It is off A44 which is a premium route for public transport. The site is occupied in part by the Begbroke Science Park which is operated by the University and which has close connections with the University's educational, academic and research work in Oxford. The expansion of the Science Park has been accepted in the Local Plan Part 1 and a limited review of the green belt is to be undertaken. The site offers the opportunity to co-locate housing and employment, which would have advantages in potentially reducing commuting by private car. (cont...)
PR-A-074	JPPC / Tripartite and University of Oxford	6-9	(cont…) The site is on the edge of Kidlington which is the largest settlement outside the towns in the district with a higher level of services and facilities. Infrastructure improvements could assist those living in the village, for example by providing access to a new station on the railway line which runs to the west of Kidlington and park and ride facilities off A44 to reduce the number of private cars travelling into Oxford and intercept them at an earlier point on the transport network. The green belt itself is too wide an area of search and any new development would be more appropriately located close to existing settlements in the Kidlington, Begbroke and Yarnton area close to main existing transport infrastructure (and in which respect improvements can be provided). In this location, there would be least impact on the purposes of the green belt. It is acknowledged that the NPPF indicates that green belt boundaries should only be altered in exceptional circumstances. The scale of the unmet housing need and the social and economic problems which would arise by not making provision close to Oxford provide an exceptional reason to review the green belt on a strategic basis. It has endured for many years without any significant change and we believe that there is broad support for such a review to be undertaken. A local plan review is the appropriate mechanism for such a review of the green belt. (cont...)
PR-A-074	JPPC / Tripartite and University of Oxford	6-9	(cont..) We note that reference is made to the Green Belt Study undertaken by LUC on behalf of the Oxfordshire Councils. The Study was undertaken at high level and includes broad parcels of land, some of which have different characteristics but are assessed in a composite fashion. In addition to this, Turley undertook a high level review on behalf of Oxford City Council. The studies indicate that the Begbroke area makes a limited contribution to some of the green belt purposes and it is therefore appropriate that this area be considered further alongside other constraints and opportunities to accommodate part of the needs arising from Oxford. A more refined study of the green belt will also be required in respect of development options as it is clear that land currently in the green belt would not be so if it did not perform at least one of the purposes of the green belt.
PR-A-074	JPPC / Tripartite and University of Oxford	10+11	The partial review will form a separate planning strategy which seeks to meet Oxford's unmet housing needs and should not therefore impinge on the existing strategy included in the Local Plan. It would be able to be provided with its own proposed housing trajectory and monitored separately. Whilst the NPPF does not make provision for ring fencing any particular area of a district, it has been used successfully in, for example, South Oxfordshire, where it has received the support of planning inspectors on appeals.

PR-A-074	JPPC / Tripartite and University of Oxford	12+13	It is imperative that Oxford's unmet housing needs are met as the lack of an adequate housing supply is causing social, economic and environmental stress in the City. The University seeks to attract the best students and researchers worldwide but has difficulties in doing so because of the affordability problems associated with the lack of housing. Other employers have similarly reported recruitment problems (Oxford was recently noted as having the least affordable housing market outside London). We note the references to Kidlington, Begbroke, and Yarnton in the text (paragraphs 5.25 to 5.29 and 5.35). Whilst the text notes the green belt, it highlights the many advantages of the area to accommodate new housing due to - the role of Kidlington as an employment and service centre, - the London-Oxford Airport - Yarnton and Begbroke as category A (more sustainable) villages - The importance of Begbroke Science Park as a centre for research, business and academic work where the Part 1 Local Plan already includes a limited green belt review However, it does not recognise the transport corridors to which the area is related which include the railway, canal and A44 as well as the good public transport links.
PR-A-074	JPPC / Tripartite and University of Oxford	14+15	Reference to the aims and objectives is described above. The Council should consider the area around Begbroke Science Park as a suitable location in which to meet Oxford's unmet housing needs. A draft Masterplan has been prepared which is attached to these representations and which is formally submitted for inclusion in the Council's "call for sites". The draft Masterplan builds on the submission made for the limited review of the green belt and the opportunities which the development would bring are set out in the text accompanying the Masterplan.
PR-A-074	JPPC / Tripartite and University of Oxford	18+19	Infrastructure delivery is essential to support new development as made clear in the NPPF. The dispersal of development makes infrastructure delivery more difficult and fragmented whilst concentration in larger scale developments provides the opportunity for focussed delivery of all necessary infrastructure to serve the new development. In the case of the Tripartite land, the development would be of a scale to support all necessary infrastructure and to assist in the delivery of infrastructure which would not only be required to serve the development but which would have a wider public benefit (see Q16 and 17 above).
PR-A-074	JPPC / Tripartite and University of Oxford	22+23	The University considers that the key sustainability issue of air quality relates primarily to transport, which in turn is directly influenced by the location of development. Current air quality in Oxford is poor and exceeds permitted European legal standards predominantly due to emissions from motor vehicles. Some of this poor air quality can be resolved through technology and the University is supporting the transition to Ultra Low Emission Vehicles. However, the largest improvement to air quality with co-benefits for carbon reduction and active lifestyles would derive from modal shift away from the car through correctly locating new development in the right place. This can best be realised through new public transport hubs such as that proposed in the Begbroke Science Park Masterplan with the combined bus and rail Park & Ride enabling a shift from car borne trips into the City of Oxford.
PR-A-074	JPPC / Tripartite and University of Oxford	24+25	As paragraph 5.137 of the Issues Consultation notes, a balanced view has to be taken between environmental constraints and the need for development. In the case of Begbroke, the land is not subject to any specific designation in respect of the landscape, habitats or protected species. It is a relatively flat landscape used for farming, part of which is subject to flooding (and which the Masterplan protects). As well as being subject to flooding the soil is medium quality with underlying gravel which limits its capability for viable crop production. The Masterplan includes reference to biodiversity from the University's ecologists, BSG Ecology, who have been involved with the land for a long period. The ecologists conclude that a net gain in biodiversity is able to be achieved with the proposed development of the site.

PR-A-074	JPPC / Tripartite and University of Oxford	26+27		The farmhouse at the Science Park is listed grade II. It is within the existing science park development and has a number of former barns which have been converted and which are connected to it. The intention is to retain the farmhouse and outbuildings as they are. New development is intended to respect their setting with open landscaped areas nearby. No other aspects of the historic environment would be impacted. Appropriate archaeological investigation would be undertaken in the normal way. However, on the basis of current information there are no known showstoppers which would adversely impact on delivery.
PR-A-075	CPRE Oxfordshire		1	It is essential to consider that the Oxford unmet housing need this revision seeks to accommodate is not current need, or the prospective future need of current residents – which is largely being satisfied within the City - but need which MAY be created by as yet unspecified new companies and jobs, should the LEP forecasts of future growth come to pass. These are in turn hypothesised to arise largely from the commercial realisation of new ideas created at the Universities, so-called spin-offs. The Universities are however not businesses, and there is therefore no reason (as SQW acknowledges) why they must be accommodated in or even near Oxford – or for that matter, in Oxfordshire. In those circumstances, the crude divvying up of this possible future demand amongst the District Councils is supported by no robust evidence of any kind - as to for example where this need will arise and/or where it may be most satisfactorily accommodated. (cont...)
PR-A-075	CPRE Oxfordshire		1	(cont…) CPRE of course considers that the SHMA is overblown, and – despite the length of the GL Hearn report – light on evidence. For that reason it is CPRE's position that the housing trajectory in the adopted plan already exceeds any likely level of gross demand. However, even taking the SHMA as a given, half of the total housing demand it portrays is a hypothetical assumption about the number of new workers coming to Oxfordshire to take as yet unknown new job opportunities. It is an arbitrary proportion of that unknown level of hypothetical future demand that Cherwell is now seeking to accommodate without any evidence of the extent if any to which Cherwell may be a desirable place to accommodate it. It is not a reasonable working assumption to do so. Given that this is hypothetical future demand, which may or may not arise, at unspecified places and times, the partial revision of the plan is at best premature.
PR-A-075	CPRE Oxfordshire		2	Certainly Not. The extra housing is proposed to satisfy the unmet housing need which might (see Q1) arise from Oxford job creation. Cherwell creating yet more additional employment to "support" those houses would only, if the Oxford unmet housing need is real, compound the problems. If there is a reasonable fear that the houses might be built but the Oxford "unmet need" might not then arise – in our view a very likely scenario – then that is clear evidence to postpone development until the notional Oxford need crystallises. Cherwell's own jobs need has been accommodated in the current Local Plan.

PR-A-075	CPRE Oxfordshire	3	It is up to Oxford to define and quantify evidentially the nature of its needs and issues, which it should do in connection with its long delayed agreement to update its own Local Plan, not for surrounding Districts to identify them. In CPRE's view a large part of the problem we may now face is to do with Oxford's persistent use of development sites such as the Northern Gateway to ratchet up housing need through more job creation rather than satisfy it through housebuilding, and, where sites are allocated for housing, the inappropriately low densities at which they are built out, given that the greatest part of demand is said to be for low-cost development. Reversing these two flawed policies would allow Oxford to satisfy within its borders, and more sustainably, more of the "unmet need" hypothesised.
PR-A-075	CPRE Oxfordshire	4	The additional growth arises from no Vision by Cherwell, but from imposition by the Growth Board in divvying up Oxford's hypothetical future needs. It would be indefensible to attempt to post rationalise it through some Vision for Cherwell.
PR-A-075	CPRE Oxfordshire	5	A Vision for meeting Oxford's imposed hypothetical future need, which is based on hypothetical realisation of spin-off ideas that have not yet occurred, would be to firstly ensure that meeting it is contemplated only when it crystallises and secondly that it is then met in the most sustainable location, which will not necessarily be Cherwell, or indeed Oxfordshire. There is no reason to assume that the University's spin-offs will be best realised in or near Oxford. Consideration should be given to those areas of the country which have vacant employment land and less expensive housing and which would be very keen to benefit from some of the growth opportunities being generated here. If Oxfordshire were to pursue the idea of economic twinning with some of these areas, this could lead to a win-win solution. (cont...)
PR-A-075	CPRE Oxfordshire	5	(cont…) This would indicate a re-establishment of the County Towns Policy, or even realisation in the Northern Powerhouse, neither of which would affect the success or failure of the as yet unidentified schemes. As far as Cherwell itself is concerned we see no reason to change the current Vision and the Spatial Plan which underpins it, summarised on Page 10 of the adopted Local Plan: - Focusing the bulk of the proposed growth in and around Bicester and Banbury - Limiting growth in our rural areas and directing it towards larger and more sustainable villages - Aiming to strictly control development in open countryside. It is against that template that any accommodation of Oxford's hypothetical future unmet need should be determined. This would include for example protection for the whole of the Green Belt as identified in the NPPF.
PR-A-075	CPRE Oxfordshire	6	No. As we have shown in our answer to Question 1, the hypothetical future unmet need in question is not related to the City in the sense that it can only be met there. To the extent that there might be a direct City connection it will only be that the new jobs that might be created might arise from University "spin-offs". These could however be accommodated anywhere and there is no reason at all to suppose that this must be adjacent to or even near the City. To the extent that Cherwell may wish to accommodate them, the existing Spatial Strategy would be the most appropriate model.

PR-A-075	CPRE Oxfordshire	7	Because the new jobs guestimate on which the housing need is hypothecated have not yet been identified, much less realised, it is premature to identify an Area of Search, and since it cannot be known where they would arise if they did eventuate it would be impossible to do so. Neither of course can it be known whether houses would be occupied by the classes of people for whom they were provided. In the lack of any evidence to the contrary, the only basis on which hypothetical distribution could be made, should that be felt to be desirable, would be on the current Spatial Strategy. Even then this could only be provisional until there was some robust evidence of the extent, certainty and location of the future "unmet housing need". With those very substantial caveats, brownfield sites should be allocated and developed first, and the highest practical density assumptions should be made, given that if anything is certain in the present housing demand figures, it is that low cost housing is needed to balance Oxfordshire's housing stock.
PR-A-075	CPRE Oxfordshire	8	Yes. The current Spatial Strategy is "District Wide" but correctly identifies areas where growth will and will not be directed. It should be the template. Equally, protected areas, such as Green Belt, should be off-limits.
PR-A-075	CPRE Oxfordshire	9	No. The essence of the Green Belt is its permanence, and the role it plays in preserving the essentially rural character of the County by preventing Oxford sprawl is invaluable. There is no "sustainability" argument for accommodating Oxford's unmet need within it, for two fundamental reasons: i. The core of sustainability is not taking away from future generations benefits they would otherwise have enjoyed. Eroding the Green Belt would be by definition unsustainable and could be considered only if there were exceptional reasons to do so. The NPPF does not consider that housing need – even if real – is an exceptional circumstance to override the presumption of protecting the Green Belt. ii. There is no sustainability argument for meeting "Oxford's unmet need" in the Green Belt adjacent to Oxford, as the "need" is not Oxford-related despite the name, but arises from hypothetical future jobs which could be realised anywhere. Even if it were Oxford-related, it could be met outside the Green Belt and should therefore not be met within it. Even if it could not, it should be reduced to the extent it would otherwise have been necessary to use Green Belt land. (cont..)
PR-A-075	CPRE Oxfordshire	9	(cont…) It is worth mentioning at this point that the NPPF does not in fact place any obligation on Councils to review Green Belts at the time of a Local Plan. It states only that IF they are reviewed the Local Plan is the time to do it. Only IF there are exceptional reasons for considering development on a particular piece of Green Belt land should its contribution to Green Belt purposes be assessed in order to determine the balance for release/retention. The Green Belt study by the County is an interesting – though contentious – assessment of Green Belt parcels County wide. It finds no sites that fail to meet at least two of the five Green Belt purposes and "one is enough" to justify retention. The studies by other Districts have been "searches for sites" with no exceptional circumstance relating to them individually, and are thus inadmissible in principle. In any case even they find that all sites contribute to at least two purposes.

PR-A-075	CPRE Oxfordshire	10	Yes and No. Ring-fencing the hypothetical Oxford unmet need would be desirable to protect the District's general Five Year Supply from its non-realisation. On the other hand if the houses are accommodated within the existing Spatial Strategy as we recommend, it will be hard to show that that element of the forecast has been undershot or exceeded, as it cannot be known which houses have been occupied by whom. In practise this could only perhaps be done by creating a special new settlement or area for 'unmet need', which would be to 'ghettoise' it. Even then the occupation of the houses could not be controlled. Indeed, even though the houses might be built in Cherwell, the new job holders might choose to live elsewhere. It is desirable but it is hard to see how it might be achieved in practise.
PR-A-075	CPRE Oxfordshire	11	The best strategy would be to delay allocating "unmet need" until its extent, nature and timing, and applicability to Cherwell can be more firmly established. It is understood that the new SEP may "phase" jobs growth which Districts could then phase housing development to match. The upcoming Oxford Plan refresh may alter the numbers and, particularly the extent to which they can and should be accommodated within the City through higher densities and dedication of land to housing rather than jobs growth. Cherwell could seek to influence the Growth Board on which it sits to determine more objectively the locations within which job growth might occur, and then determine any housing that might therefore be needed. (cont...)
PR-A-075	CPRE Oxfordshire	11	(cont…) Indeed the Councils could decide through the Growth Board to reduce the Growth trajectory to something more realistic and the housing demand to levels within the likely capacities of builders. It is strongly recommended that at the very least "unmet housing need" should be phased to the back ten years of the plan, reflecting more realistically its likely trajectory, and that the other measures to reduce or at least define the growth path should be examined.
PR-A-075	CPRE Oxfordshire	12	We generally support the approach in paragraph 5.37 on the assumption that it reflects the strategies in the current plan. Avoidance of use of land presently designated as Green Belt should be made specific.
PR-A-075	CPRE Oxfordshire	13	Housing Densities should be substantially increased to minimise land take and as the only practicable route to providing less expensive/starter housing. Current Policy B102 recognises the need to make efficient use of land but specifies only a minimum density of 30 per hectare which is at the bottom of the PPG3 range of 30-50 and well below, say, very desirable Victorian terraces at 70 per hectare. There is obvious scope for substantially increasing target densities. Failing to do so – because developers generally prefer more profitable low densities, for instance – will mean that a large proportion of new houses will go to new commuters with no connection to the District, whilst the reasonable housing needs of residents will go as unsatisfied as they are today.

PR-A-075	CPRE Oxfordshire	14	As stated above it is premature to begin to recognise an unquantified need at some indeterminate time in the future, and it would be foolhardy to attempt to do so. At such time as the need for extra housing can be robustly identified, and the need for it to be in Cherwell demonstrated, it should be: - Allocated in accordance with current spatial strategies in the adopted Local Plan. - Phased in accordance with a demonstrable trajectory of jobs growth. - Recognised that it does not need to be situated near Oxford. - Built out at the highest practical densities to minimise land-take and provide lower cost housing. - Be concentrated on brownfield sites where practicable. - Avoid Green Belt and other designated land.
PR-A-075	CPRE Oxfordshire	15	New housing – when and if better justified – should follow the Spatial Strategy in the adopted Local Plan.
PR-A-075	CPRE Oxfordshire	16	LTP 4 would require review in the light of the increased housing numbers; following the existing Spatial Strategy should minimise the adjustments which might need to be made.
PR-A-075	CPRE Oxfordshire	22	It is inherently unsustainable to build housing over and above the District's needs and the as yet to be evidenced "unmet housing need", as this will either lead to empty housing or to a take-up by new commuters, probably to London. It is noted that the NPPF declares sustainability the golden thread running through all its policies and declares that housing development is not a reason for releasing either Green Belt or AONB land. For that reason it is clearly unsustainable to do so. It is also unsustainable in the wider sense that it removes a benefit which future generations would otherwise have enjoyed.
PR-A-075	CPRE Oxfordshire	23	See answer to question 22. For those reasons, the "unmet Oxford need" should not be accommodated until there is more certainty that (a) it is real and (b) has to be met in Cherwell, and in any event development in designated areas such as Green Belt and AONB must be eschewed.
PR-A-075	CPRE Oxfordshire	24	The natural environment of Cherwell District is overwhelmingly rural, and little or no consideration is given to the impact on character of extra housebuilding and, especially, whether there is, as we fear, a tipping point after which industrialisation becomes self-reinforcing. The Council must give consideration to those issues for the benefit of the residents it is its duty to serve as well as for the countryside CPRE is pledged to seek to protect. Additionally, Cherwell is an area of water stress and flooding, both of which will be exacerbated by population increase and by the effect of development in increasing pressure on supply and run-off and in reducing the ground available to absorb precipitation.
PR-A-076	Berks, Bucks and Oxon Wildlife Trust	24	All potential site allocations should be subject to ecological assessment to ensure there will be no significant negative impacts on biodiversity in accordance with policy ESD10. In addition to considering the potential ecological impacts of individual site allocations, the potential for the cumulative ecological impact of the additional development, alongside planned development in Cherwell and adjacent districts will need to be assessed (including, for example, the allocation of sites to meet Oxford's unmet need within South Oxfordshire). In particular, consideration will need to be given to potential impacts on Oxford Meadows SAC, as well as SSSIs and Local Wildlife Sites. Additionally, consideration should be given to the presence of CTAs and the ability to maintain or create an ecological network. Both direct and indirect impacts (including hydrology, air quality and recreational pressure) should be assessed.
PR-A-076	Berks, Bucks and Oxon Wildlife Trust	25	The effect of the above on potential development locations is unknown until assessments take place, but the area surrounding Oxford Meadows SAC is particularly sensitive due to the potential to lead to changes in hydrology, or increases in air pollution or recreational pressure on the European site.

PR-A-077	Banbury Civic Society	1	Para 2.7 to Para 2.10 do not clearly demonstrate that Oxford City has a short-fall, only that there is a chance it might not be able to meet the SHMA target. Indeed, so far as I can trace there has been no independent moderation of the remit, criteria, methodology etc. for the SHMA (other than the report must support the government's target – based on what demographics ?) and it is therefore questionable whether the target figures that are being used are in anyway realistic. Not-with-standing the Duty to Co-operate there should not be an assumption that the situation addressed in the consultation document will prevail and it must be Oxford City's obligation to demonstrate that it really cannot meet this target. (cont...)
PR-A-077	Banbury Civic Society	1	(cont…) Viewed from a map or the air, Oxford City contains considerable undeveloped areas (private sports areas and flood susceptible meadows. The sports areas could be relocated into the 'green belt' and there are measures that could be adopted to utilise flood prone areas for housing / employment. These should be aggressively investigated and independent advice obtained to support any rejection of this approach. Therefore it is premature to offer any opportunity for Oxford City to export its unmet needs to the disadvantage of neighbouring Authorities – except, perhaps by utilising the 'green belt' sites mentioned in the consultation document.
PR-A-077	Banbury Civic Society	2	Yes. If OCC's LTP4 is to have any weight at all, any 'overspill and/or SHMA related, housing MUST be accompanied by provision for sufficient 'high end' employment opportunities within 'local' travelling distance – and the public transport facilities to meet this demand must also be provided or supported. Actually the employment provision should be more than is required for the 'over-spill' population as already there would appear to be a short-fall of employment opportunities elsewhere in Cherwell District (e.g. Banbury) which will undermine the thrust of LTP4 by forcing residents to commute long distances to work places (e.g. Banbury to Science Vale) with all the economic and environmental disadvantages this will entail.
PR-A-077	Banbury Civic Society	3	Given the comments above the City should aggressively examine the potential for relocating existing non-housing and/or commercial uses out of the City area, together with the more productive use of existing open space areas. This is not to say that local parks etc. should be 'at risk,' but there are extensive areas which are not in public use, other than for agricultural or amenity purpose, and the City must critically analyse these for future housing. There will, after all, be a plentiful supply of 'fill' material from the HS2 project which could well be used to raise ground levels or form levees. (cont...)
PR-A-077	Banbury Civic Society	3	There are two areas, which Oxford City should address in concert with Cherwell DC and those are the undeveloped core of the area bounded by the A44, A4095, A4260 & Oxford Canal, which must be ripe for development, being near good or potentially improvable transport facilities, and, second, the Oxford Airport. This whole area contains a site for a potential railway station (Kidlington restored) and is also within easy reach is the community, education and other facilities of Kidlington, not to mention the recently opened improved rail route to London and the potential cross-country rail route to the east (East /West Rail Link). Furthermore this area is close to the existing commercial area of Langford Lane and the Begbrooke Science Park. As the airport is already a land-use not normally associated with 'green belt', its future must be weighed against the priority of meeting any demand for housing land – if indeed a need can be demonstrated – and therefore the airport site should compete against the other needs and be considered as available for alternative development. This could provide a welcomed 're-balancing' of population and employment across the Cherwell District and in any event be closer to the existing employment 'attractors' of the City and the Science Vale. (cont...)

PR-A-077	Banbury Civic Society		3	(cont...) Upper Heyford airfield already provides an excellent runway and some airport infrastructure, and notwithstanding the conservation and 'listed building' issues, could be re-activated to provide the fixed wing facilities to serve the South Midlands hinterland without necessarily jeopardising the status of the existing facilities that are seemingly so important. Any 're-activation' need not detract from the 'historic' interest of the site (there are numerous examples of 'listed' assets being in full use despite the 'listed' status) and in this case it could provide a very useful asset to handle the larger aircraft flying in support of local forwarding / courier enterprises and charity requirements for emergency shipments (e.g. Oxfam), not to mention a possible expanded passenger service. The airport site could be accessed easily from the M40, and also be served via one existing and one potential rail station. Cherwell DC's housing allocation for this area could be guided to locations away from the flying operations and, indeed, the 'high-end' employment that would follow the transfer would be very welcome for this relatively isolated location.
PR-A-077	Banbury Civic Society		5-25	The above remarks should provide sufficient impetus to guide future policies in answers to these later questions. No specific supply should be identified until a 'need' has been properly demonstrated and all other solutions investigated and found unachievable. Given the considerable additional population that Cherwell has been required to accommodate under the SHMA (see above), it will be very difficult for the existing communities to absorb even more new dwellings. If this eventuality were to come about then the whole basis of the Approved Local Plan would have to be re-thought as neither of the two major habitations in Cherwell District (Banbury and Bicester) will have the capacity to absorb even more population growth without further catastrophic impact on both their 'green fringes' and environments. (cont...)
PR-A-077	Banbury Civic Society		5-25	(cont…) There is, already a serious danger of these communities, particularly Banbury, becoming 'dormitory / commuter' towns given the 'draw' of the Science Vale project and other employment 'hot-spots' to the east. This would be a complete negation of the County Council's transport strategy and for which, at present, the infrastructure is inadequate (see the Cherwell District Local Plan and the yet to be consulted Banbury Master Plan) The current emphasis seems to be favouring 'executive, type housing, with the pricing structure of the 'affordable' element being such that they are not really affordable to the average employee in our towns and villages. Really good quality, but realistically priced, low cost housing (both for purchase and rent) must be prioritised along with the provision of a range of employment opportunities suitable for a wide spread of abilities and skills. This would require a 'root and branch' review of the disposition of housing and commercial activities if the towns and villages, particularly in the north of the District are to flourish and not become commuter dormitories. (cont...)
PR-A-077	Banbury Civic Society		5-25	(cont...) In conclusion our Civic Leaders need to ask themselves whether this is really to be, as aspired in the consultation document : – 'an area where all residents enjoy a good quality of life……and will be more prosperous than it is today. Those who live and work here will be happier, healthier and safer'. A nice thought, indeed, but……. !!

PR-A-078	Boyer Planning / Redrow Homes & Wates Developments	1	Paragraph 2.11 of the Issues Consultation sets out that, 'Each Oxfordshire authority has its own perspective and independent consultants have been jointly appointed to act as a 'critical friend' to assist the process and scrutinise the position of each Council…. The final conclusions will be considered by the Growth Board in Summer 2016.' Paragraph 2.12 of the Issues Consultation sets out that, 'While this work has not been finalised, on 19 November 2015 the Oxfordshire Growth Board agreed a total working figure for Oxford's unmet need of 15,000 homes - that is the level of need that cannot presently be met by Oxford City Council.' Paragraph 2.14 then confirms that, 'It will not be until the countywide work is complete that this figure can be refined and a housing distribution to individual districts can be agreed.' Paragraph 2.16 then states that, '…Were this figure to be distributed evenly between Oxford, Cherwell, West Oxfordshire, South Oxfordshire and Vale of White Horse Councils, this would produce a requirement of some 3,000 homes per authority area.' (cont...)
PR-A-078	Boyer Planning / Redrow Homes & Wates Developments	1	(cont…) Paragraph 2.17 follows on with, 'This figure would potentially increase for the rural districts if Oxford's contribution were to be less than 3,000. It may also change if the overall countywide level of unmet need changes or if the countywide work shows that there are significant differences between the relative sustainability of potential options for meeting Oxford's unmet housing need, meaning one authority should take more or less than another. Allowing for these possibilities might suggest a working figure for Cherwell of approximately 3,500 homes, until completion of the countywide work in Summer 2016.' In answer therefore to the question, it is clear that there is currently insufficient information or evidence to conclude whether 3,500 homes in Cherwell District is the correct basis for a figure to meet Oxford's unmet housing need. Based on the evidence currently available however, it is reasonable to proceed on this basis until there is further clarity which is expected in summer 2016 from the Growth Board.
PR-A-078	Boyer Planning / Redrow Homes & Wates Developments	6	Paragraph 1.7 of the Oxfordshire Strategic Housing Market Assessment – Summary Key Findings on Housing Need, March 2014, sets out that, 'The SHMA has defined Oxfordshire as the relevant housing market area…. This reflects the flows of people moving home and commuting across local authority boundaries, as well as the economic influence of the City.' It is therefore considered that the entire Oxfordshire HMA has already been established as being 'well related to Oxford City' for the purposes of defining an area of search. The NPPF emphasises the need for development to be sustainable. One key component of sustainability is to ensure sustainable access to a range of facilities and services is accommodated. As above, Cherwell's existing vision and strategy emphasise the need for sustainable growth and for that reason has focused the bulk of the proposed development around Bicester and Banbury.
PR-A-078	Boyer Planning / Redrow Homes & Wates Developments	6	(cont…) Bicester also benefits from strong connections to the Strategic Road Network with recent improvements to M40 Junctions 9 and 10 and with a potential additional motorway junction being considered as part of the wider Garden Town status awarded to Bicester. It is therefore clear that by continuing to focus the bulk of development in Bicester and Banbury, as per the vision and strategy set out in the LPP1, the aims of achieving as 'area of search… well related to Oxford' would also be successfully achieved. Notwithstanding the above, given that the entire Oxfordshire HMA is considered to be well related to Oxford City, the direction of development elsewhere within the administrative area of Cherwell District, including the Green Belt, would also help to meet unmet needs of Oxford City.

PR-A-078	Boyer Planning / Redrow Homes & Wates Developments	7	It follows therefore that the factors influencing the area of search should be the continuation of the vision and spatial strategy as set out in the LPP1, which would also ensure that the search area is well related to Oxford.
PR-A-078	Boyer Planning / Redrow Homes & Wates Developments	8	With this in mind, a district-wide search area would only be appropriate within the context of the vision and spatial strategy as set out in the LPP1, which is to focus the bulk of the proposed growth in and around Bicester and Banbury.
PR-A-078	Boyer Planning / Redrow Homes & Wates Developments	9	As above, the Issues Consultation clearly sets out that this Partial Review is intended to be an addendum to the Local Plan Part 1. Again, as above, the vision and strategy must therefore be shared with the already adopted LPP1 i.e. to focus the bulk of the proposed growth in and around Bicester and Banbury (page 10 LPP1). A 'full strategic review of the boundaries of the Oxford Green Belt' cannot form an 'Addendum' to the previously adopted LPP1. This is on the basis that an 'addendum' implies that the vision and strategy will broadly be in conformity with the adopted plan that the addendum would sit alongside (as confirmed by para 1.5 above of the SA to the LPP1 Addendum). A full strategic review of the Green Belt could result in an entirely new vision and strategy. Whilst there is no objection to undertaking a full strategic review of the Green Belt, given that this is clearly something that could result in an entirely new vision not compatible with the existing strategy and vision currently in the adopted LPP1, any strategic review of the Green Belt boundaries should not be a part of an 'addendum' to an existing strategy and document as currently suggested is an option. Therefore, to ensure the approach is sound, the Oxford Green Belt cannot be considered as part of the search area for this LPP1 Addendum.
PR-A-078	Boyer Planning / Redrow Homes & Wates Developments	10	Once further detail on the exact nature of Oxford's need has been identified, a clearer answer to this question can be provided. In the meantime, however, it is clear that a flexible approach to meeting Oxford's housing need should be applied. It would not be appropriate to consider that the strategic allocations identified within LPP1 are purely to meet Cherwell's need and any additional strategic allocations would contribute towards Oxford's unmet housing need. This would be a simplistic and unrealistic approach to a complex matter. It is possible that build rates could exceed those identified within the Housing Trajectory of the LPP1, to deliver housing ahead of the anticipated time line. There should be scope for that additional development to be considered as meeting Oxford's unmet housing need. (cont...)
PR-A-078	Boyer Planning / Redrow Homes & Wates Developments	10	(cont…) Given the addendum is based on the existing strategy and vision for Cherwell, any extensions to existing strategic allocations are likely to be delivered towards the middle to end of the existing plan period. It should not automatically be assumed that these extensions will contribute towards Oxford's unmet housing need. It is possible that existing allocations could contribute towards Oxford's unmet housing need and the additional sites that are identified could in fact contribute towards 'back-filling' of Cherwell's need. Until there is additional information to be fully clear on the exact detail of Oxford's unmet need however, this level of detail is not possible to consider, but in developing options Cherwell District should be flexible at this stage as to how to appropriately progress this matter.

PR-A-078	Boyer Planning / Redrow Homes & Wates Developments	11	The wider housing market area needs to produce a strategy which sets out a comprehensive approach to the management of housing land supply which allows for flexibility for districts to make contributions when they have the ability to do so. The range of a choice in sizes and types of sites will enable Cherwell to bring sites forward earlier in the plan period should this be necessary to address potential housing land supply issues. The availability of deliverable sites will be key to this approach. This should include smaller non-strategic sites and extensions to strategic allocations. It is considered that new stand-alone strategic allocations, whilst able to make a valuable contribution to the long term housing supply tend to be associated with longer lead in periods, which smaller sites or extensions to existing sites are not usually subject to. The potential to expand upon existing strategic allocations should not be overlooked, where the potential to utilise new infrastructure can be maximised.
PR-A-078	Boyer Planning / Redrow Homes & Wates Developments	15	See above answers to questions 6, 7, 8 and 9 above. One consideration is whether the Bicester housing market can absorb further growth given the concentration of housing provision in one location. Based on the transformation of change in the scale, character and function of Bicester, which will effectively create a new market, it is considered that this new housing market in Bicester can successfully absorb higher build rates than previously anticipated within the housing trajectory and the resulting further growth.
PR-A-078	Boyer Planning / Redrow Homes & Wates Developments	16	For additional development to meet the requirements of the NPPF and Cherwell's sustainable development policies set out in the Local Plan, it is essential that any additional housing is located such that it allows sustainable access to a range of key facilities and services. As above, Cherwell, and in particular Bicester, is well located in relation to the city of Oxford, with excellent new rail connections delivered as part of East-West rail and further connections via new Park and Ride services which opened in 2015 and via existing bus services. These strong foundations will be supplemented by the comprehensive sustainable transport package that will be delivered as part of the LTP4 and as part of the development of strategic developments across Bicester. Bicester also benefits from strong connections to the Strategic Road Network with recent improvements to M40 Junctions 9 and 10 and with a potential additional motorway junction being considered as part of the wider Garden Town status awarded to Bicester. More locally within Bicester, the LTP4 identifies a package of transport improvements which represent a significant enhancement to the capacity of the existing road infrastructure within the town. This package of highway improvements includes the delivery of peripheral route enhancements around the eastern side of the town, including the provision of a new South East Perimeter Road. These improvements are designed to cater for significant increases in development across the town, enabling through-traffic movements to be diverted away from the town centre.
PR-A-078	Boyer Planning / Redrow Homes & Wates Developments	16	(cont…) With this additional infrastructure in place and with the introduction of the proposed Sustainable Transport Strategy, the traffic analysis undertaken to date demonstrates that there would be spare capacity within the town's road network to accommodate further housing growth. There is potential scope for further mitigation measures to be implemented to address residual impacts and this would be influenced by the location of any further growth. There is therefore potential for Oxford's unmet housing needs to be accommodated within Bicester, with areas to the east of the town ideally placed to offer the opportunity to exploit the proposed step change in infrastructure provision. There is scope for the planned sustainable transport strategy to be expanded to enable additional growth to be delivered within Bicester.

PR-A-078	Boyer Planning / Redrow Homes & Wates Developments		17	These matters reinforce the fact that the vision and spatial strategy of the adopted Local Plan Part 1 are the most appropriate framework in which to deliver this additional growth as part of the LPP1 Addendum.
PR-A-078	Boyer Planning / Redrow Homes & Wates Developments		19	These matters demonstrate that the most appropriate location for additional growth is within Bicester and Banbury. These are the locations where attention has previously been focused in accordance with the vision and spatial strategy of the LPP1 and most is known about the transport and other infrastructure needs of these two locations. It is also clear exactly what (if any) additional mitigation is required in order to accommodate further growth within these locations, without compromising the existing strategy. Given the scale of growth, continuing to focus development in these locations, will also ensure Cherwell has a clear vision, rather than creating a different vision for the delivery of this additional housing, which would not only conflict with the aims of the LPP1, to which this Partial Review forms an addendum, but also confuse matters, by not having a clear vision or strategy. To successfully deliver this level of growth, a clear vision is vital.
PR-A-078	Boyer Planning / Redrow Homes & Wates Developments	4+5		The additional growth should continue to reinforce the spatial strategy for Cherwell District, which as set out in paragraph vi of the adopted Local Plan Part 1, can be summarised as follows, - 'Focusing the bulk of the proposed growth in and around Bicester and Banbury, - Limiting growth in our rural areas and directing it towards larger and more sustainable villages. - Aiming to strictly control development in open countryside.' It is clear from the Consultation Issue Paper that this Partial Review of the Local Plan to accommodate Oxford's unmet housing need is intended to be an Addendum to the already adopted Local Plan Part 1. It can only be considered an Addendum if the vision and spatial strategy as set out in the adopted Local Plan Part 1 are continued as part of the Addendum. Paragraph 4.3 of the LPP1 Issues Consultation sets out that, 'The Vision in the Local Plan Part 1 must therefore form the starting point for this Partial Review, but there will also need to be consideration of issues and evidence that relate to Oxford's housing need. This will include matters included in the Oxfordshire Strategic Housing Market Assessment (SHMA) and the vision and objectives for Oxford City set out in its Core Strategy. A new focused Vision will need to be prepared which underpins the Partial Review's spatial strategy and which does not adversely affect the recently adopted Cherwell strategy.' (cont....)
PR-A-078	Boyer Planning / Redrow Homes & Wates Developments	4+5	5	(cont…) The emphasis that the vision and spatial strategy of the LPP1 should be followed for the LPP1 Addendum is more strongly stated in the Partial Review of the Cherwell Local Plan (Part 1): Oxford's Unmet Housing Need - Sustainability Appraisal Scoping Report (SA for the LPP1 Addendum). The wording at paragraph 1.5 of the SA for the LPP1 Addendum sets out that, 'The Local Plan Part 1 partial review is a Development Plan Document that will effectively be an addendum to the Local Plan Part 1 – it will sit alongside it and form part of the statutory Development Plan for the District. The Partial Review has a specific focus and it is not a wholesale review of Local Plan Part 1. The vision, aims and objectives, spatial strategy and the policies of the Local Plan Part 1 will guide development to meet Cherwell's needs to 2031.' (cont...)

PR-A-078	Boyer Planning / Redrow Homes & Wates Developments	4+5	5	(cont…) On the basis that the LPP1 Addendum has the same plan period as the LPP1 and it is not a whole sale review of the document, in order for it to be considered sound, it must have the same vision and strategy as the already adopted LPP1. Furthermore, the current strategy results in Bicester experiencing substantial change. To alter this direction would result in there not being a clear vision or direction for CDC's Local Plan. Indeed any new vision could also conflict with the aims and direction of the current vision. Indeed para 3.1 of the LPP1 Issues Consultation highlights this point by setting out that, 'Our adopted strategy is aimed at meeting Cherwell's needs, not Oxford's, but it is important that any new growth does not undermine or hinder the delivery of growth already planned.'
PR-A-079	Fringford Parish Council	7+1		The Economist has reported that in a recent 12 month period, Oxford completed 65 dwellings. It seems very unfair that they should then expect residents of Cherwell to help make up some of the shortfall especially those to the North side of Bicester which is only going to increase the traffic issue. Given that Cherwell's spatial strategy contained in Local Plan Part 1 indicates that growth in the rural areas will be limited and "focus on meeting local community and business needs", it is assumed that none of Oxford city's unmet housing need would be proposed to be met in villages such as Fringford. Fringford and the villages North of Bicester would not be a feasible or sustainable location to meet Oxford City's unmet need due to the great employment travel distance and the poor road infrastructure through the rapidly expanding area in and around Bicester.
PR-A-080	West Waddy ADP / J.A.Pye (Oxford) Ltd	1		There is a significant likelihood that Oxford City Council will not be able to allocate sufficient land to provide the extra 3,000 dwellings currently required towards meeting the 15,000 homes for Oxford's unmet needs. Much of the City is tightly constrained by biodiversity & flooding constraints and/or is Green Belt land important for maintaining the setting and special character of Oxford. The largest area of undeveloped land that is not in the flood plain or Green Belt is Southfield Golf Course in Headington, but this adjoins the Lye Valley SSSI, which contains highly sensitive and nationally rare wetland fen habitats. There may therefore be additional housing which Cherwell District Council will need to accommodate.
PR-A-080	West Waddy ADP / J.A.Pye (Oxford) Ltd	2		In order to promote sustainable work patterns and reduce long distance commuting it is essential for employment to be provided close to where people live. In providing housing to meet Oxford's unmet need it is therefore essential that provision is also made for employment for these new residents. This accords with the advice in the National Planning Policy Framework that 'plans and decisions should ensure developments that generate significant movement are located where the need to travel will be minimized and the use of sustainable transport modes can be maximized,' (para 34) and that 'for larger scale residential developments in particular, planning policies should promote a mix of uses in order to provide opportunities to undertake day-to-day activities including working on site.' (para 38) Allocating land in Cherwell District for at least 3,500 dwellings is large scale residential development which needs to be complemented by allocating sufficient land for employment for these new residents. In this respect there are particular opportunities at Kidlington both for residential development, including on the J A Pye (Oxford) Ltd land at Webbs Way and for further employment provision, such as at Langford Locks, which adjoins the key employment area at Langford Lane, as identified on the accompanying site submission forms. In locational terms, Kidlington is essentially a suburb of Oxford, so locating housing and employment there to meet Oxford's unmet need makes a lot of sense.
PR-A-080	West Waddy ADP / J.A.Pye (Oxford) Ltd	3		The key Oxford issues are that due to environmental constraints, as quoted in paragraph 2.24 of the Issues Consultation Paper 'it will never be possible to meet all the city's housing and employment needs. Housing need and demand far exceeds the amount of available and suitable land within Oxford, and employment uses struggle to compete against housing developers.' For these reasons allocating land for housing development in sustainable locations such as Kidlington has the potential to make a significant contribution to meeting Oxford's unmet housing need.

PR-A-080	West Waddy ADP / J.A.Pye (Oxford) Ltd	4	Additional growth in Cherwell District will help the Council to achieve its strategic objectives as set out in the Cherwell Local Plan part 1 such as: SO 1 To facilitate economic growth and employment and a more diverse local economy with an emphasis on attracting and developing higher technology industries. SO 3 To help disadvantaged areas, support an increase in skills and innovation, improve the built environment and make Cherwell more attractive to business by supporting regeneration. SO 6 To accommodate new development so that it maintains or enhances the local identity of Cherwell's settlements and the functions they perform. While clearly the review will need to focus on ensuring that Oxford's unmet housing need is met, this is not considered to be inconsistent with meeting the existing Cherwell Local Plan objectives.
PR-A-080	West Waddy ADP / J.A.Pye (Oxford) Ltd	5	The vision should focus on accommodating the development in sustainable locations that will promote the prosperity of the Oxford region as a whole and meet Oxford's housing needs as identified in the Oxfordshire Strategic Housing Market Assessment (2014).
PR-A-080	West Waddy ADP / J.A.Pye (Oxford) Ltd	8	As the northern part of the district around Banbury is around 30 miles from Oxford it is considered that locations closer to Oxford should be chosen for meeting Oxford's unmet need.
PR-A-080	West Waddy ADP / J.A.Pye (Oxford) Ltd	9	It is considered to be important that a Green Belt review is undertaken as the Local Plan Inspector considered that there needed to be: "…a formal commitment from the Councils, to undertake a joint review of the boundaries of the Oxford Green Belt, once the specific level of help required by the city of Oxford to meet its needs that cannot reasonably be met within its present confines, is fully and accurately defined." Given these comments should no review of the Green Belt be undertaken the proposals to meet Oxford's unmet need would not meet the soundness test of being justified as it would not be possible to show that 'the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.' (NPPF, para 182) Both of the site submissions that J A Pye (Oxford) Ltd have made at Kidlington are located in the Green Belt and are therefore covered by the Land Use Consultants (LUC) Oxfordshire Green Belt Study 2015, albeit that this was a strategic study that did not look at the particular merits of individual sites. In this respect the site at Langford Locks falls within land parcel K18. The LUC study indicates in Table 4.1 that this parcel makes no contribution towards the purposes of including land in the Green Belt apart from a low contribution towards purpose 3 of safeguarding the countryside from encroachment and a high contribution towards purpose 2 of preventing neighbouring towns from merging into one another. This is owing to this parcel of land being located between Begbroke and Kidlington. However, the J A Pye (Oxford) Ltd land at Langford Locks at Kidlington is already adjoined by the existing Station Field Industrial Park to the north, with an existing access point already provided for its future extension, and is separated from the rest of land parcel K18 by the Oxford Canal to the west. It does not therefore make a significant contribution towards achieving this objective and its removal from the Green Belt would therefore have a negligible impact on the achievement of Green Belt purposes. (cont...)
PR-A-080	West Waddy ADP / J.A.Pye (Oxford) Ltd	9	(cont…) The other area of land covered by a J A Pye (Oxford) Ltd site submission at Kidlington is located at Webbs Way. This site falls within land parcel K13. This is assessed as making no contribution towards Green Belt purposes apart from a low contribution towards preserving the setting and special character of historic towns and a high contribution towards safeguarding the countryside from encroachment. However, the inner field at Webb's Way is already adjoined by residential development on three sides, namely Webbs Way, Mill St and Spindlers and there is a thick hedge on the fourth side and so it could be developed with very little impact on the character of the open countryside. J A Pye (Oxford) Ltd have made a second submission for Webbs Way which includes a further field to the east, which is currently partially screened from the Cherwell Valley on its eastern side by trees and shrubs to the north and south and an incontinuous tree/shrub line on the eastern boundary. With strengthening of the planting on this boundary development could take place on this larger site without significant encroachment into the countryside. It is therefore considered that as part of the Green Belt review the J a Pye (Oxford) Ltd sites at Langford Locks and Webbs Way should be removed from the Green Belt in order to meet Oxford's unmet need.

PR-A-080	West Waddy ADP / J.A.Pye (Oxford) Ltd	10	Given that the partial Local Plan review to meet Oxford's unmet housing need will result in the identification of specific sites to meet this need it is important that a specific housing supply is identified for meeting Oxford's needs with its own five year supply of deliverable sites.
PR-A-080	West Waddy ADP / J.A.Pye (Oxford) Ltd	11	Given the high level of housing need in both Oxford and Cherwell Districts, which is also likely to grow over time, it is unlikely that the existing Cherwell strategy and its housing requirements will be adversely affected by ensuring that there is also a five year housing land supply for Oxford's unmet need.
PR-A-080	West Waddy ADP / J.A.Pye (Oxford) Ltd	12	As noted in paragraph 5.22 centre to centre, Kidlington and Oxford are approximately 8 km (5 miles) apart, but the built up edges are only 1.5 km apart, with the new Oxford Parkway Railway Station located in the gap between the two settlements. Although having a separate identity Kidlington is therefore in locational terms essentially a suburb of Oxford and a highly sustainable location for further housing and employment development. Reference is made in paragraph 5.27 to the land between Kidlington, Begbroke and Yarnton being often referred to in planning terms as 'the Kidlington gap.' However, development on the north east side of Kidlington would not affect these coalescence issues, and would also not affect the gap between Oxford and Kidlington.
PR-A-080	West Waddy ADP / J.A.Pye (Oxford) Ltd	13	Nothing to add at this stage.
PR-A-080	West Waddy ADP / J.A.Pye (Oxford) Ltd	14	To provide a mix of housing that accords with the findings of the Oxford Strategic Housing Market Assessment 2014.
PR-A-080	West Waddy ADP / J.A.Pye (Oxford) Ltd	15	Kidlington as it is an ideal location for residential development to meet Oxford's unmet needs as it is located very close to Oxford with frequent bus services to the city, while the Oxford Parkway railway station is located between Kidlington and Oxford. It also has excellent access to employment including Langford Lane; Langford Locks and Begbroke Science Park, which are due to expand in accordance with the Cherwell Local Plan 2011 – 2031 policies. Kidlington is also located close to the Oxford Northern Gateway where 55,000 square metres of employment use is proposed.
PR-A-080	West Waddy ADP / J.A.Pye (Oxford) Ltd	16	Not additional to the points already raised in response to earlier questions.
PR-A-080	West Waddy ADP / J.A.Pye (Oxford) Ltd	17	Locations in the Southern half of the District that are well connected by public transport such as at Kidlington are the most sustainable locations for further development in transport terms.
PR-A-080	West Waddy ADP / J.A.Pye (Oxford) Ltd	18	Not additional to the points already raised in response to earlier questions.
PR-A-080	West Waddy ADP / J.A.Pye (Oxford) Ltd	19	Locations with significant services & facilities, such as Kidlington are the most sustainable locations for more development.
PR-A-080	West Waddy ADP / J.A.Pye (Oxford) Ltd	28	Site submissions - Land at Webbs Way, Kidlington (X 2) and Langford Locks, Kidlington. Yes. Call for site forms are attached for the following sites: i) Webbs Way, Kidlington (TWO SITES): residential – two forms relate to this site with one form relating to a larger site than the other; ii) Langford Locks, Kidlington: Employment;
PR-A-080	West Waddy ADP / J.A.Pye (Oxford) Ltd	20+21	The Oxford and Oxfordshire City Deal identifies a knowledge spine stretching from Science Vale, through Oxford to Bicester. Concentrating development within this knowledge spine such as at Kidlington will help secure the economic growth aspirations of the City Deal as well as contributing towards meeting the employment needs of the residents of the additional housing provided to meet Oxford's unmet need.

PR-A-080	West Waddy ADP / J.A.Pye (Oxford) Ltd	22+23	Locating the growth in larger settlements such as Kidlington will ensure that residents have access to a good range of facilities without the need to travel.
PR-A-080	West Waddy ADP / J.A.Pye (Oxford) Ltd	26+27	Development in locations with Conservations Areas or close to other historic assets is considered to be acceptable in order to meet Oxford's unmet needs, as these areas have historically developed over time, provided the new development respects its historic setting and will conserve and enhance the heritage asset.
PR-A-080	West Waddy ADP / J.A.Pye (Oxford) Ltd	6+7	Yes it is considered to be essential that the area of search should be well related to Oxford City, otherwise the housing provision would not be likely to meet Oxford's unmet housing need, as this relates to people who have a need to live in the vicinity of Oxford. It is agreed that key factors that should help define the area of search include those listed in paragraph 4.8 including distance/proximity to Oxford; key transport corridors with transport linkages to Oxford; economic links to Oxford; and the catchment orders of higher order services at Oxford.
PR-A-081	Kirtlington Parish Council	1+12	1. Whereas housing delivery numbers are analysed annually, there has been no further review of the original SHMA; this is a significant issue since economic growth has not followed the pattern anticipated. As the SHMA defines the calculation of housing numbers, we applaud the reviews currently being undertaken by the Oxfordshire Growth Board, especially with regard to capacity within Oxford, and consider that before Cherwell District's acceptance of any of Oxford's unmet housing needs, the outcome of these reviews is awaited and acted upon. 2. In this part of Cherwell District, commuters to London, Birmingham and places in between compete for the housing stock, often with higher London salaries. For Cherwell District to accept even more housing than it is already committed to will not necessarily help Oxford's unmet housing needs, or only for a proportion of the extra houses. (cont...)
PR-A-081	Kirtlington Parish Council	18+26+9	(cont…) 3. Cherwell District's infrastructure in terms of roads, public transport, sewerage, electricity grid, etc. as well as in terms of its traditional rural villages and rural, agricultural landscape, is already stressed by the amount of development required. 4. Oxford's Green Belt is in great need of re-evaluation. Currently, far more environmental harm is being created (and will get worse) with the traffic problems of commuting into Oxford than any benefits of keeping this outdated 'Green Belt', some of which is not now fulfilling the 5 purposes for its designation. It would be more beneficial environmentally for more of Oxford's unmet housing needs to be built adjacent to Oxford, even in land that has been Green Belt. Instead truly rural green belts could be defined around the rural settlements to maintain the District's agriculture, rural villages and heritage.
PR-A-082	Glaisher / Earnshaw	1	Given the government has said it will consider new proposals to abolish Oxfordshire County Council and hand its duties to new "unitary councils, the realignment may see other areas and councils investment into this have a significant input. Should this whole reassessment take place after such decision? Surely this question should be left for now. Would it not be best left till the proper assessment is determined? If developers are working to the higher number, it would be harder to claw back to the lower figure. if you ask me now, No! These are Oxford's needs, not Cherwell's needs. Oxford should therefore carry by far the biggest proportion of the housing burden. If Oxford needs more houses then the majority should be built on Oxford's green spaces, not those of Bicester. Oxford should be building 5000 to 8000 of the new homes required to reduce the burden on other areas. Building homes in Cherwell for people in Oxford will increase the amount of people commuting into Oxford where the roads are already at capacity.
PR-A-082	Glaisher / Earnshaw	2	No! It makes no sense to supply new housing in Cherwell to meet Oxford's needs, if the additional employment is created in Cherwell to serve those homes. That would result in both housing and employment having nothing to do with Oxford where the need is, as Oxford already has more jobs than people to fill them. Using tainted figures for the Local Plan in July 2015, increased the number of houses needed, and then the need for more employment. A rigorous method of assessing the need should be used to reassess the baseline figure (need not greed) before agreeing to any additional figures

PR-A-082	Glaisher / Earnshaw	3 1 & 6	Oxford already has more jobs than people. Housing must therefore be provided in Oxford to prevent more commuting traffic on the road. Relaxing the green belt restrictions around Oxford is therefore vital to enable development of areas such as Water Eaton which will be served by the new Oxford Parkway mainline station.
PR-A-082	Glaisher / Earnshaw	4	To protect quality of life, prosperity, happiness and health of existing residents of Cherwell/Bicester instead of ruining their lives by surrounding their homes with giant distribution warehouses and industry to support potential future residents. Bicester could be the happiest town in Brittan like the recent survey which list south oxford. Which by the way is taking a smaller proportions of new housing and employment. A normal sustainable growth in line with national averages should be look at, the whole picture and joining up the growth so the infrastructure is in place first. Get the work done for assessing the best plans before agreeing the planning applications. Take the time now the growth in over next 15years not all to be delivered by 2020
PR-A-082	Glaisher / Earnshaw	5	Unbiased figures obtained in an weekend by a arbitrary figure plucked out of their heads to meet a deadline. Get some proper figures not speculation for greed's sake. Is Oxford relevant when Cherwell is set to become part of Northamptonshire's coverage? Our vision should be toa protect Cherwell and not take on Oxford's problems totally screwing our region just before it's handed over (dumped) to Northamptonshire. Cherwell should be cooperating with Northamptonshire and Buckinghamshire's local governments under the Localism Act 2011, not just Oxford.
PR-A-082	Glaisher / Earnshaw	6	The area of search to provide housing for Oxford city should be restricted to Oxford City and its green belt. Revaluate what is set aside to produce a better mix of open spaces and urban edges
PR-A-082	Glaisher / Earnshaw	7	Evaluation of what has already been assigned and revaluate them based on the whole development site current and proposed The factors to influence the area of search should be housing in Oxford to stop/reduce commuting and thereby protecting rural areas in Cherwell.
PR-A-082	Glaisher / Earnshaw	8	No. The factors to influence the area of search should be housing in Oxford to stop/reduce commuting and thereby protecting rural areas in Cherwell. Look at the district as a whole redefine what areas are best for housing and commuting and set aside employment areas that don't detract from the uniqueness of the separate parishes and towns and villages. Don't co locate low skilled warehouse employment hubs in housing developments the idea that people will walk to work they can't afford to live in the locations better yet to not add to the congestion of towns and villages a more strategic location to consider these eyesore. So we can't build up Oxford we will push everything else where and just get housing and high tech stuff in Oxford
PR-A-082	Glaisher / Earnshaw	9	Yes – this is Oxford City's need, not Cherwell's but in keeping with the original principals, utilising other areas within Oxford (less greed more need). More housing for less industry
PR-A-082	Glaisher / Earnshaw	10	Yes, if that housing supply is identified in Oxford, not Cherwell Other areas will lose their individual significance, and just be a spill over to accommodate oxfords needs for housing. Without better infrastructure, we will all be at a stand still on the roads just to get to where we are going
PR-A-082	Glaisher / Earnshaw	11	By saying no, or only agreeing to developments in parts of Oxford's green belt eg Water Eaton to serve Oxford Parkway. Get better information and give the appropriate time and resources to debate figures from industry who only have only their own interests at heart (need not greed)

PR-A-082	Glaisher / Earnshaw	12	Oxford has more jobs than people because housing costs are so high in Oxford. The only way to address this without screwing up the whole county is to build more houses in Oxford not Cherwell (apart from the Oxford green belt that is part of Cherwell). If housing is the issue, focus on housing accept the fact the surrounding areas are going to be commuter settlements and stop loading the area with low paid warehouses and employment supposed opportunities. Get the right blend of jobs and employment companies to get interested. An over all development plan is needed to stop this piecemeal approach to development mixing the communities in with such overbearing buildings. if the towns and villages wanted to be stuck in traffic and overpopulated they would have moved to Oxford proper. Keep the district clean from this development onslaught to get the cheapest fastest and biggest amount of development approved fast before the real effects on the infrastructure can be realised
PR-A-082	Glaisher / Earnshaw	13	Yes – stop messing up the homes and lives of existing residents in Bicester These changes need to be presented to resident, the main stakeholders, objectively and with in the spirit of truth. Not engaging in the consultation means the important considerations are not taken into account which leads to objections later in the process and time wasted. Get developers to realise that Cherwell will expect the best levels to be achieved on parts, in the design, and in the considerations etc.. This will insure if projection are not correct, the results will be considerably better then if they just meet the standards
PR-A-082	Glaisher / Earnshaw	14	Oxford's housing needs must be met in Oxford – see questions 12 and 13.
PR-A-082	Glaisher / Earnshaw	15	Or Get the funding from them to create the infrastructure like roads and hospitals and public transport. Before any Oxford's green belt, Water Eaton, Kidlington and Upper Heyford.
PR-A-082	Glaisher / Earnshaw	16	Housing should be in Oxford to meet oxford's employment needs without commuting, not in Cherwell which would increase commuting journeys. The time invested into graven hill would be lost, but the first bricks are not down. reassign this brown site with links to mainline from being converted, when a big need for industry that would have rail and road links so reduced commuting though residential areas be perfect as it has been for the past decades. is it because a separate company is overseeing this, and they would not be able to make as much money or receive as many accolades. A41 and A34 are at extreme capacity, get the roads and public transport better before the houses and employment sites should be top priority and not add to the mess
PR-A-082	Glaisher / Earnshaw	17	Bicester's roads are already totally inadequate for current needs and the proposed new roads will not help. The new SE perimeter road route proposals are all unacceptable (destruction of wetlands and/or archaeological heritage and/or isolation of Wendlebury). The A41 Aylesbury Road/Ploughley is already at full capacity with many long traffic jams during rush hour and will just get worse with new developments. The new proposed spine road through the Wretchwick Green development is totally unacceptable as it will have heavy traffic inc HGVs routed through the centre of housing developments. Improvements/new roads from North and East Bicester to M40 junction 10 required.
PR-A-082	Glaisher / Earnshaw	18	Bicester is failing to provide appropriate required infrastructure. The sewage treatment works is already failing to meet demands of current population. New Ambrosden water main does not have the capacity to supply the Bicester Plan 12 site through which it passes. Town centre redevelopment and Bicester Village do not provide for the needs of local residents (apart from Sainsbury).
PR-A-082	Glaisher / Earnshaw	19	Bicester does not have the necessary infrastructure needed to meet the needs of current residents. It definitely does not have the infrastructure to meet the needs of the current local plan and certainly does not have the infrastructure required to take on Oxford's housing needs.

PR-A-082	Glaisher / Earnshaw	20	Bicester needs high tech/high skill employment commensurate with the Oxfordshire Knowledge Spine. It does not need massive B8 distribution warehousing which cannot supply the salaries required to buy property in Bicester and which fails to meet the NPPF objective of a low carbon future.
PR-A-082	Glaisher / Earnshaw	21	Cherwell should be aiming to support Bicester's (and the Cherwell region's) residents, not future Oxford's.
PR-A-082	Glaisher / Earnshaw	22	Developing B8 distribution warehouses around Bicester completely fails to meet the objectives of increasing biodiversity and reducing flooding. In fact it will do the opposite. Developers involved in Akeman Park (aka Symmetry Park) in Bicester Plan 12 site are not even attempting to achieve a high BREEM rating. This warehousing with it's associated lorry parking almost completely paves over the whole site which will lead to flooding of Launton, Ambrosden and other sites on the River Ray. The fields on this site are clay based and have a very high water retaining capacity with low run off speeds. Any proposed drainage scheme (SUDS compliant or otherwise) will not be capable of maintaining current run off rates. There will be massive habitat loss for many protected species.
PR-A-082	Glaisher / Earnshaw	23	Cherwell should be aiming to support Bicester's (and the Cherwell region's) residents, not future Oxford's.
PR-A-082	Glaisher / Earnshaw	24	Building on the Ray Meadows Conservation Target Area. Many protective species currently on this site will be lost due to habitat destruction. A couple of ponds and a few trees will not mitigate this loss.
PR-A-082	Glaisher / Earnshaw	25	Cherwell should be aiming to support Bicester's (and the Cherwell region's) residents, not future Oxford's.
PR-A-082	Glaisher / Earnshaw	26	The ridge and furrow landscape surrounding the Wretchwick Deserted Medieval Village (scheduled monument) should not be built over by the Wretchwick Green development. In the West Midlands alone, over 90% of ridge and furrow landscapes have been lost to ploughing or developments. No figures are available for Cherwell or even nationally, but it is thought that the national situation is worse with more than 90% loss. Potentially the southern edge of Bicester 12 plan site could house numerous archaeologically important features due to the proximity of the Akeman Street Roman Road and nearby Roman town of Alchester. Geophysics surveys already performed will not show these due to the waterlogged nature of the soils
PR-A-082	Glaisher / Earnshaw	27	What possible justification can there be to build over the historic landscape of Bicester instead of the green belt of Oxford. This is utterly ridiculous
PR-A-083	Bonnar Allan Limited	1	While the authorities within Oxfordshire are currently working to define the respective quantities of housing that each must conbibute to meet the City's needs, we consider that the differing situations and contexts within each of the Districts means that an equal apportionment is most unlikely to be justified. The Vale of White Horse (VoWH) and West Oxfordshire Districts are the most constrained in terms of landscape designations (AONBs) and also have inferior transport connections to Oxford when compared to South Oxfordshlre and Cherwell. South Oxfordshire and VoWH have historically focused a large amount of growth around Didcot and Wantage/Grove
PR-A-083	Bonnar Allan Limited	2	We consider that locations for additional housing should wherever possible and appropriate, be supported by employment generating development in order to create the potential for people to live and work in close proximity and thereby avoid the need to travel. Such development can include a wide variety of uses including schools, shops, community facilities as well as office and industrial space. At. Wendlebury we are proposing to provide primary and secondary schools as well as a nursery; shops; health; and community facilities, all of which will provide employment opportunities. The location to the east of the village is very well located relative to wider office and industrial employment opportunities at Bicester and the fundamental enhancements to the railway line between Bicester Town and London Marylebone as well as that soon to be delivered between Bicester and Oxford mean that travel to other centres of employment will be facilitated via more sustainable means.

PR-A-083	Bonnar Allan Limited	4	Additional growth should seek to provide homes in an attractive, high quality environment which does not have an adverse impact on Areas of Outstanding Natural Beauty or other areas protected for their inherent qualities or constraints (such as floodplain and/or Green Belt),and which provides the ability for residents and visitors to travel to Oxford (where the need is focused) and beyond in as environmentally friendly a way as possible. The opportunity to provide improvements to infrastructure to benefit existing residents and visitors should also become an objective of planned growth.
PR-A-083	Bonnar Allan Limited	6	Any area of search for meeting Oxford's unmet need should include location(s) that can deliver on the principles above, and which are as close to Oxford as possible without compromising the Green Belt around the City. Critically these locations must be directly accessible to rail services into Oxford from either existing or potential new stations where those are practicable. In practice the areas of search should thus be drawn around Bicester in the north east and around the Heyfords to the north of Oxford.
PR-A-083	Bonnar Allan Limited	15	The Council should positively consider our proposed site at Wendlebury as a strategic location capable of delivering a substantial proportion of the suggested housing need that Cherwell DC should provide for (up to 3,000 of the 6,000 homes). Wendlebury is our proposal for a sustainable new community of up to 3,000 new homes that will serve the needs of the City of Oxford. This will create a community that will utilise the existing rail infrastructure to allow commuting both into Oxford and east to Bicester and beyond. (cont...)
PR-A-083	Bonnar Allan Limited	15	(cont…) Our vision for Wendlebury is for it to be an 'energy positive' development; that is to say, one which makes a net contribution to the national grid rather than drawing energy from it. We will achieve this through a combination of careful design and layout making the most effective use of the site's topography and microclimate as well as employing the most efficient fabric for buildings. The urban extension provides the opportunity to deliver a range of essential facilities for Wendlebury which currently does not exist. It will include a range of retail and community facilities laid out in a traditional arrangement with a focus on high quality public realm. The new extension will also deliver new primary and secondary schools which the current village is without. These will be located centrally to provide for accessible walking routes for the village.
PR-A-083	Bonnar Allan Limited	15	(cont...) Key Benefits- The City of Oxford needs a very substantial number of new homes to sustain growth projections over the period 2016-2031. Estimates vary but the number could well be 18,000 or .more outside what the city itself can provide. The key benefit of our proposal is that it would deliver a little under 20% of this requirement in one exceptionally sustainable satellite location that can be delivered over the next ten years. These proposals are designed to be complementary to the allocations within the recently adopted Cherwell District Local Plan, and Importantly offer a significant solution to CDC's duty to cooperate which the Planning Inspectorate expects by June 2017. As well as providing market and affordable homes for around 7,000 people, Wendlebury will provide primary and secondary schools as well as new retail space, health and community fadlities so that new and existing residents do not have to travel into Bicester. This boost in provision will benefit those that have experienced a decline in local retail and leisure facilities in recent times. (cont...)

PR-A-083	Bonnar Allan Limited	15	(cont…) The new community will take access from the newly diverted langford Lane and potentially from the planned south-eastern bypass of Bicester. The location of the site on the railway line south of Bicester and within the M40 provides the potential for a Park & Ride facility that would be connected to the railway by a new halt. The proximity of Wendleford to the town centre in Bicester and the flat topography provides scope for walking and cycling to access the shops and services. The opportunity exists to create a new focus for a highly energy efficient community that can benefit from and augment the existing Investment in the Garden Town at Blcester. Taken together, new communities at both settlements could provide an even more sustainable focus that would be of a scale to enable them to support more of their own functions and needs as well as being in a position to make use of the rail connection to Oxford for 'higher order' functions. In summary, residents of Wendlebury would be within 30 minutes of the centre of Oxford via a sustainable mode of travel (the train), allowing people to work and/or study in the city while gaining the benefits of living outside the city. The development of a new community could fund significant public benefits that could be enjoyed by residents and visitors alike, and new community facilities including healthcare,schools and shops that would benefit new and existing residents alike.
PR-A-083	Bonnar Allan Limited	18	The existing railway station at Bicester Town provides the opportunity to serve the proposed new community at Wendlebury and provide 'transport into Oxford City Centre as well as east to Milton Keynes and south to London Marylebone. The rail service will allow travel into Oxford within 20 minutes. Once in Oxford City Centre, a proportion of people will wish to travel to the science parks and employment areas in the south and southeast of the City, and we consider that the potential to provide a shuttle bus service between the rail station and those destinations should be explored, to improve their accessibility and provide connections with rail services and other bus routes. A network of easily accessible pedestrian and cycle routes will be incorporated to encourage trips to Bicester by more environmentally friendly modes of travel as opposed to the private car.
PR-A-083	Bonnar Allan Limited	28	Site submission - Land East of Wendlebury.
PR-A-084	Banbury Town Council	1	BTC are concerned regarding Banbury's distance from Oxford city and whether other more sustainable, core-located sites should be prioritised. This is particularly relevant in light of the ongoing review of bus subsidies in the area which negates the local transport plan's call for a modal shift to public transport. BTC continues to have a number of concerns regarding the feasibility of modal shift in the Town. Modal shift to public transport will only be effective if the service provision, and the 'pro's' of public transport outweigh those associated with private car use. Therefore, Banbury's capacity to accommodate further residents alongside the burden these residents are likely to place on County's road network between Banbury and Oxford (and elsewhere) is also of concern. As a matter of principle BTC feel that meeting Oxford's unmet housing need in the Banbury environs is not sustainable and the focus for meeting this need must be the Banbury environs.
PR-A-084	Banbury Town Council	2	Yes, though Banbury itself has a low unemployment rate of 0.7%, BTC would support core-sited (Banbury) employment and housing provision. Banbury's proximity to the M40 appeals to companies looking to house B8 warehousing facilities on its eastern outskirts, though BTC would prefer these sites to house smaller and more high-tech industry. As a principle BTC would like to ensure that employment densities be as high as possible, with employment sites distributed sustainably throughout the town, easing the burden on the town's overburdened road network.

PR-A-084	Banbury Town Council	4	BTC hopes planned growth within Banbury itself (7,000 homes) will be factored into district-wide growth allocation decisions, and that additional Oxford growth is located as close as possible to Oxford. BTC accepts that as an urban hub Banbury must be a focus for growth but would like to see district-wide sustainable growth. It must be noted, for example, that a green buffer allocated to Banbury in a recent iteration of the local plan already has already had 150 (further) houses placed upon it.
PR-A-084	Banbury Town Council	5	BTC would like to see sustainable development locations achieved with each urban hub within the county (and potentially beyond) serving its own need as locally as possible. To expand upon this, BTC would like to see a district-wide, sustainable growth strategy for meeting Oxford's Unmet Need that factors in (existing) planned growth across the district, and proximity to and strength of transport connections with Oxford.
PR-A-084	Banbury Town Council	6	Yes, as Banbury already has plans for a further 7,000 homes, BTC would like any further growth within Banbury to meet Banbury's growth needs rather than those of Oxford.
PR-A-084	Banbury Town Council	7	BTC would like to see planned growth (7,000 homes) within Banbury factored in alongside consideration of the town's inadequate infrastructure and relatively poor transport connectivity with Oxford. Any future growth within Banbury would need to examine greater traffic easing measures alongside increased public transport provision. BTC would therefore support the exploration of sites closer to Oxford itself, as these closer sites would likely place less demand on the existing road infrastructure and public transport services.
PR-A-084	Banbury Town Council	8	BTC believe sites more closely related to Oxford than Banbury should be prioritised for meeting Oxford's unmet need. BTC do not believe the modal shift detailed (for Banbury) in LTP4 is sustainable or attainable. Only if sufficient contribution to the District's road infrastructure is made and increased public service provision in line with the modal shift detailed in LTP4, provided, might the siting of this need in Banbury be feasible. However current indications are that this will not be the case, so to reiterate BTC do not feel siting this unmet need in Banbury is appropriate.
PR-A-084	Banbury Town Council	10	BTC would support the provision of separate sites closer to Oxford to meet this housing demand to prevent planned growth within Banbury from becoming muddled with this (separate) supply. BTC would therefore like to see any planned growth within Banbury to not become compromised or muddled with any separate housing supply.
PR-A-084	Banbury Town Council	11	BTC would support a review of the Oxford green belt with sites closest to Oxford prioritised.
PR-A-084	Banbury Town Council	12	BTC would like to highlight the point made in 5.32 that, 'The distance between Banbury to Oxford (centre to centre) is about 47 km (29 miles)' and would also support the inclusion of green belt sites bordering Oxford into any 'area of search'.
PR-A-084	Banbury Town Council	14	The sustainability of locations where this housing is to be situated, both in terms of the capacity of the places chosen to accommodate that growth and the ease of accessing Oxford from these chosen areas.
PR-A-084	Banbury Town Council	15	BTC would support a review of the Oxford green belt with sites closest to Oxford prioritised.
PR-A-084	Banbury Town Council	16	Any additional growth within Banbury should include enhancement of the town's bus network, with a focus on improving links between residential areas and key employment, leisure and retail destinations, the town centre and the rail station. There needs to be closer working among a range of stakeholders including Cherwell District Council, residents, bus operators, developers, local employers and business groups to achieve this. BTC would like to flag however how across key employment sites in the town, different shift patterns as well as weekend work are in operation, making bus services between residential areas and employment sites unsustainable, as start-end times vary depending on the particular business. This accentuates the need for improvement to Banbury's road infrastructure (increasing its capacity) as private car is likely to remain the primary means the town's residents use to reach employment sites. (cont...)

PR-A-084	Banbury Town Council	16	(cont…) BTC would also like to highlight concerns over the impending electrification of the railway along the 'Oxford Corridor'. This will force Bridge Street to be closed to allow for the bridge to be raised. This will further impede traffic trying to cross from the east of Banbury to the west, as the only available route will be along Hennef Way and along Concorde Avenue. As well as the electrification of the 'Oxford Corridor', developments on HS2, although not directly going through Banbury, will have a significant impact on lorry and vehicle movements accessing Junction 11 of the M40. This is again, likely to have a significant effect on already strained west-to-east movement within the town. Similarly BTC would like to reiterate its ongoing desire for a South East Relief Road (joining the Central M40 site to Bankside) to take traffic from employment zones in the East to residential areas in the South, this would also help large HGV vehicles to bypass the town centre (a situation likely to worsen with the electrification works discussed above).
PR-A-084	Banbury Town Council	17	It must be considered how any additional growth to meet Oxford's unmet housing needs will impact Banbury's already heavily-strained and congested, transport picture, and whether as a result of this congestion, Banbury at the present time is the most suitable location to house this need sustainably.
PR-A-084	Banbury Town Council	18	Banbury Town Council has serious concerns that the majority of arterial routes and junctions in and around Banbury are currently at, or over, their capacity. Further (already planned) housing development around the town is only going to cause additional strain on road networks. BTC would like to reiterate the need for a South East Relief Road. For a number of years there have been efforts, by Banbury Town Council and other organisations such as Banbury Civic Society, to have a 'south-to-east' link road. Currently there are only two bridges which cross the railway line, river and canal. This means that, especially during 'rush-hour' these roads get extremely congested. The impending electrification of the railway along the 'Oxford Corridor' will also force the closure of Bridge Street placing an even greater stress on the town's already overburdened road network, meaning that prior to the increased capacity provided by these improvements the town's transport networks will be very stretched. (cont...)
PR-A-084	Banbury Town Council	18	(cont…) BTC would also like to see a greater opening up of Tramway, details of which are outlined in later responses, as well as creation of more green links across the canal. BTC would like to see the linking of Canalside residential areas to the town centre by (re)using the existing structures of 'lift bridges' by the Fort Locks self-storage. BTC would also welcome the expedition of CDC's CIL charging schedule, so that a clearer picture of possible contributions towards infrastructure improvements could develop.
PR-A-084	Banbury Town Council	19	The CIL charging schedule at the district level being at draft stage, coupled with the resulting absence of a district- (and hence town) wide Community Infrastructure Project List means Banbury's infrastructure's capacity to absorb future growth is currently uncertain. Also the transition from Section 106 to CIL is likely to spark a flurry of development applications within the town as CDC's (Feb '16) preliminary draft charging schedule has calculated that CIL charges for developers within Banbury (pp.4, 13/00056/OUT + £820,418, 14/00066/OUT +1,382,459) will likely be considerably higher than the S106 ones they are replacing.

PR-A-084	Banbury Town Council	20	BTC would like support in raising educational attainment and developing skills within the workforce. The basis for developing a highly skilled, technical workforce already exists within Banbury's motor industry and needs to be built upon. There is an over concentration upon raising academic, educational achievement, with school league tables, publication of GCSE results etc. at the expense of vocational/apprenticeship training which would better suit the economic landscape of the town. As the biggest conurbation outside of Oxford, Banbury needs special and sympathetic consideration when considering meeting Oxford's unmet housing need. Though Banbury's unemployment rate by national standards is low (0.7%) BTC note that much of the town's employment is taken up by manufacturing positions. BTC would therefore like do all it can to attract smaller, high-tech industries to the town. Possibly through the designation of a Local Enterprise Partnership (LEP) which has proven successful at attracting grouped industries elsewhere across the county, e.g. Science Vale.
PR-A-084	Banbury Town Council	21	BTC would like current and future residents, in line with its mission statement, to both work and live sustainably within the town. Fostering greater collaboration between organisation's based in town and the town's educational institutions is one means of attaining this, alongside a diversification of the town's economic base.
PR-A-084	Banbury Town Council	22	BTC feel the existing roads around Banbury are inadequate for the current housing need with insufficient parking allocation for individual need. This results in many more cars parking on amenity land i.e. grass verges. This can then be exacerbated by commuters using the residential estates for parking either to work in the town or commute to other areas. When these verges are not parked on they often fall foul to larger vehicles requiring access i.e. delivery/ refuse vehicles that cause significant damage creating trip hazards and the pooling of large quantities of water especially when other vehicles may be parked at the side of the roads.
PR-A-084	Banbury Town Council	23	BTC feel poor planning has led to "rat runs" being created through residential areas and this in turn has led to health and safety issues for local residents and children. Any increase in the number of residents and hence road users is likely to exacerbate these problems. Another aspect of this is open space/play area provision adjacent to or located on residential roads and the possibility of clashes between users and vehicles. BTC would support the use of more "sleeping policemen" to slow traffic down through residential streets and/or the use of traffic management methods such as raised planting borders to reduce the amount of straight roads in new developments.
PR-A-084	Banbury Town Council	24	BTC would like to see the right choice of trees, shrubs and other vegetation to reduce the amount of ongoing maintenance, too often BTC feel the wrong variety of tree is placed in the wrong location i.e. surface or shallow rooting species. BTC therefore desire appropriate planting locations for vegetation especially with maintenance budgets shrinking. Quite often trees are planted in open ground conditions adjacent to highways when the use of tree pits could be installed to limit root development that could cause problems many years later. BTC also support the use of alternative ground protection schemes to limit damage to verges and other soft landscaped areas.
PR-A-084	Banbury Town Council	26	As noted in Cherwell's Design and Conservation Strategy: The overall vision of the Sustainable Community Strategy for Cherwell in 2030 is: A diverse economy with opportunities for all, vibrant communities connected by a sense of pride, place and purpose. Cherwell's Economic Development Strategy (2011-16) has a key aim: Our district will be an even better place in which to live, work, learn and spend leisure time. The quality of the natural and built environment is central to achieving these aims. (para. 131) - The District possesses a wealth of distinctive and attractive traits of its own that include the diverse Ironstone and Otmoor countryside, the Oxford Canal, the gentle Cherwell Valley and picturesque villages with pubs offering high quality cuisine. Recognised by many for its market cross and nursery rhyme connection with a fine lady on a white horse, the area also has strong links to the English Civil War, the author Flora Thompson and, over the last 40 years, the annual Fairport Convention folk rock festival at Cropredy, thriving farmers' markets and an annual canal day. We are working to promote the connections with more recent military history, the Second World War and The Cold War at RAF Bicester and former RAF Upper Heyford respectively, and these will offer a synergy with the nearby attraction at Bletchley Park. Four and a half million people, including many from the Far East and China, visit Bicester Village every year, but few venture beyond their shopping experience. (cont...)

PR-A-084	Banbury Town Council	26	(cont…) - The challenge is how to get these visitors to explore further and stay longer. The weekend break and holidays at home are growth areas to be tapped and we are drawing on the intrinsic landscape and heritage of our 59 conservation areas, promoting green tourism, food trails, literature, music and canal festivals and, in so doing, helping to keep village shops open, pubs trading, footpaths maintained, villages well cared for, the local economy buoyant and the District looking the way it does. North Oxfordshire has a unique position as a quality tourism destination, but can only thrive if the quality of the historic and rural environment is maintained and championed. Para 1.4.1 presents "A Word Picture of Cherwell: SWOT Analysis" - Threats • Growth pressures favours fast growing urban extensions, making organic growth difficult • Out of town retail undermining historic core • Pressure to meet decision deadlines in development control, leaving little time for negotiating improved proposals - Weaknesses • Loss of industrial heritage, both buildings and skills • Some characterless suburbs • View of Banbury from the motorway - Strengths • Varied attractive landscape • Historic villages • Historic market towns with medieval street pattern intact and well preserved historic cores • Strong local distinctiveness • Rich palette of materials • Oxford Canal • River Cherwell (cont...)
PR-A-084	Banbury Town Council	26	(cont…) Under the Cherwell Local Plan 2031, the challenge of meeting Oxford's unmet housing need has already had a substantial, detrimental effect on Banbury's attractiveness as a historic market town, the Oxfordshire SHMA having already imposed an additional 2,000 homes on the town, over and above the 5,500 or so homes that Cherwell's assessments found the town's historic and landscape environment could cope with. As a result additional development is already enclosing the much-loved, prehistoric Salt Way, Crouch Hill and Banbury Circular Walk in additional suburban growth. The same development is also resulting in the coalescence of Banbury and the outlying historic villages, particularly Bodicote, Bloxham and Adderbury. Hundreds of additional homes resulting from the SHMA have also further compromised the historic integrity and tourism potential of the former RAF Upper Heyford.
PR-A-084	Banbury Town Council	27	Further development around Banbury would threaten the separate identities of the historic villages of Great Bourton, North Newington and Hanwell. Further development at RAF Upper Heyford would substantially erode the remaining Cold war ambiance of the former nuclear airbase and its tourism potential. Banbury may be argued to be a sustainable location for accommodating more of Oxford's unmet housing growth, on account of its direct rail link to Oxford. There are nevertheless far more sustainable location within Cherwell that are within easy cycling distance of the City and which have much shorter rail links and far more regular bus services. The inter-war communities of Kidlington and Yarnton both readily spring to mind. Both communities have already coalesced with Oxford and both have long been well known for their relative lack of historic or architectural interest. The crescent of landscape between these communities, bounded by Water Eaton to the south and by Kidlington Airport to the north is topographically, scenically and historically uninteresting. What countryside that remains is also already almost completely screened from public view by inter-war ribbon development on the Woodstock and Banbury roads. Green Belt or no Green Belt, it makes absolutely no sense to locate Oxford's overspill 20 to 30 minutes away from Oxford, in historically sensitive locations such as Banbury, Upper Heyford or North Cherwell, while far less sensitive and far more sustainable sites exist within a 5-minute train ride / 15 minute cycle ride from Oxford's city centre.
PR-A-085	Kidlington Parish Council	1	On the assumption that that Oxford City Council cannot meet its own housing requirements having been independently and objectively assessed then the housing should be met by all the districts across the county equally as indicated.

PR-A-085	Kidlington Parish Council	2	In the interests of sustainable development there should be a balance between housing provision and employment provision and positive moves should be made to encourage employment development within proximity to new housing that minimises transport movements.
PR-A-085	Kidlington Parish Council	3	Oxford City Council needs to re-examine its priorities for development in accordance with achieving a better balance between employment generation and housing – including releasing sites for housing otherwise allocated for different types of development that have been slow to bring into use as well as other redundant uses such as the Greyhound Stadium that could contribute to housing need within the City.
PR-A-085	Kidlington Parish Council	4	The retention of the Green Belt and the prevention of coalescence of settlements Directing growth at areas where sustainability will be more easily achieved in line with current major development designations within Cherwell.
PR-A-085	Kidlington Parish Council	5	This should not include expansion at the edge of Oxford unless within a broader vision of achieving good place making – potentially this applies to the south side of Oxford adjoining Greater Leys.
PR-A-085	Kidlington Parish Council	6	Not necessarily, there may be locations where this appropriate to create a better integration and form such as an urban extension to Greater Leys, elsewhere the priority should be to retain the objectives associated with the existing Green Belt designation and development elsewhere focused on providing the entire range of development to achieve balanced communities.
PR-A-085	Kidlington Parish Council	7	First, an objective assessment of potential land for housing in Oxford itself alongside an analysis of its ability to deliver housing in recent years assessed against the availability of development sites and the reasons why they have or have not come forward for development. This should be completed before any area of search is conducted within Cherwell.
PR-A-085	Kidlington Parish Council	8	Not necessarily, the area of search should primarily focus on the most sustainable locations for development outside of the Green Belt with specific reference to accessibility to Oxford as an employment centre.
PR-A-085	Kidlington Parish Council	9	Generally not except as an urban extension to Greater Leys.
PR-A-085	Kidlington Parish Council	10	Any extra housing should be added to the Cherwell DC housing supply to ensure that this is a comprehensive figure
PR-A-085	Kidlington Parish Council	11	The point of this partial review is to make amendments to Part 1 of the Local Plan and therefore integrate the extra housing provision to become a part of the Cherwell strategy.
PR-A-085	Kidlington Parish Council	12	The associated text gives an indication of the fragility of the Green Belt between Oxford and Kidlington and any change the has an impact on that is contrary to the specific objective associated with Green Belt designation to prevent coalescence of settlements.
PR-A-085	Kidlington Parish Council	13	The nature of the housing market is distinctly different from that of Cherwell and as the Oxford housing market addresses specific needs – such as those associated with the student population and a relatively transient population is it likely that providing housing away from Oxford will actually help to address the housing shortfall in the City?
PR-A-085	Kidlington Parish Council	14	That the housing market in Cherwell is fundamentally different from that of Oxford.
PR-A-085	Kidlington Parish Council	15	Whether the locations can help to address those needs and in a sustainable way that will not erode the objectives associated with the Green Belt.

PR-A-085	Kidlington Parish Council	16	As this links into the County Council transport strategy this is difficult to consider in connection with this document. Elements of the County Council's strategy have a clear impact upon Kidlington, specifically for two proposed Park and Rides, transport links to a proposed Park and Ride at Langford Lane and the potential change in status of the current Park and Ride at Water Eaton. How these fit into a potential review of the Green Belt in the area around Kidlington needs to be clearly explained in the proposed amendments to Part 1 of the Cherwell Local Plan.
PR-A-085	Kidlington Parish Council	17	These are very significant issues associated with pressure from Oxford for more housing in the Kidlington area that could not be accommodated within the existing boundaries of Kidlington and need to be clearly assess.
PR-A-085	Kidlington Parish Council	18	Extra development provides pressure on existing infrastructure that is often already inadequate and cannot be met by S106 and CIL payments associated with new development. Kidlington has a number of existing infrastructure deficiencies and these would not be addressed by additional development.
PR-A-085	Kidlington Parish Council	19	Bicester is receiving significant extra funding for infrastructure provision associated with its Eco Town and Garden Town designations and therefore is more capable of dealing with increased levels of development particularly associated with the Oxford-Cambridge arc and longer term transport improvements.
PR-A-085	Kidlington Parish Council	20	We have already seen the allocation of land at Oxford's Northern Gateway to remove land from the Green Belt, this is indicative of allocating extra land for employment in Oxford that increases the potential unmet housing need and placing pressure on further incremental changes to the Green Belt for housing. Although this site also includes housing it is indicative of the lack of balance Oxford City Council has with its planning policies with the potential impact upon neighbouring authorities as well as the Green Belt.
PR-A-085	Kidlington Parish Council	21	Employment provision needs to be balanced against housing provision and if extra housing is to be allocated to Cherwell to help meet the perceived shortfall in Oxford additional land allocated for employment is also required and preferably in locations that support other sustainability objectives, such as in Bicester.
PR-A-085	Kidlington Parish Council	22	The Local Plan Part 1 seeks to avoid coalescence between settlements, any further residential development between Kidlington and Oxford would be contrary to this objective.
PR-A-085	Kidlington Parish Council	23	There should be no opportunity to provide housing between Kidlington and Oxford. Sustainable development is clearly directed towards Bicester and additional housing allocations here should go towards meeting the unmet needs of Oxford.
PR-A-085	Kidlington Parish Council	24	Substantial areas around and adjoining Kidlington, besides being designated Green Belt, have flooding potential and therefore development potential is naturally limited.
PR-A-085	Kidlington Parish Council	25	The potential to flood in the areas around Kidlington mean that new housing opportunities are extremely limited and unlikely to meet any of Oxford's unmet needs.
PR-A-085	Kidlington Parish Council	26-28	No comment.

PR-A-086	Turley / Bovis Homes Ltd	1	A precise housing capacity figure for Oxford City has not yet been agreed by the Oxfordshire Growth Board. In addition work is being undertaken to consider the relative sustainability of the potential options for meeting Oxford's unmet need. Work undertaken by Oxford City Council also shows that the area's most appropriate to accommodate the unmet need are located to the north and south of the City (i.e. Cherwell and South Oxfordshire Districts). Expansion to the west and east of the City is significantly constrained. These factors wil have a significant bearing on the level of distribution to the district authorities. It is therefore considered that the working assumption for Cherwell should be higher than 3,500 homes. It is considered that Cherwell's previous working assumption of 7,000 homes is more appropriate I realistic figure.
PR-A-086	Turley / Bovis Homes Ltd	2	Oxford is the main driver of economic growth and housing need in the area. It is therefore not necessary to plan for additional employment development to accommodate Oxford's housing needs.
PR-A-086	Turley / Bovis Homes Ltd	4	Additional growth in the District should achieve the following key principles: - limiting growth in ruralsettlements and directing it towards the most sustainable settlements,such as Banbury; - maximising the regeneration of Banbury; - protecting the Green Belt frominappropriate development
PR-A-086	Turley / Bovis Homes Ltd	5	The vision should seek to accommodate additional housing growth in a way that complements the Local Plan Part 1's strategy to focus the bulk of growth in and around Banbury.
PR-A-086	Turley / Bovis Homes Ltd	6	We do not believe that the plan area or 'area of search' should be determined on distance I proximity to Oxford (i.e.the southern part of the District). The Oxfordshire SHMA confirms that the Housing Market Area (HMA) comprises the entire County. Public transport services across the Dlstrict provide fast and sustainable access to Oxford. It is therefore considered that the plan area or 'area of search' should include land surrounding settlements such Banbury which benefit from excellent public transport connections to Oxford.
PR-A-086	Turley / Bovis Homes Ltd	7	The following factors should be considered: - accessibiity by public transport; - existing commuting patterns; - the Cherwell settlement hierarchy.
PR-A-086	Turley / Bovis Homes Ltd	8	A district-wide area may not be appropriate,however there is justification for a plan area or 'area of search' wider than the southern part of the District Reflecting our response to Question 7, the area shouldinclude land surrounding Banbury.
PR-A-086	Turley / Bovis Homes Ltd	9	An area based solely on the extent of the Oxford Green Belt within Cherwell District would not be appropriate. It would result in a significant loss of Green Belt and would lead to the unrestricted sprawl of the built up area of Oxford, contrary to national policy.
PR-A-086	Turley / Bovis Homes Ltd	10	In accordance with the NPPF Cherwell should identify a sufficient supply of sites over the plan period to contribute to meeting Oxford's unmet need and identity and update annually a supply of deliverable sites sufficient to provide five years' worth of housing against the housing requriements with an additional buffer.
PR-A-086	Turley / Bovis Homes Ltd	11	There are no separate housing market areas 'Within Cherwell and housing needs do not exist separately between theland adjoining Oxford and the Rest of the District Accordingly five year supply in Cherwell should be tested on a District 'Wide basis.
PR-A-086	Turley / Bovis Homes Ltd	12	As indicated in our responses to Questions 7 & 9, others areas of the district such as Banbury and the k'Ind surrounding the settlement warrant consideration on account of the availability of excellent public transport links with Oxford,high levels of sustainabiilty (relative to rural areas to the south of the District) and its location outside the Green Belt

PR-A-086	Turley / Bovis Homes Ltd	14	We believe that one of the main objectives should be: - to accommodate new development so that it maintains the Green Belt and prevents the urban sprawl of Oxford.
PR-A-086	Turley / Bovis Homes Ltd	15	Site submission - Land off Warwick Road, Banbury. Bovis Homes is control of a 20 hectare site to the north of Banbury adjoining the recently approved Pers mmon Homes development accessed from Warwick Road. As detailed in our Call for Sites submission the site is available and developable. It is situated within 3.5km of the town centre and is well placed to benefit from high quality public transport services to Oxford.The site is not in the Green Belt In comparison with rural areas to the south of the District within the Green Belt, it is an appropriate and sustainable strategic housing site to meet Oxford's unmet needs.
PR-A-086	Turley / Bovis Homes Ltd	17	The NPPF reoognises the need to locate development where the use of sustainable transport modes can be maximised. In this respect the adopted Local Plan locates the majority of new development at Banbury where there where is an excellent levelof public transport infrastructure. The Govemment's plans to electricity the rail line through Banbury as well as other improvement proposals will further enhance this infrastructure.The availability of high quality transport infrastructure in Banbury and its excellent connections with Oxford should therefore be a key consideration in determining the location of development to meet Oxford's unmet needs.
PR-A-086	Turley / Bovis Homes Ltd	19	In comparison with other settlements in the District, Banbury contains the necessary infrastructure to support additional development to meet Oxford's unmet needs.
PR-A-086	Turley / Bovis Homes Ltd	21	Reflecting existing commuting patterns, Banbury has a strong economic relationship with Oxford and represents an appropriate settlement to accommodate its unmet needs.
PR-A-086	Turley / Bovis Homes Ltd	23	Additional growth to meet Oxford's unmet needs should be located around Banbury as it represents a sustainable location, where the need to travel can be minimised and the use of sustainable travel options can be encouraged.
PR-A-086	Turley / Bovis Homes Ltd	25	New development to meet Oxford's unmet needs should be directed to locations which minimise the loss of important and valued natural and landscape environment
PR-A-086	Turley / Bovis Homes Ltd	27	New development to meet Oxford's unmet needs should be directed to locations which protect and enhance the District's heritage assets.
PR-A-087	J Rendle	1	No. It is derived from the Oxfordshire SHMA which has simply been accepted by the Council and not subjected to serious independent scrutiny. The SHMA was drawn up by private consultants who largely work for the development industry and therefore have a conflict of interest. Its figures are much too high, far in excess of previous trends and clearly unrealistic. I do not accept that the SHMA figures represent either Cherwell's or Oxford's needs.
PR-A-087	J Rendle	2	No. The excessive housing figures are already based on unrealistic forecasts of growth in employment. To provide for yet more employment generating development is simply creating a vicious circle.
PR-A-087	J Rendle	9	No. Green Belt is a permanent designation. The Green Belt around Kidlington is much valued. National Policy says that housing need is not a reason to build on the Green Belt. The Government, in its manifesto, made a commitment to protect the Green Belt.
PR-A-087	J Rendle	16	Transport networks in this area are already overloaded. I do not believe that current proposals will solve existing problems, let alone those caused by additional growth in Cherwell and elsewhere in the County. The Highway Authority's vision and objectives, that you quote, are vague aspirations and without substance.
PR-A-087	J Rendle	24	Finding sites for a further 3500 houses in addition to the excessive number already included in the Local Plan will further damage the natural environment of Cherwell.
PR-A-088	Barton Willmore / Ptarmigan	28	Site submission - Land North and South of A34 / West of M40 Junction 9

PR-A-088	Barton Willmore / Ptarmigan	6-9	Although further evidence will be needed, the issues identified in section 3 begin to highlight a set of key principles for meeting Oxford's unmet need in Cherwell. These are as follows: a) In order to ring fence the housing requirement from Oxford's unmet need, the Council, working with its neighbouring authorities, should develop an effective, continuous ring fence policy area. b) Meeting the unmet need of Oxford in Cherwell should deliver benefits to both the district and the City. The scale of the allocation for unmet should therefore enable the delivery of significant infrastructure to achieve this. c) The location of the unmet need should have a strong relationship with Oxford and be on the knowledge spine, so as not to undermine the existing plans and strategies for Oxfordshire. d) The plan review should also consider unmet employment needs from the City. e) Meeting the unmet need should address existing connectivity issues between Cherwell and Oxford, the A34 being the most significant. f) The local plan review should consider the delivery of a regional scale sport and leisure facility.
PR-A-088	Barton Willmore / Ptarmigan	1, 10+11	Ptarmigan supports the Council's pro-active approach for reviewing their local plan at this time, which accords with the requirement of the Inspector into the recently adopted Local Plan, where an early review would be required to address the unmet needs of Oxford. Although the Oxfordshire Growth Board's work on apportioning the City's unmet need is still underway, it is encouraging to see that the Council has commenced work on the plan review. The proposed working target of 3,500 homes follows a sensible methodology of equally distributing the unmet need equally between the districts. Ultimately though, and as acknowledged by the consultation document, this is only a working target until summer 2016 when the Growth Board work concludes. The working target should therefore not be used to predetermine the outcome of a thorough sustainability assessment of locations for growth across the county. (cont...)
PR-A-088	Barton Willmore / Ptarmigan	1, 10+11	(cont…) Notwithstanding the above this housing distribution clearly should not include Oxford City as referenced in the consultation document: *"Were th is f igure [15,000] to be distr ibuted evenly between Ox ford, Cherwel l , West Ox fordshi r e, South Ox fordshi re and Vale of Whi te Horse Counci ls, t his would produce a requi rement of some 3,000 homes per authority area."* (Our emphasis, Paragraph 2.16) As Oxford City cannot meet its own need, the 15,000 'overspill' cannot realistically be apportioned back into Oxford. By its very nature, if the city were able to provide for this housing need, it would have done so. We would therefore recommend a working figure of at least 4,250 homes for Cherwell district. This is based on 15,000 homes distributed evenly between Cherwell, South Oxfordshire, West Oxfordshire and the Vale of White Horse (3,750) plus an additional 500 homes (as per Cherwell's own assumed uplift). (cont...)
PR-A-088	Barton Willmore / Ptarmigan	1, 10+11	(cont…) However, given the district's excellent connections and relationship to Oxford such as the A34, M40, Cherwell Valley and Varsity Rail Lines, and Sustrans Routes make it a strong candidate for addressing a significant proportion of Oxford's unmet need, potentially a higher proportion than the other Oxfordshire authorities. Cherwell will need to continue to work with the other Oxfordshire authorities to complete this process. It is Ptarmigan's view that those locations with the strongest relationship to Oxford should be allocated a higher proportion of unmet need. Cherwell appears to meet this criterion. Nevertheless, this work will need to be informed by a county-wide sustainability appraisal and evidence gathering exercise before a conclusion on the apportionment can be reached. (cont...)

PR-A-088	Barton Willmore / Ptarmigan	1, 10+11	(cont…) The unmet need apportioned to Cherwell should be treated as its own discrete housing land supply area (separate from Cherwell's own needs) to ensure that these homes are delivered in an area that relates strongly to Oxford City. In the event of these allocated homes not coming forward, it would be inappropriate for the unmet need to then be met in areas with a poorer relationship with Oxford (for example Banbury and the north of the district). It would therefore be appropriate for Cherwell to adopt a housing land supply ring fence to prevent such an occurrence. A similar approach has been adopted by South Oxfordshire District Council and is proposed by the Vale of White Horse for housing growth in Science Vale. In order for the district to maintain a ring fence for Oxford's unmet need these homes should be in as a fewer locations as possible. A non-contiguous ring fence area across many sites would also not be appropriate. This approached was proposed by the Vale of White Horse in their draft local plan, but following Examination in Public has decided to redraft a much wider ring-fence area. For more information please see: http://www.whitehorsedc.gov.uk/java/support/dynamic_serve.jsp?ID=530303947&CODE=FA1A7015F2CA84616CBFD2A48851C7B8
PR-A-088	Barton Willmore / Ptarmigan	2-9 and 12-27	It is well rehearsed that Oxford has severe affordability issues (the greatest in the UK, including London) and it cannot meet its own housing needs within its boundary. Cherwell has accepted this point and is proactively working with its neighbouring authorities to address this issue. It is Ptarmigan's view that there are six key issues arising from Oxford's unmet need which need to be addressed through the Local Plan review and each are taken in turn below. Issue 1: Accepting unmet need from Oxford is likely to be unpopular: Although political opinion is not necessarily a material consideration in the planning system, it is important to address this point. Cherwell should be attempting to allocate unmet need in locations that addresses issues for both Oxford and Cherwell. In some instances this may not be spatially specific – for example addressing affordability issues in Oxford would in the most part be addressed by increasing the amount of stock available, it wouldn't matter per se, where this is located. However, in other instances due to the scale of unmet need, there will be opportunities for development to provide solutions to longstanding issues through the delivery of associated "game changing" infrastructure. These are addressed in the remaining issues. (cont...)
PR-A-088	Barton Willmore / Ptarmigan	2-9 and 12-27	(cont….) Issue 2: Locating development where it won't undermine existing strategies: Cherwell's existing local plan focusses development at Banbury, Bicester and the former RAF Upper Heyford. These locations for growth are partially informed by, and reflected in other documents such as the Oxfordshire Strategic Economic Plan, Local Transport Plan 4, Growth Deal, and City Deal. These strategies aim to deliver the significant economic potential of Oxfordshire, mainly in the Knowledge Economy sectors. Spatially, these are located at Bicester, Oxford and Science Vale, conveniently following the route of the A34 / Cherwell Valley Railway Line, known as the 'Knowledge Spine'. Key to supporting Oxfordshire's growth is connectivity between the three hubs along the knowledge spine (Strategic Economic Plan, 2014). As such substantial local and central government, and private sector funding has been levered in through the Oxford and Oxfordshire City Deal to facilitate connectivity along the knowledge spine. Allocating development in a location with a poor relationship to this key route would not only undermine these strategies, but would miss a golden opportunity to further enhance and improve this key corridor. By contrast, locating development within the 'knowledge spine' offers the opportunity to assist with such infrastructure delivery and offer a step change to the economic growth of this area. (cont...)

PR-A-088	Barton Willmore / Ptarmigan	2-9 and 12-27	(cont….) Issue 3: The type of homes and their relationship with Oxford: Although it is impossible for the planning system to ensure the homes built to meet Oxford's unmet need are occupied by Oxford workers, it is important that the location and type of homes are tailored to their needs. Connectivity is explored further below, but in terms of typology, Barton Willmore has undertaken research on existing household types across Oxford: - Rental hubs (27%) - City prosperity (17%) - Family basics (13%) - Urban cohesion (11%) - Domestic success (9%) - Others (23%) This research will need further exploration as to how these household types are translated into house typology, but it forms a good starting point for this work. It is apparent that there will be a high demand for rental properties, key worker housing, linked to the largest employment sectors of health and education, starter homes as well as executive homes for business leaders. (cont...)
PR-A-088	Barton Willmore / Ptarmigan	2-9 and 12-27	(cont….) Issue 4: A lack of employment land in Oxford: As set out in Issue 2, it is important that addressing unmet housing need does not undermine the other strategies for Oxfordshire. As set out in the NPPF (paragraph 179), local planning authorities need to consider all development requirements (not just homes) when fulfilling their duty to cooperate. Oxford City's SHLAA only considers land for housing development, and as far as Ptarmigan is aware, there has been no such study to assess the City's employment capacity. However, given the stress on capacity for housing, it would be fair to assume that such issues exist for employment also. Indeed this is referenced in the Oxfordshire Innovation Engine Report: "…there is a shortage of suitable premises for f i rms in Oxford city centre, which has seen only two minor office developments in the last 20 years. Two small serviced office facilities and the City's only innovation centre are fully occupied with waiting lists… …even allowing for the remaining development potential on other sites (notably Oxford Science Park and Oxford Business Park), demand will continue to outstrip supply in Oxford. Therefore, some outward expansion of the City is essential if it is to fulfil it important role in supporting high tech business growth …" (SQW, Oxford Innovation Engine, Para 26, 2013) (cont...)
PR-A-088	Barton Willmore / Ptarmigan	2-9 and 12-27	(cont….) It is therefore important that sufficient employment land is also allocated to support the growth of Oxford. As with addressing unmet housing need, this should be located in an area with a strong relationship to the City. Issue 5: Connectivity: It is important that any unmet need arising from Oxford (both housing and employment) has strong connections to the City. This is also important to the districts' own spatial strategies, since the relationship between Bicester, Science Vale and Oxford is critical to knowledge economy growth: "The capacity of the road and rail links between the three centres (Oxford, Bicester, and Science Vale) , and their wider regional and national connectivity, is crucial to ensuring the spatial strategy works." (SQW, Oxford Innovation Engine, Para 27, 2013) It is a well-known fact that the A34 is a constraint to connectivity and subject to frequent delays and accidents. Highways England identify the stretch of the A34 within Cherwell as having capacity and safety issues (Highways England, Solent to Midlands Route Strategy, Figure 2, 2015). Similarly, the Strategic Economic Plan and the Local Transport Plan 4 both identify the A34 as a constraint to innovation led growth. (cont...)

PR-A-088	Barton Willmore / Ptarmigan	2-9 and 12-27	Relating back to Issue 1 (delivering benefits for both Cherwell and Oxford) and Issue 2 (not undermining other strategies), it is important that any allocation for unmet housing need in Cherwell is used to address this fundamental challenge to meeting both the district's and the city's own growth potential. In addition to contributing to the resolution of longstanding issues on the A34, it is important that new development is well related to Oxford and can benefit from short journey times into the city. Any such new development site should utilise opportunities for high speed public transport (bus and rail) into the city centre, but also utilise cycle routes as an alternative to vehicular travel, drawing upon the city's propensity for cycle and public transport use. Issue 6: Sport and Leisure: Ptarmigan consider there to be a lack of a sports and leisure offer across Oxfordshire, particularly the absence of a 'regional' scale facility such as a velodrome, high quality international standard swimming pool or specialised sports village. Arguably, Oxfordshire's only regional sports facility is the Oxford Ice Rink in the city centre, which according to the City Council's West End AAP is "life-expired" and would require complete redevelopment. (cont...)
PR-A-088	Barton Willmore / Ptarmigan	2-9 and 12-27	(cont...) A new regional sports and leisure facility in Cherwell could be enabled by the development of around 4,000 new homes of Oxford's unmet need. The new facility would be a benefit to Cherwell by acting as a regional attraction, bringing visitors into the district, thereby offering tourism growth potential, while still addressing an unmet need of the County as a whole. As with the other issues, addressing such needs requires a location with a strong relationship and connectivity to Oxford.
PR-A-089	Cerda Planning Limited / Greenlight Developments Limited	1	The figure of 3,500 homes significantly underplays the contribution that Cherwell must make in meeting, in part, Oxford's unmet housing needs. It is important that the Part 1 partial review seeks to address in full Cherwell's contribution towards meeting Oxford's unmet housing needs. The partial review must do so if it is to be positively prepared (based on a strategy which seeks to meet objectively assessed development requirements including unmet requirements form neighbouring authorities). By way of context, the Inspector in the Cherwell Local Plan Part 1 Examination was absolutely clear that an early partial review is necessary in order to deal with Oxford's unmet housing needs. This issue was of such significance to the soundness of the Part 1 Plan as to put at risk the entire Part 1 Plan. As the Council may recall there were numerous legal and other representors at the various hearing sessions to the Local Plan Part 1 Examination making robust submissions to the Inspector that Oxford's unmet housing need should be addressed in the Part 1 Plan rather than being left to a partial review. The Inspector ultimately accepted that the Local Plan Part 1 should be taken forward to adoption and that dealing with Oxford's unmet housing needs could be by way of partial review, but by no means should the Council regard the partial review as a light touch in order to address the Inspector's reasonably significant concerns on the Duty to Co-Operate in the Local Plan Part 1. (cont...)

PR-A-089	Cerda Planning Limited / Greenlight Developments Limited	1	(cont…) Indeed, Cherwell is an area where housing issues are acute. There is a significant housing requirement arising from Cherwell itself, without considering unmet needs from neighbouring authorities. The Council promoted the Local Plan Part 1on the basis of an OAN which the examination Inspector initially considered was too low. The Council do not have a five year housing supply. Furthermore, the Council have persistently under delivered housing and consequently are a 20% authority in NPPF terms. For these reasons, the partial review must critically consider the proportion of Oxford's unmet housing needs to be delivered in Cherwell. Turning to deal with why the 3,500 houses is substantially below that which Cherwell must accommodate, there are a variety of variables to consider. Firstly, the Oxfordshire SHMA 2014 indicates that applying a mid-point of the range equates to 1,400 houses per annum, equating to 28,000 houses to 2031. We would set out that applying a mid-point of the range does not fulfil the requirement for the Plan to be positively prepared since the requirement is to meet the full objectively assessed housing needs whereas the mid-point would be delivering partial objectively assessed housing needs. (cont...)
PR-A-089	Cerda Planning Limited / Greenlight Developments Limited	1	(cont…) In our view therefore, the annual requirement to be considered is 1,600 dwellings, equating to 32,000 houses to 2031. Secondly, the Oxford City SHLAA 2014 indicates that the City are able to deliver 10,200 (rounded) dwellings. This leaves a residual unmet requirement to be identified in neighbouring authorities of 17,800 (rounded) dwellings applying the mid-point or, if the appropriate full objectively assessed housing needs are to be accommodated as required by the NPPF, 21,800 (rounded) dwellings. Thirdly, it is then necessary to consider the spatial distribution of the unmet housing need. In this regard paragraph 2.16 of the Issues Consultation is fundamentally flawed for two reasons. Firstly, the paragraph assumes that the unmet housing need is to be distributed evenly between the neighbouring authorities which has no regard to a range of factors including ability to deliver growth, locational aspects, planning policy constraints such as Green Belt, and infrastructure constraints. Furthermore, the paragraph is flawed because it assumes that Oxford is able to accommodate its own unmet housing need which is something of a perverse approach given that the City have already set out what housing they can accommodate and what housing needs to be exported under the Duty to Co-Operate. Utilising the Council's broad approach, this would equate to approximately 3,000 houses to be accommodated within Cherwell, based on the mid-point OAN and assuming that Oxford will be absorbing its own unmet housing need. (cont...)
PR-A-089	Cerda Planning Limited / Greenlight Developments Limited	1	(cont…) The correct approach is to apply the unmet housing across the neighbouring authorities and exclude Oxford City, such that the unmet needs should be distributed between Cherwell, West Oxfordshire, South Oxfordshire and Vale of White Horse and utilise the full objectively assessed needs rather than the mid-point. If even distribution were considered appropriate in this scenario, this would equate to Cherwell having to accommodate 5,450 dwellings in the period to 2031 as part of the Part 1 partial review. However, even distribution is not appropriate in this instance. Indeed, this is recognised in paragraph 2.17 of the Issues Consultation where the Council suggest an additional 500 houses as a 'working figure' for Cherwell. We consider this significantly underplays the benefits of focussing development on Cherwell, particularly in the context of Bicester which is functionally and physically related to Oxford, a major location which the Part 1 Local Plan Strategy sets out is to be the primary focus for growth and crucially is excluded from the Green Belt. The advantage Cherwell have with Bicester provides compelling evidence that Cherwell should accommodate significantly more housing than the other three neighbouring authorities. However, even applying the Council's cautious additional 500 houses as a 'working figure' would equate to Cherwell needing to accommodate 5,950 houses through the Part 1 review in the period to 2031.

PR-A-089	Cerda Planning Limited / Greenlight Developments Limited	2	The NPPF is clear that there is a duty on Councils to meet, and deliver, objectively assessed housing and other needs in a Plan period. We read this 'other needs' as meaning a range of development requirements including employment. Co-locating housing and employment is an inherently sustainable approach to delivering development, given that commuting is the single biggest influence on trips and particularly car borne movements. Given the scale of additional housing to be accommodated within Cherwell, as set out in response to Question 1 above, it is therefore necessary for Cherwell to consider additional employment land. (cont...)
PR-A-089	Cerda Planning Limited / Greenlight Developments Limited	2	(cont…) The precise quantum of employment land requires consideration in the context of a strategy for accommodating Oxford's housing needs. As will be seen to be a common theme throughout these submissions, we consider that Bicester should be the focus for accommodating additional housing growth, one of the advantages of Bicester is that it benefits from significant quantities of employment and tourism (which is an important economic driver for the District) land already and therefore focusing additional housing on Bicester reduces to some extent the quantum of employment land that is necessary to provide for balanced, sustainable communities.
PR-A-089	Cerda Planning Limited / Greenlight Developments Limited	3	In our view, the single biggest issue to be considered in making a significant contribution to meeting the City's unmet housing need is to protect the Green Belt. Paragraph 83 of the NPPF is clear that local planning authorities should establish Green Belt boundaries in their Local Plans which set the framework for Green Belt and settlement policy and, importantly, once established Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of the local plan. Underpinning this approach is the permanence of Green Belt. It is wholly unacceptable to undermine Green Belt by making regular amendments to boundaries which can appear to be unplanned and ad hoc in approach. As paragraph 83 to the NPPF makes clear, Green Belt boundaries should have permanence in the long term so that they should be capable of enduring beyond the plan period. (cont..)
PR-A-089	Cerda Planning Limited / Greenlight Developments Limited	3	(cont…) In considering Green Belt, and when defining boundaries, local authorities are required by paragraph 85 of the NPPF to ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable developments. In this instance there are opportunities to deliver objectively assessed needs in a sustainable manner without boundary changes to the Green Belt. One such example of this is to focus development on Bicester which the adopted plan strategy makes clear is the focus for development in Cherwell in the period to 2031. Whilst being physically and functionally related to Oxford, and geographically close to the City, Bicester is unencumbered in relation to Green Belt as distinct from for example Kidlington and Yarnton (notwithstanding that Kidlington and Yarnton are lower order settlements with facilities and services meeting a local rather than district, national and international catchment as is the case with Bicester).

PR-A-089	Cerda Planning Limited / Greenlight Developments Limited	3	(cont…) At the heart of Part 1 partial review, in our view, are two key aspects; firstly, in accordance with the NPPF, the need to meet and deliver full objectively assessed housing needs – if the partial review of the Local Plan were to meet anything less than full objectively assessed housing needs it would not be positively prepared and faces a significant risk of ultimately not being found sound, an approach which examination Inspectors will take as evidenced in Aylesbury Vale, Stratford and very recently, Warwick. Secondly, only in exceptional circumstances, where all other opportunities for delivering sustainable growth have been exhausted, should the Green Belt be amended. In this case Cherwell are in the enviable position of having an adopted plan strategy focusing the majority of development on Bicester which is outside the Green Belt but close to Oxford City; given that this is a partial review rather than a wholesale review of the Local Plan, the most appropriate approach is to utilise all that is good about the adopted Local Plan and which was found sound in terms ofplan strategy, overall development approach and distribution and knit in the additional housing arising from Oxford's unmet housing needs to that existing sound strategy. By any objective assessment this results in Bicester being the focus for accommodating Oxford's unmet housing needs.
PR-A-089	Cerda Planning Limited / Greenlight Developments Limited	4	In responding to this question, it is appropriate to consider what the principles and goals set out within the adopted Local Plan seek to achieve, amend these as appropriate, and apply them to the additional growth in the District. In this respect the principles and goals should be; - Remaining economically competitive. - Ensuring housing growth only takes place in appropriate locations where development meets the three strands to sustainable development as set out in the NPPF (the economic, social and environmental roles). - Avoiding sprawl and ensuring growth avoids adverse environmental impacts. - Avoids releasing Green Belt land. - Ensuring the changing needs of the population are properly planned for. - Reducing the high cost of energy use. - Ensuring that infrastructure needs are met.
PR-A-089	Cerda Planning Limited / Greenlight Developments Limited	5	In responding to this question, it is important to have in mind the vision for Cherwell District set out from paragraph A.8 of the adopted Local plan which, in summary requires all residents to enjoy good quality of life; that Cherwell will be more prosperous than it is today; and for those who live and work in Cherwell to be happier, healthier and feel safer. The nine bullet points which comprise the adopted Vision apply to the Part 1 partial review as they do to the adopted Local Plan. However, the Part 1 partial review should include within its vision an additional bullet point as follows; - "The Green Belt will be protected from development since the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open and Green Belt boundaries should only be adjusted in exceptional circumstances which do not apply in Cherwell. Beneficial use of the Green Belt in terms of access, opportunities for outdoor sport and recreation and to retain and enhance landscapes, visual amenity and bio diversity will be taken wherever possible".

PR-A-089	Cerda Planning Limited / Greenlight Developments Limited	8	For the reasons set out at question 6 above, a District wide area of search would not be appropriate. There are a variety of reasons why this is so. A District wide area of search runs the risk of being counter to the adopted plan strategy which, for example, seeks to place very little reliance upon many parts of the District which are rural in nature. Furthermore, a District wide approach would incorporate within the area of search Green Belt, the boundaries of which should only be amended in exceptional circumstances. It should also be noted that Cherwell, being a predominately rural District, is expansive in area and there are significant parts of the District which have no relationship whatsoever with Oxford and indeed lie on the very periphery of the strategic housing market area. For these reasons, a more focused area of search, having regard to our submissions in respect of question 6 above, is the appropriate strategy.
PR-A-089	Cerda Planning Limited / Greenlight Developments Limited	9	It should be recognised that underpinning the partial review is the need to identify and deliver full objectively assessed housing needs being exported from Oxford City through the Duty to Co-Operate. Delivering anything less than full objectively assessed housing needs will render the partial review not positively prepared and, consequently, it will fail the tests of soundness. If the only option for delivering full objectively assessed housing needs in a sustainable manner were to be to focus development on the Oxford Green Belt then it would be necessary to look solely at the Green Belt as the only option for growth. However, as we have set out, the Oxford Green Belt is not the only option for growth. Green Belt boundaries should only be amended in exceptional circumstances. For the plan to be found sound it must be justified – that being that the plan is the most appropriate strategy when considered against the reasonable alternatives. There are reasonable alternatives to focusing growth on the Oxford Green Belt, one such option being Bicester which is functionally and physically related to Oxford whilst being close to the City boundary yet unencumbered by Green Belt policy. (cont...)
PR-A-089	Cerda Planning Limited / Greenlight Developments Limited	9	(cont…) It is noteworthy that the Inspector in coming to his conclusions on the soundness of the now adopted Local Plan, in the face of significant pressure from various legal and other representors in the examination hearings, promoting the need for an immediate Green Belt review, was content to allow the Cherwell plan to go forward to adoption with the caveat that a Partial Review be undertaken promptly. As part of the Inspector's indications to the Council, he in no way indicated that the Partial Review should be focused only on the Oxford Green Belt but instead, and quite rightly, indicated that a Green Belt review should be considered as part of the Partial Review – to do otherwise would put the Partial Review at risk of not being justified since an alternative would have been discounted before the partial review made it even to Issues Consultation stage. There is nothing therefore in the background to the Partial Review that indicates that the Partial Review should be focused solely on the Oxford Green Belt and for the reason set out elsewhere in these submissions there is no justification for utilising Green Belt at all let alone focusing the area of search on the Green Belt in isolation.

PR-A-089	Cerda Planning Limited / Greenlight Developments Limited	10	It would be inappropriate for a specific five year supply to be calculated relating solely to Oxford's housing needs. It is material to have regard to the approach being taken. It is right and proper under the Duty to Co-Operate for Cherwell to accommodate, in part, Oxford's unmet housing needs. Indeed it is a requirement upon the Council imposed by the Local Plan Inspector. Whilst the housing needs may not arise from Cherwell, they are, nevertheless, being accommodated within Cherwell. Furthermore, it is Cherwell's plan which is being partially reviewed; it is not an Oxford City Plan which is overlapping and taking in administrative areas within Cherwell. For these reasons, and for the purposes of plan making, Oxford's housing needs are being addressed by Cherwell. It follows therefore that Cherwell are accepting accommodating Oxford's housing numbers in their administrative area, and the NPPF does not set out that there is any justification for applying anything other than a District wide five year supply calculation. This issue, essentially one of disaggregation has been considered elsewhere, The Ottery St Mary, Devon appeal (ref APP/U1105/A/12/2180060) is helpful since the issue with disaggregation was considered by the Inspector determining an appeal for 130 dwellings and associated works. In that appeal the Inspector, whilst recognising an approach to sub housing areas across the District made clear that no development plan or national policies advocate a disaggregated approach. (cont...)
PR-A-089	Cerda Planning Limited / Greenlight Developments Limited	10	(cont…) A similar approach was taken in respect of an appeal at Huncote, Leicestershire (ref APP/T2405/A/13/2198620) where the Inspector considered that housing supply should be accessed across the District as a whole and that it would be wrong to argue that any sufficiency of housing land in one housing sub area, set against a five year target, should be used in the absence of a district wide supply to block development in another sub housing area. Furthermore, whilst the final strategy for accommodating Oxford's unmet housing needs is to yet to be determined, it will ultimately be that Oxford's housing will be blended into other housing requirements across Cherwell's sustainable locations which in our view should avoid any Green Belt release. It would be virtually impossible, and certainly not practical, to monitor housing delivery across Cherwell and seek to extrapolate from this whether housing is being brought forward to meet Cherwell's needs or Oxford's needs. This is particularly the case with windfall development as opposed to strategic development sites. Consequently, a unified District wide housing monitoring and supply calculation should be applied.
PR-A-089	Cerda Planning Limited / Greenlight Developments Limited	11	It is firstly relevant to note that in promoting the Local Plan to the examination Inspector, Cherwell considered that it had a five year housing supply. How the adopted Local Plan performs against the predicted housing trajectory is a matter for the Council, whose role it is to ensure that there is a rolling five year supply and to address any deficiencies if they are to avoid their plan being rendered out of date, so far at least in relation to housing supply policies. In the same way that Cherwell has to be content that the Plan they are promoting will ensure a five year housing supply for Cherwell's housing needs, so too must Cherwell be content that the partial review, including Oxford's unmet housing needs, will similarly ensure there is a five year housing supply. There are two fundamental points to raise in relation to this consideration. Firstly, in assessing what sites to be allocated to bring forward Oxford's unmet housing needs in Cherwell, the District council must provide for a range of sites including not only strategic sites but also smaller sites which are unencumbered by infrastructure and other considerations and which can, as a consequence, be brought forward early in the Plan period so as to best ensure a five year housing supply is achieved. (cont....)

PR-A-089	Cerda Planning Limited / Greenlight Developments Limited	11	(cont…) Secondly, the Council should take a pragmatic approach to delivering development. It is inappropriate to delay delivering housing whilst the Partial Review progresses through consultation and adoption. To do so will cause the Council not to have a five year housing land supply, given that in accordance with the recent West Berkshire case, the new objectively assessed need figure is to be applied in decision taking ahead of adoption of the plan. The Council should have in mind the Ministerial Foreword to the NPPF which is clear that sustainable development should proceed without delay; consequently, sites which accord with the plan strategy, and which are capable of delivering Oxford's housing needs should be permitted ahead of adoption of the Plan in order that delivery can keep pace with the annual requirement arising from the significantly uplifted objectively assessed needs which should immediately be applied in the five year housing supply calculation. If the Council apply this approach they minimise the risk of bullet point 4 to paragraph 14 of the NPPF engaging.
PR-A-089	Cerda Planning Limited / Greenlight Developments Limited	12	There are a number of key points to arise in relation to this question. Green Belt release is already planned for Oxford's Northern Gateway site adjacent to the A34 and the Peartree Park and Ride, it should be noted that even with the improvements to the A34 and the Peartree interchange, this area of the strategic highway network remains challenging with regular and significant congestion both in the a.m. and p.m. peaks but also across many parts of the day. Infrastructure capacity in this location is therefore a key constraint. Kidlington has a role as an employment and service centre however, as set out within the adopted Local Plan this meets local needs only. It is also a location which is surrounded on all sides by Green Belt. Yarnton is similarly surrounded on all sides by Green Belt and is a lower category settlement compared to, for example, Bicester. Begbroke is only partially constrained by Green Belt but is a smaller settlement than both Kidlington and Yarnton and similarly serves only local needs. (cont...)
PR-A-089	Cerda Planning Limited / Greenlight Developments Limited	12	(cont…) In contrast, Bicester is situated approximately 15 kilometres from Oxford City. Bicester is identified in adopted plan strategy as being the main focus for growth. A similar approach should be applied in the Partial Review for consistency. Bicester has two railway stations, both providing services to Oxford City, one of the stations (Bicester Village) has recently undergone a multi-million pound redevelopment. The adopted Local Plan is clear that Bicester is a key settlement for Cherwell, and furthermore tourism is an important component to economic growth in the District which is focused on Bicester given the national and international significance of Bicester Village. Crucially, Bicester is not fettered by Green Belt. There are a range of supporting villages across Cherwell in proximity to Oxford a number of which lie outside the Green Belt. However, the adopted Local Plan is clear that the rural areas of the District are not to be relied upon for any significant housing growth in the period to 2031, and any growth in nearby villages should be very limited if it is to be consistent with the adopted Plan strategy and is to meet sustainable development objectives. Fritwell for example, being one of the villages referenced in the Partial Review, contains limited bus services, a primary school, shop (which does not open on evenings, Saturday afternoons nor Sundays) and a village hall, which is a very limited range of facilities and can in no way be compared with the regional, national and international status of Bicester.

PR-A-089	Cerda Planning Limited / Greenlight Developments Limited	13	As set out elsewhere in these submissions, the Council are embarking upon a Partial Review. This is not a wholesale review of the adopted Local Plan. Consequently, it is important that the Partial Review seeks to build upon what is good and sound in the adopted Local Plan, and apply additional growth requirements to this. Thus, consistency with the adopted Plan should be key. In this regard it is appropriate to have in mind the adopted strategy for Cherwell. In summary, this is most of the growth in the District will be directed to locations within or immediately adjoining the main towns of Banbury and Bicester. - Bicester will continue to grow as the main location for development within the District within the context of wider drivers for growth. - Banbury will continue to grow, albeit to a lesser extent than Bicester, in accordance with its status as a market town within a rural hinterland. - Kidlington's centre will be strengthened and its important economic role will be widened, albeit there will be no strategic housing growth at Kidlington. - Growth across the rest of the District will be much more limited and will focus on meeting local community and business needs. - Development in the open countryside will be strictly controlled. It is for these reasons that throughout these submissions, the approach being taken is that Green Belt release is to be avoided and that growth is to be focused upon Bicester.
PR-A-089	Cerda Planning Limited / Greenlight Developments Limited	14	The adopted Local Plan sets out a series of objectives relating to housing which can usefully be applied to the Partial Review seeking to meet Oxford's unmet housing needs within Cherwell. Of particular relevance are the following; - The need to make market housing more affordable – delivering supply to meet demand, through meeting full objectively assessed housing needs, will assist in achieving this objective. - The need to provide more family housing. - The need to meet the requirements of a relatively young population together with the needs of an ageing population. - The need to protect and enhance the identity of Cherwell's Towns and Villages, to maintain or create a sense of belonging and improve social cohesion. - The need to deliver affordable housing and increase the proportion of the housing stock that comprises social housing. - To achieve housing delivery without removing land from the Green Belt.
PR-A-089	Cerda Planning Limited / Greenlight Developments Limited	17	The factors set out in response to question 16 above provide compelling evidence. Cherwell is a predominantly rural District, the adopted Plan strategy seeks to significantly restrict development to the rural settlements and, as a consequence, focused development on the two main locations being Bicester and Banbury. For the purposes of the Partial Review, which seeks to deal with Oxford's unmet housing needs, it is self-evident that in transportation terms Bicester is a far superior location and when considered against the reasonable alternatives, must be considered as the primary focus for accommodating Oxford's unmet housing.
PR-A-089	Cerda Planning Limited / Greenlight Developments Limited	19	The submissions made above provides clear and compelling evidence that Bicester is capable, in infrastructure terms, to accommodate significant additional housing in order to meet Oxford's unmet housing needs. Locating development at Bicester would be consistent with the adopted Plan strategy, as a result the Partial Review would be consistent with the adopted Local Plan which was found sound only last year. When considered against the reasonable alternatives, Bicester should be the focus for additional housing growth through the Partial Review.

PR-A-089	Cerda Planning Limited / Greenlight Developments Limited	20	The Issues Consultation sets out that tourism is regarded as a significant contributor to Cherwell's economy. As set out at paragraph 5.86 of the Issues Consultation document, tourism is presently worth over £300 million in Cherwell District. Bicester is regarded as having both national and international status through primarily the Bicester Village development. Through greater integration of Bicester Village within the wider Bicester Town, which is ongoing, Bicester will be able to harness the status that Bicester Village has brought to the area. In time, therefore, tourism will become an even greater element of the Cherwell economy, and will underpin to an even greater level Bicester as a regional centre. The increase in tourism will inevitably create jobs and further economic growth of the town including associated leisure and retail uses and additional service sector jobs. In terms of meeting Oxford's unmet housing needs, it is important that a strategy is set out which supports the existing assets of Cherwell, including Bicester, and as a consequence Bicester should be the main focus for accommodating Oxford's unmet housing needs.
PR-A-089	Cerda Planning Limited / Greenlight Developments Limited	21	Sustainability is at the heart of plan making and decision taking. The Ministerial Foreword to the NPPF is clear that sustainable development should proceed without delay. What sustainable development means is embedded within the NPPF at paragraph 6, and comprises three dimensions to sustainability; the economic, social and environmental roles. The concept of sustainability is no longer a tick box focused primarily on location and utilising previously development land, but instead is now a broad consideration of a range of issues which inevitably creates a spectrum of sustainability. (cont...)
PR-A-089	Cerda Planning Limited / Greenlight Developments Limited	21	(cont…) In order for development to be considered sustainable it does not need to score highly on each of the three dimensions to sustainable development; instead within each strand there are positive and negative factors which must be weighed before concluding whether each of the economic, social and environmental roles are met; and then determine whether development, in the round, comprises sustainable development. The Partial Review should make clear that this is the approach to sustainability. It is to be noted that the delivery of housing to meet the needs of present and future generations is a consideration in both the economic and social roles to sustainable development and as such is clearly a key plank to the assessment of sustainability. Plan making and decision taking which does not take the opportunities available to deliver housing would run counter to the growth aims of the NPPF and two of the three dimensions to sustainability. It is for this reason these submissions set out that the delivery of housing fundamentally underpins the soundness of the Partial Review.
PR-A-089	Cerda Planning Limited / Greenlight Developments Limited	23	The Issues Consultation suggests that Cherwell's requirement for meeting Oxford's unmet housing needs is in the order of 3,500 houses. Our submissions have set out that this figure does not account for an appropriate level of Oxford's unmet housing needs. Whether the Council's housing figures are utilised, or ours, it is evident that green field release is required to meet housing requirements. (cont...)

PR-A-089	Cerda Planning Limited / Greenlight Developments Limited	23	(cont…) This should not be seen as an unsustainable approach. As distinct from the withdrawn PPS3, there is no requirement in national policy for a brownfield first approach to locating development. Instead, the approach is to assess development options against the three strands to sustainability (these being the economic, social and environmental roles set out within the NPPF). It is nevertheless recognised that Cherwell contains natural environment assets which should be protected and where protection is not feasible, mitigated against impact. This can adequately be achieved and indeed there are areas of green field land at Bicester which are not in agricultural use let alone comprising Best and Most Versatile agricultural land which is the only grade of agricultural land which should be considered as a constraint in terms of loss in accordance with the NPPF.
PR-A-089	Cerda Planning Limited / Greenlight Developments Limited	25	Cherwell contains a wealth of designated and undesignated Heritage Assets. The NPPF is clear that these should be accorded protection. Protection can extend to the setting to Heritage Assets. It is important to recognise that development which affect Heritage Assets need not be excluded from a site selection process for the purposes of meeting Oxford's unmet housing needs through the Partial Review. Instead it is appropriate to consider whether any harm arises, if that can harm can be mitigated against, and whether there any other reasonable alternatives. (cont...)
PR-A-089	Cerda Planning Limited / Greenlight Developments Limited	25	(cont…) It is important to recognise that development close to Heritage Assets need not have an impact upon setting. Furthermore, change close to Heritage Assets can have a positive effect - for example a Heritage Asset whose setting is characterised by an urban context can be enhanced where a void site, without any built form, is brought forward for development. So far as Plan making in Cherwell, it has already been established through the adopted Local Plan that development is association with Heritage Assets is acceptable; Upper Heyford being one example, and RAF Bicester being another. This demonstrates the capacity for Bicester to accommodate additional housing associated with Heritage Assets without an unacceptable adverse impact.
PR-A-089	Cerda Planning Limited / Greenlight Developments Limited	28	Site submission - Land at Skimmingdish Lane, Bicester. The separate site submission form has been completed and a site at Skimmingdish Lane, Bicester has been put forward in the Call for Sites.
PR-A-089	Cerda Planning Limited / Greenlight Developments Limited	15, 18, 22, 24, 26	Strategically, Bicester is a key regional location which is the focus for development in Cherwell as set in within the adopted Local Plan. The adopted Local Plan strategy, seeking to focus upon Bicester, is set out in response to question 13 above. Bicester is a location unfettered by Green Belt. It is functionally and physically related to Oxford; the Partial Review makes clear that Bicester serves an important role with significant commuting to and from Oxford. Bicester is nationally and internationally renowned, the latter most obviously for its tourism offer which the Partial Review it is clear to highlight is important to the Cherwell economy. There is a significant concentration of shops, services and facilities in Bicester. These are being added to, for example

PR-A-089	Cerda Planning Limited / Greenlight Developments Limited	15, 18, 22, 24, 26	(cont…) These is a range of additional infrastructure having already being provided or being planned for including schooling, health care, additional leisure and retail facilities, green infrastructure, highways improvements and public transport. Whilst the Local Plan has only recently been adopted, there is already a step change in delivery at Bicester, reflecting its status in the Plan strategy. Delivering additional development at Bicester would underpin the work already undertaken, and would be consistent with the adopted Plan strategy. It is a wholly justified approach. Importantly, there is plentiful land available in and around Bicester in order to deliver development requirements, some of which does not involve any agricultural land let alone Best and Most Versatile agricultural land. (cont...)
PR-A-089	Cerda Planning Limited / Greenlight Developments Limited	15, 18, 22, 24, 26	(cont…) Separate submissions have been made to the Call for Sites including land at Skimmingdish Lane, Bicester which is capable of delivering between 80 and 100 dwellings in Phase 1 of the Plan on a site within the confines of the strategic bypass to Bicester. It is land which is the subject of an option to proceed with immediate development and is of a sufficient size to make a meaningful contribution in the early phase of the Plan so as to assist the Council in their considerations of five year supply whilst being of a scale that is strategic in nature (given that there is nothing in any policy guidance, notably the NPPF and the NPPG, which defines what comprises a strategic site).
PR-A-089	Cerda Planning Limited / Greenlight Developments Limited	16, 18, 22, 24, 26	On a strategic level, there are two key locations for growth in Cherwell; Bicester and Banbury. As set out in these submissions, Bicester lies very close to Oxford City, being approximately 15 kilometres away. Banbury, in contrast, is situated in the northern part of the District and is some distance from Oxford. It does not have any functional or physical relationship with Oxford, and whilst Banbury has a rail station the primary route and services does not pass through Oxford. In contrast, not only does Bicester have two railway stations, one of them (Bicester Village) has been the subject of a multi-million pound redevelopment and there are direct, regular and frequent services between Bicester and Oxford. There are also good quality bus services between Bicester and Oxford, utilising the new bus interchange facilities associated with the recently completed Sainsbury's town centre redevelopment scheme. So far as alternatives to car use, Bicester clearly offers significant advantages to Banbury. (cont...)
PR-A-089	Cerda Planning Limited / Greenlight Developments Limited	16, 18, 22, 24, 26	(cont..) Notwithstanding, whatever type of journey is to be undertaken (rail, bus, cycle and, as necessary, car) the length of journeys from Bicester to Oxford are significantly less than those from Banbury to Oxford. In locational terms, reducing travel distance is an inherently sustainable approach to locating development. Furthermore, where public transport travel times are less, this becomes a more appropriate proposition to utilising the private car. So far as the strategic highway network, Bicester has been the subject of significant investment with additional improvements planned as part of the adopted Local Plan. These include considerations being given to completing the strategic bypass which surrounds three quarters of Bicester. This would complement the road upgrade on the A41 between Bicester and Oxford, crossing as it does the M40 at junction 9. These factors, both individually and cumulatively, all indicate that Bicester is a far superior proposition to Banbury and indeed any other location within the predominantly rural District of Cherwell for accommodating Oxford's unmet housing needs.

PR-A-089	Cerda Planning Limited / Greenlight Developments Limited	6+7	By way of context, it is important to have in mind that Cherwell has an adopted development plan which seeks to identify and deliver development requirements to 2031. It is a strategy which has been found sound, and was found sound only last year. It is therefore a strategy that can be relied upon. The sole reason for undertaking a Partial Review is to meet unmet housing needs arising from Oxford City. By implication, meeting unmet housing needs should take place in locations which relate well to Oxford. To do otherwise would be perverse and would run counter to the objectives of sustainability and run the risk of undermining, amongst other matters, social cohesion by directing housing needs some distance away from where needs are being generated. (cont...)
PR-A-089	Cerda Planning Limited / Greenlight Developments Limited	6+7	(cont….) So as to ensure that these risks do not arise, it is fundamental to define an area of search or plan area in seeking to meet Oxford's unmet housing needs. In so doing, the area of search or plan area should be well related to Oxford. There are various considerations as to what is meant by well related. Matters for consideration include physical relationship – how close is the area of search to Oxford's City boundary; functional relationship – are there existing movements of people between the area of search and Oxford City; physical constraints – can the movement of people between the area of search and Oxford City take place without reliance upon the private car; planning policy considerations – is the area of search unencumbered in terms of key environmental issues such as Green Belt; consistency with adopted plan strategy – given that Cherwell are undertaking only a partial review it is important that the area of search is consistent with the adopted plan strategy which was found sound only last year.
PR-A-090	Define Planning & Design Ltd	1	As paragraph 2.9 of the consultation document acknowledges, "there is not currently a precise housing capacity figure for Oxford City that has been agreed by the Oxfordshire Growth Board". The use of the midpoint annual housing need assumption within the SHMA also raises concern that the need identified does not necessarily reflect the full objectively assessment needs (FOAN) as required under paragraph 47 of the NPPF. Moreover, the proposed distribution illogically assumes Oxford itself will provide an equal proportion (some 3,000) of the 15,000 homes required to meet the current needs that cannot presently be met by Oxford. This assumption is further challenged by the acknowledged physical constraints to delivering housing within Oxford as a result of its compactness and Green Belt designations. It is also highly unlikely that the distribution of additional housing outside of Oxford would or could be evenly distributed across the County. Indeed that does not reflect the potential constraints to and opportunities for development that will vary from one authority to the next. (cont...)
PR-A-090	Define Planning & Design Ltd	1	(cont…) Given this context and the awaited conclusions from the completion of countywide assessments, it is likely that future housing needs required to be met within Cherwell, as part of the wider HMA, will increase. Additionally, the size and nature of Cherwell District relative to other partner authorities within the HMA, indicates that it should accommodate a greater proportion of the unmet housing need from Oxford. NPPF paragraphs 156 and 157 emphasise the need for Local Plans to plan positively to meet the development needs of the area. Given the unconfirmed position on growth, the figure of 3,500 housing to be met within Cherwell District can only be a working assumption at best and is yet to be confirmed. On this basis, CDC should not use this figure to pre-empt the potential for housing delivery within the District and should use the Call for Sites exercise to comprehensively assess the potential for delivering a greater number of houses, as may be required, based upon the sustainable development principles supported through the extant policies within the adopted Local Plan.
PR-A-090	Define Planning & Design Ltd	28	Site submission - Land East of South Newington Road, Bloxham

PR-A-090	Define Planning & Design Ltd	6-9	As has been acknowledged in the consultation document (paragraph 1.23), the SHMA concludes that the Oxfordshire HMA, which is centred on Oxford, comprises the entire County, including all of Cherwell District. As such, the area of search to identify allocations for growth should be drawn from a review of sites across the entire HMA and not restricted to those areas closest to Oxford City. On this basis, WDL propose that a District wide approach should be applied to considering additional opportunities for allocating housing land across Cherwell. This recognises (as the SHMA also acknowledges) that the District has excellent transport links (including the M40) and direct rail links from Banbury and Bicester to London, Birmingham and Oxford that supports a District wide approach. The focus for future housing development within the HMA has already placed considerable emphasis on Oxford specifically, and indeed, Bicester and Banbury as key locations within Cherwell District. Whilst the size of those settlements and associated infrastructure justifies this hierarchy, an over emphasis and reliance upon fewer locations to provide future housing could significantly increase the risk that the identified need across the HMA will not actually be met due to the complexity of delivering high volumes of development and associated infrastructure in any one particular location. (cont...)
PR-A-090	Define Planning & Design Ltd	6-9	(cont…) The Local Plan and this Partial View explicitly affirm a commitment to ensure a proportion of the unmet needs arising in Oxford can be sustainably accommodated and that the objectively assessed housing need across the whole Oxfordshire Housing Market Area are met. As this is only a partial review of the Local Plan in order to consider how to address Oxford's unmet housing need, the aims, objectives and strategy of the extant Part 1 Local Plan remain the same, and the distribution of additional housing as a result of this review should reflect this. In particular, Part 1 of the Local Plan provides a sustainable development strategy that has been examined and adopted by CDC. As such, the adopted Part 1 of the Local Plan provides an entirely appropriate basis and starting point for considering the most appropriate distribution of alternative sites to meet future housing need. This specifically includes consideration of the proposed settlement hierarchy, which is supported by WDL, that allows for the distribution of housing across the District. Notably, Policy Villages 1 identifies Bloxham as a Category A Service Village where minor development, infilling and conversions would be appropriate, recognising that "there is a need for Cherwell's Villages to sustainably contribute towards meeting the housing requirements identified in Policy BSC1" (paragraph C.261). Policy Villages 2 then addresses the distribution of growth across the rural areas. The Local Plan states (paragraph C.270) "The Local Plan must set out an approach for identifying the development of new sites for housing across the rural areas to meet local needs in sustainable locations and to meet the strategic targets set in 'Policy BSC1: District Wide Housing Distribution'. (cont...)

PR-A-090	Define Planning & Design Ltd	6-9		(cont…) Taking a District wide approach will enable the Partial Review to consider the potential for additional housing development to assist in providing other investment across the District in accordance with the hierarchy, acknowledging the relationship between growth in housing and investment in other infrastructure to support that growth. Capacity of facilities and infrastructure are a common issue around the District and County, and the solution is not to restrict the housing development required to meet the identified FOAN in otherwise sustainable locations, but to seek solutions to remedy those matters through re-planning and management and/or securing public and private sector investment in the forward planning and development management processes. As such and in order to meet that requirement without impacting on CDC's existing development strategy for the District, CDC should apply the distribution strategy already in place within the adopted Local Plan in respect of Policy Villages 1 (village hierarchy) and Policy Villages 2 (the distribution of growth across the rural areas). Bloxham is the largest of the Category A Service Villages, the best served in terms of community infrastructure and facilities, well related to Banbury and unconstrained by Green Belt. As such it is one of the villages in the District that is best able to accommodate future growth. The District Council's response to the Neighbourhood Plan consultation undertaken at the beginning of 2015 specifically referred to it as being a "more sustainable village than many with relatively good access to amenity and connectivity to Banbury". Consequently there should be no restriction to further sustainable development that would contribute to meeting the identified needs in the District, and those stemming from unmet need within the wider Housing Market Area, if it can be demonstrated to be appropriate within the terms of the Development Plan and NPPF policy context. (cont...)
PR-A-090	Define Planning & Design Ltd	6-9		(cont…) WDL does recognise the stated concerns in relation to the capacity of the facilities and infrastructure in the village. However, that is a common issue around the District and County, and the solution is not to restrict the housing development required to meet existing and identified future needs in otherwise sustainable locations, but to seek solutions to remedy those matters through re-planning and management and/or securing public and private sector investment in the forward planning and development management processes. Notably Policies BSC7, BSC8 and BSC9 in Part 1 of the Local Plan seeks to do precisely that in relation to education, health, and public services and utilities respectively. As such, WDL propose that the area of search should encompass the entire District, supported by the planning policy strategy and objectives that are already in place as part of the Part 1 Local Plan to secure sustainable development, effectively building on this sustainable development strategy.
PR-A-090	Define Planning & Design Ltd	10+11		As noted above, a core objective of the NPPF (paragraph 47) is to ensure that the Local Plan reflects and can meet the FOAN in the housing market area. As such any additional requirement stemming from the Duty to Cooperate forms part of the FOAN and should not be treated differently from other housing need. WDL therefore consider it unnecessary and inappropriate for CDC to identify a specific housing supply for meeting Oxford's needs within its own five year land supply. Furthermore there is no policy basis for separating any additional housing requirements stemming from the Duty to Cooperate and given the housing need figures are not yet agreed across all authorities, these could continue to change.
PR-A-091	Bodicote Parish Council		7	This housing should be developed as close to Oxford as possible, using green belt land as necessary and perhaps developing Kidlington, Yarnton and Begbroke. Para. 5.98 states that "Specific, high value employment needs are accommodated at Kidlington and Begbroke", which gives weight to our suggestions. Para. 5.103 & para. 5.104 stress the importance of the "Northern Gateway" site near the Peartree Interchange site. This would also seem relevant to Oxford's needs.

PR-A-091	Bodicote Parish Council	12	Many of the other Cherwell Category 1 villages have been flooded with new housing development and should not be asked to take any housing intended to cover Oxford's needs. Commuting should be actively discouraged. The Planning Inspector commented that there should be a "joint review of the boundaries of the Oxford Green Belt, once the specific level of help required by the city of Oxford to meet its needs . . is fully and accurately defined" (p.26, 4.14). This review is urgently needed and may have been undertaken in the Green Belt Study (4.16); its findings should weigh heavily in the decision regarding Oxford's unmet housing needs.
PR-A-091	Bodicote Parish Council	12	Para. 5.7 points out that "The NPPF notes that the supply of new homes can sometimes be best achieved through planning for larger scale development, such as new settlements or extensions to existing villages and towns." This should apply to Oxford (see our comments above).
PR-A-091	Bodicote Parish Council	9	Para. 5.28 refers to distances between specific villages and to the "Kidlington gap". We would point out that none of this has been considered important in the case of Bodicote, where the "Bodicote gap" was conveniently forgotten and Bodicote has been almost joined up with Banbury, with some of its parish land even being taken into Banbury.
PR-A-091	Bodicote Parish Council	9	Para. 5.37 notes the approach of "avoiding sprawl and harm to the identity of settlements including through coalescence". This policy should be applied to the Category 1 villages in the north of Cherwell.
PR-A-091	Bodicote Parish Council	8	Para. 5.81 states that the Local Plan "seeks to reduce the level of out-commuting". This supports our contention that Oxford's housing needs should be met in or close to Oxford and not spread out across the region.
PR-A-091	Bodicote Parish Council	9	It would be better to review the Green Belt for development rather than targeting villages being consumed by towns, e.g. Bodicote/Banbury.
PR-A-092	Fritwell Parish Council	1	The clear message that this Parish Council is hearing from its engagement with the residents is 'No'. There seems to be no evidence upon which to base this figure and until the actual scale of need has been identified (based on up to date, transparent evidence), how can a working figure be arrived at. The current figure seems to have been arrived at by simply splitting the numbers between the five neighbouring local authorities. Nor does there seem to have been any consultation with local communities as to whether this figure is suitable in terms of actual unmet need. More should have been done prior to this consultation to ascertain whether the district has the ability to accommodate this additional growth in a sustainable way.
PR-A-092	Fritwell Parish Council	2	Again, for the reasons set out above in Question 1 this Parish has, at this time, not been made aware of any evidence that justifies additional housing for Oxford City within Cherwell District.
PR-A-092	Fritwell Parish Council	3	This question seems to assume that Cherwell will accept a 'significant' number of houses in response to Oxford City's unmet need. At the moment there seems to be no detailed evidence on which to identify such a need. Indeed, we understand that the final report of the Oxfordshire Growth Board has yet to be published. It would surely be prudent to ascertain what is best for any settlement in Cherwell and their ability to accommodate additional development before assuming numbers. Oxford City must ensure that its identified need is based on current evidence and that an up to date assessment of the capacity within its boundary is undertaken. The question must be asked why should neighbouring authorities (including Cherwell) be the first port of call for Oxford City's unmet needs. Oxford City should endeavour as far as possible to meet their needs and look again at urban regeneration/intensification and the release of appropriate sites located within the green belt. When this assessment of Oxford City's ability to accommodate growth has been completed, then and only then should neighbouring authorities be expected to consider whether they have the ability for extra development. Why should the neighbouring local authorities be expected to meet Oxford City's needs?
PR-A-092	Fritwell Parish Council	5	It seems to this Parish Council that these questions assume acceptance of Cherwell accepting a substantial level of growth to address Oxford City's unmet needs.

PR-A-092	Fritwell Parish Council	6	This Parish Council does not support this consultation or the extent of Oxford City's unmet housing need as to date no need, based on hard evidence, has been established. This would seem to be a hypothetical question! However, once a need has been identified, surely such a need should be met as close to possible to where it is arising.
PR-A-092	Fritwell Parish Council	7	Assuming that evidence becomes available to support Oxford City's unmet housing need, then this Parish feels very strongly that the need should be met as close as possible to Oxford City. This could include land within the green belt although a review should be implemented to ascertain which land would be best suited to meet the need. Consideration should be given to traffic/commuter flows to both Oxford and London.
PR-A-092	Fritwell Parish Council	8	This Parish very strongly objects to a district wide approach. Housing need for the District up until 2031 has been set and meeting this need will require a very challenging rate of delivery. To apply a district wide approach will increase levels which will be beyond support.
PR-A-092	Fritwell Parish Council	9	Definitely yes. As previously said an assessment of green belt land would be particularly appropriate because the green belt has remained unchanged since the 1970s. Although this Parish would not want development at any cost it should not be assumed that neighbouring authorities will accommodate Oxford City's growth. Once a green belt review has been completed it may become apparent that there is potential to provide areas for development.
PR-A-092	Fritwell Parish Council	10	Yes. It is essential that Cherwell District Council ensure that its own housing needs are met in full. If Cherwell District Council does not have a five year land supply because of Oxford City's unmet need it will put all Cherwell's settlements at risk of speculative developers. We do not wish to see the housing land supply put in jeopardy to meet this need; in fact there should be a clear separation of Cherwell's housing needs and Oxford City's unmet needs.
PR-A-092	Fritwell Parish Council	11	This Parish cannot answer this question; however, it is concerned that Oxford City's unmet need for housing does not weaken Cherwell's ability to have a sufficient supply of sites available to meet its five year responsibilities.
PR-A-092	Fritwell Parish Council	12	As already stated the scale of unmet needs still has to be justified; however once this need has been vigorously established then it must be met as near as possible to where it arises. With reference to Category A settlements, it should be recognised that they may not have capacity to accommodate unmet needs from Oxford City. Indeed, Category A villages have made significant contributions to development (750 houses in LP1).
PR-A-092	Fritwell Parish Council	13	No.
PR-A-092	Fritwell Parish Council	14	Fritwell Parish Council cannot provide a response to this question except to say that Cherwell should not be a 'dumping ground' for Oxford City's unmet needs, especially if the City has not considered all reasonable options to meet their own needs.
PR-A-092	Fritwell Parish Council	15	Again, this Parish would say that any need should be accommodated as close to where it arises as possible. The cost of accommodating any unmet need should not undermine the Local Plan Part 1.
PR-A-092	Fritwell Parish Council	16	Feedback from our consultations detailed huge concern regarding traffic volume/rat runs in the parish. Of course, more houses will only add to this.
PR-A-092	Fritwell Parish Council	17	It is critical that improvements necessary to support any growth (although still unproven) are implemented to lessen the potential impact of additional traffic. Although improvements may be possible they should certainly not be at the expense of village life.
PR-A-092	Fritwell Parish Council	18	Fritwell has a very old sewage system; indeed any replacement part has to be individually made meaning that there is very often tankers removing waste from the system. The Parish has had many complaints about the lack of broadband slots; there are worries about cemetery provision and in certain areas of the village the drains overflow on a regular basis.

PR-A-092	Fritwell Parish Council	19		There is the crucial question of whether our existing infrastructure will be made worse if further new homes over and above those already agreed need to be accommodated within Cherwell District.
PR-A-093	Hollins Strategic Land		7	The following extracts demonstrate that Cherwell and Oxford are inextricably linked in some ways: In Cherwell, economic attractors such as London-Oxford airport, Begbroke Science Park, Oxford Spires Business Park and other commercial areas at Langford Lane in Kidlington all have an economic relationship with Oxford as well as Cherwell. (para. 2.22) Bicester also performs as an economically and socially important town within Oxford's local area of influence and is growing rapidly. (para. 2.22) There are direct rail links from Banbury and Bicester to London, Birmingham and Oxford. The rail link from Bicester to Oxford and beyond is being improved as part of wider east-west rail objectives and a new station at Water Eaton ('Oxford Parkway'), linking Bicester, Oxford and London Marleybone opened in October 2015 (para. 3.3) The District as a whole has a clear geographic, social, economic and historic relationship with Oxford. (para. 3.4) Bicester is a rapidly expanding historic market town with a long-standing military presence. The town is presently a significant resident commuter base for Oxford. (para. 3.8) (cont...)
PR-A-093	Hollins Strategic Land		7	(cont…) Bicester will grow significantly to 2031 to become an important economic centre in its own right and as part of growth along the Oxford-Cambridge corridor. Bicester will have established itself as a location for higher-technology business, building on its relationship with Oxford. (para. 3.11) It (Kidlington) has a close relationship with Oxford (particularly an economic relationship). (para. 3.20) Bicester is situated about 24km (15 miles) (centre to centre) to the north-east of Oxford accessible via the A34 and the A41 via junction 9 of the M40. From 2016, Bicester will have a direct train service to Oxford. (para. 5.33) Three RT (Rapid Transport) lines have been identified for the city, linking a potential network of new Park & Ride sites including at Langford Lane, Kidlington and to the east of Kidlington off the A34. The County Council's strategy is to move Park and Ride facilities further away from Oxford to improve operation of the A34 and other road intersects. (para. 5.58) (cont...)
PR-A-093	Hollins Strategic Land		7	(cont…) The proximity of Kidlington, London-Oxford Airport and Begbroke Science Park to Oxford, Bicester's growing influence and accessibility on the 'Oxfordshire knowledge-spine' and the 'Oxford-Cambridge Arc', and the international draw of both Oxfrod and Bicester Village, means that there are a number of shared economic influences. (para. 5.102) Immediately adjoining Cherwell, is a 44 hectare site off Peartree Interchange, the 'Northern Gateway. Site, allocated by Oxford City for mixed use development. The site adjoins Cherwell District. (para. 5.103) The graphic provided on page 47 of the LPp1PR demonstrates that Oxford is the top workplace for outbound commuters from Cherwell: (image provided in rep) (cont...)
PR-A-093	Hollins Strategic Land		7	(cont...) Oxford City Council Core Strategy: The Core Strategy (CS) Key Diagram highlights the inextricable link between Cherwell and Oxford. Three of the key access points into Oxford from the surrounding area are all from within Cherwell. Furthermore, it shows the good rail links between Cherwell and Oxford. There is also a Park and Ride facility within Cherwell and another adjacent to the Cherwell boundary. (cont...)

PR-A-093	Hollins Strategic Land	7	(cont…) Local Transport Plan 2015 – 2031 Figure 7 of this document demonstrates that there are significant travel to work flows between Cherwell and Oxford. (figure provided in rep) Figure 9 further emphasis the economic relationship between Cherwell and Oxford, in comparison with other authorities. (graph provided in rep). Figure 22 shows the significant extent of the public transport links between Cherwell and Oxford: (figure provided in rep) (cont...)
PR-A-093	Hollins Strategic Land	1	It is evident that Cherwell has a clear geographic, social, economic and historic relationship with Oxford. Furthermore, the Cherwell, Oxford and Oxfordshire documents referred to suggest that other authorities do not have the same relationship with Oxford. As a result of this, it is considered that Cherwell must not underestimate its relationship with Oxford at this stage of the LPp1 Partial Review process and should increase its working figure beyond 3,500.
PR-A-094	Persimmon Homes Midlands	1	The advanced sustainability appraisal will help to give more of a steer on the housing numbers that Cherwell District should look to plan for through the review of the Local Plan Part 1. Once this has been undertaken, a greater critical analysis of the unmet housing needs delegated to the other Oxfordshire local authorities can take place. Persimmon Homes Midlands assume that the district of Cherwell should look to take greater numbers due to it having two of the largest towns in Oxfordshire, Bicester and Banbury, as well as one of the largest villages in the UK, Kidlington. Mass development is currently ongoing in both Bicester and Banbury, so any unmet needs that are allocated to the towns will be very much long-term schemes. The rural nature of Oxfordshire will not help the county in meeting the unmet needs of Oxford, as sustainability becomes an issue with regards to the goals of the NPPF. In the whole, the majority Oxfordshire will not be able to contribute to the achievement of sustainable development in any substantial manner, due to the size of its urban locations outside of the main urban agglomeration that is Oxford. As this is the case, it would be sensible for the housing numbers to be pushed towards the main urban locations within Oxfordshire that are relatively unconstrained, Bicester and Banbury.
PR-A-094	Persimmon Homes Midlands	2	The adopted Cherwell Local Plan identifies a large mass of land dedicated to employment uses. These are based in the main towns of Banbury and Bicester, as well as the large village of Kidlington. As Kidlington is closely related to Oxford out of the three settlements, further employment allocations can be twinned with residential development in order to promote sustainability and a thriving economy. An idea for additional employment opportunities would be to locate them in the larger villages of Cherwell, alongside extra sites in Bicester and Banbury, creating small to medium sized business parks that can accommodate a range of business uses, which would lead to an enhanced economy in the surrounding geographical area, and a greater variety of office opportunities for companies who cannot afford to pay the high rental rates that are present in the City of Oxford. If some of the unmet needs are issued to the town of Banbury, there is a chance the locality can tap into the links with South Northamptonshire and the motor/high-tech industries that are present there. Once again, it offers the opportunity for smaller businesses to afford the rates rather than struggle to pay those apparent in the City of Oxford.

PR-A-094	Persimmon Homes Midlands	3	The main issue that Cherwell should look to address when it makes a significant contribution to meet Oxford's unmet housing needs is affordability. Oxford is plagued by the tag of being the most unaffordable place to live in the UK, with average property prices being sixteen times the average earnings of people who live within the city. This is not sustainable, with workers not being able to live in Oxford. Due to Cherwell being located close to the city of Oxford, the cost of living is still particularly high, particularly in Bicester and the village of Kidlington. If new development is to be pursued in these locations, the affordability of the schemes should be a key feature. The recent consultation of the proposed changes to national planning policy noted a potential amendment to the existing NPPF definition of affordable homes, enabling the provision of Starter Homes as a form of affordable dwelling. This is supported by Persimmon Homes as it will allow for a variety of people to access the housing market in an affordable manner. Delivering a proportion of starter homes on reasonably-sized housing sites within Cherwell should enable it to successfully deliver a range of housing opportunities for home ownership. Another key issue when considering the contribution Cherwell will make in meeting Oxford's unmet housing needs is the previously mentioned physical constraints and planning designations that are seen throughout Oxfordshire. This will vastly hamper supplying the future houses to meet Oxford's needs, but this is a UK wide problem rather than one that has solely occurred within Oxfordshire. The rural nature of all the local authorities within the county is a contributing factor to the designations, so mitigation measures need to be built alongside development in order for development not to detrimentally affect the designated areas. However, these constraints and designations should help the geographical distribution of Oxford's unmet housing numbers as the sustainable settlements within the county can be clearly identified.
PR-A-094	Persimmon Homes Midlands	4	Additional growth in the district should look to benefit itself as much as possible. Retaining a skilled labour force within the District should be a principle that should be adopted in order for Cherwell to reap the economic benefits of the relationship with Oxford. Also, a key principle in order for the cross-boundary work to be a success is co-operation between the Oxfordshire local authorities. Communication has to be common between the authorities to achieve the goals set out in the plan reviews that are undertaken, planning for the unmet needs of Oxford. The twinning of housing and infrastructure should be a priority for Cherwell as this will help implement the extra housing that will be allocated within the district.
PR-A-094	Persimmon Homes Midlands	5	The focused Vision for meeting Oxford's unmet housing needs should look to build upon the original vision of the adopted Cherwell Local Plan, using the same principles, as they apply to this situation. Economic, environmental and social sustainability should look to be strengthened through further additions to the built environment in the most sustainable locations. Oxford's international ties and recognition should be a key focus of the vision, pointing to how Cherwell contributes to this and the benefit the district could give to Oxford City in the future. Extending sustainable places as well as focusing residential and employment development around transport hubs should be the way forward for Cherwell accommodating Oxford's unmet needs.
PR-A-094	Persimmon Homes Midlands	6	Sustainability wise, it is obvious the plan area for the Partial Review document should be well related to the city of Oxford, as being close to the place you work or use as a service centre is particularly desirable, as well as more environmentally friendly. Persimmon Homes believes that the majority of development planned for should be located fairly close to Oxford. This means Kidlington and Bicester should look to plan for additional residential units, as they are also places that hold services, facilities, transport links and employment opportunities. Geographically, Bicester and Kidlington are located within a desirable commuting belt to Oxford, and this is where the majority of the unmet housing needs of the city should be located, however, the area of search should not rule out the potential release of some Green Belt land. The release of Green Belt land, in particular brownfield sites around Kidlington, could help the situation the city finds itself in significantly as it lies adjacent to it, leading to a sustainable location for development to take place.

PR-A-094	Persimmon Homes Midlands	7	As already mentioned, the underlying message of the NPPF is for development to be sustainable in all aspects. Thus, the factors that should influence the plan area are all to do with how sustainable a place is, and how it should take an amount of development relative to its size. Connectivity and transport links are a great advantage to a settlement, with the recent government consultation on changes to the NPPF looking towards higher densities around commuter hubs, thus the district council should look to locate some future development in these areas. Areas around the Oxford Parkway station that links the area to London have the potential to hold a large amount of housing numbers. Another factor that should influence the plan area is the facilities and services that exist in a settlement already. Once again, this all links back to sustainability, with a settlement that has got a range of facilities and services the preferred option for a decent sized development. The council should also factor in what developments can provide for a village in terms of services and facilities, so smaller settlements that do not that have a great range of services and facilities should also be assessed for their potential to grow in a sustainable way.
PR-A-094	Persimmon Homes Midlands	8	The sustainability appraisal will further dictate if a district-wide area is appropriate for accommodating the unmet needs of Oxford. Persimmon Homes believe that the north of the district should still be investigated as a potential area to hold some of the housing needs of Oxford as the settlement of Banbury is one of the most sustainable locations within Oxfordshire, with its very good transport links, amount of facilities and services that can already be easily accessed. It would be unreasonable to totally disregard the northern part of the district, in particular Banbury, as a place that should not take any of Oxford's unmet housing needs.
PR-A-094	Persimmon Homes Midlands	9	Persimmon Homes believe that continued work should be undertaken by the Oxfordshire Growth Board to determine the potential release of some of the designated Green Belt land for residential development associated with Oxford. Low value areas that do not contribute to the aims of the Green Belt and are related fairly well to an existing settlement should look to released for future development. Oxford city cannot accommodate the amount of houses they need to supply in order to nullify the need, so the release of a sustainable part of the Green Belt would release the pressure on Oxford once potential schemes are built out.
PR-A-094	Persimmon Homes Midlands	10	An individual five year housing supply of deliverable sites for meeting Oxford's needs could be a very useful way of monitoring the delivery of the extra numbers allocated to the other Oxfordshire local authorities. However, a separate entity for these unmet needs could be particularly hard to implement and separate from the original housing land supply numbers that are presently used. Strict regulations would need to be placed upon the unmet needs five year housing land supply calculation to avoid potential double counting. Furthermore, more details need to be given with regards to whether sites would be allocated for the Oxford overspill and whether infrastructure costs would be associated with the city council or the district. The council would also need to be clear on the strategy for growth between years 6-11.
PR-A-094	Persimmon Homes Midlands	11	To ensure that Cherwell manage a five year supply for Oxford without conflicting with the existing local strategy and its housing requirements, sites would need to be identified as separate to those already allocated or included within the five year housing land supply count. Maps would need to be clearly marked with the particular allocations that are coming from Oxford's unmet needs.

PR-A-094	Persimmon Homes Midlands	12	Affordability within Oxfordshire, in particular Oxford, is a great issue that all the authorities face. The introduction of starter homes throughout the whole of Oxfordshire should help a greater amount of people access homes for ownership, allowing for a more sustainable economy to be enacted in the county. Cherwell District should look to pursue Starter Homes alongside the other traditional forms of affordable housing to make sure future properties are affordable to a range of people. At present, the unaffordable nature of Oxford is acting as a barrier to the retaining and recruiting of workers. Persimmon Homes believe that strong actions should be taken to solve the shortage of homes within Oxford. The district council, as well as all the other Oxfordshire authorities may need to take controversial steps, going against some existing planning principles, in order to sufficiently deliver the unmet needs of Oxford.
PR-A-094	Persimmon Homes Midlands	13	Oxford's relationship with London should be looked at when considering the amount of housing that will be needed in the future and where in Oxfordshire it will be accommodated. The continued pressure for housing supply in and around London's commuter belt local authorities cannot be ignored, as numbers will not be consumed within the Green Belt, and therefore they will be aimed at those local authorities on its periphery. Cherwell District is an example authority of where those local authorities that are mostly situated outside the Green Belt play a key role in ensuring there is enough housing being provided in the South East to accommodate demand and help ease the regional affordability problem. An increase in out-migration from London is already very likely as a result of the London Plan 2011-2021 failing to supply enough housing to meet the identified need.
PR-A-094	Persimmon Homes Midlands	14	Persimmon Homes Midlands believe a range of housing objectives should be considered for meeting Oxford's unmet needs within Cherwell. These are: - Affordability will be key in allowing a range of people to access the housing ownership market. The use of starter homes alongside traditional forms of affordable housing should help to alleviate the problem of affordability within the city of Oxford and other parts of Oxfordshire. - High density developments in sustainable locations will mean land is efficiently used and schemes are more desirable for developers. - A wide range of market housing should be encouraged in order to accommodate the needs of different points in the housing market. Large detached houses are not wanted by the majority, and the space they take up is inefficient. - Housing developments should look to make a place more sustainable, through the provision of funds for new services and facilities, as well the improvement to existing ones.
PR-A-094	Persimmon Homes Midlands	15	The majority of the strategic housing sites to meet Oxford's unmet needs should be located in the town of Bicester and the village of Kidlington. These settlements are related well to Oxford and also have direct transport links to the city. As well as this they hold a range of employment opportunities, facilities and services. Kidlington is surrounded by the Green Belt, but its relationship with Oxford can be seen as an opportunity for development location, thus low value areas of the Green Belt around Kidlington should be released for some strategic housing development. Banbury, to the north of the district, should not be ruled for taking strategic housing sites. The town is sustainable, demonstrated by the features mentioned in association with Bicester and Kidlington. It is essential larger villages within Cherwell also contribute to the unmet needs of Oxford, therefore they will not stagnate in size and become places of no development. Housing developments can contribute to the upgrade of a facility or even provide on-site facilities to contribute to the local community.

PR-A-094	Persimmon Homes Midlands	16	As suggested previously, transport infrastructure should be twinned with future residential development in order to enhance the sustainability of the development's location. Already suggested is the focus on Bicester and Kidlington, thus meaning transport links need to be managed effectively to enhance the areas of development. The A34 is the main route from Oxford to Bicester, and if Bicester is to expand even further the capacity of the A34 needs to be greatly improved. This is mentioned within the Local Transport Plan covering the period 2015-2031, which is a good sign that a greater capacity of traffic will be accommodated to run along side the potential expansion to Bicester. If Kidlington is to take some of the unmet housing needs of Oxford then transport improvements should be made to a great extent. Many employment opportunities are to be had within the village, with future opportunities planned, Oxford Parkway Station needs to be taken advantage of with transport links made fluent and effective to this commuter hub.
PR-A-094	Persimmon Homes Midlands	17	For high levels of future development to take place transport infrastructure funding needs to be implemented with the help of the government. This funding needs to be a long-term commitment to enable the effective delivery of potential development. Also, further to looking at focusing residential development at high densities around commuter hubs, infrastructure funding needs to be targeted as these hubs and the surrounding locality. However, too much reliance should not be placed upon the delivery of these commuter hubs as a lack of housing type variety could become common in the market, as high density schemes become the main type of development. A range of tenure needs to be delivered to hit different price points in the market. As suggested, the A34 needs to be greatly improved, and with potential improvements noted within the Local Transport Plan 2015-2031, it looks like further capacity will be made available along this road. The road connects Bicester and Oxford, and if much of the housing development is to take place in Bicester, then continued support and funding should be a priority for the A34.
PR-A-094	Persimmon Homes Midlands	18	Implementing infrastructure is a costly exercise, affecting the viability of developing a housing scheme, thus an infrastructure delivery vehicle needs to be put in place to facilitate and streamline development within the district, particularly near to the city of Oxford. A common problem with infrastructure is the time it takes to deliver, and the period it delays the commencement of building and selling residential units. If an infrastructure delivery vehicle is comprehensively planned for, then the unmet needs of Oxford should look to be delivered in an efficient amount of time. It was noted that no CIL Regulation 123 list has been provided to see where the CIL payments from future developments will be spent. As it is still being formulated it is important for the District Council to use this opportunity to include future projects that could be affected by the Local Plan Part 1 review. It may be sensible to delay the setting of CIL rates within the district until after the unmet needs of Oxford have been allocated to the Oxfordshire local authorities to enable for a more accurate CIL Regulation 123 list to be produced. If extra housing development will be pushed to Bicester then the list should specify where the CIL payments from future developments will be spent to help deliver extra development within the town.
PR-A-094	Persimmon Homes Midlands	19	If an infrastructure delivery vehicle or infrastructure funding is put in place to deliver future development then schemes will be delivered much quicker and more efficiently. Also, if CIL focuses upon a particular infrastructure need in one of the potential development locations then the viability of a scheme should be positive, enabling for an effective delivery of the housing needs.

PR-A-094	Persimmon Homes Midlands	22	It is important for the District to acknowledge residential, employment and relevant infrastructure need to be delivered together in order to increase sustainability within a settlement. Transport infrastructure to support new residential and employment development is essential, as the implementation of structures that allow for less travel to work time and sustainable transport methods would lead to a more productive and environmentally friendly locality. The council should explore eco-friendly transport methods that can access future employment and residential areas, whilst also promoting these public services. If the accessibility level of public services increases as well as the increase in frequency of the services then this will encourage people to use public transport, creating more sustainable places.
PR-A-094	Persimmon Homes Midlands	23	Though scheme sustainability is an essential part of the underlying message of the NPPF, the district council should not put policy in place that is restrictive and looks at unnecessary levels of sustainable measures to be adhered to on a development site. This can detrimentally affect the viability of a scheme, leading to the knock on effect of long delays in development, as well as the non-delivery of housing numbers within Cherwell. Thus, the unmet housing needs issue of Oxford city will be exacerbated.
PR-A-094	Persimmon Homes Midlands	20+21	Persimmon Homes believe the council should use the association and relationship with the city of Oxford to help grow the economy from within the district. By creating attractive places that have access to a range of facilities and services, as well as employment opportunities the retention of skilled labour and the attracting of new skilled labour should become an easier task. If this happens then the economy of Cherwell will grow. This process can be accelerated through a greater provision of employment within the district. Though employment land in the adopted Local Plan Part 1 was particularly positive, even greater opportunities should be pushed for. This would allow for a range of companies to base themselves within Cherwell, potentially attracting Oxford habitants, leading to a benefit from the associated growth of Oxford as money is put back into the district's economy. A potential release of land from the Green Belt could allow this to happen, especially around Kidlington where the Oxford Parkway station could be used as a focal point for development.
PR-A-094	Persimmon Homes Midlands	24-27	No comment.
PR-A-095	L Ward	1	No. It is derived from the Oxfordshire SHMA which has never been subject to independent review. Its figures for housing need are wholly unrealistic and vastly exceed previous trends and likely future outcomes. The SHMA figures for Oxford's needs are highly contentious and have not been subject to consultation via any Oxford plan or endorsed by public examination. They do not provide a valid basis to review Cherwell's Local Plan and add additional housing of this magnitude. Therefore the 2014 SHMA should be subject to independent critical review free of the outrageous bias toward the development industry and the LEP. Until and unless this is done, the grossly excessive figure of 22,700 houses that you have committed to supply via Cherwell's adopted Local Plan, should be amply to meet any Oxford City overspill. I think this is a critical point for Cherwell to succeed in meeting its housing targets and demonstrate that there is demand. There must be a significant level of 'dual counting' across the county and indeed the UK that is artificially inflating housing requirement projections. You should focus on achieving the already daunting targets and persuading developers to build on the current strategic sites in a timely and coordinated fashion.

PR-A-095	L Ward	2	No. The entire premise of this consultation is to address Oxfords hypothetical overspill needs. So anyone housed as a result should of necessity be commuting into Oxford or its immediate environs for employment. The question is entirely illogical and the consultation is flawed by its inclusion. Better to have stated unequivocally that employment generating development would be specifically excluded from any resulting proposals/ The new employment developments proposed at Langford Lane, Kidlington, at Begbroke Science Park and just over the District boundary at the socalled Northern Gateway is already excessive. Again, let these be delivered and the level of demand for additional employment demonstrated. There is currently significant vacant development land and premises at the Oxford Science Park to the south of the city and in the adjacent Kidlington business park. I have seen papers that suggest Oxford City is proposing to create science parks and the like within the City boundary which are speculative in nature.
PR-A-095	L Ward	3	Oxford City should scale its housing provision to the available City area. It should encourage and support the development of county towns such as Bicester and Banbury and move away from its current expansionist policies. The N Gateway is misguided. Oxfords transport and commuting issues are in my view insurmountable. The geographical constraints should be accepted.
PR-A-095	L Ward	4	I see no requirement to expand the existing vision to accommodate extra growth for Oxford Citys hypothetical unmet housing needs. I believe that accepting an additional housing burden ontop of that we have already taken would be incompatible with "*By 2031, Cherwell District will be an area where all residents enjoy a good quality of life. It will be more prosperous than it is today. Those who live and work here will be happier, healthier and feel safer"*. If you proceed as planned then quality of life will be difficult to sustain. Commuting, lack of adequate infrastructure & degradation of our precious rural setting will be devastating. In terms of key principles may we please see: 1) planning based on sound evidence. The 2014 SHMA is not fit for purpose and should be discarded. 2) Localism, a willingness to listen and support community needs and views. I could live in Oxford if I chose. I live and vote in Cherwell. 3) Greater transparency and accountability of unelected bodies setting policy such as the Growth Board and LEP 4) High housing unit density and affordability 5) Housing provision that meets actual requirements ie for flats, one two and 3 bed accommodation that is in short supply but high demand not the 46 bed palaces being built for investment and profiteering purposes.
PR-A-095	L Ward	5	That any additional growth for meeting Oxford's unmet will be targeted to meet Oxford genuine unmet need ie be 'worker focused'. We have no information what these might be. I would expect that growth is largely based on key worker accommodation and university / scientific staff with limited house purchasing or indeed rental affording capacity who would need ease of commute. In that respect, any homes we take should be require to be 100% genuinely affordable for people on the average key worker or lecturer salary.
PR-A-095	L Ward	7	Is there really any area of search within Cherwell that was not considered and dismissed as part of the Local Plan part 1 – given the council was forced to amend its original proposal to accommodate the 2014 SHMA? I do not see that anything has changed. An additional 3,500 homes to meet the needs of Oxford will presumably result in at minimum an additional 3,500 commutes into and out of Oxford. This in addition to any of Cherwells own housing expansion some of which will increase Oxfords dormitory capacity and inbound commutes. So sustainability of transport is vital.

PR-A-095	L Ward	9	No. Here I quote from Kidlington Development Watch submission which I endorse and helped author. Planning guidance states that permanence is a key characteristic of the Green Belt. It also makes clear that housing and economic needs do not override constraints on the use of land, such as Green Belt. It acknowledges that this may mean that an authority is in fact unable to meet its objectively assessed needs. Cherwell appears to have made no attempt to take into account the affect of the Green Belt (and other constraints) on its ability to provide for objectively assessed need. (And, as we have pointed out above the figure it is using for ”objectively assessed need” is no such thing and is highly exaggerated). The Review of the Local Plan provides an opportunity to put right these deficiencies. Green Belt is much valued by local residents, makes an important contribution to the areas natural capital, and should be improved as an asset in its own right and not built upon. The Government, in its manifesto, made a strong commitment to protect the Green Belt. Paragraph B253 of the Cherwell Local Plan says "The Oxford Green Belt was designated to retrain development pressures which could damage the character of Oxford City and its heritage through increased activity, traffic and the outward sprawl of the urban area." We support this statement strongly. Planning policy should therefore seek to direct development away from the city, both within and beyond the county boundaries.
PR-A-096	Nathaniel Lichfield & Partners / Church Commissioners for England	1	Cherwell must increase this number if they are able to provide the need for new housing in Oxford that cannot be met within its present boundaries. The Strategic Housing Market Assessment (SHMA) (March 2014) identified that in the period 2011-2031 up to 93,560 - 106,560 (4,678 - 5,328 homes per annum) additional homes are needed across Oxfordshire. Of this total, 24,000-32,000 are needed in Oxford. The Oxford Strategic Housing Land Availability Assessment (SHLAA) (December 2014) found that there is only enough land available in the city to accommodate between 32% and 43% of this need - around 10,200 new homes - leaving a shortfall of up to 21,800 further homes that are needed up to 2031. Cherwell is required by the Government National Planning Policy Framework (NPPF) (March 2012), via the statutory 'duty to cooperate' and para.B.95 of the Cherwell Local Plan Part 1 (July 2015), to assist Oxford in meeting this need.
PR-A-096	Nathaniel Lichfield & Partners / Church Commissioners for England	6	Yes, CCE agree that any 'area of search' for the Partial Review document should be well related to Oxford City. The relationship should be geographical, particularly taking account of connectivity and accessibility to the city centre. In particular, any area of search should focus on existing village settlements, such as Islip, sitated along the high speed Oxford Parkway to London Marlebone (via Bicester Village) railway line which has recently been upgraded for 160km/h operation. This is an important and strategic connection between the two major cities and villages with stations on this line should be considered to accommodate growth. As such, housing development at Islip would be sustainable and accord with NPPF policy guidance.

PR-A-096	Nathaniel Lichfield & Partners / Church Commissioners for England	7	CCE consider that factors that might help define any 'area of search' should include distance /proximity to Oxford (Islip is 5 miles north) and key transport corridors with transport infrastructure linkages to Oxford City. In addition to the areas highlighted above, another area which should also be included within any 'area of search' is the Oxford Green Belt, particularly the area of Green Belt situated north of Oxford given its proximity to Bicester and London. The Oxfords hire Growth Board recognises that it is necessary for a strategic review of the Oxford Green Belt boundaries in order to consider potential locations for growth. In particular, Green Belt land that matches the selection criteria set out by para. 85 of the NPPF (2012) e.g. Green Belt land that meets the requirements for sustainable development and is well contained in the landscape (i.e. has definable physical boundaries) and that is not within the floodplain should be released and utilised. (cont...)
PR-A-096	Nathaniel Lichfield & Partners / Church Commissioners for England	7	(cont…) National Policy supports the alteration of green belt boundaries "in exceptional circumstances, through the preparation or review of the Local Plan ... [and states that] ... at that time, authorities should consider the Green Belt boundaries having regard to their intended permanence in the long term" (NPPF, 2012: para. 83). When drawing up or reviewing Green Belt boundaries "local planning authorities should take account of the need to promote sustainable patterns of development"(NPPF, 2012: para. 84). Islip is in a highly sustainable location. This is exemplified by the high score that it achieves in Cherwell's Village Categorisation Update (2014)- meeting seven of the eight criteria: nursey, primary school, retail service, food shop, public house, recreational facilities, village and community hall (see Table 1 below) (Village Survey Result for Islip provided in rep). (cont...)
PR-A-096	Nathaniel Lichfield & Partners / Church Commissioners for England	7	(cont…) The village is, therefore, identified as a sustainable settlement. It has only been ruled out to date because of its location within the Green Belt, as stated in paragraph 23 of the Village Category Update : "While the village of Islip would 'score' sufficiently highly to be included as a category A village, it could not be categorised as such due to it being completely within (i.e. 'washed-over' by) the Green Belt". It is, therefore evident that, while it is recognised that Islip is a sustainable settlement which has adequate services to support growth, it has not be considered as an option to meet housing requirements because of its location in the Green Belt. Any area of search must release sustainable sites, like Islip, which do not meet all the five Green Belt purposes outlined at para. 80 of the NPPF from the Green Belt.
PR-A-096	Nathaniel Lichfield & Partners / Church Commissioners for England	9	CCE consider that an area based on the Oxford Green Belt should be included. The NPPF supports the alteration of Green Belt boundaries through the preparation or review of the Local Plan (NPPF, 2012: para. 83). In particular, the NPPF stresses that when drawing up or reviewing Green Belt boundaries, local planning authorities should take account of "the need to promote sustainable patterns of development"(NPPF, 2012: para. 84). It also states that in relation to rural areas, housing "should be located where it will enhance or maintain the vitality of rural communities" (NPPF, 2012: para. 55). Growth at Islip will in turn help maintain the sustainability of the settlement, helping support local community facilities and ensuring local businesses remain sustainable. In line with the national policy presumption, CCE consider that sustainable villages within Cherwell, which are currently within the Green Belt, should be included for their ability to accommodate the required growth.

PR-A-096	Nathaniel Lichfield & Partners / Church Commissioners for England	15	Cherwell should focus on the most sustainable villages which have existing services and facilities and public transport links to support growth. As outlined above, Islip has sufficient services and facilities to accommodate additional residential development. In addition, the village is highly accessible being situated on the high speed railway line and offering regular bus services to Oxford and Bicester, operated by Thames Travel and Charlton Services. In addition, sites which are located on the edge of settlements and that are accessible and have no major constraints, for example in terms of flooding, should be considered as these can assist in supporting facilities and communities.
PR-A-096	Nathaniel Lichfield & Partners / Church Commissioners for England	28	Site submissions - Land off Bletchingdon Road and Kidlington Road; and Land off Mile Lane/Kidlington Road north of the railway line.
PR-A-097	Barton Willmore / A2Dominion	1	Paragraph 47 of the National Planning Policy Framework (NPPF) requires Local Plans to meet the full, objectively assessed needs for market and affordable housing in the housing market area. The Oxfordshire Housing Market Area comprises Oxford City Council, Cherwell District Council, South Oxfordshire District Council, Vale of White Horse and West Oxfordshire District Council. Oxford City Council's 'Oxford Growth Strategy' paper, published 10 September 2015, sets out the findings of the Oxfordshire wide Strategic Housing Market Assessment ('SHMA') (April 2014). Of the objectively assessed need (OAN), 24,000 - 32,000 homes were identified as needed to meet the needs of Oxford. However a recently prepared Strategic Housing Land Availability Assessment ('SHLAA') indicates that there is only capacity in Oxford to sustainably provide around 10,000 further homes within the City's boundaries, thereby demonstrating that some 14,000 - 22,000 new homes for Oxford will need to be provided within neighbouring local authority areas.
PR-A-097	Barton Willmore / A2Dominion	1	(cont…) In response to the SHMA, the Oxfordshire Growth Board commissioned a series of studies to arrive at a sustainable distribution of housing in the neighbouring local authority areas to address the unmet Oxford housing need (Post-SHMA Process). Technical work is being undertaken to inform an agreed Oxford unmet need figure; including a joint Green Belt study/review, a County-wide 'Assessment of Spatial Options' against sustainability criteria, and an Infrastructure Study to inform and then test the deliverability of the preferred spatial strategy. To date, only the Green Belt Study has been finalised. The first key project within the Programme was to agree the figure for unmet need in Oxford City. All authorities agreed a working assumption of 15,000 homes for Oxford City's unmet need. This figure has yet to be tested and may not therefore be the correct level. Officers now estimate that the Programme will ask the Growth Board to approve a Memorandum of Understanding containing the agreed apportionment of the unmet need for Oxford between the rural districts in August/ September 2016. (Paragraph 19, Oxfordshire Growth Board Committee Paper, 2nd February 2016). This will be informed by the emerging evidence base. We query the forum for testing this number. (cont...)
PR-A-097	Barton Willmore / A2Dominion	1	(cont...) Cherwell's Partial Review Paper assumes the unmet need (15,000 new homes) will be distributed evenly between authorities within Oxfordshire. Taking into consideration variables, the Partial Review Paper currently identifies the need for Cherwell District Council (CDC) to deliver 3,500 homes. We consider the figure 3,500 to be premature and query the evidence base behind this. This assumption is made prior to issue of the Memorandum of Understanding containing the agreed apportionment of the unmet need for Oxford between districts and issue of the full evidence base being prepared by the Oxfordshire Growth Board. It is not simply a case of evenly distributing need across authorities. It is a question of capacity and contribution to strategic priorities and spatial strategy.

PR-A-097	Barton Willmore / A2Dominion	1	(cont…) West Oxfordshire's emerging Local Plan has recently been through Examination. The Inspector's Preliminary Findings (dated December 2015) queried the set housing target (10,500 dwellings over the plan period) which falls short of the OAN set out in the Oxfordshire SHMA (13,200 dwellings over the plan period) (paragraph 1.2 of the Inspector's Preliminary Findings – Part 1). Furthermore, the West Oxfordshire emerging Local Plan makes several strategic allocations, but does not allocate all the land necessary to deliver the housing requirement over the plan period (note this is based on 10,500 dwellings only) nor does the emerging Local Plan take into consideration Oxford's unmet need. In response to the Council's request, the Inspector has suspended the Examination to allow further work on housing targets, including the need to address Oxford's unmet need, and housing land supply. The Vale of White Horse (VoWH) District Council submitted its Local Plan to the Secretary of State in March 2015. The Examination has now taken place. The VoWH has committed to meeting its full OAN (as set out in the SHMA) over the plan period (20,560 dwellings). A five year supply of deliverable housing land can be identified against the plan's stated housing requirement. The emerging Local Plan identifies a number of strategic allocations of varying scale for new housing development, which are intended to deliver 13,960 of the total 20,560 dwelling requirement for the VoWH across the Plan period (2011 - 2031). The Council has proposed to deal with Oxford's unmet need through a Local Plan review once adopted. The effect is for this District to set spatial strategy with no reference to wider Oxfordshire's needs. The Council is awaiting the Inspector's Report. (cont...)
PR-A-097	Barton Willmore / A2Dominion	1	(cont…) South Oxfordshire's Local Plan 2031 incorporates a review of its adopted Core Strategy. The Local Plan review was published for Refined Options consultation in February 2015. Adoption is anticipated in 2018. In the Refined Options, South Oxfordshire sets a target of 3,600 new homes within the plan period (when taking into consideration permissions, allocations and other commitments). However, this target would result in a shortfall of affordable dwellings. The housing target must be increased (even without Oxford City's unmet need). The Refined Options identifies a further target of 3,000 to meet Oxford City Council's unmet need. The evidence base for these figures is unclear. South Oxfordshire states: "Until the joint work with other Oxfordshire authorities is complete we do not know what the scale of any unmet need will be' " (Refined Options page 42) In terms of housing delivery, the Oxfordshire SHMA assesses housing need from 2011, and as a result the South Oxfordshire Council is already four-years behind in its housing delivery. In addition to this, there has already been delayed housing provision within Didcot. This lack of delivery is therefore putting additional pressure on housing delivery within the district as well as on the district's five year housing land supply. (cont...)
PR-A-097	Barton Willmore / A2Dominion	1	(cont…) The distribution of need across Oxfordshire has yet to be determined. Only South Oxfordshire has proposed a figure to meet Oxford's unmet housing supply in its Refined Options consultation paper. However, it is unclear what evidence base this is based on. All other authorities are awaiting the Oxfordshire Growth Board evidence base. Opportunities and constraints of each local authority will inform how the unmet need is distributed across the County. There is insufficient evidence to conclude that the level of unmet need from Oxford City to be provided for within Cherwell District Council should be limited to around 3,500 dwellings.

PR-A-097	Barton Willmore / A2Dominion	2	The NPPF sets a presumption in favour of sustainable developments. Paragraph 17 states: "Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth" and "actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable". Links to existing employment development and new employment generating development opportunities should be considered alongside additional homes. New homes should be provided where existing services and employment opportunities exist or can be enhanced to reinforce a sustainable pattern of development in accordance with the defined spatial strategy. (cont...)
PR-A-097	Barton Willmore / A2Dominion	2	(cont…) In considering housing sites to accommodate Oxford's unmet need, careful thought must be given to economic links with Oxford City and existing centres. Consideration should be given to economic links within Cherwell and suitable locations to deliver new homes and employment opportunities. Bicester is a strategic location with good connectivity, and falls within two business clusters – the UK motorsport cluster, and Oxfordshire high tech cluster. Bicester has significant areas of land allocated for both housing and employment in the adopted Local Plan. Demand will ensure that the housing land will be built out. The local authority and the OLEPs will need to do whatever they can to ensure jobs growth in Bicester matches housing growth.
PR-A-097	Barton Willmore / A2Dominion	3	Oxford's unmet housing need must be delivered in a way which promotes sustainable forms of development in accordance with the NPPF (Paragraph 7), utilises existing infrastructure, services and facilities of Oxford City and Cherwell District, and compliments the existing built form and landscape within the area. Paragraph 1.3.2 of the Oxford Core Strategy (March 2011) identifies the issues and challenges faced by Oxford City. Moving forward, consideration must be given to a wide range of matters, so as to establish the quantum, most suitable location and form of development required to meet Oxford's needs. Cherwell must consider: - Oxford City Council's adopted vision; - Development patterns with Oxford City Council, including strategic growth locations and how these relate to Cherwell; - Employment provisions/ hubs within Oxford City Council; - Objectively assessed employment needs/ opportunities of Oxford City Council and how these relate to Cherwell District; (cont...)
PR-A-097	Barton Willmore / A2Dominion	3	(cont…) - Transport connections with Oxford City Council which can be utilised; - Local services, social and community infrastructure (such as education) and any shortfalls/ future needs/ opportunities; - Constraints such as Green Belt and areas at risk of flooding; - Objectively assessed housing need, including likely mix and affordability (Oxfordshire SHMA); - Social and historic connections.

PR-A-097	Barton Willmore / A2Dominion	4	When establishing key principles and goals that the additional growth in the District should be achieving, consideration should be given to the NPPF, National Planning Practice Guidance, Oxford Core Strategy and Cherwell Local Plan Part 1. It is important to note that the delivery of housing to meet Oxford's unmet housing need cannot be considered in isolation. The principles and goals should reflect the wider goals and objectives as already defined in the Oxford Core Strategy and Cherwell Local Plan Part 1, and be in accordance with the NPPF. We propose the following goals and principles: - To meet the unmet housing need of Oxford City Council in a way that creates sustainable, inclusive and mixed communities in suitable locations; - To bring forward housing in locations with good socio-economic links with Oxford City Council; - To bring forward housing in locations with transport links with Oxford City Council; (cont...)
PR-A-097	Barton Willmore / A2Dominion	4	(cont…) - Provide more affordable market housing; - To improve the affordability of housing, to meet identified needs whilst ensuring the viability of housing development and a reliable supply of new homes; - To facilitate economic growth to support housing, which compliments Oxford City and Cherwell District's economies; - To provide sufficient accessible, good quality services, facilities and infrastructure including green infrastructure, to meet health, education, transport, open space, sport, recreation, cultural, social and other community needs; - Protect the natural and built environment; - Address climate change.
PR-A-097	Barton Willmore / A2Dominion	5	It is important to note that until the spatial strategy is set, the apportionment of unmet need cannot be determined. This should build on the existing vision as set out in the adopted Local Plan, which seeks to focus the bulk of the proposed growth in and around Bicester and Banbury (Local Plan Part 1, page 10). The vision for the Local Plan Review should address the need to provide a balanced housing supply in locations which are both sustainable and meet the needs of Oxford City Council. We consider this should be addressed by way of strategic allocations, focused at established settlements with strong links (transport and socio-economic) to Oxford City. As stated, Bicester is already identified as a location in which the bulk of the proposed growth in Cherwell will be accommodated (Paragraph VI Cherwell Local Plan Part 1). Furthermore, Bicester has good links to Oxford City. We consider there is capacity/ opportunity to accommodate further growth, to meet Oxford City's unmet need within Bicester.
PR-A-097	Barton Willmore / A2Dominion	14	A2Dominion proposes the following housing objectives: - To meet the unmet housing need of Oxford City Council in a way that creates sustainable, inclusive and mixed communities in suitable locations; - Provide a mix of homes to meet current and expected future requirements in the interests of meeting housing need and creating socially mixed and inclusive communities; - Provide more affordable market housing;- To improve the affordability of housing, to meet identified needs whilst ensuring the viability of housing development and a reliable supply of new homes; - To bring forward housing in locations with good socio-economic links with Oxford City Council; - To bring forward housing in locations with transport links with Oxford City Council; - To provide sufficient accessible, good quality services, facilities and infrastructure including green infrastructure, to meet health, education, transport, open space, sport, recreation, cultural, social and other community needs.

PR-A-097	Barton Willmore / A2Dominion	15	We consider growth areas should be identified throughout the District, based on a set spatial strategy. Growth areas should focus on key settlements as identified in Cherwell's settlement hierarchy. Growth areas should have good links to Oxford City. Bicester provides an opportunity in which to deliver further housing. The town has strong socio-economic and transport links with Oxford. The Government's recent announcement of Garden City status confirms the Government's support for the development of Bicester. Any future development within Bicester must contribute to the Garden City status of the town and the Eco Bicester One Shared Vision document.
PR-A-097	Barton Willmore / A2Dominion	28	Site submission - North West Bicester Eco Town.
PR-A-097	Barton Willmore / A2Dominion	6-9	A2D agrees that the 'area of search' or plan area should be well related to Oxford City. This does not necessarily mean sites in closest proximity. It is a question of capacity and contribution to strategic priorities and spatial strategy. To the south of the District, north of Oxford, is designated Green Belt. Beyond the Green Belt, within the southern half of the District is Bicester. Bicester has good transport connections to Oxford, which will be boosted by the opening of the East West Rail Phase I Oxford Parkway station, linking Oxford, Bicester and London Marylebone. Bicester is also experiencing significant road infrastructure improvements, including increased capacity at the Howes Lane/ Bucknell Road junction and realigning of Howes Lane/ Lords Lane, potential new south east perimeter road through the strategic development site at Graven Hill, connecting the A41 which leads to the M40 and a new road through the South East Bicester development. Finally investigations are underway regarding improving road connectivity between Bicester and Milton Keynes as part of a Cambridge – Oxford Expressway. (cont...)
PR-A-097	Barton Willmore / A2Dominion	6-9	(cont…) In terms of economic links, the Oxfordshire Strategic Economic Plan focuses on a corridor to Bicester – the Oxfordshire 'knowledge spine'. Bicester's growing influence and accessibility on the 'Oxfordshire knowledge-spine' and the 'Oxford Cambridge Arc', and the presence of Oxford and Bicester village, means that there are a number of shared economic influences between the settlements. Due to its strong economic and transport connections with Oxford City, we consider Bicester would be a logical location in which to bring forward new homes to meet the unmet need of Oxford City. Key factors that should affect the spatial strategy are: - Relationship with Oxford City; - Economic connections; - Transport links; - Social connections; - Social and community facilities/ services such as education and catchment areas; - Cherwell settlement hierarchy; - Landscape constraints; - Flood Risk; - Policy designations such as Green Belt; - Impact on heritage. The spatial strategy needs to be set. Bicester provides an opportunity in which to deliver further housing. The Government's recent announcement of Garden City status confirms the Government's support for the development of Bicester. As already set out, the town has strong economic and transport links with Oxford. Furthermore, it does not fall within the Green Belt.

PR-A-097	Barton Willmore / A2Dominion	10+11	Paragraph 47 of the NPPF requires local authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Moving forward, Cherwell has two options. Option One Oxford's unmet need, which Cherwell has to accommodate, has yet to be defined. Once apportionment has been agreed, CDC will need to review its housing target within its Local Plan to reflect the additional need. There would be a single housing target for Cherwell. (cont...)
PR-A-097	Barton Willmore / A2Dominion	10+11	(cont…) The Cherwell District five year housing land supply would then need to be reviewed to allow for the unmet need. The unmet need would become CDC's responsibility to deliver. Option Two Option two would involve the housing land requirements being set across districts, based on a spatial strategy, with a shortfall in one being addressed across the policy areas.
PR-A-097	Barton Willmore / A2Dominion	12+13	All housing issues identified in the consultation paper need to be taken into consideration. CDC must base policies in the Local Plan review on a robust evidence base, and ensure the Local Plan meets the full and OAN of Cherwell and Oxford City for market and affordable housing (including retirement housing) in a sustainable manner.
PR-A-097	Barton Willmore / A2Dominion	16+17	At this stage we have no comments. We do, however, reserve the right to comment on this topic in future rounds of consultation.
PR-A-097	Barton Willmore / A2Dominion	18+19	The NPPF requires planning that should proactively drive and support the provision of infrastructure, including delivering sufficient community and cultural facilities and services to meet local needs. We propose a study is undertaken to assess population projections of additional housing to establish likely infrastructure requirements. A study should also be commissioned assessing existing infrastructure in place, any shortfalls and where there is capacity to expand infrastructure. This study should consider both Cherwell and Oxford City and inform options for growth. (cont...)
PR-A-097	Barton Willmore / A2Dominion	18+19	(cont…) In 2015, Bicester was awarded 'Garden Town' status, enabling central Government funding of infrastructure and transport improvements alongside the housing and employment growth in Bicester. As set out in the consultation paper, significant infrastructure is being brought forward on strategic sites such as North West Bicester, Graven Hill, South East Bicester and South West Bicester. Facilities include, inter alia, primary schools, a secondary school, sports fields, community halls and a doctor's surgery. Growth should be focused in locations such as Bicester, where there are strong socio-economic links with Oxford City and opportunities to utilise existing infrastructure and capacity to deliver further infrastructure. As is the case for NW Bicester, infrastructure must be located in proximity to new homes to promote sustainable living patterns.
PR-A-097	Barton Willmore / A2Dominion	20+21	Bicester has significant areas of land allocated for both housing and employment in the adopted Local Plan. Demand will ensure that the housing land will be built out. The local authority and the OLEPs will need to do whatever they can to ensure job growth in Bicester matches housing growth. No reference is made to the Eco Business Centre on the Exemplar. The Eco Business Centre will provide a means to stimulate growth of environmental and ecoconstruction related businesses. Paragraph 5.90 refers to "environmental technologies and green construction with particular growth associated with the NW Bicester eco-development ", but there is no mention of the role of the Eco Business centre in supporting this growth. The Eco Business Centre will be strategic in its role to support development of new businesses in a growth sector which would help to diversify and strengthen Cherwell's economy. In turn it will result in Bicester increasing its influence on the 'Oxfordshire knowledge-spine' and the 'Oxford Cambridge Arc'.

PR-A-097	Barton Willmore / A2Dominion	22+23		At this stage we have no comments. We do, however, reserve the right to comment on this topic in future rounds of consultation.
PR-A-097	Barton Willmore / A2Dominion	24+25		Consideration should be given to natural environment constraints and opportunities when determining where additional growth should be located. Cherwell District is one of the least constrained authorities within Oxfordshire, for example the area has a significantly less Green Belt. We consider CDC could accommodate a higher level of Oxford's unmet need than other neighbouring local authorities. The distribution of unmet need across the County should reflect this. Areas with limited natural environment constraints, and with strong socio-economic links with Oxford City should be the focus for growth areas.
PR-A-097	Barton Willmore / A2Dominion	26+27		In accordance with Paragraph 1.26 of the NPPF, CDC should set out a positive strategy for the conservation and enjoyment of the historic environment. Additional growth should be sympathetic to and compliment the built and historic environment of Cherwell District.
PR-A-098	Stoke Lyne Parish Council		2&6	The entire County is available to meet Oxford's unmet housing need although one burning question is whether the new housing should be located geographically close to Oxford (ie: Southern Cherwell) or where there are good transport links to Oxford. Southern Cherwell could impact the Green Belt – but it must be demonstrated that it is entirely justified that the Green Belt should be abandoned in that particular locality Another key question is whether any new housing in Cherwell built purely to accommodate Oxford's unmet housing need should be accompanied by employment generating development. Absolutely not!. Cherwell is seeking to help Oxford with its unmet housing need, not to provide land for commercial or industrial activity which could result in out-commuting from Oxford. Such development would not be seeking to meet Cherwell's own needs so would, in our view, be in contravention of Cherwell Local Plan Parts 1 and 2 (cont....)
PR-A-098	Stoke Lyne Parish Council		1&15	(cont…) The working figure for Oxford's unmet housing need is 15,000, which translates into 3,000 additional houses in each of the 5 Oxon areas (including Oxford City itself). To allow for some flexibility Cherwell has opted for a working figure of 3,500 for the Cherwell area. It is essential that Oxford, itself, absorbs as many houses as it can to meet its own unmet need before relying on neighbouring councils to help it out. If the figure of 3,500 is adopted it must be clear that it will not be revised upwards regardless of any pleadings by Oxford City Council. Any sites made available to meet Oxford's unmet housing need must adhere to Local Plan Part 2's maximum of 99 dwellings on "non strategic housing sites". The site should not be designated as "strategic" (ie: 100+ dwellings) because it is meeting Oxford's need when it would be designated as "non-strategic" to meet Cherwell's own need – all "strategic" sites to meet Cherwell's own needs form part of Local Plan Part 1
PR-A-099	Summertown St Margaret's Neighbourhood Forum		17	We agreed that there was no contiguous boundary between our wards and Cherwell District Council. However we can see that the choices of development areas may well affect our wards (Summertown and St Margaret's in North Oxford. Our area is divided by two main arterial roads into Oxford: The Woodstock and the Banbury roads. These roads are already very heavily used, especially at peak hours and badly polluted. In the coming years it is inevitable that the development of the Northern gateway will exacerbate the traffic on at least the Woodstock Road. Our concern for any overspill housing development is that it should not take place without increased sustainable transport capacity being created first. It is inevitable that, if you are to account for Oxford's undercapacity in housing, then the residents of those homes will commute into Oxford. In that case the only way of protecting our residents from the intrusion and pollution of this commute is to ensure that there is extra bus or train capacity associated with sufficient extra parking outside Oxford.

PR-A-100		1	Oxford and the surrounding areas have an unmet transportation infrastructure need. Every week day thousands of man hours are wasted by commuters trying to drive into and within oxford. similar amounts of time are wasted by drivers on the A34 elsewhere in Oxfordshire. As well as time there are major environmental and personal costs to this congestion. Building more houses in Cherwell can only make this position worse and the Council should pause all building until the transportation problem has been solved.
PR-A-100	K Pelton	2	Wherever possible employment should be local to housing. this may mean moving some major sources of employment outside Oxford.
PR-A-100	K Pelton	3	Oxford's key issues are a} too many employers that don't really need to be there. The University has to be there, but the County Council , courts, and much of the NHS could be located elsewhere. b) Oxford shows no determination to put in good public transportation infrastructure. Just upgrading the existing railway to Bicester has been incurred a great many delays. Oxford is well suited to a tram system and to rail systems giving good access to the city from kidlington witney etc.a third change that would make a significant difference is the provision of safe pollution free cycling routes into the city.Once in the city provision for cyclists is not bad (but could be improved) but cyclists take their lives in their hands on many of the routes into the city and thus drive instead.Congestion charging is well worth looking at and technology is making such schemes much more affordable. c) in terms of housing Oxford should start to think of the high cost of housing in Oxford as a sign of success , not as a problem to be solved. It's not holding back the economy in Central London, or numerous other places such as Hong Kong.
PR-A-100	K Pelton	4	Better public transport, safer cycling and the elimination of traffic congestion. Bicester now has good transportation links (when the traffic is not jammed) and a great deal of housing has been added without much thought. It now desperately needs more local employment and a vision to revitalise the town centre which stlll feels slightly run down in places.
PR-A-100	K Pelton	5	Top of the focused vision should be better road, rail and cycling infrastructure. Cherwell might be becoming more prosperous by conventionally measured GDP but its not clear that anyones quality of life is improving with Cherwell's roads becoming increasingly dangerous and more and more time being spent in traffic congestion. Cherwell needs a focal point in the South of the District so that not all economic and leisure activity gets sucked into Oxford. Neither Bicester nor Kidlington offer this at present. Cherwell needs a centre in the south of the District offering comparable to or better facilities than Abingdon
PR-A-100	K Pelton	6	We would question the premise that an are of search is needed. It depends what you mean by" well related". It should be at the far end of highly efficient public transport links. Many would think that well related is a mealy mouthed way of saying close which is another way of saying building on the green belt
PR-A-100	K Pelton	7	As stated, transport links, local employment and green belt protection
PR-A-100	K Pelton	8	Yes.
PR-A-100	K Pelton	9	No. Whilst Noke opposes the development of the green belt in general it would like and in the past has supported the building of individual houses on carefully chosen local sites. A modest increase in population would make Noke a more sustainable and vibrant community provided it has local support. I dare say other local village would have the same views. What would be disastrous would be a housing estate between Woodeaton and Oxford and i suspect we are already getting something of the sort with Barton West and don't recall any./much local consultation on this. It is also very important that the Woodeaton quarry is restored as agricultural land and not used as housing. There is a an approach that involves concreting over the Oxford green belt and building another ring road around the outside, but i doubt if there will be much appetite for it. At present any mass building on the Oxford Green belt will just make the transportation problems in and around the city worse.

PR-A-100	K Pelton	10	No.
PR-A-100	K Pelton	11	Cherwell shouldn't
PR-A-100	K Pelton	12	the last 5 words of 5.37 are key. Transportation infrastructure is already inadequate and more housing can only make it worse.
PR-A-100	K Pelton	13	Most of the preceding paras are just statements of fact rather than issues, so its not really clear what issues Im supposed to comment on
PR-A-100	K Pelton	14	1. No deterioration in the already very poor traffic and congestion situation on roads into and around Oxford 2. protection of the Green Belt
PR-A-100	K Pelton	15	If locations as far away from Oxford as possible are considered it will be less likely that the residents of these houses will just spend their time travelling back into Oxfprd making congestion in and around Oxford still worse.
PR-A-100	K Pelton	16	1. As already pointed out transportation in and around Oxford is already very inadequate and more housing can only make it worse. 2. The A34 should be upgraded to 3 lanes demolishing as much of Botley as necessary 3. The ring road could also be upgradedd to three lanes 4. Oxford should implement congestion charging 5. Safe cycle routes (some across farmland) into Oxford from surrounding villages should be built. Many more people would cycle and encourage their children to cycle if it was perceived to be safe. Building more houses and dumping more traffic on local roads is just making it progressively more dangerous at present. An opportunity was missed to put in a cycle track alongside the upgraded Bicester line. 6. Oxford is well suited to a tram system, which presumably it had at one time. 7. rail links should be created or reinstated from Witney, Thame, and Abingdon. Kidlington should get a station on the Banbury line 8. so called Oxford London airport needs to decide if it wants commercial operations or not. modest levels of commercial traffic would assist the local economy and probably create less noise nuisance than the flying school. 9. Freight/Distribution hubs at motorway junctions can only make traffic worse 10 Oxford needs to improve access from the ringroad to the city at certain key points. Its ridiculous that the very large volume of traffic generated by the JR all goes through Headington or Marston.
PR-A-100	K Pelton	17	Cycling cannot be made safer with associated environmental and health benefits as long as more and more traffic is being dumped onto a road system around Oxford designed mainly for rural traffic
PR-A-100	K Pelton	20	A thriving local economy does not need to be synonymous with more people, more traffic and more housing
PR-A-100	K Pelton	21	As stated the locations should be remote from Oxford to avoid exacerbating Oxford's traffic problems
PR-A-100	K Pelton	22	Sustainability would be greatly assisted if cycling were encouraged, road pricing introduced and good (not bus) public transport links built

PR-A-100	K Pelton	23	Unless these issues are tackled in a much more energetic fashion than hitherto additional housing should be a long way from Oxford
PR-A-100	K Pelton	24	1. Undergrowth control and dredging have been neglected along the Ray and Cherwell. This would alleviate flooding and make farmland more productive. The flood channel around Oxford may also assist. 2. Although Cherwell has very pleasant countryside only a small percentage of the population currently use it. more could be done to encourage its recreational use (rather than spending the time sitting in a traffic jam to Bicester Village at weekends). recreational cycling and walking could all be encouraged. Many footpaths are little more than a sea of mud or flooded in winter and these could be updgraded. Otmoor is a great local resource but very underused. 3. fly tipping and littering along local roads are endemic spoiling many people enjoyment of the countryside. It would be good to see throwing litter out of car windows receiving as much opprobrium as racism, homophobia and sexism.
PR-A-100	K Pelton	25	Less housing will mean less litter
PR-A-100	K Pelton	26	With the exceptions that the document correctly identifies the generality of the built environment is of little value in Cherwell and we shouldn't be too worried about demolishing parts of it, for instance in central Bicester or Kidlington, in order to implement larger visions. Just be careful not to put up something which will look even worse in 25 years.
PR-A-100	K Pelton	27	Bits of Oxford itself could be replaced by higher density housing. Making say bicester and attractive centre in its own right is a key to alleviating Oxford's traffic problems
PR-A-100	K Pelton	28	Notwithstanding the fact that Noke opposes the development of the green belt in general (and in particular the fields between Woodeaton and Marston) it would like and in the past has supported building of individual houses on carefully chosen local sites. A modest increase in population would make Noke a more sustainable and vibrant community provided it has local support.
PR-A-100	K Pelton	18+19	if infrastructure in this context excludes transport then I think it can be adapted as necessary.
PR-A-101	Ambrosden Parish Council	1	We do not seek to dispute Oxford's housing need but consider Oxford City have not fully demonstrated full utilisation of their land,via a full land use survey. In addition Oxford City Council should consider promote halls of residence to students releasing housing. The high level of affordable provision required by Oxford City Council makes development unattractive within Oxford,and Oxford City Councilshould review their planning policies to encourage additionaldevelopment. Consideration should be given to increasing residentialdevelopment densities and development heights in Oxford. Cherwell should not accommodate additional dwellings until Oxford City Council has demonstrated it has fully reviewed its planning policies and development strategies to maximise development within its boundaries.
PR-A-101	Ambrosden Parish Council	2	Traffic surveys in the Parish of Ambrosden suggest that there is significant commuting to Oxford, and that Oxford is a major employment hub,so it is questionable if additional employment generating development is required. If additional employment is created,it should be in sustainable locations where public transport can be utilised to minimise additional traffic impacts,positioned along the Oxford -Bicester railway line,or along the A34 corridor. B8 if proposed should be located adjacent the M40 Junction 9,10 or 11,and not in rural areas,or adjacent to Blcester.
PR-A-101	Ambrosden Parish Council	4	The key goal is to limit impact on development on Cherwell, and its inherent infrastructure Impacts.

PR-A-101	Ambrosden Parish Council	6	Oxford is the major employment hub for the whole region and therefore the area of search should include the whole district however it may be appropriate to examine the potentialfor an urban extension to Oxford or new garden village close to Oxford to accommodate the housing need in one location where infrastructure provision can be easily provided. LocalPlan Part 2 consultation highlights that there are major infrastructure issues for the Bicester area with regards to Highways, Power supply and Foul water capacity, which limit additional development In the Bicester Area.
PR-A-101	Ambrosden Parish Council	14	Traffic surveys in the Parish of Ambrosden suggest that there is significant commuting to Oxford,and that Oxford is a major employment hub,so if additionalhousing and employment is spread around the whole district,there will be increases in traffic, and infrastructure demands will need to be addressed for the entire district.
PR-A-101	Ambrosden Parish Council	16	Junction 9 M40 needs to be redesigned, to give direct slip roads from the A41to M40 South. Capacity ofthe A34 should be increased,and potentially re-routed to join with the A43 at Junction 10. Consideration should be given to a station on HS2 at the A43 between Bicester and Brackley. No development should commence untilthe Oxford Bicester line is operating between Cowley and Bicester. Additional development should be located along the Cambridge- Oxford Expressway.
PR-A-101	Ambrosden Parish Council	18	local Plan Part 2 consultation highlights that there are major infrastructure issues for the Bicester area with regards to Highways, Power supply and Foul water capacity,which limit additional development in the Bicester Area.
PR-A-101	Ambrosden Parish Council	20	Any additional employment should be of an wide mix and not limited to 88. Employment should be located in sustainable locations close to transport hubs. Tourism should be promoted.
PR-A-101	Ambrosden Parish Council	22	Sustainability can be addressed via policies in the local plans part 1and 2 and SPD's on Biodiversity, landscape and energy efficiency. Sustainable travel could be enhanced by a station on HS2 at the A43 between Bicester and Brackley. No development should commence until the Oxford Bicester line is operating between Cowley and Bicester. Additional development should be located along the Cambridge- Oxford Expressway.
PR-A-101	Ambrosden Parish Council	24	Additional development must not affect the flood plain or increase the risk of river of surface water flooding and must be SUDs compliant. Cherwell should undertake a land review and designate nature reserves and designate green spaces which must not be developed.
PR-A-101	Ambrosden Parish Council	7, 9, 11, 15	Oxford is the major employment hub for the whole region and therefore the area of search should include the whole district however it may be appropriate to examine the potentialfor an urban extension to Oxford or new garden village close to Oxford to accommodate the housing need in one location where infrastructure provision can be easily provided. LocalPlan Part 2 consultation highlights that there are major infrastructure issues for the Bicester area with regards to Highways, Power supply and Foul water capacity,which limit additional development in the Bicester Area.
PR-A-101	Ambrosden Parish Council	8, 10, 12	Oxford is the major employment hub for the whole region and therefore the area of search should include the whole district however it may be appropriate to examine the potential for an urban extension to Oxford or new garden village close to Oxford to accommodate the housing need in one location where infrastructure provision can be easily provided.
PR-A-102	P & A Woodfield / Chard	28	Site submission - Bretch Farm, Broughton Road, Banbury
PR-A-103	David Wilkins / Ian Wilkins	28	Site submission - Land East of Hampden Farm, Kidlington
PR-A-104	Molyneux Planning / U Stay	28	Site submissions - Land at Bunkers Hill; Land at Shipton on Cherwell
PR-A-105	RPS Group / Rowland Bratt	28	Site submission - Land South of Wards Road, Bodicote
PR-A-106	Molyneux Planning / Shipton Ltd	28	Site submission - Shipton on Cherwell Quarry

PR-A-107	JM Osborne & Co / G & M Loggin	28	Site submissions - Land adjoining playing field, Fewcott, Ardley; Land adjoining Southern Edge of Village, Ardley
PR-A-108		28	Site submission - Oak View, Milcombe
PR-A-109	Kemp & Kemp / Newcore Capital Management LLP	28	Site submission - Oil Storage Depot, Bletchingdon Road, Islip
PR-A-110	H.A. Hart & Sons	28	Site submission - Hornton Hill Farm, Quarry Road, Hornton
PR-A-111	JPPC / Mr R. Davies	28	Site submission - Land at no.40 and to the rear of 30-40 Woodstock Road East, Begbroke
PR-A-112	Carl Middleditch Architect / Messrs R & T. Taylor and Mrs J.Treadwell	28	Site submission - Church Field, Wendlebury Road, Wendlebury
PR-A-113	Carl Middleditch Architect / D.R. Jones & Son	28	Site submission - Newlands/Caulcott Farm/Greenway, South Street, Caulcott
PR-A-114	Carl Middleditch Architect / Mesdames Oneil & Dwyer	28	Site submission - Oxford Road, Deddington
PR-A-115	Carl Middleditch Architect / Smiths of Bloxham	28	Site submission - Newlands Caravan Site, Milton Road, Bloxham
PR-A-116	Court Consulting / Adrian Wilcox	28	Site submissions - Field known as Baby Ben, adjoining Northampton Road, Weston on the Green; Land adjoining Caerleon, Northampton Road, Weston on the Green; Land opposite Staplehurst Farm, Church Road, Weston on the Green
PR-A-117	Fisher German LLP / Mr Allen, Mrs Aries, Mr Stroud and Mr Lombard	28	Site submission - Site to East of M40, Overthorpe
PR-A-118	Quay Associates / Manor Farm	28	Site submission - Land at Bell Street, Hornton
PR-A-119	Helen Tredwell	28	Site submission - Durrants Gravel, Finmere
PR-A-120	Framptons / Banbury AAT Academy	28	Site submission - Banbury Acadamy, Ruskin Road, Banbury
PR-A-121	Phillips Planning Services Ltd / Trinity College	28	Site submissions - Land to the North of Stratford Road (Site 1); Land to the North of Stratford Road and West of The Firs (Site 2); Land to the North of Stratford Road (Site 3); Land to the North of Stratford Road (Site 4)

PR-A-122	Savills / Trinity College Oxford	28	Site submission - Land adjoining Dover Avenue and Thornbury Drive, Banbury
PR-A-123	Strutt Parker / Jane Hazel-Wright and Carl Wright	28	Site submission - The Paddock, Berry Hill Road, Adderbury
PR-A-124	Laws & Fiennes / Broughton Estate	28	Site submissions - Land at Lower End, Shutford; Land to the North of Banbury Road, Shutford; Land to the North of Broughton Road, Banbury
PR-A-125	Fisher German LLP / Kevin & Emily Bishop	28	Site submission - Land West of Hook Norton Road, Sibford Ferris
PR-A-126	Savills / Mr O'Neil	28	Site submission - Dymock Farm, Buckingham Road, Caversfield
PR-A-127	Savills / Mr R. Shouler and Ms J. Shouler	28	Site submission - Land at Lodge Farm, Chesterton
PR-A-128	Savills / Barwood Strategic Land II LLP	28	Site submission - Land to the South of Crouch Farm, Banbury
PR-A-129	Kemp & Kemp LLP / Sheehan Group of Companies	28	Site submission - Knightsbridge Farm, Yarnton
PR-A-130	Advance Land & Planning Limited / Leonard Cheshire Disability	28	Site submission - Land West of Banbury Road, Adderbury
PR-A-131	Savills / Philip King Homes Trust	28	Site submission - Land to the East of Kidlington and West of the A34
PR-A-132	Framptons / E.P.Barrus, Pye Construction, Mr & Mrs Fletcher, Mr Sparks, Mr & Mrs Holford, Mr & Mrs Dean, Mr & Mrs Noon	1	At para 2.16 it is stated that there is an agreed figure of 15000 dwellings amounting to Oxford City's unmet housing need (refer para 2.13). It is then suggested that this figure 'to be distributed evenly between Oxford, Cherwell, West Oxfordshire, South Oxfordshire and Vale of White Horse' which would produce a requirement of about 3000 homes per authority area. The unmet housing need arises because as stated at para 2.12 'that is the level of need that cannot presently be met by Oxford City Council'. It is therefore inappropriate for Oxford to be included in the distribution of dwellings at para 2.16. Rather the 15000 figure of unmet housing need should be distributed between the 4 authorities of Cherwell, West Oxforshire, South Oxforshire and Vale of White Horse Councils amounting to a figure of 3750 dwellings per Authority area. It is submitted therefore that a working assumption should be made of 4250 homes for Cherwell District. The public interest is better served by an over provision of housing through the Plan process than an under provision at this stage in the Plan making process.

PR-A-132	Framptons / E.P.Barrus, Pye Construction, Mr & Mrs Fletcher, Mr Sparks, Mr & Mrs Holford, Mr & Mrs Dean, Mr & Mrs Noon	6	It is agreed that an area of search for the partial review document should be well related to Oxford City.
PR-A-132	Framptons / E.P.Barrus, Pye Construction, Mr & Mrs Fletcher, Mr Sparks, Mr & Mrs Holford, Mr & Mrs Dean, Mr & Mrs Noon	7	Factors that should influence the area of search should include the connectivity of the area to Oxford City, and maintaining the integrity of the Green Belt. As such, locations including Former RAF Upper Heyford, which are well related to the City and just beyond the Green Belt should be considered within the area of search.
PR-A-132	Framptons / E.P.Barrus, Pye Construction, Mr & Mrs Fletcher, Mr Sparks, Mr & Mrs Holford, Mr & Mrs Dean, Mr & Mrs Noon	12	At paragraph 5.34 it is stated as a matter of fact that Former RAF Upper Heyford is not situated on an 'A' road. It is submitted that this paragraph fails to properly recognise that Former RAF Upper Heyford is well located for access onto the A43 to the east and the A4260 to the west. As such, Former RAF Upper Heyford is very well located to the primary highway network for the main part of any journey to Oxford and, as noted, has the particular advantage of proximity to a rail station at Lower Heyford.
PR-A-132	Framptons / E.P.Barrus, Pye Construction, Mr & Mrs Fletcher, Mr Sparks, Mr & Mrs Holford, Mr & Mrs Dean, Mr & Mrs Noon	15	Former RAF Upper Heyford is a growth location within the adopted Core Strategy. The Core Strategy allocates growth for some 2361 dwellings under Policy Villages 5 together with associated development to serve the needs of a new community. Former RAF Upper Heyford is capable and suitable for accommodating additional housing development while maintaining the integrity of the historic asset comprising the former Cold War airbase. Such additional development as identified at the eastern side of former RAF Upper Heyford bounded by the two roads would be well related to the existing built up boundary and provide a useful source of additional housing to contribute to the unmet needs of Oxford. The land edged red on the accompanying plan would provide for an enlarged and integrated settlement pattern.
PR-A-132	Framptons / E.P.Barrus, Pye Construction, Mr & Mrs Fletcher, Mr Sparks, Mr & Mrs Holford, Mr & Mrs Dean, Mr & Mrs Noon	28	Site submission - Land West of Chilgrove Drive and North of Camp Road, Upper Heyford
PR-A-133	P3 Eco Limited (P3)	28	Site submission - Land at Little Chesterton, Bicester
PR-A-134	P3 Eco Limited (P3)	28	Site submission - Land to West of Himley Village, Middleton Stoney Road, Bicester
PR-A-135	Indigo Planning Ltd / McKay Securities PLC	28	Site submissions - Lower Cherwell Street Industrial Estate, Banbury; McKay Trading Estate, Station Approach, Bicester
PR-A-136	Larkstoke Properties Ltd / Mr and Mrs Derrer	28	Site submission - South Lodge, Fringford Road, Caversfield

PR-A-137	Kemp & Kemp / Carol Ann Parsons		28 Site submission - Stratfield Farm, Oxford Road, Kidlington
PR-A-138	Adalta Real / John Phillips		28 Site submission - The Plain, Land East of B4100, Bicester
PR-A-139	Kemp & Kemp / Mewsade (Eastern) Ltd		28 Site submissions - Land North of Rau Court, Caversfield; Land South of Springfield Road, Caversfield
PR-A-140	Kemp & Kemp LLP / W.Lucy & Co Ltd		28 Site submission - South of Sandy Lane, Begbroke
PR-A-141	Bilfinger GVA / Mr L.Durant		28 Site submissions - Land adjacent Oxfordshire Inn, Heathfield; Heyford Leys Camping Park, Camp Road, Upper Heyford
PR-A-142	JP Planning Ltd / Neil Wingfield		28 Site submission - Land and buildings at 12 Heath Close, Milcombe
PR-A-143	Bonnar Allan Limited / Corus Christ College Oxford	1	While the authorities within Oxfordshire are currently working to define the respective quantities of housing that each must conbibute to meet the City's needs, we consider that the differing situations and contexts within each of the Districts means that an equal apportionment is most unlikely to be justified. The Vale of White Horse (VoWH) and West Oxfordshire Districts are the most constrained in terms of landscape designations (AONBs) and also have inferior transport connections to Oxford when compared to South Oxfordshlre and Cherwell. South Oxfordshire and VoWH have historically focused a large amount of growth around Didcot and Wantage/Grove but both settlements are now in the process of delivering their respective allocations which will take at least the next twenty years to achieve. Cherwell is by contrast relatively unconstrained by landscape designations and has excellent transport connectivity with Oxford via the two direct railway lines (GWR to Banbury and Birmingham) and Chiltem to Bicester,Marylebone and Milton Keynes (planned)). In this context we consider that Cherwell should accommodate more than its proportionate amount of Oxford's unmet need. We consider a figure of 6,000 homes is more appropriate.
PR-A-143	Bonnar Allan Limited / Corus Christ College Oxford	2	We consider that locations for additional housing should wherever possible and appropriate, be supported by employment generating development in order to create the potential for people to live and work in close proximity and thereby avoid the need to travel. Such development can include a wide variety of uses including schools, shops, community facilities as well as office and industrial space. At Great Heyford we are proposing to provide primary and secondary schools as well as a nursery; shops; health; and community facilities, all of which will provide employment opportunities. We are also proposing 250,000 sq. ft. of office/R&D space for use by the College or other parts of the University, as well as third parties. These uses combined have the potential to provide over 1,400 new jobs.
PR-A-143	Bonnar Allan Limited / Corus Christ College Oxford	4	Additional growth should seek to provide homes in an attractive, high quality environment which does not have an adverse impact on Areas of Outstanding Natural Beauty or other areas protected for their inherent qualities or constraints (such as floodplain and/or Green Belt),and which provides the ability for residents and visitors to travel to Oxford (where the need is focused) and beyond in as environmentally friendly a way as possible. The opportunity to provide improvements to infrastructure to benefit existing residents and visitors should also become an objective of planned growth.

PR-A-143	Bonnar Allan Limited / Corus Christ College Oxford	6	Any area of search for meeting Oxford's unmet need should include location(s) that can deliver on the principles above, and which are as close to Oxford as possible without compromising the Green Belt around the City. Critically these locations must be directly accessible to rail services into Oxford from either existing or potential new stations where those are practicable.
PR-A-143	Bonnar Allan Limited / Corus Christ College Oxford	15	The Council should consider our proposed site at Great Heyford as a strategic location capable of delivering a majority of the suggested housing need that Cherwell DC should provide for (5,000 of the 6,000 homes). Great Heyford is our proposal for a sustainable new community of around 5,000 new homes that will serve the needs of the City of Oxford and the community governed by Cherwell District Council. Our vision is to create the new community of Great Heyford as an extention of the village of Lower Heyford, ensuring that the historic character of Lower Heyford is preserved and that the district identity of Upper Heyford is also maintained together with its military heritage. This will create a community that will utilise the existing rail infrastructure to allow commutng both North and South and create up to several thousand local jobs including potential facilities for Oxford University. A primary purpose of it is to meet the City of Oxford's unmet housing needs to 2031. It will not, however, be a dormitory location because of the priority being given to creating local jobs. (cont...)
PR-A-143	Bonnar Allan Limited / Corus Christ College Oxford	15	(cont…) The outline masterplan envisages the creation of 134 hectares of parkland principally alongside the canal and river Cherwell that will enhance the views from Rousham and create a new accessible beauty spot to be enjoyed by local residents and visitors alike. 27 hectares of this parkland will potentially create a heritage centre around the ancient hill fort that seemingly existed on the high ground above the current village of Lower Heyford. Our proposed new 'hill-top community' is consistent with English tradition and the elevated position of Steeple Aston and Upper Heyford. Our vision for Great Heyford is for it to be an 'energy positive' development; that is to say, one which makes a net contribution to the national grid rather than drawing energy from it. We will achieve this through a combination of careful design and layout making the most effective use of the site's topography and microclimate as well as employing the most efficient fabric for buildings. (cont...)
PR-A-143	Bonnar Allan Limited / Corus Christ College Oxford	15	(cont…) The urban extension provides the opportunity to deliver a range of essential facilities for Lower Heyford which currently does not exist. These include a new local centre located at the intersection of Station Road and the B4030. It will include a range of retail and community facilities laid out in a traditional arrangement with a focus on high quality public realm. Thew new extension will also deliver new primary and secondary schools which the current village is without. These will be located centrally to provide for accessible walking routes for the village. We have taken careful account of Rousham Park in defining the extent of the proposed development area to ensure that views from and across the Park will not be interrupted by any built development within Great Heyford. The valuable Heritage context will strongly shape the new extension. ZTV studies have been undertaken to define the western extents of the extension to ensure that important countryside views from Rousham House and Gardens are effectively safeguarded. (cont...)

PR-A-143	Bonnar Allan Limited / Corus Christ College Oxford	15	(cont…) Our proposals allow for the provision of a major new publicly accessible park along the valley side south of Lower Heyford. This will provide significant public benefit to existing and future residents by providing an opportunity for people to enjoy the landscape in a generously proportioned public park. We are also committed to working with conservationists to explore the practicalities of archaeological investigations and possibly a heritage centre around the crop circles. The rationale and vision for Great Heyford is set out in the attached promotional document. Key Benefits: The City of Oxford needs a very substantial number of new homes to sustain growth projections over the period 2016-2031. Estimates vary but the number could well be 18,000 or more outside what the city itself can provide. The key benefit of our proposal is that it would aabout 28% of this requirement in one exceptionally sustainable satellite location that can be delivered over the next twenty years. (cont...)
PR-A-143	Bonnar Allan Limited / Corus Christ College Oxford	15	(cont…) These proposals are designed to be complementary to the allocations within the recently adopted Cherwell District Local Plan, and importantly offer a significant solution to CDC's duty to cooperate which the Planning Inspectorate expects by June 2017. As well as providing market and affordable homes for over 11,000 people, Great Heyford could provide up to 250,000 ft2 of employment space including a significant office and R&D hub for use by the University as well as office and employment space for other companies to use, Oxford University needs more facilities to compete with Cambridge and overseas Universities and there is limited space to accommodate these within the city. Provision of a new hub at Great Heyford could assist in creating facilities and employment that would enhance the University's global competitiveness and reputation. The objective of creating an 'energy positive' development will assist in consolidating Cherwell and Oxford as leaders in the creation of environmentally sustainable communities. (cont...)
PR-A-143	Bonnar Allan Limited / Corus Christ College Oxford	15	(cont…) New retail space, health and community facilities will be provided alongside the commercial space to provide new as well as existing residents and employees sufficient new facilities that they can use without the need to travel to higher order centres such as Bicester. This boost in provision will benefit those that have experienced a decline in local retail and leisure facilities in recent times. Great Heyford would include new education provision at both primary and secondary levels and would focus vehicular traffic away from the historic core of Lower Heyford and towards Bicester to the east and Oxford to the south. Specific provision will be made for new residents and those working in the employment space to leave their cars within a car park close to the eastern end of Lower Heyford and either walk, cycle or take a shuttle bus down to the railway station to catch services to Oxford and Banbury. (cont...)
PR-A-143	Bonnar Allan Limited / Corus Christ College Oxford	15	(cont…) The opportunity exists now at Great Heyford to create a new focus for a highly energy efficient community that can benefit from and augment the existing investment at Upper Heyford. Taken together, new communities at both settlements could provide an even more sustainable focus that would be of a scale to enable them to support more of their own functions and needs as well as being in a position to make use of the rail connection to Oxford and Bnabury and beyond for 'higher order' functions. The advantages of the scale of development possible at Great Heyford (as well as when combined with that at Upper Heyford) are that it allowes a more comprehensive package of services, facilities and public amenities to be provided which are not achievable with developments of smaller scale that are more widely scattered. In summary, residents of Great Heyford would be within 20 minutes of the centre of Oxford via a sustainable mode of travel (the train), allowing people to work and/or study in the city while gaining the benefits of living outside the city. The development of a new community could fund significant public benefits that could be enjoyed by residents and visitors alike, including new publicly accessible parkland along the eastern slops of the Cherwell valley and new community faciltiies including healthcare, schools and shops that would benefit new and existing residents alike.

PR-A-143	Bonnar Allan Limited / Corus Christ College Oxford	18	The existing railway station at Lower Heyford provides the opportunity to serve the proposed new community at Great Heyford and provide transport into Oxford City Centre as well as north to Banbury and Birmingham. The rail service currently allows travel into the City within 17 minutes but with extra patronage the service could be improved further and in particular the frequency increased. Once in Oxford City Centre, a proportion of people will wish to travel to the science parks and employment areas in the south and southeast of the City, and we consider that the potential to provide a shuttle bus service between the rail station and those destinations should be explored, to improve their accessibility and provide connections with rail services and other bus routes. (cont...)
PR-A-143	Bonnar Allan Limited / Corus Christ College Oxford	18	(cont…) The opportunity exists to create a step-change in the provision of public transport services for the communities of Lower and Upper Heyford by capitalising on the opportunity presented by the railway station at Lower Heyford. A new bus route will deliver residents of the extention to and from the railway station at scheduled times. The bus will also serve the local facilities within the new extension as well as a proposed park and ride which will be located to serve the residents of Great Heyford and further afield and thereby connect them to the station. It will also materially benefit residents at both parts of Upper Heyford. The entire extension will be within a 20-minute walking distance of the station and a network of easily accessible pedestrian and cycle routes will be incorporated. Vehicular travel on the B4030 west of Station Road will be minimised and the existing conservation area of the village will be restricted primarily to existing residents and public transport. The primary vehicular access will be along Station Road, the B4030 east of the conservation area and along Port Way which all present the opportunity of upgrading as required.
PR-A-143	Bonnar Allan Limited / Corus Christ College Oxford	28	Site submission - Land South East of Lower Heyford
PR-A-144	Framptons / Albion Land Ltd	28	Site submission - Land at North West Bicester
PR-A-145	Framptons / Mr and Mrs Donger	28	Site submission - Land off Dukes Meadow Drive, Banbury
PR-A-146	Scottish and Southern Energy	18	Refer to letters dated 8 September 2014, together with attachments - At this stage, I can only provide general guidance on the provision of electricity infrastructure and the treatment of any existing infrastructure in relation to future development. Connections for new developments from existing infrastructure can be provided subject to cost and time-scale. Where existing infrastructure is inadequate to support the increased demands from the new development, the costs of any necessary upstream reinforcement required would normally be apportioned between developer and DNO (Distribution Network Operator) in accordance with the current Statement of Charging Methodology agreed with the industry regulator (OFGEM). Maximum time-scales in these instances would not normally exceed around 2 years and should not therefore impede delivery of any proposed housing development. (cont...)

PR-A-146	Scottish and Southern Energy	18	(cont…) Where overhead lines cross development site, these will, with the exception of 400 kV tower lines, normally be owned and operated by Scottish and Southern Energy Power Distribution (SSEPD). In order to minimise costs, wherever possible, existing overhead lines can remain in place with uses such as open space, parking, garages or public highways generally being permitted in proximity to the overhead lines. Where this is not practicable, or where developers choose to lay out their proposals otherwise, then agreement will be needed as to how these will be dealt with, including agreeing costs and identifying suitable alternative routing for the circuits. The existing customer base should not be burdened by any costs arising from new development proposals. To ensure certainty of delivery of a development site, any anticipated relocation of existing overhead lines should be formally agreed with SSEPD, prior to submission of a planning application. (cont...)
PR-A-146	Scottish and Southern Energy	18	(cont…) I trust the above is helpful to you at this current stage of your deliberations and can be included in the proposed CDP document, but you can contact me directly on the above telephone number should you require any further advice, particularly relating to specific sites. However, for your information and assistance, please see the attached Appendix A, which includes additional information in respect of the areas detailed in your sites document, where there overhead lines and / or significant numbers of dwellings proposed.
PR-A-147	Environment Agency	18	In accommodating and allocating the additional 3500 within the Local Plan Part 1 we advise Cherwell District Council to consider carefully whether there will be adequate infrastructure such as suitable foul drainage capacity/water supply etc. We are pleased that you have confirmed in paragraph 5.135 that the district is in an area of water stress with water resources at a premium and we are aware that you are in the early stages of producing a Water Cycle Study. We would advise that the Water Cycle Study should support the Sustainability Appraisal as a key evidence document and this will help enable decision makers to identify any infrastructure issues early in the plan making process. We are really pleased to see that in paragraph 5.72, the importance of supporting any additional growth with the necessary infrastructure is highlighted.
PR-A-147	Environment Agency	24	We are pleased to see that paragraph 5.37 has confirmed that the partial review will look to minimize adverse environmental impacts. The previous allocations within this plan located some of Cherwell's site allocations at areas of Flood Risk. This was because many of the sites allocated were in areas identified for regeneration in towns such as Banbury and Bicester. A Flood Risk Sequential Test was passed to support this approach. However, Cherwell District has significant areas of land at the lowest risk of flooding (Flood Zone 1) and we feel that there would be no reason to allocate any of the 3500 of Oxfords unmet need housing in Flood Zones 2 or 3. The NPPF clearly states the new development should be steered to areas at the lowest risk of flooding and Cherwell District Council should avoid flood zones 2 and 3.
PR-A-147	Environment Agency	25	As stated previously in the introduction to this letter, we note that Oxford City is unable to meet its housing need because of policy and environment constraints, such as flood risk. We would support the same approach for the allocation of the unmet need in the Cherwell District, in that development should NOT be located in areas of flood risk (Flood Zone 2 or 3) or nature conservation value.

PR-A-147	Environment Agency		We are pleased with the submitted Sustainability Appraisal Scoping Report which seems comprehensive. We support the following objectives: 7) To conserve and enhance and create resources for biodiversity 11) To maintain and improve the water quality of rivers and to achieve sustainable water resource management 12) To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment However, there are two evidence documents that we feel are necessary to adequately inform the Sustainability Appraisal which we can't see mentioned. (cont...)
PR-A-147	Environment Agency		(cont...) Firstly, we recommend that a Water Cycle Study is carried out for the Cherwell District. A number of Neighboring LPAs have already completed their Water Cycle Studies and it has helped them identify areas where infrastructure capacity is an issue and also the potential impact this could have on the water environment. We understand that Cherwell District Council are at an early stage in production of a Water Cycle Study and we advise that it should be a key evidence document in support of the Sustainability Appraisal. Secondly, Cherwell District Councils Strategic Flood Risk Assessment (SFRA) should be considered a living document and needs to be kept up to date with the latest guidance and advice. New flood risk climate change allowances have recently been published and can be found here. We expect Cherwell District Council consider these new allowances and update the SFRA as necessary. The new climate change allowances will potentially alter quite significantly flood map extents and make some areas unsuitable for development.
PR-A-148	Nathaniel Lichfield & Partners / Kenley Holdings	28	Site submission - Letchmere Farm, Camp Road, Upper Heyford

CHERWELL LOCAL PLAN 2011-2031 PARTIAL REVIEW
OXFORD'S UNMET HOUSING NEED

SUBMISSION PLAN
STATEMENT OF CONSULTATION
FEBRUARY 2018

PART 2
CONSULTATION ON THE OPTIONS PAPER
JUNE 2017

Cherwell
DISTRICT COUNCIL
NORTH OXFORDSHIRE

Statement of Consultation

Part 2 - Options

June 2017

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1. Introduction

This Statement of Consultation describes the consultation undertaken in progressing with the Partial Review of the adopted Cherwell Local Plan 2011-2031 (Part 1). It will be updated as the Council proceeds through the statutory stages of plan-making.

This statement has been prepared to support a formal proposed submission plan under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. It reports on public consultation, engagement and co-operation undertaken in reaching this stage.

The Council has a statutory duty to consult and seek representations in preparing a Local Plan. It must also ensure that there is on-going co-operation with prescribed bodies under a 'Duty to Co-operate'.

The Council's policy on how it engages in plan-making is described in its Statement of Community Involvement 2016. The SCI is available on-line at www.cherwell.gov.uk/planningpolicy

2. The 'Duty to Cooperate'

Section 33A (1) and (3) of the Planning and Compulsory Purchase Act 2004 (as amended) places a duty on a local planning authority to co-operate with other local planning authorities and other prescribed bodies when it undertakes certain activities, including the preparation of development plan documents, activities that can reasonably be considered to prepare the way for such preparation and activities that support such preparation so far as they relate to a strategic matter. This is to maximise the effectiveness with which those activities are undertaken.

Section 33A (4) states that a strategic matter is: '*sustainable development or use of land that has or would have a significant impact on at least two planning areas, including (in particular) sustainable development or use of land for, or in connection with, infrastructure that is strategic and has or would have a significant impact on at least two planning areas.'*

Section 33A (2) requires a local planning authority '*to engage constructively, actively and on an on-going basis*' in respect of the activities that are subject to the duty.

The local planning authorities that border Cherwell District are:

- Aylesbury Vale District Council
- Buckinghamshire County Council
- Northamptonshire County Council
- Oxford City Council
- Oxfordshire County Council
- South Northamptonshire Council
- South Oxfordshire District Council
- Stratford-on-Avon District Council
- Vale of White Horse District Council
- Warwickshire County Council

- West Oxfordshire District Council

The Oxfordshire Councils are assisted in meeting the Duty to Co-operate by an 'Oxfordshire Growth Board' (a joint committee) which includes the local authorities within the Oxfordshire Local Enterprise Partnership (LEP) comprising; Cherwell District Council, Oxford City Council, South Oxfordshire District Council, Vale of White Horse District Council, West Oxfordshire District Council and Oxfordshire County Council. It also includes co-opted non-voting named members from the following organisations:

- LEP: Chairman
- Oxford Universities
- Skills Board
- Harwell/Diamond Light Source
- LEP Business Representative
- LEP Oxford City Business Representative
- Homes and Communities Agency

In addition, when considering matter that sit under the remit of the Local Transport Board then Network Rail and the Highways England have the right to attend the Growth Board as non-voting investment partners.

The Growth Board is supported by officer and working groups as required.

Regulation 4 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out the other prescribed bodies for the purposes of implementing Section 33Aof the 2004 Act. Of those bodies listed in the Regulation it is considered that the following bodies are relevant to Cherwell District:

- The Environment Agency
- Historic Buildings and Monuments Commission for England (Historic England)
- Natural England
- The Civil Aviation Authority
- The Homes and Communities Agency
- The NHS Oxfordshire
- The Office of Rail Regulation
- The Highway Authority – Section 1 of the Highways Act 1980:
  - Oxfordshire County Council (Highways)
  - The Highways Agency (Highways England)
- Local Enterprise Partnerships:
  - The Oxfordshire Local Enterprise Partnership (OxLEP)
  - The South East Midlands Local Enterprise Partnership (SEMLEP)
- The Oxfordshire Local Nature Partnership

The application of the 'Duty to Co-operate' is also informed by the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG).

3. Previous consultation

In January 2016, the Council published a consultation paper which highlighted issues that needed to be considered in undertaking a Partial Review of the Local Plan. The Issues Paper invited comments and discussion of the issues was encouraged; a 'call for sites' was also made. A Statement of Consultation which summarised the issues raised during the consultation was published alongside the November 2016 Options Paper. These documents are available on-line at www.cherwell.gov.uk/planningpolicy

4. Consultation & Engagement

Consultation arrangements

On 14 November 2016 the Council published an Options Paper for consultation. The Paper was prepared to engage with local communities, partners and stakeholders in developing options on how to meet Oxford's housing needs when preparing a partial review of the adopted Cherwell Local Plan Part 1. A copy of the Public Notice is attached at Appendix 1.

How did we consult?

The formal consultation ran for eight weeks from 14 November 2016 – 9 January 2017.

Distribution

The consultees listed in the Statement of Community Involvement and anyone who had registered on the Council's database were notified by letter or email and were asked to comment on the Options Paper generally and answer specific questions (Appendix 2).

Hard copies were also placed at deposit locations across the district including libraries and Council offices. In addition hard copies were placed at some locations in Oxford (Oxford City Council offices, Old Marston Library and Summertown Library). A consultation summary leaflet and poster were also produced and were made available at these locations as well as on the Council's website Appendices 3 & 4).

The consultation arrangements were discussed in advance with officers from Oxford City Council and publicity material provided to the City Council to enable it to advertise the consultation as it preferred.

Press Coverage

The statutory public notice was placed in the following newspapers:

- Oxford Mail (10 November 2016)
- Bicester Advertiser (10 November 2016)
- Banbury Guardian (10 November 2016)

Social Media

Press releases regarding the consultation were published on the Council's Facebook and Twitter pages. The press releases explained the purpose of the consultation document and provided details

of the consultation including exhibition dates and locations where the documents were available to view.

Public Exhibitions

Staffed Public exhibitions were held during November and December 2016 at:

- **Castle Quay Shopping Centre**, Banbury OX16 5UN on Saturday 26th November 2016 from 10.00 am to 6.00pm.
- **Franklins House**, Wesley Lane, Bicester, OX26 6JU on Saturday 3rd December 2016 from 10.00 am to 6.00pm.
- **The Pavillion**, Cutteslowe Park, Oxford OX2 8ES on Saturday 10th December 2016 from 10.00 am to 6.00 pm
- **Exeter Hall**, Exeter Close, Kidlington OX5 1AB on Monday 19th December 2016 from 2.00 pm to 9.00 pm.

5. Consultation with Statutory and Non-Statutory Bodies

Oxfordshire Growth Board

In 2013, The Oxfordshire Local Planning Authorities (LPA) commissioned a new Strategic Housing Market Assessment (SHMA), supported by joint working on economic forecasting to establish the appropriate level of planned growth across the Oxfordshire Housing Market Area and the level of housing need arising in each District.

Officers from all Oxfordshire Authorities met on 17 May 2013 to discuss how the results of the SHMA should be considered, incorporated in to emerging plans where possible, and used as the basis for further joint working between the Councils. The purpose was to reach agreement and formalise joint working, provide a common basis on which to progress the SHMA and avoid unnecessary delay to Local Plan preparation.

In April 2014 the Oxfordshire Local Authorities, published the SHMA for Oxfordshire. The document suggested that the demographic trends and growth of the County economy and the level of affordable housing need required would necessitate 100,060 additional new homes in Oxfordshire between 2011 and 2031.

In November 2014, the Oxfordshire Growth Board, a Joint Committee which, on behalf of OxLEP is charged with the delivery of projects agreed in the 'Oxford and Oxfordshire City Deal' and 'Local Growth Deals' agreed a programmes of work for addressing the unmet need arising from the SHMA . This programme of work would help the Local Planning Authorities meet the Duty to Co-operate whilst protecting the 'sovereignty' of individual councils over their Local Plans.

A Project Team was established for progressing the work, co-ordinated by the Growth Board's Programme Manager and reporting to an Executive Officer Group which in turn reports to the Growth Board. This Project Team met regularly to consider the implications of the SHMA and how best to meet the identified unmet housing need of Oxford. This is in the context of recognising that the administrative boundaries of the City of Oxford are constrained and consequently it is seeking effective ways to address this issue in line with the Duty to Cooperate. The members of the formal

Growth Board comprise the leaders of each council who were presented with periodic updates and took key decisions at scheduled public meetings.

From January 2015 to September 2016, the Project Team generally met on a fortnightly basis to progress, on a co-operative basis, the following projects:

- An understanding of the urban capacity of Oxford and the level of unmet housing need
- Oxford Green Belt Study to assess the extent to which the land within the Oxford Green Belt performs against the purposes of Green Belts
- Oxford Spatial Options Assessment to help inform the apportionment or distribution of unmet housing need to the district and city councils.
- High Level Transport Assessment of Spatial Options
- Education Assessment of Spatial Options.

This programme of work culminated in a decision of the Growth Board on 26 September 2016 on the apportionment of Oxford's unmet housing need to the individual district and city councils. A copy of the Oxfordshire Growth Board's Signed Memorandum of Cooperation (South Oxfordshire DC did not sign the Memorandum) is reproduced at Appendix 6. This programme of work and the Growth Board's decision has informed the preparation of the Partial Review of the Cherwell Local Plan.

All six Councils have continued to meet on matters associated with the Partial Review including a Countywide Infrastructure Assessment (OXIS) and preparations for a statutory Joint Spatial Plan for Oxfordshire.

Other Meetings/Discussions with Statutory and Non-statutory Bodies

In addition to meeting with bodies through the Oxfordshire Growth Board, Council officers have separately engaged with statutory and non-statutory bodies as follows:

- Regular monthly liaison meetings with officers at Oxfordshire County Council since early 2014.
- Meetings and other liaison with Oxford City Council and West Oxfordshire District Council. This has included discussion on the progress of each other's plans and emerging proposals for the Partial Review. Collaboration is also taking place with Oxford City on the development of the 'First and Last Mile' package of transport requirements required as the Cambridge to Oxford Corridor is developed by the National Infrastructure Commission (NIC)
- On-going joint management arrangements with South Northamptonshire Council
- Duty to Cooperate meeting with Aylesbury Vale DC
- Meetings with Highways Authority to discuss infrastructure requirements in association with proposed allocations.
- Engagement with bodies on evidence and issues including Highways England, Environment Agency, Natural England and Historic England
- Formal consultation as part of the statutory Sustainability Appraisal process with Natural England, the Environment Agency and Historic England.
- Parish & Town Council & stakeholder workshops (described later in this statement)
- Parish Liaison meetings

- In addition to the parish workshops the Head of Strategic Planning and the Economy addressed a Kidlington Parish Council meeting on 4 January 2017 on the subject of the Options Consultation. The meeting was attended by circa 400 members of the public.
- The Deputy Manager - Planning Policy and Growth Strategy gave a presentation and update on the Partial Review to the Cherwell Local Strategic Partnership on 27 April 2017 (Appendix 9)

Town & Parish Council/ Meeting Workshops

Two Town and Parish Workshops took place for parishes in the south and north of the district on 7 and 12 December 2016 respectively. The workshops took the form of group discussions on the following agenda items.

- Partial Review – Context/Approach
- Draft Vision and Strategic Objectives
- Considering and Delivering Options
- CIL and Draft Developer Contributions SPD

On arrival, parishes were split into groups and each group discussed each agenda item. The group discussions were facilitated by a member of the Planning Policy Team with support from other officers.

The issues arising from the workshops in so far as they relate to the partial Review of the Local Plan are summarised below. A more detailed note can be found at Appendix 7.

Parish Workshop (Bicester) Wednesday 7 December 2016 - 6pm – 8pm

Summary of Key Issues

Table 1

- Can we seek contributions from the City for infrastructure in Cherwell?
- 4,400 house seems high
- Need infrastructure before houses
- Traffic congestion and transport are key concerns
- If it is Oxford's need why does Cherwell need to fund it?
- Lack of progress on Oxford's housing sites delivery

Table 2

- Green Belt is not sacrosanct
- South of District preferred
- Spatial relationship to Oxford
- Need for Oxford – close to Oxford
- Infrastructure needs to be considered first
- Loop (Route) to Park and Rides
- Who is going to fund the infrastructure?
- Integrated cycle paths through to Oxford
- Areas A & B preferred

- Support for CIL and Developer Contributions

Table 3

- Roads and Transport
- AONB should be established near Oxford
- Serious work to sort out transport around Oxford e.g. trams etc.
- Should Cherwell provide housing for Oxford?
- Don't protect all of the Green Belt e.g. in A and B apart from near Woodstock
- No industrial/ commercial development
- No out of town shopping centre in Woodstock
- Smaller units and social housing
- Some CIL possibilities
- Constraints - Blenheim – World Heritage Site and Roman villa on proposed site near Woodstock
- Caversfield is within a conservation area.

Table 4

- Need investment in transport, traffic and roads
- Should Cherwell provide it all?
- Don't protect all the Green Belt
- In A&B but not Woodstock
- Social housing
- No employment
- Some possibilities for CIL

Parish Workshop (Banbury) Monday 12 December 2016 - 6pm – 8pm

Summary of Key Issues

Table 1

- Can we see Oxford City's SHLAA?
- Oxford should maximise existing sites eg brownfield
- Transport Constraints
- Infrastructure delivery
- Green Belt – some incursion may be ok but need to preserve identity/character of existing towns and villages
- Need to have evidence to justify sites
- Better chance to get infrastructure with larger sites
- Need to preserve green gaps between settlements with some development close to Oxford

Table 2

- Housing type – affordable, density and scale
- Need new roads, bus services, cycling. Long term investment
- Continue with Areas A and B (but high land values)

- No development in villages
- Some opportunities in low value green belt (evidence needed)
- Use PDL but expensive to deliver
- Should have lower CIL on PDL to free up MOD land

Table 3

- 4,400 too much
- What will happen with South Oxfordshire's apportionment?
- Grenoble Road
- SHMA should be reassessed after BREXIT
- What is the housing need? Who? Where?
- Employers in Oxford find it difficult to recruit.
- Oxford has high rents and land prices
- Preferred areas of search A&B, Bicester and Banbury

Table 4

- Preference for development closer to Oxford because of transport, sustainability, affordable housing.
- Review Green Belt
- New settlement in preference to multiple small developments.

Officer Response

The issues raised have been considered in preparing the vision, objectives, and policies in the Partial Review, and in identifying the strategic development sites

Stakeholder Workshop

A focussed stakeholder workshop was held at Bodicote House on Tuesday 13 December 2016.

A summary of the issues raised can be found in Appendix 8.

Main comments on the Partial Review context and approach included:

- **Approach to growth:** support for county towns approach and Sustainable Urban Extensions, concerns with urban extensions to Oxford due to environmental, Green Belt and Infrastructure constraints, support for an approach based on Oxford's needs with development located near Oxford, support for an approach which leans on public transport and transport hubs.
- **SHMA , housing need and apportionment:** concerns with the adequacy of the SHMA (exaggerated needs and focus on employment growth), support for SHMA as ratified by PINs, queries about population updates needed at later stages of plan preparation, queries on whether CDC will accommodate further growth and the consequences of SODC not endorsing the Growth Board apportionment.

- **Green Belt (GB) and Kidlington Gap**: Kidlington Gap is strategic, queries on whether best to undertake a GB Review or a GB Leap with views for and against both approaches, fears that a GB review will open 'Pandora's box' and hence it should not be reviewed, support for a GB Review which is targeted and not excessive review and permanent t for 20+ years. Need to justify GB review's exceptional circumstances.
- **Deliverability**: Increased housing delivery possible, landowners looking at land disposal although builders are maxed out at the moment, landowners aspirations (land values) are an issue for affordable housing, need a mixed of large and small sites. Smaller sites are quicker and easier to deliver. Plan deliverable but GB review is needed.
- **Infrastructure**: high quality transport needed to areas for Oxford's growth, queries on when the Plan will address infrastructure needs and whether consultations will take place as part of OCC Local Transport Plan.
- **Location of growth**: support for areas A and B, support for and arguments against further growth in the north of the Cherwell, Upper Heyford and potential MoD land, motorway junctions seen as inappropriate, support for growth at Oxford Parkway, support for locating growth near existing development and near employment, question the approach to areas of search and whether areas A and B have been favoured, views on 4,400 being too much just for Kidlington.

Officer Response

The issues raised have been considered in preparing the vision, objectives, and policies in the Partial Review and in identifying the strategic development sites.

6. Sustainability Appraisal

The Sustainability Appraisal which accompanies the Proposed Submission Partial Review summarises the representations made to the Initial Sustainability Appraisal (November 2016) and provides responses to the representations.

7. Representations – Summary of Issues Raised and how they have been considered.

Representations Received

A total of 1225 representations were received which generated a total of nearly 6,000 comments. A table providing a full summary of each representation is attached at Appendix 10.

This section sets out a brief summary of the representations received. It does not offer a commentary on those representations. It has been prepared to provide an overview of the challenge of addressing a complex set of positions from a range of respondents. Full copies of each representation can be viewed online at www.cherwell.gov.uk/planningpolicy

General Comments

A large number of representations received made general comments without following the questionnaire.

Over 470 'Post card' type representations were received. There were essentially two versions of the card as follows:

'*Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.'*

'Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways'

A petition responding to the questionnaire signed by 80 residents of Steeple Aston was also received.

Other general comments include:

- The consultation has been poorly publicised.
- Difficult to find consultation details and the paperwork is long and challenging.
- Holding the consultation over the Christmas period was not reasonable.
- Objection to having to meet another Council's housing needs.
- Oxford needs to explore other options for housing.
- Housing is not needed.
- There is already a commitment in the adopted local plan to build 22,800 new homes by 2031.
- Objection to urban sprawl.
- Disagreement with revised Strategic Economic Plan for Oxfordshire.
- Widespread criticism of the SHMA.
- Growth targets are inflated and unrealistic.

Officer Response

The comments made on the consultation process have been noted.

The consultation exercise has met all the requirements stipulated by the relevant planning regulations.

Hard copies of all the consultation documents were available at the 'deposit' locations and some locations in Oxford City. Documents were also available on the Council's website.

The advertised consultation period was eight weeks rather than the six weeks required by the Regulations to take into account the Christmas period.

The Council has a 'Duty to Cooperate' with neighbouring authorities.

The SHMA remains the most up-to- date objective assessment of housing need for the Oxfordshire housing market area.

Question 1: Cherwell's contributions to Oxford's Housing Needs – Is 4,400 homes the appropriate housing requirement for Cherwell in seeking to meet Oxford's unmet housing need?

There were over 400 responses to this question. Overwhelmingly the representations objected to this figure.

The vast majority of parish councils, including Kidlington, Begbroke, Gosford and Water Eaton, Bodicote and Weston on the Green disagreed with this figure. Those parishes who agreed with the figure included Shipton on Cherwell and Thrupp, Kirtlington, and Banbury and Bicester Town Councils.

Oxfordshire CC, Oxford City Council and West Oxfordshire DC welcomed the apportionment.

Historic England expressed concern stating that it is likely that such a large apportionment would have a significant effect on the historic environment.

Comments in general support included:

- Figure is consistent with the evidence base
- Cherwell should provide more than 4,400 homes
- Council has to fulfil its obligation under 'Duty to Cooperate'
- A higher level of provision would allow flexibility to accommodate any shortfalls
- Needs to be close to Oxford as it is for Oxford's needs.
- Cherwell should start with an assessment of how to create new balanced communities that are well connected to Oxford, are of exemplar design and supported by necessary infrastructure and then determine how many houses to provide.
- SHMA mid-point should be 28,000 and not 25,000.
- 15,000 is a working assumption not a true indication of Oxford's housing need, it should be 22,000
- Investigate all modes of transport to Oxford.
- Upgrading of key corridors to Oxford centre needed.
- Provision of good and improved public transport required
- Aim for a 'Rapid Transit Network' is laudable
- Update Countywide IDP
- Settlements outside the Green Belt such as Bicester, Banbury and Heyford Park are considered suitable with good transport connections to Oxford
- Ensure that the open spaces and countryside of Oxfordshire are not developed unnecessarily as these are vital to support the health and wellbeing of the residents of Cherwell District through outdoor recreation
- Building should be for rental specifically for low income professionals in the health system and education and to be kept occupied by such professionals only.

- AQMA
- Will the infrastructure be in place to match the scale of development?
- Starter homes and affordable homes for young and local people are needed.
- Appropriate housing mix needed
- Part of the South Oxfordshire DC apportionment should be redistributed to the remainder districts.

Comments that do not agree with the apportionment include:

- Oxford City's strategy should include provision within its own boundaries
- There is no evidence
- Deeply flawed, inappropriate, unreliable, unrealistic, dubious, and not sustainable – not supported by spatial strategy
- Need for a further review of the SHMA to identify real housing need for Oxford
- Oxford should sort out its own problems
- Does not accord with Para 158 of the NPPF
- Further refinement needed following suitability and deliverability of the sites.
- Deliverability is dependent on transport infrastructure and services to build a new community.
- This number will significantly impact communities
- Fait-accompli
- Cherwell should wait
- 550 houses for Oxford is too low
- Avoid impact on the A34
- Oxford is dumping its share onto Kidlington
- Merging of Begbroke, Yarnton and Kidlington would result in an urban sprawl into Oxford and the and identity and character would be lost
- Consider Brexit
- The role of the OGB, LEP, SHMA and ONS is questioned.
- Increase in additional cars travelling to Oxford
- Existing transport infrastructure is not sustainable.
- Increased traffic congestion
- Limited capacity and increased demand
- Cycling is dangerous due to inadequate cycle lanes.
- Demand on the existing infrastructure and services are unsustainable.
- Increased air, noise and light pollution
- There are no exceptional circumstances to build on the Green Belt
- Inappropriate and unnecessary destruction of GB between Oxford and Kidlington
- Significant impact on wildlife, habitat, etc.
- Walks and views, open spaces, flora and fauna would be lost. Natural habitats lost.
- Use brownfield sites, unoccupied buildings and build close to the city's ambitious industrial and business developments
- Oxford City is a historic city with a heritage status surrounded by rivers and the Green Belt
- Would radically alter the character of the area
- Would result in a population increase by 40%
- This is a very politically sensitive policy yet has not been subjected to public scrutiny or vote.

- Inadequate and poorly publicised consultation
- Prevent investors and buy to let landlords
- Oxford needs a robust housing policy
- No mention of eco-friendly housing
- New housing will not be affordable for the locals due to high prices
- Object to housing in Cherwell and employment in Oxford.
- Employment growth estimates are exaggerated by OxLEP
- Fundamentally unsustainable and damaging to Oxford

Officer Response

The Localism Act 2011 introduced a statutory Duty to Co-operate for local authorities in preparing their Local Plans. Authorities must engage constructively, actively and on an on-going basis. The NPPF states that joint working should enable local planning authorities to work together to meet development requirements which cannot wholly be met within their own areas.

All of Oxfordshire's Councils have accepted that Oxford cannot fully meet its own housing needs. They collectively committed to consider the extent of Oxford's unmet need and how that need might be sustainably distributed to the neighbouring districts so that this could be tested through their respective local plans.

Oxford has a high level of housing need and problems of affordable access to the housing market. New homes are required urgently to meet Oxford's existing and future needs to meet demographic demand, to help access to the housing market and to support economic growth.

The Plan explains the conclusions of the Oxfordshire Strategic Housing Market Assessment (2014), how the SHMA was prepared and how the level of Oxford's unmet need was identified. It also explains how the unmet housing need has been apportioned as a result of the Oxfordshire Growth Board's decision on 26 September 2016.

The SHMA remains the most up-to- date objective assessment of housing need for the Oxfordshire housing market area.

The Sustainability Appraisal supporting the Plan tested the likely environmental, social and economic effects of providing 4,400 homes and the alternatives of providing significantly more or significantly less.

An extensive evidence base has been amassed to inform the preparation of the Plan. They cover issues such as landscape capacity, green belt, ecology, transport, viability, and flood risk. These pieces of evidence address many of the issues raised in the representations.

How the identified issues have been taken into account

- The housing apportionment of 4,400 homes along with alternatives (significantly more or significantly less) were considered in the Sustainability Appraisal.
- The Proposed Submission Plan seeks to deliver 4,400 new homes as agreed by the Oxfordshire Growth Board on 26 September 2016 and tested through the Plan preparation process

- Further information is included in Section 1 of the Proposed Submission Plan and in the Sustainability Appraisal.

Question 2: Spatial relationship to Oxford: Do you agree that we need to specifically meet Oxford's needs in planning for the additional housing?

Those in general agreement included Oxford City Council, West Oxfordshire DC, Oxfordshire CC and English Heritage. Parishes and Town Councils that responded favourably included Bicester and Banbury Town Councils, Bloxham PC, Launton PC and Shipton on Cherwell and Thrupp PC.

The majority of the parish councils that responded did not agree. They included Gosford and Water Eaton PC, Begbroke PC, Hampton Gay and Poyle PC, Islip PC, Noke PM, Caversfield PC and Wendlebury PC.

The key points raised by the representations included:

- Spatial relationship to Oxford is logical located at the edge of Oxford and in close proximity to Oxford City centre with good public transport connections.
- New housing should be provided along the existing public transport connections and build on the existing travel patterns with supporting infrastructure in place before new housing development. Implement Rapid Transit.
- Sustainability Appraisal, Interim Transport Assessment and Growth Board's assessment criteria was very limited to assess the impact on the Green Belt.
- Need to strengthen sustainable transport infrastructure though investment.
- The NPPF is clear that strategies for housing and employment in local plans should be integrated.
- Oxford should reduce the number of sites it has identified for employment purposes and should reallocate the land for housing.
- Oxford should only embark on a strategy to divert employment growth elsewhere to areas that need and welcome it both in Oxfordshire and the country as a whole.
- Sites selected for development should not compromise the purposes of the Green Belt.
- Oxford should do more for its housing need first and explore all possibilities. Allocate land for housing rather than employment. Oxford could meet their own needs by using neglected brownfield sites currently used or earmarked for commercial and industrial purposes.
- A district wide approach should be applied to considering additional opportunities for allocating residential land.
- Unclear why Cherwell should meet Oxford's needs in this area and on such a large scale. Is a much larger city being planned? Is coalescence inevitable?
- Housing for employees can be dispersed all over Oxfordshire and surrounding districts
- Prevent coalescence of Kidlington with Oxford and retain the green gap, recreational value of the countryside etc. that are important to the residents of Kidlington, Begbroke and Yarnton.
- Reference the URBED report – expansion of Bicester and Didcot and their surrounding linked by train/tram services.

Officer Response

The Localism Act 2011 introduced a statutory Duty to Co-operate for local authorities in preparing their Local Plans. Authorities must engage constructively, actively and on an on-going basis. The NPPF states that joint working should enable local planning authorities to work together to meet development requirements which cannot wholly be met within their own areas.

All of Oxfordshire's Councils have accepted that Oxford cannot fully meet its own housing needs. They collectively committed to consider the extent of Oxford's unmet need and how that need might be sustainably distributed to the neighbouring districts so that this could be tested through their respective local plans.

Oxford has a high level of housing need and problems of affordable access to the housing market. New homes are required urgently to meet Oxford's existing and future needs to meet demographic demand, to help access to the housing market and to support economic growth.

The district as a whole has a clear geographic, social, economic and historic relationship with Oxford.

The Plan includes a clear vision for how Oxford's unmet housing needs will be met within Cherwell.

The Plan's vision, objectives and policies are specifically tailored to sustainably meet Oxford's needs but at the same time also responding to the Cherwell context.

How the identified issues have been taken into account

- The spatial relationship to Oxford was considered when drafting the Vision and Objectives, identifying the Areas of Search Options and considering strategic development sites.
- Section 3 of the Proposed Submission Plan sets out the wider context.

Q3. Are there any issues that we need to consider as we continue to assess development options?

OCCG advises that any significant housing development will have implications for health provision, particularly GP practices.

Oxfordshire CC advises that funding for infrastructure continues to be an issue as does improving overall health and wellbeing.

West Oxfordshire DC considers that there is a need to consider the cumulative impact of options and growth in Cherwell together with growth planned in West Oxfordshire.

Issues raised more generally in the representations include:

- Impact on the Green Belt.
- Flooding and flood plains.
- Kidlington Masterplan, which considers that the Green Belt remains fundamentally unchanged.

- Need for appropriate infrastructure, access to Park and Ride, schools, public transport, medical facilities, shops, appropriate town centre developments, etc.
- Need to improve public transport connections and accessibility
- Need real commitment to transport improvements, such as A34, the railway and access to Oxford.
- What government support is available from a political and financial stance?
- Implications and impact on environmental character and quality.
- Future sustainability of Oxford as a University City given severe constraints on growth.
- Consider the employment needs in Cherwell.
- Significant housing development will have implications for health provision in Oxfordshire.
- Consider the potential for Category A villages for Oxford's needs in relation to connectivity and sustainability.
- New development should not prevent expansion of the Oxford Airport in the future.
- Ability for development to provide a rail link.
- Plan positively to enhance the beneficial use of the Green Belt.
- Rethink the broad idea of a new village/small town instead of ruining the integrity of 3 existing well defined villages.
- Sustainability, distance from Oxford and resultant traffic pollution.
- Health and wellbeing of the residents
- Phasing to reassess the actual need in 10 years.
- Taylor Review – rural areas are equally sustainable with technological change leading to change in working patterns allowing more home working and reducing the need to travel.
- Key worker homes as a potential form of affordable housing alongside employment sites.
- Contributions from developers should be much higher.
- Prevent coalescence of settlements
- A new station should not be used as a prop to allow other unwanted development.
- Support housing in Woodstock and Islip.

Officer Response

An extensive evidence base has been prepared to inform the Partial Review. These include Transport Assessment and Modelling, Strategic Flood Risk Assessment, Landscape Sensitivity and Capacity Assessment, a Housing and Economic Land availability Assessment, a Green Belt Study, and a Habitats Regulations Assessment.

The Partial Review has been prepared having regard to consultation feedback from key local stakeholders including the NHS, the Highway Authority and education providers.

The Plan's vision, objectives and policies are specifically tailored to sustainably meet Oxford's needs but at the same time also responding to the Cherwell context.

How the identified issues have been taken into account

- The issues were considered when drafting the Vision and Objectives in Section 4 of the Proposed Submission Plan.

Q4. Do you support the draft vision? Are changes required?

The principle of the draft vision is supported by the majority of parish councils and other respondents.

Both Kidlington PC and Gosford and Water Eaton PC state that the Vision should make reference to existing communities and the environment. Historic England considers that the Vision should include 'that conserve or enhance the historic environment and heritage assets therein'.

Other comments on the vision include:

- Need to preserve the traditional and peaceful rural character of the village life
- Development needs to be of exemplary design, supported by the necessary infrastructure
- Provide a range of household types that reflect Oxford's and Oxfordshire's diverse needs but not at the expense of the wildlife habitats and existing communities.
- Support our world class economy and ensure people have convenient, affordable and sustainable travel opportunities for work, recreation and services.
- Vision statement needs to recognise that Oxford is not the only focus within Oxfordshire.
- New balanced communities should be well connected to Oxford and other economic centres within Oxfordshire
- To add "Ensuring new housing is delivered to provide balanced communities…" to the Vision statement
- Include reference to deliverability, the integrity of the Green Belt and the regeneration of Kidlington in the Vision Statement
- Consider impact on the local communities including safeguarding the countryside for the urban population, not removing opportunities for outdoor sport and recreation near urban areas, safeguarding the countryside from encroachment.
- Not considered appropriate for housing development to happen without proportionate employment and economic development.
- OGB should be distributing employment sites as well as considering locations other than Oxford to reduce the need for commuting to the City.
- To succeed, such new communities must have access to, or facilities provided that will allow cultural, community, health and education activities to flourish. These aspects should be specified in the 'Vision'.
- The Vision needs amending to mention the protection and enhancement of the natural environment for future generations, including the Oxford Green Belt.
- Vision should make reference to realising potentially significant local (social, economic, and environmental) benefits associated with accommodating a proportion of Oxford's unmet housing needs housing in the district
- Suggested rewording, "To require that developments are well-designed and responsive to their surroundings".
- Provide adequate infrastructure to support growth
- Locate adjacent to Oxford City
- As these will be in GB the design should achieve high densities that minimise the impact on GB objectives with exemplary environmental standards.

- Sustainable forms of development.
- Preference to homes as opposed to flats, in particular in the Green Belt
- Consider sites for less than 100 dwellings
- Housing need is exaggerated; there is no evidence for it;
- Unused industrial sites should be used first.
- Vision is faulty premise, there are no exceptional circumstances to justify building on the Green Belt
- Consider the possibility of garden village outside the Green Belt.
- Oxford-Cambridge technology corridor

Officer Response

The purpose of the Plan is to help meet Oxford's unmet housing needs.

The Partial Review is to meet Oxford's needs not Cherwell's (although once it is provided it is not within the Council's gift to interfere with the housing market).

There is no need identified in the SHMA for an Oxford and environs sub-area.

The vision is not locationally specific.

It is agreed that some rewording is required. The Vision would benefit from a reference to responding distinctively and sensitively to the local Cherwell context

The Vision would benefit from a reference to the achievement of high environmental standards.

It is agreed that the Vision should make reference to improving health and well-being.

Meeting diverse housing needs is already included as is exemplar development.

A change highlighting a need to respond distinctively and sensitively to the local built, historic and environmental context would be beneficial

The Vision is more than just about housing numbers and emphasises the importance of supporting infrastructure.

The delivery of housing is clear in the supporting objectives

The potential impact on the Green Belt is a matter for the subsequent consideration of options to meet the Vision. Issues of deliverability are for the objectives and policies.

The principle of strengthening Kidlington is agreed but the content of the Partial Review is dependent on the consideration of options.

The Vision cannot preclude the option of development in the countryside. Sustainable sites need to be identified and the impact on the environment tested.

It is agreed that the reference to communities could be read as precluding the expansion of existing communities. More emphasis has been added on the provision of new development.

The Growth Board has reached agreement on the level of need and its apportionment.

Many of the other issues raised are policy and implementation matters.

How the identified issues have been taken into account

- The issues were considered when drafting the Vision in Section 4 of the Proposed Submission Plan and tested with the benefit of evidence including the sustainability appraisal

Question 5: Do you support draft Strategic Objective SO16? Are changes required?

In Support
A number of representations, including those from Oxfordshire CC, Oxford City Council and Historic England, were supportive of this objective. Points made included:

- Councils should work together for a coordinated approach
- It is a statutory requirement under the Duty to Cooperate
- Collaborating with other stakeholders will ensure that not only are the housing numbers met but that the dwellings are located in accessible and appropriate areas.
- Bicester Town Council agrees to SO16
- Subject to Cherwell's contribution being proportionate to that of Oxford and other districts. GB being preserved and protected and in keeping with unique character of village life.

Do Not Support
A number of representations, including that from Begbroke Parish Council, did not support this objective.

- Cherwell should not accept the housing figures from Oxford they are too high.
- The 2015 adopted local plan should prevail.
- There are insufficient doctors and emergency services.
- Do not believe Oxford has an unmet need. It should use employment land for housing, empty homes and brownfield land.
- Cherwell officers should look after Cherwell not Oxford.
- Appears other councils being dictated to by Oxford.
- Figure is too high based on flawed assumptions.
- Process inadequately thought through and consultation exceptionally poor.
- No. It is not an objective but rather a method. The objective for Kidlington should be about protection of its strengths and attributes as a pleasant place to live and work
- It needs to change to include action by Oxford to deal with the completely inadequate transport links to and around the city (NOT more buses).
- There is nothing to suggest that realistic and deliverable plans are in place to provide the necessary infrastructure improvements.

Proposed Amendments

Several representations, including from Kidlington PC, were received suggesting amendments to the wording of the objective

- Needs to state how three authorities will work together in delivering sustainable solutions of housing in the city. The policy is fragmented across three authorities. With no single authority responsible for meeting this housing need there is little political imperative to deliver the numbers identified in the way set out in the policy wording.
- Amendments required that support and compliment the city's world class economy, universities and outstanding environment.
- The overall approach could be enhanced by also continuing the Kidlington Master Plan process.
- Suggest amending the policy wording to outline how the infrastructure and housing can be jointly delivered with key stakeholders during the plan period. The wording as it stands is limited in its ability to deliver.
- Changes are required to reflect para B95 of the Local Plan Part 1 (which commits the Council to seeking to address the unmet housing needs arising from elsewhere in the OHMA particularly Oxford City) and para 17 of the Inspector's 9 June 2015 report on the examination into the Local Plan
- Does not make reference to the need to avoid sacrificing the quality of life enjoyed by Cherwell residents and businesses.
- The statement needs to acknowledge those living and working in Cherwell and not just the needs of Oxford. There is little detail on how transport issues could be resolved and accommodate developments such as the Northern Gateway.

Officer Response

Comments in support of this objective are noted.

The objective is not locationally specific

The apportionment was established by the Oxfordshire Growth Board and the capacity of Oxford to meet its own needs has been tested.

The Partial Review responds to national planning policy and an adopted Local Plan commitment.

The Plan will identify sustainable policies to deliver the Vision and objectives

A reference to the provision of infrastructure would be beneficial

The Partial Review will require a transport specific policy

The objective refers to the critical partners in terms of meeting needs and delivering key infrastructure within Cherwell. The Oxfordshire Councils collectively continue to work together through the Oxfordshire Growth Board. However, it is possible that other neighbouring Authorities may become key partners

How the identified issues have been taken into account

- The issues were considered when drafting the Strategic Objectives in Section 4 of the Proposed Submission Plan and tested with the benefit of evidence including the sustainability appraisal

Question 6: Do you support SO17?

There is widespread criticism of this objective including from Kidlington PC and Gosford and Water Eaton PC. The main points raised include:

- The current projections for housing in the SHMA 2014 and OXLEP's economic forecasts are fundamentally flawed and out of date. The evidence base needs updating.
- The objective is unbalanced as it takes no account of environmental or social factors
- Further economic growth of Oxford is unsustainable
- Changes are required to protect the green belt
- Concentration should be on developing other industries across Oxfordshire so removing the need to travel to Oxford.
- Cherwell cannot meet Oxford's growth needs without a huge infrastructure investment which cannot be funded.
- More employment is needed in Cherwell not Oxford.

There were a number of supportive comments including from West Oxfordshire DC, Oxford City Council and Bicester Town Council. Other comments included:

- It should be acknowledged that the existing adopted local plan already achieves a level of support to Oxford by the Bicester allocations.
- Housing growth should support the rural economy
- Supported only if the current transport problems are addressed.
- Objective should more explicitly reflect the need to locate housing in a way that best serves the Oxford economy.
- It is important to provide an appropriate evidence base to justify the level of Oxford's unmet housing need.

Officer Response

The comments in support of this objective are noted.

This objective is not locationally specific

There is no evidence not to rely on the SHMA

The objectives embedded in the adopted Cherwell Local Plan Part 1 are applicable

The housing is being provided to meet the economic needs of Oxford. Cherwell has planned to meet its own needs in the adopted Local Plan.

How the identified issues have been taken into account

- The issues were considered when drafting the Strategic Objectives in Section 4 of the Proposed Submission Plan and tested with the benefit of evidence including the sustainability appraisal

Question 7: Do you support draft Strategic Objective SO18?

The majority of representations were generally in support of the overall aims of this objective. The OCCG considered that the issue of key worker housing for health is important. Both Gosford & Water Eaton PC and Kidlington PC support this objective. Other comments included:

- The housing needs to be for people who work locally not London commuters.
- Housing needs to be kept permanently affordable
- As long as it does not gridlock Kidlington a certain level of commuting in to Oxford will be acceptable.
- Plan should consider specific affordable housing quotas of at least 50% as within Oxford City.
- Design and layout is important. Any development should be of mixed housing to be affordable to a range of people.
- These homes should also be available for Kidlington residents.
- The public sector needs to take a lead in delivering these affordable homes.
- Support for the provision of access from new housing to Oxford's employment areas to encourage delivery of sustainable transport links.
- Not acceptable for developers not to provide affordable housing on viability grounds.
- Only if Oxford City can demonstrate its housing needs are genuine and if Cherwell's economic growth is promoted as well.

A minority of the representations raised concerns/objections to this objective. Comments made include:

- CDC should develop less economically successful locations.
- It will create urban sprawl and unhappy neighbourhoods
- Key workers need to live in areas away from the centre with good transport links. North Oxford and Kidlington are too expensive
- Little confidence that development will meet needs of the target groups for affordable housing.
- Not at the expense of the green belt.
- Should not assume that Oxford has significantly different housing market characteristics and issues than the rest of the HMA.
- How can housing be distinguished between those who require access to Oxford and those who do not?

Officer Response

Some re-wording of the policy would be helpful in the interest of clarity. The Vision refers to the diverse needs of the City. However, this specific objective is tailored to meeting Oxford's specific needs & issues of affordability

The objective references key worker housing which is raised in the Oxford Housing Strategy

The objective is not locationally specific

The plan will need to be shown to be deliverable

Sustainable travel is highlighted in the Vision and the Local Transport Plan in SO19

The objective seeks to respond to Oxford's need and affordability issues but cannot control the market.

The viability of affordable housing requirements will be policy tested. While it is accepted that travel to work patterns do not reflect administrative boundaries, the housing is planned to meet Oxford's needs arising from its economic growth (and other needs). Access to Oxford's own key employment area needs to be central to the strategy but that does not mean that other economic factors will not influence final locational decisions.

While some clarification of the objective would be helpful, in terms of those more generally, requiring a home, the objective covers this by the reference to those requiring access to Oxford's key employment areas. The market will also release housing within Oxford. The plan cannot control the market but as the housing need arising from the economic growth of Oxford & its affordability needs, it is important that the strategy for Cherwell focuses on this. The Plan will need to consider the definition of Key workers.

South Oxfordshire DC's apportionment is a matter for them, and coordinated consideration through the Oxfordshire Growth Board.

How the identified issues have been taken into account

- The issues were considered when drafting the Strategic Objectives in Section 4 of the Proposed Submission Plan and tested with the benefit of evidence including the sustainability appraisal

Question 8: Do you support Draft Strategic Objective SO19?

Begbroke PC objected to SO19 as current transport issues are unmanageable, with little scope for future improvement. Oxford Bus Company questions the ability of the Plans to deliver the infrastructure required against the clear gap between aspiration and funding. Bicester Town Council is concerned that the STP is not robust enough and traffic issues will continue to escalate. Gosford and Water Eaton PC supports the objective but are very concerned about the potential impact of large scale development on existing transport infrastructure given major problems. West Oxfordshire DC supports the objective. The impact on the A44 corridor needs to be carefully considered. It is vital both districts work together with the County to bring forward the proposed A40/A44 link.

Other comments included:

- No. Congestion in Kidlington will increase.
- There has been insufficient thought. Do not wish to live like Bicester.
- Nothing to suggest that realistic and deliverable plans are in place to provide the necessary infrastructure improvements.
- Plans not taking sufficient account of rapid changes in transport arising from social and technological changes.
- The Transport Plan is not achievable. Councils do not have the ability to influence commercial operators.
- Traffic around Oxford is extremely congested. Recent improvements in North Oxford have not significantly improved traffic flow.
- CDC is being held to ransom. I.e. no infrastructure improvements without more housing.
- Even with no development the LTP would still not meet the transport needs.
- Not sure how currently insoluble traffic problems can be solved by adding more cars.
- Emphasis would be better focussed on diverting traffic that is passing through Oxfordshire away from the congested areas around the City.

A majority of the representations supported this objective. Comments included:

- Would like more emphasis on efficient public transport not park and rides
- OCC needs to invest in public transport for commuters' to ease congestion.
- The proposed transport schemes would be welcomed.
- The level of building requires national support to improve transport arteries.
- Objective should recognise the on-going work of the OGB to evaluate existing transport infrastructure capacity.
- Sustainable transport, public transport, cycling and walking lies at the heart of any successful housing development.
- Objective in general accordance with para 30 of NPPF.
- Objective should also refer to NIC Interim Report on the Oxford-Milton Keynes-Cambridge Corridor, Oxford to Cambridge Expressway and the East-West rail line.
- Sustainable transport links are key.
- This is a key element in the whole Partial Review
- It is critical that links between development sites in Cherwell and employment areas of Headington and Cowley are in place early in the Plan.

Officer Response

The comments in support of this objective are noted.

An infrastructure strategy is currently being prepared on a countywide basis

The objective is not locationally specific

How the identified issues have been taken into account

- The issues were considered when drafting the Strategic Objectives in Section 4 of the Proposed Submission Plan and tested with the benefit of evidence including the sustainability appraisal

Question 9: Do you have any comments on the Areas of Search we have defined?

OCC states that the preferred 'areas of search' should relate well to Oxford by way of proximity and/or accessibility. New developments should be on key transport corridors which have existing, planned or potential for fast and frequent public transport services to Oxford centre and key employment locations within the City. OCCG comment that more remote or rural locations pose additional challenges due to distance from existing GP surgeries, and lack of sustainable options for new local surgeries.

A large number of the representations made essentially the same point as follows:

- Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise to protect it should be upheld.

Other comments specifically relating to Areas of Search A and B include:

- Bicester Town Council agrees that they are the only sensible areas for Oxford workers.
- Area of search should be focussed on the A44 Corridor.
- Kidlington PC agree with the Areas of search A and B but are concerned about the scale of development 'allocated' to Cherwell by the Oxfordshire Growth Board.
- Begbroke PC objects to development in the Green Belt.
- The fact that the Council appears to have already concluded before the consultation process that Areas A and B are the most sustainable broad locations suggests that the Council does not plan to seriously assess other areas or respect the national Green Belt policy.
- Green Belt is a permanent designation and unmet housing needs do not justify building on it.
- Brownfield sites, previously developed land and areas next to busy roads and junctions should always be considered before green belt.
- There are not 'exceptional circumstances' to justify development in the green belt. Adopted policy ESD14 should prevail and maintain existing green belt boundaries.
- A survey by CPRE shows 76% of Oxfordshire residents were in favour of protecting the green belt with the majority seeing housing as the greatest threat.
- The Initial Transport and Sustainability Assessments' preference for Areas of Search A and B pre-empts the consultation process and undermines the NPPF's aim to include, rather than exclude, people and communities in the planning process.
- Make sure all the options are looked at properly and at same level of detail and rigour as A and B.
- The majority of the Areas of Search are too far from Oxford but 4,400 homes are too overwhelming if narrowed down to one or two areas for their proximity to Oxford.
- The Kidlington Masterplan should be the basis for future development.
- Only areas close to Oxford should be considered for this development.

Whilst the vast majority of comments were in relation to Areas of Search A and B a number commented on other Areas of Search were received as follows:

- D, G, H, and I are very poorly related to Oxford.
- Area C should be avoided due to potential traffic challenges
- E should be avoided due to coalescence between Bicester and surrounding villages.
- C and G are potential locations for a regional distribution centre.
- Development should be in smaller villages to keep schools, shops and bus services.
- Area I is notable for its rural beauty and views, distinctive and unique village life, limited infrastructure and public transport links.
- Bletchingdon and Kirtlington should be included in Area B.
- Area H is too tightly drawn. It should be expanded to include settlements such as Bloxham which are located in close proximity, and with good transport links, to Banbury.
- Southern area of the District, including Bicester, maybe a better area of search. Identified areas of search are appropriate for larger strategic sites but Category A villages can also be sustainable locations for development.

- Clear reference should be made to the overarching spatial strategy and the Areas of Search should accord with the approved Strategy in the adopted local plan. Ie the majority of the development should be focussed on Banbury and Bicester.
- Council should have considered an option assessing sites within an appropriate distance from existing train stations.
- Other options need to be fully explored before considering developing in the green belt.
- Inclusion of Area H is welcomed.
- Option I represents a 'scatter gun' approach. Development on the scale proposed would not be sustainable.
- Options E and F as well as rural dispersal are probably best choices.
- Banbury and Bicester could meet Oxford's needs with strengthened rail links.
- Area H is already absorbing huge numbers of new houses and does not address Oxford's opportunities for economic growth.
- There is more potential at Bicester.
- Ambrosden should be in Option E not I.
- Option I should be broken down so that sub-areas are assessed accordingly and more fairly.
- E and H already have traffic problems at peak times.
- F could provide a very good site if links created to M40 and rail services improved.

Officer Response

Nine areas of search were considered as potential broad locations for accommodating housing growth.

The Plan preparation process has concluded that options C to I or a combination of any options including C to I would not sufficiently deliver the Vision and objectives of the Partial Review.

Options C to I would have a greater detrimental impact on the development strategy for Cherwell set out in the existing adopted 2015 Local Plan.

It has been concluded, based on the extensive evidence base, that Options A and B could deliver the Vision and objectives of the Partial Review.

Options A and B will have a far less significant impact on the delivery of the development strategy for meeting Cherwell's needs.

The Partial Review responds to national planning policy, including that relating to the Green Belt.

How the identified issues have been taken into account

- Section 2 of the Proposed Submission Plan explains the Areas of Search Options and provides reasons why Options A and B were preferred. The selection of Areas of Search has been informed by evidence including the sustainability appraisal

Q10. Site Size Threshold. Do you agree with our minimum site size threshold of two hectares for the purpose of site identification? Do you agree that we should not be seeking to allocate sites for less than 100 homes?

There were over 150 responses to this question with a relatively even split on those who agreed and those that disagreed.

The vast majority of Parish Councils who responded supported the statement. However, Begbroke PC, Gosford and Water Eaton PC and Hornton PC disagreed.

Oxfordshire County Council and Oxford City Council agreed with the thresholds.

Historic England stated that the potential contribution of sites below the threshold should not be ignored.

Those that agreed with the statement made comments including:

- Sensible to have a threshold.
- Sites need to be large to deliver affordable housing and infrastructure.
- Would be consistent with Local Plan Part 1.
- Development on larger sites should be phased.
- The site threshold of 2ha should be retained but no reference should be made to the number of dwellings.
- Higher density developments will help reduce land take.

Comments from those that disagreed included:

- A gross density of 50dph is inappropriate for suburban and rural areas.
- A range of sites will ensure that environmental impacts are minimised and that development integrates easily with existing communities.
- Large sites favour volume builders who may land bank.
- A portfolio of larger and smaller, immediately available, sites will support delivery targets.
- Figures appear arbitrary.
- No thresholds are proposed by NPPF.
- Cumulatively smaller sites can make a contribution to meeting Oxford's unmet need.
- The minimum site size should be much higher in order to facilitate the comprehensive planning and delivery of development.
- Smaller sites favour development of brownfield sites.

Officer Response

A threshold of 100 dwelling would be consistent with Local Plan Part 1.

The Partial Review is a strategic process to meet the needs of Oxford.

Sites of a strategic scale enable the Plan to put a greater emphasis on place shaping principles.

Sites need to be of a sufficient size to help secure necessary infrastructure.

How the identified issues have been taken into account

- The Proposed Submission Plan consider sites of two or more hectares (to achieve at least 100 homes) within Areas of Search Options A and B as these areas are considered to be most suitable for Oxford's needs.

Q11. Identified Potential Strategic Development Sites: Do you have any comments on the sites we have identified?

Oxfordshire County Council conducted a RAG assessment of each of these sites covering transport and highways, public transport, archaeology, education, and minerals and waste. Their comments have not been repeated here but are set out in their detailed representation. (PR-B-0877).

Area of Search Option A

PR14: Land North of the Moors, Kidlington

- BBOWT advise that this site is located close to the Lower Cherwell CTA and Langford Meadows LWS (Local Wildlife Site). Concerned about direct and indirect impacts on the LWS (including recreational impacts). Expect the LWS to be protected by an appropriate buffer and any development to provide enhancements in line with CTA aims and objectives.
- Historic England advises that this site abuts the Church Street Conservation Area to the east. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.
- Environment Agency advises that flood zone 2 and 3 at or close to NE corner of the site.
- Kidlington PC state that land north of the village forms a continuous open farmed landscape between the village and the River Cherwell. It preserves part of the visible rural setting of Kidlington, a green approach to the City and a substantial recreation asset for Kidlington and the local area. Any new development on this site would channel additional traffic through the village centre. Development should not extend into this very important open land, which is of exceptional beauty and frequently used as recreation land by local residents.
- Cllrs Neil Prestige & Cllr Maurice Billington object to any development on this site and considers that this site is inappropriate for development; therefore should be removed from the consultation process. This site lies to the north of Kidlington with no development on it. It is also an area that is hugely important to local wildlife and residents. The loss of this area would be detrimental to the area.
- The promoters of the site state that they are grateful it is included in Table 6.
- There have been a very small number of representations in support of this site.

There have been a very substantial number of objections to the allocation of this site. The main points raised include:

- Loss of green belt
- The Moors is already congested. On road parking restricts access by emergency vehicles.
- Area of beauty enjoyed by walkers with views of open countryside and the village conservation area.

- Important area of biodiversity.
- Would destroy ancient ridge and furrow, wildlife and flora.
- Important site for birds.
- Site is a haven for wildlife, many of which are protected.
- Recreational land beneficial for health.
- Area crossed by footpaths.
- Adverse effects on Lower Cherwell Valley CTA.
- Would destroy historic landscape.
- Abuts Church Street Conservation Area.
- Spire of St Mary's Church is a local landmark visible from the surrounding landscape.
- Impact on setting of listed buildings.
- Area prone to flooding. Increased flood risk.
- History of flooding problems in The Moors.
- Foul water drainage already a problem in the area.
- Needs to be preserved.
- Building here would be act of vandalism.
- Kidlington is a village and thriving community with its own identity.
- Increase in noise and air pollution.
- Should be preserved as countryside.
- No scope for extra schools and health services which are already stretched.
- According to Conservative manifesto green belt should not be used.

PR20: Begbroke Science Park, Begbroke

- Yarnton PC object for policy reasons as the site is in the Green Belt. Policy ESD14 seeks to prevent coalescence of settlements and safeguards the countryside from encroachment. It plays a strong role in preventing the coalescence of Yarnton, Begbroke and Kidlington. Policy ESD13 seeks to secure the enhancement of the character and appearance of the landscape, particularly in urban fringe locations. Policy Villages 1 categorises Yarnton and Begbroke as category A villages. Thus only minor development, infilling or conversion is allowable in, or alongside these communities. Exceptional circumstances to allow development in the Green Belt cannot be demonstrated.
- Begbroke PC consider the development of this site would be contrary to green belt policy, which proposes "Protecting Green Belt Land" - extract from the NPPF (paragraphs 79 to 90)
- Kidlington PC considers that there is a clear defensible boundary along the canal and a clear gap between the canal and Yarnton. The narrow bridge over the canal is a constraint for inter-connectivity and integration. Consider that the degree of development to the west of the A44 warrants further consideration, as this would offer potential for planned growth close to employment centres with direct access to Oxford along a major transport corridor. This would however need careful design and the creation of new defensible boundaries to address landscape impacts, and preserve gaps between settlements.
- Historic England advises this site includes the grade II listed Begbroke Hill Farmhouse and abuts the Oxford Canal Conservation Area to the east. The grade II listed Tudor Cottage is located just outside the site. Any development of this site should retain the Farmhouse and have regard to the setting of these assets, with reference to the conservation area character appraisal.

- Environment Agency advise that there are flood zones 2 and 3 in north and eastern parts of the site. Extensive in east. Rushy Meadows SSSI adjoins NE corner of site.
- Oxford Civic Society states that this site appears appropriate based on the SA and ITP assessments. Although in the GB, it is assessed as much less critical in terms of contribution to its objectives as other land in the GB. Oxford Canal provides opportunities for attractive landscape incorporation and recreation. In transport terms there is an opportunity for the re-construction of Kidlington Railway station (closed in 1960's) serving not only the new development, but the whole of Kidlington, on the Oxford - Banbury line. Believe there is great potential for a development -related SwiftRail or tram-train dimension to be added to the local network. In addition, they suggest making an initial release of parts of the site which are accessible to existing bus services on the A44.
- BBOWT states that this site is a large development area especially together with sites PR23 and PR24. It adjoins the Lower Cherwell CTA and the Rushy Meadows SSSI raising concerns about direct and indirect impacts on the SSSI. Expect that any development in this area to retain a minimum buffer of 50m. Considering the overall quantum of development in the area particularly concerned about cumulative impacts on the SSSI, which might compromise the condition and ecological interest of the site in the long term. Would expect development to provide enhancements in line with the CTA aims and objectives.
- The promoters/ landowners state that this site presents a sustainable location for housing and employment development.

There have been a very small number of representations in support of some development on part of this site.

There have been a large number of representations objecting to the development of this site. The comments include:

- Exceptional circumstances not demonstrated.
- Loss of green belt unacceptable.
- Priority should be given to brownfield sites.
- Begbroke, Yarnton and Kidlington would be merged and lose their separate identities.
- Small, quiet, safe community of Begbroke would be lost.
- Roads already congested.
- New transport links proposed too little, too late.
- Part of site is liable to flood.
- Rowel Brook subject to flooding.
- Severe and regular flooding in Fernhill Road.
- Local schools and doctors at capacity.
- What provision is made for cyclists?
- Begbroke Lane is part of National Cycle Network.
- Infrastructure already at capacity.
- Excessively large site.
- Area provides a wildlife corridor.
- Contains allotments.
- Would surround and isolate Rushy Meadows SSSI.
- Would damage amenity value of Oxford Canal.

- Loss of open countryside and agricultural land.
- Air, noise, light pollution.
- Increase in crime.
- Excessively large site.
- Well used footpaths.
- Home to flora and fauna.

PR23: Land at junction of Langford Lane/A44, Begbroke

- Begbroke PC consider the development of this site would be contrary to green belt policy, which proposes "Protecting Green Belt Land" - extract from the NPPF (paragraphs 79 to 90)
- Natural England advise that the potential impact on Rushy Meadows SSSI will need to be assessed, including any impacts arising from changes in hydrology, increased air pollution or recreational pressure.
- Oxford Civic Society states that this site appears appropriate based on the SA and ITP assessments. Although in the GB, it is assessed as much less critical in terms of contribution to its objectives as other land in the GB. Oxford Canal provides opportunities for attractive landscape incorporation and recreation. In transport terms there is an opportunity for the re-construction of Kidlington Railway station (closed in 1960's) serving not only the new development, but the whole of Kidlington, on the Oxford - Banbury line. Believe there is great potential for a development -related SwiftRail or tram-train dimension to be added to the local network. In addition, they suggest making an initial release of parts of the site which are accessible to existing bus services on the A44.
- GVA on behalf of Oxford Aviation Services Ltd advise that this site falls within the Safeguarding Area. The operator of London Oxford Airport has confirmed that the erection of any buildings on this site would be unacceptable as this would conflict with aircraft approach to the runway (safety grounds).

A number of representations were received objecting to this site. Comments include:

- Can aircraft in trouble land here?
- Loss of green belt. Exceptional circumstances have not been demonstrated.
- Impact on already congested local road network.
- Small, quiet, safe community of Begbroke will be lost.
- School and doctors at capacity.
  Noise and air pollution from airport.
- Airport operations could be affected.
- Traffic and pedestrian highway safety concerns.
- Impact on wildlife.
- Would result in urban sprawl.
- Need to preserve the countryside, landscape and environment.
- Will destroy rural separation of Begbroke from Woodstock.
- Will damage historic character and setting of Begbroke village.
- Green belt walks and views will be lost.

PR24: Begbroke Lane, North East Field, Begbroke

- Environment Agency advises that Rushy Meadows SSSI lies to the east of the site.
- Natural England advise that the potential impact on Rushy Meadows SSSI will need to be assessed, including any impacts arising from changes in hydrology, increased air pollution or recreational pressure.
- Begbroke PC considers the development of this site is in complete contravention to council policies. Category 2 villages have fewer services and/or are remote with limited public transport and limited potential for development.
- Oxford Civic Society states that this site appears appropriate based on the SA and ITP assessments. Although in the GB, it is assessed as much less critical in terms of contribution to its objectives as other land in the GB. Oxford Canal provides opportunities for attractive landscape incorporation and recreation. In transport terms there is an opportunity for the re-construction of Kidlington Railway station (closed in 1960's) serving not only the new development, but the whole of Kidlington, on the Oxford - Banbury line. Believe there is great potential for a development -related SwiftRail or tram-train dimension to be added to the local network. In addition, suggest making an initial release of parts of the site which are accessible to existing bus services on the A44.
- The landowners/promoters of the site support this allocation.
- A very small number of representations supported this allocation.

A number of representations were received objecting to this site. Comments include:

- Can aircraft in trouble land here?
- Loss of green belt. Exceptional circumstances have not been demonstrated.
- Impact on already congested local road network.
- Small, quiet, safe community of Begbroke will be lost.
- School and doctors at capacity.
  Noise and air pollution from airport.
- Airport operations could be affected.
- Traffic and pedestrian highway safety concerns.
- Impact on wildlife.
- Would result in urban sprawl.
- Need to preserve the countryside, landscape and environment.
- Will destroy rural separation of Begbroke from Woodstock.
- Will damage historic character and setting of Begbroke village.
- Green belt walks and views will be lost.
- Begbroke Lane is part of the National Cycle Network.
- Field acts as a security barrier around the immigration detention centre.
- There should be a green corridor along the Oxford Canal.
- Flooding problems
- Need to maintain separation between village and Langford Lane industrial area.

PR27: Land north of the Moors and East of Banbury Road, Kidlington

- Historic England advises that this site abuts the Church Street Conservation Area to the east and the Oxford Canal and the Hampton Gay, Shipton-on-Cherwell and Thrupp Conservation Areas to the west. The site also abuts the grade II listed Sparrowgap Bridge over the Oxford

Canal. Any development of this site should have regard to the setting of the conservation areas, with reference to the conservation area character appraisals and the setting of the bridge.

- Environment Agency advises that flood zones two and three may adjoin most of the northern boundary of the site.
- Natural England advise that the potential impact on Rushy Meadows SSSI will need to be assessed, including any impacts arising from changes in hydrology, increased air pollution or recreational pressure. Priority habitats are located in close proximity to the north in the floodplain of the Cherwell, including floodplain grazing marsh. Indirect impacts will need to be considered as well as the potential to deliver the aims of the Lower Cherwell Conservation Target Area (CTA) through provision of a net gain in biodiversity.
- Kidlington PC states that this site is a continuous open farmed landscape between the village and the River Cherwell. It preserves part of the visible rural setting of Kidlington, a green approach to the City and a substantial recreation asset for Kidlington and the local area. They consider that any new development on this site would channel additional traffic through the village centre. Development should not extend into this very important open land, which is of exceptional beauty and frequently used as recreation land by local residents.
- The Canal & River Trust offer no comments on the acceptability or otherwise of these possible sites but would like to raise concerns that if too many of these sites are chosen then the rural character of this section of the Oxford Canal will change as the area becomes more urban. Careful consideration must therefore be given to the waterside treatment at any of the sites and request that further consideration and consultation takes place with the Trust as a key stakeholder.
- Cllrs Neil Prestige & Cllr Maurice Billington objects to any development on this site and considers that this site is inappropriate for development; therefore should be removed from the consultation process. This site to the north of Kidlington with no development on it. It is also an area that is hugely important to local wildlife and residents. The loss of this area would be detrimental to the area.
- Oxford City Lib Dem Group considers that this site has good potential for making better use of the historic setting of the Parish Church which is currently detached from rest of village.
- BBOWT advise that this site adjoins Langford Meadows LWS and the Lower Cherwell CTA. Are concerned about direct impacts and indirect impacts (eg recreational impacts) that might compromise the ecological interest of this site. This is particularly the case in light of potential cumulative effects in the area and more specifically PR14. It should also be noted that some areas to the west of the development site are considered to meet LWS criteria and are proposed to be designated as LWS in the future.
- The promoters of Site PR14 state that they are not promoting this site, but believe they control the access to it.
- The site promoters propose that this could form a sustainable development in association with Site PR14.
- There have been a very small number of representations in support of this site.

There have been a very substantial number of objections to the allocation of this site. The main points raised include:

- Many allotment holders were moved to this site when the site on the other side of the railway tracks was allocated for the building of the new care facility in 2015.
- Loss of green belt
- The Moors is already congested. On road parking restricts access by emergency vehicles.
- Area of beauty enjoyed by walkers with views of open countryside and the village conservation area.
- Important area of biodiversity.
- Would destroy ancient ridge and furrow, wildlife and flora.
- Important site for birds.
- Site is a haven for wildlife, many of which are protected.
- Recreational land beneficial for health.
- Area crossed by footpaths.
- Adverse effects on Lower Cherwell Valley CTA.
- Would destroy historic landscape.
- Abuts Church Street Conservation Area.
- Spire of St Mary's Church is a local landmark visible from the surrounding landscape.
- Impact on setting of listed buildings.
- Area prone to flooding. Increased flood risk.
- History of flooding problems in The Moors.
- Foul water drainage already a problem in the area.
- Needs to be preserved.
- Building here would be act of vandalism.
- Kidlington is a village and thriving community with its own identity.
- Increase in noise and air pollution.
- Should be preserved as countryside.
- No scope for extra schools and health services which are already stretched.
- According to Conservative manifesto green belt should not be used.

PR32: Land adjoining 26 and 33 Webb's Way, Kidlington

- Historic England advises that this site is within the Church Street Conservation Area. The Conservation Area Character Appraisal is not entirely clear about the contribution of these fields to the special interest, character or appearance of the Conservation Area, but it is presumed that they are considered to provide an attractive setting to the village, and the Appraisal does identify a positive vista across the land towards the village. It would seem likely therefore that the loss of its openness would be detrimental to that interest, character and appearance, and therefore consider that this site should not be taken forward.
- Environment Agency state that flood zones 2 and 3 are on north and east of site.
- Kidlington PC states that this site forms a continuous open farmed landscape between the village and the River Cherwell. It preserves part of the visible rural setting of Kidlington, a green approach to the City and a substantial recreation asset for Kidlington and the local area. Any new development on this site would channel additional traffic through the village centre. Development should not extend into this very important open land, which is of exceptional beauty and frequently used as recreation land by local residents.
- Cllrs Neil Prestige & Cllr Maurice Billington objects to any development on this site. It is inappropriate for development; therefore should be removed from the consultation process.

This site lies to the north of Kidlington with no development on it. It is also an area that is hugely important to local wildlife and residents. The loss of this area would be detrimental to the area.

- Oxford City Lib Dem Group considers that this site has good potential for making better use of the historic setting of the Parish Church which is currently detached from rest of village.
- Site promoters state that this site is located in a sustainable location with good access to services and facilities with excellent foot and cycle connections.

There were a large number of objections to this site. Comments include:

- Important area of biodiversity.
- One of the nicest, unspoilt parts of Kidlington with wonderful views.
- Safe, popular walking area with views of historic buildings.
- Forms part of the Church Fields Character Area as defined in the Conservation Area Appraisal.
- Would destroy ancient ridge and furrow, wildlife and flora.
- Important site for birds.
- Site is a haven for wildlife, many of which are protected.
- Recreational land beneficial for health.
- Area crossed by footpaths.
- Adverse effects on Lower Cherwell Valley CTA.
- Would destroy historic landscape.
- Within Church Street Conservation Area.
- Spire of St Mary's Church is a local landmark visible from the surrounding landscape.
- Impact on setting of listed buildings.
- Area prone to flooding. Increased flood risk.
- Site becomes waterlogged in winter.
- Foul water drainage already a problem in the area.
- Needs to be preserved.
- Building here would be act of vandalism.
- Kidlington is a village and thriving community with its own identity.
- Increase in noise and air pollution.
- Should be preserved as countryside.
- Access through Mill Street is a problem.
- No scope for extra schools and health services which are already stretched.
- According to Conservative manifesto green belt should not be used.

PR34: South of Sandy Lane, Begbroke

- Yarnton PC state that the site is wholly in the Green Belt. ESD14 safeguards the countryside from encroachment. The site is isolated, poorly served by a narrow Class C road. Adjacent to a well-used railway line, and potentially development will affect the setting of the Oxford Canal Conservation Area.
- Begbroke PC considers the development of this site is in complete contravention to council policies. Category 2 villages have fewer services and/or are remote with limited public transport and limited potential for development.

- Environment Agency advise that flood zone 2 and 3 is on north and east of site. A culverted main river at eastern boundary.
- Oxford Civic Society states that this site appears appropriate based on the SA and ITP assessments. Although in the GB, it is assessed as much less critical in terms of contribution to its objectives as other land in the GB. Oxford Canal provides opportunities for attractive landscape incorporation and recreation. In transport terms there is an opportunity for the re-construction of Kidlington Railway station (closed in 1960's) serving not only the new development, but the whole of Kidlington, on the Oxford - Banbury line. Believe there is great potential for a development -related SwiftRail or tram-train dimension to be added to the local network.

Objections to this site include:

- If site developed then Kidlington, Begbroke and Yarnton would become one settlement.
- This site is isolated and there are issues with the Oxford-Birmingham railway.
- Exceptional circumstances not demonstrated.
- Loss of green belt unacceptable.
- Priority should be given to brownfield sites.
- Difficult to access
- Loss of agricultural land.
- Need to protect the countryside. Countryside views will be lost.
- Would damage amenity value of Oxford Canal.
- Local road network already congested.
- Loss of valuable wildlife habitats.
- Lack of bus services and good cycle routes to Oxford.
- Site on the edge of sewage works which may need to expand.

PR38: North Oxford Triangle, Kidlington

- Gosford and Water Eaton PC state that this site scores 'HIGH' in the GB study. Note the substantial representation from Oxford City Council which promotes major development around Oxford Parkway station. Whilst can see benefits from locating close to the station there is clearly a risk that this area would encourage London commuters, driving up house prices and would not help in solving Oxford's housing needs. Also: the eastern fringes of this area is within flood zones 2 and 3; there are listed buildings at Frideswide Farm and Water Eaton; The golf club is an important leisure facility which is protected as Green Space within the adopted Local Plan; Considerable archaeological importance including the site of Cutteslowe Deserted Medieval village.
- Historic England advise that there is a grade II* listed St Frideswide Farmhouse located just outside the site. Any development of this site should have regard to the setting of the Farmhouse.
- Environment Agency advises that there is a small area of flood zone 3 near Cutteslowe Park. Possible watercourse at north of golf course.
- Natural England advises that an area of traditional orchard priority habitat lies immediately to the east.

- Kidlington PC state that this area is separated from Kidlington by major transport corridors forming significant landscape barriers, the Oxford Parkway development and the open fields. As it lies south of the village major new development is less likely to increase adverse traffic impacts in the village and will not directly impact on the valued intimate green environs of the village. Concerned that new community and retail could compete with the viability of facilities in the village to the detriment of the improvements and investment identified as necessary in the recently approved Kidlington Masterplan (SPD)
- Site promoters state that much of the site is owned by Christ Church College which will help to ensure a comprehensive approach to development.
- Oxford Preservation Trust considers that this site must be assessed against the criteria on the main purposes of the Green Belt, Oxford's setting and flooding issues
- Friends of Cutteslowe & Sunnymead Park consider that they would require the provision of additional park leisure facilities and should not rely on Cutteslowe Park.
- Wolvercote Neighbourhood Forum strongly objects to this site.
- The Harbord Road Area Resident Association considers that this site is not suitable for reasons of traffic congestion on the roads and around the area particularly at peak hours. There are other large developments which will have additional impact on congestion. GB land, which should be protected. Development would lead to Kidlington merging with Oxford. There are areas of rich wildlife and biodiversity, which is widely enjoyed by local communities. Lack of education and health infrastructure. These sites border Cutteslowe Park, which is Oxford's largest park heavily used by local and more remote communities. Building up to the Park would be extremely detrimental to its setting which is currently in wide open countryside. Cutteslowe Park is at capacity at peak times and is inadequate for even the current numbers of visitors which will increase when the new splash pool opens.
- Oxford Lib Dem Group considers that Oxford and Kidlington must maintain a substantial green barrier between the two settlements, and must not allow housing adjacent to bust roads, for reasons of noise, air pollution etc.

There were a very small number of representations in support of this site. One comment was that it was the least damaging on Kidlington.

There were a large number of representations objecting to this allocation. Comments include:

- Loss of green belt.
- Would effectively remove green belt between Oxford and Kidlington creating an urban extension of Oxford.
- Priority should be given to brownfield sites before green belt.
- Where will the golf course go?
- Impact on local road network. Existing network already congested.
- Challenging transportation and infrastructure constraints in this area of Oxford.
- Would destroy walks and views enjoyed by locals and visitors to Cutteslowe Park.
- The land to the north of Cutteslowe Park should be retained either as farmland or an extension to the park.
- Home to a wide range of wildlife.
- Natural habitats will be destroyed.
- Loss of protected species and habitats.

- Damage to landscape setting of Water Eaton Manor.
- Need to consider Southfield golf course for development.
- Proximity to Oxford Parkway will attract London commuters.
- Pressure on schools and healthcare.
- Flooding and drainage problems.
- Air quality
- Loss of sports and leisure facilities.

PR39: Frieze Farm, Woodstock Road, Kidlington

- Gosford and Water Eaton PC states that this site performs 'HIGH' against two of the four GB purposes in the GB study and again is important in preventing urban sprawl and merging of Kidlington and Oxford. The site is adjacent to the Oxford Canal which is a very important recreational corridor and designated Conservation Area within the District. The corridor is protected through Policy ESD16 of the adopted Local Plan. Development in this area has the potential for adverse effects on the canal.
- Kidlington PC considers that this area is separated from Kidlington by major transport corridors forming significant landscape barriers, the Oxford Parkway development and the open fields. As it lies south of the village major new development is less likely to increase adverse traffic impacts in the village and will not directly impact on the valued intimate green environs of the village. Concerned that new community and retail could compete with the viability of facilities in the village to the detriment of the improvements and investment identified as necessary in the recently approved Kidlington Masterplan (SPD)
- Historic England advises that this site includes the grade II listed Frieze Farmhouse. Any development of this site should retain the Farmhouse and have regard to its setting.
- Environment Agency advises there is a small area of flood zone 3 at the western boundary near the canal.
- Natural England advises that an area of floodplain grazing marsh priority habitat is adjacent to the site to the west, and Stratfield Brake deciduous woodland to the north. Indirect impacts will need to be considered as well as the potential to deliver the aims of the Lower Cherwell CTA through provision of a net gain in biodiversity.
- BBOWT states that this site adjoins a LWS (Meadows West of Oxford Canal) as well as the Lower Cherwell CTA. Concerned about direct and indirect impacts as well as cumulative effects of nearby proposed developments on this site.
- Wolvercote Neighbourhood Forum considers that if this site is developed, it would cause loss of farmland. It is surrounded by major roads on all sides and safe access for pedestrians and cyclists to schools, shops etc. is only available to the north. It favours car use.
- Oxford Preservation Trust considers that this site must be assessed against the criteria on the main purposes of the Green Belt, Oxford's setting and flooding issues.
- Oxford Lib Dem Group state that Oxford and Kidlington must maintain a substantial green barrier between the two settlements, and must not allow housing adjacent to busty roads, for reasons of noise, air pollution etc. Plans showing Northern Gateway as undeveloped are misleading.
- The promoters of this site have provided detailed comments in support of its allocation.

A very small number of representations have been received in support of the allocation of this site.

There have been a large number of objections. Comments include:

- Loss of green belt.
- Impact on already overloaded road network.
- Proximity to Oxford Parkway means site will attract London commuters.
- Separated from any existing community and services.
- Poor environment for residential development due to unsatisfactory noise and air pollution from A34 and A44.
- Will damage amenity value of Oxford Canal.
- Adjacent to Stratfield Brake Nature Area.
- Encroaches on a large area of the 'Kidlington Gap'.
- Need to protect countryside.
- Loss of wildlife habitat.
- Flooding and drainage problems.
- Would be urban sprawl.
- Would lead to coalescence of settlements.

PR41: Land at Drinkwater, Kidlington

- Gosford and Water Eaton PC states that this site performs 'HIGH' against two of the four GB purposes in the GB study and again is important in preventing urban sprawl and merging of Kidlington and Oxford. The site is adjacent to the Oxford Canal which is a very important recreational corridor and designated Conservation Area within the District. The corridor is protected through Policy ESD16 of the adopted Local Plan. Development in this area has the potential for adverse effects on the canal.
- Kidlington PC states that this area is separated from Kidlington by major transport corridors forming significant landscape barriers, the Oxford Parkway development and the open fields. As it lies south of the village major new development is less likely to increase adverse traffic impacts in the village and will not directly impact on the valued intimate green environs of the village. Concerned that new community and retail could compete with the viability of facilities in the village to the detriment of the improvements and investment identified as necessary in the recently approved Kidlington Masterplan (SPD)
- Historic England advises that this site includes the grade II listed Oxford Canal Tilting Bridge and is partly within the Oxford Canal Conservation Area. The majority of the western boundary of the site abuts the Conservation Area. Any development of this site should retain the Tilting Bridge and Canal and have regard to the setting of both, with reference to the conservation area character appraisal.
- Environment Agency advises that there is a small area of Flood zone 3 at the western boundary near the canal. A watercourse crosses southern part of site.
- Natural England has concerns that development here could have potential indirect impacts on the Oxford Meadows SAC (and its component SSSIs), through alterations in the hydrological regime of the site, air pollution impacts, or increases in recreational pressure. This will need to be assessed through screening for likely significant effects in accordance with the Conservation of Habitats and Species Regulations 2010. Potential indirect impacts on Hook Meadows and the Trap Grounds SSSI would also need to be assessed. An area of priority habitats including floodplain grazing marsh is adjacent to the site to the west; indirect impacts would need to be

considered as well as the potential to deliver the aims of the Lower Cherwell and Oxford Meadows to Farmoor CTAs through provision of a net gain in biodiversity.

- BBOWT advises that this site adjoins two LWSs (Dukes Lock Pond, Loop Farm Flood Meadows) and two CTAs (Lower Cherwell, Oxford Meadows and Farmoor). It also comes close to Oxford Meadows SAC. Concerned about direct, indirect and cumulative impacts on the SAC and LWSs. Impacts of development on this site will need to be appropriately assessed in line with environmental legislation and LP policy ESD9.
- Oxford Preservation Trust considers that this site must be assessed against the criteria on the main purposes of the Green Belt, Oxford's setting and flooding issues.
- Wolvercote Neighbourhood Forum states that this site is surrounded by major roads to the south and west and the planned link road will cross it. There are limited public transport possibilities for access to Oxford so it favours car use and pedestrians and cyclists would have to cross major roads.

There were a very small number of representations in support of this allocation.

A large number of representations objected to this site. Comments include:

- Harm to rural character of Kidlington
- Pressure on services and facilities.
- Impact on Oxey Mead hay meadow, part of the SAC, and New Marston Meadows SSSI.
- Loss of green belt.
- Impact on already overloaded road network.
- Proximity to Oxford Parkway means site will attract London commuters.
- Separated from any existing community and services.
- Poor environment for residential development due to unsatisfactory noise and air pollution from A34 and A44.
- Will damage amenity value of Oxford Canal.
- Adjacent to Stratfield Brake Nature Area.
- Encroaches on a large area of the 'Kidlington Gap'.
- Need to protect countryside.
- Loss of wildlife habitat.
- Flooding and drainage problems.
- Would be urban sprawl.
- Would lead to coalescence of settlements.
- Existing infrastructure inadequate.

PR48: Land south of Solid State Logic Headquarters, Begbroke

- Begbroke PC considers the development of this site is in complete contravention to council policies. Category 2 villages have fewer services and/or are remote with limited public transport and limited potential for development.
- The Environment Agency advises that there is no flooding on site, but access appears to be via Flood zone 3 on A44 at roundabout.
- Natural England advises that the potential impact on Rushy Meadows SSSI will need to be assessed, including any impacts arising from changes in hydrology, increased air pollution or recreational pressure.

- GVA on behalf of Oxford Aviation Services Ltd advise that this site falls within the Safeguarding Area. The operator of London Oxford Airport has confirmed that the erection of any buildings on this site would be unacceptable as this would conflict with aircraft approach to the runway (safety grounds).
- Site promoter states that there are no environmental constraints to the development of this site.
- One representation was received in support of this site.

A number of representations were received objecting to the allocation of this site. Comments included:

- Loss of Green belt.
- Impact on local road network.
- Loss of wildlife habitat.
- Adverse impacts on Begbroke Conservation Area.
- Traffic and pedestrian highway safety concerns.
- Will lead to coalescence of settlements and loss of identity.
- Need to preserve the countryside.
- Would be urban sprawl.
- Existing infrastructure and services inadequate.
- Loss of landscape and rural views.
- Would harm historic setting and character of Begbroke village.
- Would merge Begbroke and Yarnton.
- Flooding and drainage problems.
- Air, noise and light pollution.

PR49: Land at Stratfield Farm, Oxford Road, Kidlington

- Historic England advises that this site includes the grade II listed Stratfield Farmhouse and abuts the Oxford Canal Conservation Area to the west. This is one of a number of proposed sites containing or near to isolated listed farmsteads, which would be surrounded by development if these sites were allocated, which in turn is likely to have a major impact on their significance. Their historical interest is often bound up in the relationship with the land from them and their aesthetic value is often enhanced by an isolated rural setting. Suggest that an analysis of the impact of development on the significance of the farmstead is undertaken. Any development of this site should retain the Farmhouse and have regard to its setting and that of the Conservation Area, with reference to the conservation area character appraisal.
- Environment Agency advises that the Canal adjoins the west of the site. A watercourse crosses the western part of the site.
- Natural England states that their data indicates that the site includes areas of traditional orchard priority habitat.
- Kidlington PC objects to the development of this site. Consider this area will be unacceptably narrow. It is the important gap between Kidlington and the City. This site is adjacent to Stratfield Brake facility, and has been considered as a potential site for much needed additional recreational land and open space to serve the village.

- Cllrs Neil Prestige & Cllr Maurice Billington state that this site is adjacent to Stratfield Brake sports ground. Would like to see any development on this site to be a mixture of recreation and housing so that the range of sports at Stratfield Brake can be expanded. The council also need to take into consideration the nature reserve at Stratfield Brake.

Several representations were received in support of this site. Comments include:

- Forms a natural extension to Kidlington.
- Stratfield Farm would be good for a maximum of 300 houses provided there is access from the south end of Garden City and not Kidlington roundabout.
- Add land west of drain to Stratfield Brake wildlife conservation area. At least a 5m buffer should be allowed on both sides of the canal.

A significant number of representations were received objecting to this site. Comments include:

- Loss of green belt.
- Would result in coalescence of settlements.
- Would lead to urban sprawl.
- Drainage and flooding problems.
- The roundabout at Sainsburys and the roads south will be totally gridlocked.
- Existing road network already congested.
- Infrastructure, including schools and doctors already overstretched.
- Loss of landscape and rural views.
- Impact on nature conservation and biodiversity.
- Adjacent to Stratfield Brake Nature Area.
- Loss of Stratfield Farm historic setting.
- Crime concerns.
- Stratfield brake playing field is often wet and boggy. Development would make this worse.
- Located in Kidlington Gap.
- Houses would be for London commuters due to proximity of Oxford Parkway Station.

PR50: Land North of Oxford, Kidlington

- Gosford and Water Eaton PC state that this site scores 'HIGH' in the GB study. Note the substantial representation from Oxford City Council which promotes major development around Oxford Parkway station. Whilst can see benefits from locating close to the station there is clearly a risk that this area would encourage London commuters, driving up house prices and would not help in solving Oxford's housing needs. Also: the eastern fringes of this area is within flood zones 2 and 3; there are listed buildings at Frideswide Farm and Water Eaton; The golf club is an important leisure facility which is protected as Green Space within the adopted Local Plan; Considerable archaeological importance including the site of Cutteslowe Deserted Medieval village.
- Environment Agency advises that there are approximately 31ha of flood zone 2 and 3 along eastern side of site. A watercourse forms the eastern boundary.
- Historic England advises that this site includes the grade II* listed St Frideswide Farmhouse and the grade II listed wall to the north-east of the Farmhouse. A site visit is needed to fully understand the context and setting of the building but consider that major development on

the eastern part of this site is likely to entail a high level of harm to the significance of the building. Therefore consider that this site should not be taken forward.

- Natural England states that their data indicates that the site includes areas of traditional orchard priority habitat.
- Kidlington PC state that this area is separated from Kidlington by major transport corridors forming significant landscape barriers, the Oxford Parkway development and the open fields. As it lies south of the village major new development is less likely to increase adverse traffic impacts in the village and will not directly impact on the valued intimate green environs of the village. Concerned that new community and retail could compete with the viability of facilities in the village to the detriment of the improvements and investment identified as necessary in the recently approved Kidlington Masterplan (SPD)
- Site promoters state that much of the site is owned by Christ Church College which will help to ensure a comprehensive approach to development.
- Oxford Preservation Trust considers that this site must be assessed against the criteria on the main purposes of the Green Belt, Oxford's setting and flooding issues
- Friends of Cutteslowe & Sunnymead Park consider that they would require the provision of additional park leisure facilities and should not rely on Cutteslowe Park.
- Wolvercote Neighbourhood Forum strongly objects to this site.
- The Harbord Road Area Resident Association considers that this site is not suitable for reasons of traffic congestion on the roads and around the area particularly at peak hours. There are other large developments which will have additional impact on congestion. GB land, which should be protected. Development would lead to Kidlington merging with Oxford. There are areas of rich wildlife and biodiversity, which is widely enjoyed by local communities. Lack of education and health infrastructure. These sites border Cutteslowe Park, which is Oxford's largest park heavily used by local and more remote communities. Building up to the Park would be extremely detrimental to its setting which is currently in wide open countryside. Cutteslowe Park is at capacity at peak times and is inadequate for even the current numbers of visitors which will increase when the new splash pool opens.
- Oxford Lib Dem Group considers that any development at this site should be at the northern part of the identified site. However, this housing will be attractive to London commuters (already evidenced by anecdotal information from estate agents), which, while not a bad thing in itself, will of course do nothing to meet the housing need of either Oxford or CDC.

There were a very small number of representations in support of this site. One comment was that it was the least damaging on Kidlington.

There were a large number of representations objecting to this allocation. Comments include:

- Loss of green belt.
- Would effectively remove green belt between Oxford and Kidlington creating an urban extension of Oxford.
- Priority should be given to brownfield sites before green belt.
- Where will the golf course go?
- Impact on local road network. Existing network already congested.
- Challenging transportation and infrastructure constraints in this area of Oxford.
- Would destroy walks and views enjoyed by locals and visitors to Cutteslowe Park.

- The land to the north of Cutteslowe Park should be retained either as farmland or an extension to the park.
- Home to a wide range of wildlife.
- Natural habitats will be destroyed.
- Loss of protected species and habitats.
- Damage to landscape setting of Water Eaton Manor.
- Need to consider Southfield golf course for development.
- Proximity to Oxford Parkway will attract London commuters.
- Pressure on schools and healthcare.
- Flooding and drainage problems.
- Air quality
- Loss of sports and leisure facilities.

PR51: Land West of A44/Rutten Lane, North of Cassington Road, surrounding Begbroke Wood, Yarnton

- Yarnton PC objects on policy grounds. LP Policy ESD14 prevents coalescence of settlements of Yarnton, Begbroke. Green Belt Policy ESD14: safeguarding the countryside from encroachment. Policy Villages 1 - Yarnton and Begbroke are Category A villages where only minor development, infilling or conversion is permitted. In addition, surface water run-off from this elevated site frequently causes significant flooding in Yarnton along Cassington Road and Rutten Lane, a problem which can only be made worse by additional hardstanding areas within any development.
- Begbroke PC considers the development of this site is in complete contravention to council policies. Category 2 villages have fewer services and/or are remote with limited public transport and limited potential for development.
- WODC consider that this site is in the open countryside to the west of Yarnton and would have significant landscape implication.
- GVA on behalf of Oxford Aviation Services Ltd consider that this site falls within the Safeguarding Area. The operator of LOA has confirmed that the erection of any buildings on this site would be unacceptable as this would conflict with aircraft approach to the runway (safety grounds).
- Historic England advises that this site includes the grade II listed Spring Hill and is within the setting of a number of listed buildings to the south-east. Any development of this site should retain Spring Hill and have regard to the setting of these listed buildings.
- Environment Agency states that there are no on site flood zones, but access appears to be via flood zone 3 on A44 at roundabout. Small watercourse on site.
- Natural England advises that the site allocation is sensitive from an ecological point of view, since it surrounds Begbroke Wood, an ancient woodland and a LWS and Worton Heath (also supporting ancient woodland and associated priority habitats), lies adjacent to the north west. Has produced standing advice in relation to ancient woodland. Impacts on these sites, including severance of ecological connectivity should be avoided.
- BBOWT advises that this site adjoins two LWSs, which are also designated Ancient Woodlands (Bladen Heath and Begbroke Wood). Development is proposed on all sides of Begbroke Wood resulting in this becoming isolated. This will compromise the ecological interest and survival of this woodland in the long term and as such development resulting in

impacts and isolation of these sites should be resisted. Should development take place expect that a minimum buffer of 50m is provided between the development and the LWS/AW and that no development to take place West of Begbroke Wood to ensure retained connectivity with Bladen Heath in the long-term.
- The site promoters consider the site is in a sustainable location. Initial phases of the development will be provided on a smaller area concentrated to the east of the site.

There were very few representations in support of this application.

There were a large number of objections to this site. Comments include:

- Would aggravate flooding and drainage issues. With heavy rain surface water runs off the fields across Rutten Lane and down Cassington Road.
- Area of huge historical significance and footpaths offer stunning views over the surrounding countryside.
- Loss of green belt unacceptable.
- Schools and doctors are at capacity.
- Roads already congested.
- Highway and pedestrian safety concerns.
- Lack of good bus services to Oxford.
- What provision is there for cyclists?
- Spring Hill is an area of exceptional natural beauty, with ancient paths (Frogwelldown Lane, Dalton Lane and The Shakespeare Way) and is enjoyed by many.
- Site sits on hill and would be visually imposing.
- Serious impact on biodiversity and wildlife.
- Impact on Yarnton would be huge.
- Would merge Yarnton with Begbroke.
- Urban sprawl.
- Large site on the wrong side of A44 some distance from Kidlington, with no obvious defendable green belt boundaries.
- Very detrimental to the historic character and setting of Begbroke.
- Will create a ribbon like development along the A44.
- Loss of countryside and views.

PR74: Land at no. 40 and to the rear of 30-40 Woodstock Road East

- Begbroke PC understands this to be partly a brownfield site and consider that it has potential for development.
- Natural England advises that the potential impact on Rushy Meadows SSSI will need to assessed, including any impacts arising from changes in hydrology, increased air pollution or recreational pressure.
- Oxford Civic Society states that this site appears appropriate based on the SA and ITP assessments. Although in the GB, it is assessed as much less critical in terms of contribution to its objectives as other land in the GB. Oxford Canal provides opportunities for attractive landscape incorporation and recreation. In transport terms there is an opportunity for the re-construction of Kidlington Railway station (closed in 1960's) serving not only the new development, but the whole of Kidlington, on the Oxford - Banbury line. Believe there is

great potential for a development -related SwiftRail or tram-train dimension to be added to the local network. In addition, they suggest making an initial release of parts of the site which are accessible to existing bus services on the A44.

There were a very small number of representations in support of this site.

There were a large number of objections to the site. Comments include:

- Loss of Green Belt.
- Roads already congested.
- Small, quiet, safe community of Begbroke will be lost.
- What provision made for cyclists?
- Highway and pedestrian safety concerns.
- Access to site difficult.
- Begbroke school oversubscribed. Doctors at capacity.
- Haven for wildlife with many species of birds and animals.
- Loss of landscape and rural views.
- Would lead to coalescence of settlements.
- Flooding and drainage problems.
- Important to maintain separation between Begbroke and Langford Lane Industrial area.
- Cause devastation to the character and historic setting of Begbroke.
- Problems with air quality, noise and light pollution.
- Loss of agricultural land.

PR75: Land adjacent to The Old School House, Church Lane, Yarnton

- Yarnton PC objects to development of this site for policy reasons. Site lies wholly within Oxford Green Belt. Policy ESD14 seeks to prevent urban sprawl and safeguard countryside from encroachment. Policy Villages 1 categorises Yarnton as a Category A Village, where minor development, infilling and conversion is permitted. In addition, access to this site would be poorly served by the single track Church Lane, leading on to the traffic-calmed Cassington Road.
- Historic England advises that this site abuts the grade II registered Yarnton Manor historic park and garden to the south. Any development of this site should have regard to the setting of the park.

A very small number of representations supported this site.

A number of representations raised objections to this site. Comments include:

- Impact on local road network.
- Loss of green belt.
- Local road network not capable of accommodating significant additional traffic.
- Site not well related to established settlement pattern.
- Need to protect setting of listed Yarnton Manor and its historic gardens and other listed buildings.
- Need to protect historic part of village.
- Access problems.

- Urban sprawl
- Loss of landscape and rural views.
- Yarnton is not a suitable location for large development sites.
- Damage to wildlife and biodiversity.
- Loss of countryside.
- Detrimental effect on local infrastructure, schools and doctors.
- Loss of countryside views and green space.
- Development would severely prejudice the operation of the adjacent educational campus.
- Flooding and drainage problems.

PR91: Land South of Station Farm Industrial Park, Kidlington.

- BBOWT advises that this site is located completely within the CTA Lower Cherwell and adjoins Rushy Meadows SSSI raising concerns about direct and indirect impacts on the SSSI. Expect that any development in this area to retain a minimum buffer of 50m to the SSSI boundary. Considering the overall quantum of development in the area particularly concerned about cumulative impacts on the SSSI, which might compromise the condition and ecological interest of the site in the long term. In addition, would expect development to provide enhancements eg in form of providing appropriate management and measures that are in line with the CTA aims and objectives.
- Historic England advise that this site abuts the Oxford Canal Conservation Area and the grade II listed Roundham Lock to the west. Any development of this site should have regard to the setting of these assets, with reference to the conservation area character appraisal.
- Environment Agency advises that the canal adjoins western boundary of the site.
- Natural England has concerns about the potential impact of development at this location on Rushy Meadows SSSI which lies immediately adjacent, to the west of the canal. Assessment of potential impacts on hydrology of the meadows, as well as potential increased recreational pressure or air pollution would need to be assessed.

There were a very small number of representations in support of this application. Comments included:

- Forms natural extension to Kidlington.
- Has no historic or environmental value.

There were a number of objections to this site. Comments include:

- Difficult to access.
- Loss of green belt.
- Site is very wet. Would be better used for recreation with improved access to the canal.
- Close to SSSI.
- Boggy swamp area haven for wildlife.
- Would increase traffic congestion.
- Urban sprawl.
- Inadequate infrastructure.
- Loss of landscape and rural views.
- Loss of countryside.

- Best used as a green buffer for supporting Rushy Meadows SSSI.
- Adverse impact on the canal.
- Coalescence of Kidlington and Begbroke.
- Better used for commercial development.

PR92: Knightsbridge Farm, Yarnton

- Yarnton PC state that the site lies wholly within the Oxford Green Belt, although part of it is considered to be brownfield. ESD14 seeks to encourage the recycling of derelict and other urban land. However, access to the A44 from this site is totally inadequate, highly dangerous, and the danger can only be exacerbated if further development were to be allowed.
- Environment Agency advises that a main river forms south eastern boundary of site.
- The promoters of the site state that it is well related to Yarnton. There is an existing access to the site from A44. Site is not within a conservation area nor does it contain any listed buildings. There are no environmental or landscape policy designations constraining the site. The site can be developed in isolation or could be considered as a wider strategic allocation at Yarnton. The site is of sufficient size to make a meaningful contribution to Oxford's unmet housing need as well as providing the necessary local facilities and infrastructure.

There were a number of objections to this site. Comments include:

- Loss of green belt.
- Impact on wildlife habitats.
- Flooding concerns.
- Site used for recycling/production of building materials.
- Increase in traffic congestion.
- Urban sprawl.
- Inadequate infrastructure.
- Loss of landscape and rural views.
- Loss of countryside.
- Coalescence of settlements.

PR118: London-Oxford Airport

- WODC states that this site adjoins its boundary. It would appear to compromise London Oxford Airport. This is an important piece of strategic transport and economic development infrastructure for Oxfordshire.
- Natural England advises that the potential impact on Rushy Meadows SSSI will need to be assessed, including any impacts arising from changes in hydrology, increased air pollution or recreational pressure.
- GVA on behalf of Oxford Aviation Services Ltd have provided a statement that sets out the planning proposition for the London Oxford Airport site and the economic case for the proposal.

A very small number of representations were received in support of this site.

A number of objections were received to this site. Comments include:

- Loss of green belt.
- Impact on local traffic.
- Airport is a vital strategic asset.
- Noise pollution due to proximity to airport.
- Loss of wildlife habitats.
- Highway and pedestrian safety concerns.
- Coalescence of settlements.
- Better to allow runway extension across the Straight Mile than close and redevelop airport site.
- Better used as industrial and science parks.
- Good location for park and ride.
- Existing infrastructure inadequate.
- Urban sprawl.
- Would cut off wildlife corridor.
- Flooding and drainage problems.

PR122: Land to South of A34, adjacent to Woodstock Road, Wolvercote, Kidlington.

- Environment Agency advises that there is a small watercourse at south of site.
- Oxford Preservation Trust states that this site must be assessed against the criteria on the main purposes of the Green Belt, Oxford's setting and flooding issues.
- Kidlington PC states that this area is separated from Kidlington by major transport corridors forming significant landscape barriers, the Oxford Parkway development and the open fields. As it lies south of the village major new development is less likely to increase adverse traffic impacts in the village and will not directly impact on the valued intimate green environs of the village. Concerned that new community and retail could compete with the viability of facilities in the village to the detriment of the improvements and investment identified as necessary in the recently approved Kidlington Masterplan (SPD)
- Wolvercote Neighbourhood Forum states that this site considered separately and as part of site PR38 is unsuitable for housing. It is badly located bounded by the railway and the A34. Noise and air quality would be seriously damaging for residents. The problems of isolation and access are similar to those of PR123.
- Oxford Lib Dem Group states that Oxford and Kidlington must maintain a substantial green barrier between the two settlements, and must now allow housing adjacent to busy roads, for reasons of noise, air pollution etc. Plans showing Northern Gateway as undeveloped are misleading.

A number of representations object to this site. Comments include:

- Loss of green belt.
- Site will attract London commuters due to proximity of Oxford Parkway station.
- Flooding and drainage issues.
- Impact on local infrastructure.
- Increased traffic congestion.
- Loss of countryside.
- Noise and pollution from adjacent railway line.

- Urban sprawl.
- Loss of open space between Oxford and Kidlington.
- Loss of wildlife habitats.

PR123: Land to South of A34, North of Linkside Avenue, Wolvercote, Kidlington

- Gosford and Water Eaton PC state that this site scores 'HIGH' in the GB study. Note the substantial representation from Oxford City Council which promotes major development around Oxford Parkway station. Whilst can see benefits from locating close to the station there is clearly a risk that this area would encourage London commuters, driving up house prices and would not help in solving Oxford's housing needs. The golf club is an important leisure facility which is protected as Green Space within the adopted Local Plan.
- Oxford Preservation Trust states that this site must be assessed against the criteria on the main purposes of the Green Belt, Oxford's setting and flooding issues.
- Wolvercote Neighbourhood Forum disagree with the ++rating for SA6 and SA16. Consider that the site is not suitable for employment because access is only possible through narrow residential streets. Disagree with the rating under SA10 because there is no easy access except by car. The golf course is already small and developing this site would reduce it and make it unviable. It would also remove a valuable recreational facility and, just as important, an area that makes a contribution to biodiversity and provides a wild life corridor.

A very small number of representations were in support of this site.

A number of representations object to this site. Comments include:

- Site will attract London commuters due to proximity of Oxford Parkway station.
- Flooding and drainage issues.
- Loss of green belt.
- Crucial part of ‘green lung’ providing recreation facilities.
- Loss of natural habitats.
- Remote site.
- Viability of golf course compromised.
- Pressures on services and facilities.
- Increased traffic congestion.
- Loss of countryside.
- Noise pollution.
- Urban sprawl.
- Priority should be given to sites outside green belt and brownfield sites.
- Will lead to coalescence of settlements.

PR124: Land to West of A44, North of A40, Wolvercote, Kidlington.

- Gosford and Water Eaton PC states that this site performs 'HIGH' against two of the four GB purposes in the GB study and again is important in preventing urban sprawl and merging of Kidlington and Oxford. The site is adjacent to the Oxford Canal which is a very important recreational corridor and designated Conservation Area within the District. The corridor is

protected through Policy ESD16 of the adopted Local Plan. Development in this area has the potential for adverse effects on the canal.

- Kidlington PC considers that this area is separated from Kidlington by major transport corridors forming significant landscape barriers, the Oxford Parkway development and the open fields. As it lies south of the village major new development is less likely to increase adverse traffic impacts in the village and will not directly impact on the valued intimate green environs of the village. Concerned that new community and retail could compete with the viability of facilities in the village to the detriment of the improvements and investment identified as necessary in the recently approved Kidlington Masterplan (SPD)
- Environment Agency advises that there is a watercourse on the southern and western (canal) boundaries.
- Historic England advises that this site abuts the Oxford Canal Conservation Area to the west. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.
- Natural England has concerns that development here could have potential indirect impacts on the Oxford Meadows SAC (and its component SSSIs), through alterations in the hydrological regime of the site, air pollution impacts, or increases in recreational pressure. This will need to be assessed through screening for likely significant effects in accordance with the Conservation of Habitats and Species Regulations 2010. Potential indirect impacts on Hook Meadows and the Trap Grounds SSSI would also need to be assessed. An area of priority habitats including floodplain grazing marsh is adjacent to the site to the west; indirect impacts would need to be considered as well as the potential to deliver the aims of the Lower Cherwell and Oxford Meadows to Farmoor CTAs through provision of a net gain in biodiversity.
- Wolvercote Neighbourhood Forum considers that this site is surrounded by major roads to the south and west and the planned link road will cross it. There are limited public transport possibilities for access to Oxford so it favours car use and pedestrians and cyclists would have to cross major roads.
- Oxford Preservation Trust states that this site must be assessed against the criteria on the main purposes of the Green Belt, Oxford's setting and flooding issues.
- The site promoters would welcome the identification of this site as an option for growth. It is located close to existing sustainable transport links. The link between the A44 and A40 in the Oxford Transport Strategy passes through this site. This site contributes little to the function of the GB and development would be naturally contained by the existing road and canal network that surrounds the site.

A very small number of representations were received in support of this site.

A number of representations were received objecting to this site. Comments include:

- Loss of green belt.
- Impact on local traffic. Increased congestion.
- Risk of flooding.
- Urban sprawl.
- Loss of open countryside.
- Loss of landscape and views.

- Inadequate infrastructure.
- Site separated from existing community and services. Constrained by highways.
- A poor environment for residential development due to noise and air pollution.
- Pressure on services and facilities.
- Impact on the canal.
- Coalescence of settlements.
- Loss of natural habitats.

PR125: Land at Gosford Farm, Gosford, Kidlington

- Gosford and Water Eaton PC state that as well as being in the GB, most of this site is shown as being in Flood Zone 3 and should not be considered further on this basis. Development within this and surrounding areas has the potential to increase flooding risks for existing properties in Cherwell and downstream in Oxford.
- Kidlington PC objects to development in this area, due to loss of a part of the setting of the village and erosion of the Green Belt.
- Cllrs Neil Prestige & Cllr Maurice Billington objects to development on this site and considers that this site should be removed from the consultation process entirely because this site is in the Green Belt with no development on it at all. It offers a natural gap between Oxford and Gosford and Water Eaton, this is vital so that the village does not get swallowed up by Oxford.
- The Environment Agency advises that most of the site is within Flood zone 3(and 2).
- Wolvercote Neighbourhood Forum consider that this site has similar problems to sites 38 and 50 in that both are too close to major roads and would suffer from noise and air pollution, especially in spaces necessary for outdoor recreation.
- Oxford Lib Dem Group considers that this site would not create coalescence of Oxford and Kidlington.

Several representations have been received in support of this site. Comments include:

- Natural extension to Kidlington and Gosford.
- Least damaging impact on Kidlington.

A large number of representations have been received objecting to this site. Comments include:

- The site floods. It is in flood zone 3.
- Loss of green belt.
- Wildlife habitats and views lost.
- Noise and air pollution from A34.
- Will attract London commuters due to proximity to Oxford Parkway.
- New cemetery is based here.
- Drainage problems.
- Property will be devalued.
- Water Eaton and Gosford's character will be destroyed.
- Urban sprawl.
- Loss of walks.
- Coalescence of villages with Oxford.

- Lack of infrastructure.
- Traffic congestion.
- Loss of open countryside and agricultural land.
- Site has ancient hedgerows.
- Extensive changes will be required to Bicester Road.
- Existing public transport inadequate.
- Located in Kidlington Gap.

PR126: Seedlake Piggeries, Yarnton

- Kidlington PC objects to development in this area, due to loss of any part of the setting of the village and erosion of the Green Belt.
- Environment Agency advises that there is a watercourse on southern and western (canal) boundaries.
- Yarnton PC objects to development of this site on policy grounds. Site is wholly in the Green Belt, Policy ESD14 seeks to safeguard the countryside from development and prevent urban sprawl. Policy Villages 1 identifies Yarnton as a Category A Village, where only minor development, infilling and conversions are permitted. In addition, access to and from the dual carriageway A44 is restrictive and near impossible at this location. The site includes an important water course that flows into Yarnton village, and overpaving natural soak-away will exacerbate flooding already occurring in southern sections of the village.
- Oxford Civic Society states that this site appears appropriate based on the SA and ITP assessments. Although in the GB, it is assessed as much less critical in terms of contribution to its objectives as other land in the GB. Oxford Canal provides opportunities for attractive landscape incorporation and recreation. In transport terms there is an opportunity for the re-construction of Kidlington Railway station (closed in 1960's) serving not only the new development, but the whole of Kidlington, on the Oxford - Banbury line. Believe there is great potential for a development -related SwiftRail or tram-train dimension to be added to the local network. In addition, they suggest making an initial release of parts of the site which are accessible to existing bus services on the A44.

There were a very small number of representations in support of this site.

There were a number of representations objecting to this site. Comments include:

- Impact on local road traffic.
- Loss of green belt.
- Loss of wildlife habitats.
- Urban sprawl.
- Loss of countryside.
- Loss of landscape and rural views.
- Flooding and drainage problems.
- Would destroy identities of Yarnton and Begbroke.
- Increased traffic congestion.
- Site includes an important water course that feeds in to Yarnton.
- Close to sewage works.
- Contradicts adopted local plan policies.

- Noise issues due to proximity to railway line.
- Isolated site.

PR167: Land adjacent to Oxford Parkway, Banbury Road, Kidlington

- Gosford and Water Eaton PC states that this site scores 'HIGH' in the GB study. Note the substantial representation from Oxford City Council which promotes major development around Oxford Parkway station. Whilst can see benefits from locating close to the station there is clearly a risk that this area would encourage London commuters, driving up house prices and would not help in solving Oxford's housing needs. Also: the eastern fringes of this area are within flood zones 2 and 3; there are listed buildings at Frideswide Farm and Water Eaton. Considerable archaeological importance including the site of Cutteslowe Deserted Medieval village.
- Kidlington PC Parish states that this area is separated from Kidlington by major transport corridors forming significant landscape barriers, the Oxford Parkway development and the open fields. As it lies south of the village major new development is less likely to increase adverse traffic impacts in the village and will not directly impact on the valued intimate green environs of the village. Concerned that new community and retail could compete with the viability of facilities in the village to the detriment of the improvements and investment identified as necessary in the recently approved Kidlington Masterplan (SPD)
- Environment Agency advises that there is a watercourse at southern boundary.
- Wolvercote Neighbourhood Forum considers that free-market housing here would very likely be occupied predominantly by London commuters rather than those working in Oxford. Part of the site is close to the railway and the A34. If developed together with site PR50 it would just be part of urban sprawl.
- Oxford Preservation Trust considers that this site must be assessed against the criteria on the main purposes of the Green Belt, Oxford's setting and flooding issues

There were a very few representations in support of this site.

There were a large number of representations objecting to this site. Comments include:

- Impact on local road network.
- Loss of green belt.
- Will attract London commuters due to proximity to Oxford Parkway.
- Coalescence of settlements.
- Loss of rural character of Kidlington and Gosford.
- Includes the car park for Oxford Parkway.
- Priority should be given to non-green belt and brownfield land.
- Flooding and drainage problems
- Traffic congestion.
- Loss of countryside and landscape.
- Located in the Kidlington Gap.
- Urban sprawl.
- Loss of wildlife habitats.

PR168: Loop Farm, Wolvercote, Kidlington

- Gosford and Water Eaton PC states that this site performs 'HIGH' against two of the four GB purposes in the GB study and again is important in preventing urban sprawl and merging of Kidlington and Oxford. The site is adjacent to the Oxford Canal which is a very important recreational corridor and designated Conservation Area within the District. The corridor is protected through Policy ESD16 of the adopted Local Plan. Development in this area has the potential for adverse effects on the canal.
- Historic England advises that this site abuts the Oxford Canal Conservation Area to the east. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.
- Environment Agency advises flood zone 3 at north of site. Canal forms eastern boundary, main river forms western boundary.
- Natural England has concerns that development here could have potential indirect impacts on the Oxford Meadows SAC (and it component SSSIs), through alterations in the hydrological regime of the site, air pollution impacts, or increases in recreational pressure. This would need to be assessed through screening for likely significant effects in accordance with the Conservation of Habitats and Species Regulations 2010. Data shows that a significant proportion of the site supports floodplain grazing marsh priority habitat within the Lower Cherwell CTA.
- Wolvercote Neighbourhood Forum consider that this is an isolated site with restricted access from A44 and not good for housing.
- Oxford Preservation Trust considers that this site must be assessed against the criteria on the main purposes of the Green Belt, Oxford's setting and flooding issues.

There were a number of representations objecting to this site. Comments include:

- Loss of green belt.
- Coalescence of settlements.
- Separated from existing communities and services.
- Site constrained by highways.
- Traffic congestion.
- Urban sprawl.
- Run off or contamination could go into Kingsbridge Brook which runs to Oxford Meadows SAC. The possible hydrological link between site PR168 and the SAC need to be assessed and valuated for potential harm. Sites near to housing with ageing sewers always have nitrate contaminated groundwater.
- Loss of open countryside, landscape and views.
- Pressure on existing services and facilities.
- Poor residential environment due to noise and air pollution.
- Flooding and drainage problems.
- Loss of wildlife habitats.
- Harm to character of canal.

PR177: Loop Farm(2), Wolvercote, Kidlington

- Gosford and Water Eaton PC states that this site performs 'HIGH' against two of the four GB purposes in the GB study and again is important in preventing urban sprawl and merging of

Kidlington and Oxford. The site is adjacent to the Oxford Canal which is a very important recreational corridor and designated Conservation Area within the District. The corridor is protected through Policy ESD16 of the adopted Local Plan. Development in this area has the potential for adverse effects on the canal.

- Kidlington PC considers that this area is separated from Kidlington by major transport corridors forming significant landscape barriers, the Oxford Parkway development and the open fields. As it lies south of the village major new development is less likely to increase adverse traffic impacts in the village and will not directly impact on the valued intimate green environs of the village. They are concerned that new community and retail could compete with the viability of facilities in the village to the detriment of the improvements and investment identified as necessary in the recently approved Kidlington Masterplan (SPD)
- Historic England advises that this site abuts the Oxford Canal Conservation Area to the east. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.
- Environment Agency advises flood zone 3 at north of site, near where site adjoins A44. Canal forms western boundary.
- Natural England has concerns that development here could have potential indirect impacts on the Oxford Meadows SAC (and it component SSSIs), through alterations in the hydrological regime of the site, air pollution impacts, or increases in recreational pressure. This would need to be assessed through screening for likely significant effects in accordance with the Conservation of Habitats and Species Regulations 2010
- Wolvercote Neighbourhood Forum considers that a major road (A44) on the east side of the site would cause problems with sound and air pollution.
- Oxford Preservation Trust considers that this site must be assessed against the criteria on the main purposes of the Green Belt, Oxford's setting and flooding issues.
- The promoters of the site would welcome the identification of this site as an option for growth. It is located close to existing sustainable transport links. The link between the A44 and A40 in the Oxford Transport Strategy passes through this site. This site contributes little to the function of the GB and development would be naturally contained by the existing road and canal network that surrounds the site.

There were a very small number of representations in support of this site.

There were a number of representations objecting to this site. Comments include:

- Loss of green belt.
- Coalescence of settlements.
- Separated from existing communities and services.
- Site constrained by highways.
- Traffic congestion.
- Urban sprawl.
- Run off or contamination could go into Kingsbridge Brook which runs to Oxford Meadows SAC. The possible hydrological link between site PR168 and the SAC need to be assessed and valuated for potential harm. Sites near to housing with ageing sewers always have nitrate contaminated groundwater.
- Loss of open countryside, landscape and views.

- Pressure on existing services and facilities.
- Poor residential environment due to noise and air pollution.
- Flooding and drainage problems.
- Loss of wildlife habitats.
- Harm to character of canal.
- Harm to rural character of Kidlington.
- Lack of infrastructure.
- Will damage the wildlife corridor of the canal.
- Potential impact on Oxey Mead hay meadow, part of the SAC and New Marston Meadows SSSI.
- Loss of countryside walks.
- Priority should be given to non-green belt sites and brownfield sites.

PR178: Land east of Kidlington and west of A34, Kidlington

- Gosford and Water Eaton PC note that this site has been promoted for circa 700 homes. This site is in the GB and forms an important role in preventing the merging of Kidlington/Gosford and Oxford. The site scores 'HIGH' in the GB study. Development in this area would significantly erode the Kidlington/Gosford gap.
- Kidlington PC considers that this area is separated from Kidlington by major transport corridors forming significant landscape barriers, the Oxford Parkway development and the open fields. As it lies south of the village major new development is less likely to increase adverse traffic impacts in the village and will not directly impact on the valued intimate green environs of the village. Concerned that new community and retail could compete with the viability of facilities in the village to the detriment of the improvements and investment identified as necessary in the recently approved Kidlington Masterplan (SPD)
- Environment Agency advises that there is a small area of flood zone 3 at the north of the site.
- Cllrs Neil Prestige & Cllr Maurice Billington objects to development on this site and considers that this site should be removed from the consultation process entirely because this site is in the Green Belt with no development on it at all. It offers a natural gap between Oxford and Gosford and Water Eaton, this is vital so that the village does not get swallowed up by Oxford.
- Oxford Lib Dem Group considers that this site would not create coalescence of Oxford and Kidlington.
- Wolvercote Neighbourhood Forum consider that this site has similar problems to sites PR38 and PR50 in that both are too close to major roads and would suffer from noise and air pollution, especially in spaces necessary for outdoor recreation.
- Oxford Preservation Trust considers that this site must be assessed against the criteria on the main purposes of the Green Belt, Oxford's setting and flooding issues.

A very small number of representations have been received in support of this site. Comments include:

- Site a natural extension to Kidlington.
- Least damaging impact on Kidlington.

A large number of representations were received objecting to this site. Comments include:

- Loss of green belt.
- Coalescence of settlements.
- Loss of walks.
- Loss of wildlife habitats.
- Flooding and drainage problems.
- Loss of Kidlington Gap.
- Will attract London commuters due to proximity of Oxford Parkway.
- Noise from A34.
- Will exacerbate existing traffic congestion.
- Inadequate public services.
- Lack of infrastructure.
- Loss of countryside and landscape.
- Urban sprawl.
- Would be sandwiched between two very busy roads, one being the A34. Concerns already over dangers of diesel fumes, increasing pollution.
- Would damage character of Kidlington, Gosford and Water Eaton.

PR194: Land off Langford Lane, Kidlington

- Environment Agency advises that a river adjoins southern part of eastern boundary.
- Natural England advises that the potential impact on Rushy Meadows SSSI will need to be assessed, including any impacts arising from changes in hydrology, increased air pollution or recreational pressure.
- GVA on behalf of Oxford Aviation Services Ltd consider that this site falls within the Safeguarding Area. The operator of LOA has confirmed that the erection of any buildings on this site would be unacceptable as this would conflict with aircraft approach to the runway (safety grounds).
- BBOWT advises that this site adjoins Langford Meadows LWS raising concerns about direct and indirect impacts on this site, which might compromise the ecological interest of this site. An appropriate buffer will need to be provided should the site be considered further.

Several representations have been received in support of this site.

A number of representations have been received objecting to this site. Comments include:

- Loss of green belt.
- Harm to landscape and countryside.
- Site is just west of a local wildlife site. Development would be detrimental.
- Impact on wildlife habitats.
- Flooding and drainage problems.
- Increased traffic congestion.
- Inadequate infrastructure.
- Existing services stretched.
- Loss of country walks.
- Urban sprawl.

- Damage to rural character of settlements.

PR195: Kidlington Depot, Langford Lane, Kidlington

- The Environment Agency advises that there are no obvious constraints. Site currently shown as business park/telecommunications depot and adjoins airport. Any potential for contamination.
- Natural England advises that the potential impact on Rushy Meadows SSSI will need to be assessed, including any impacts arising from changes in hydrology, increased air pollution or recreational pressure.
- GVA on behalf of Oxford Aviation Services Ltd consider that this site falls within the Safeguarding Area. The operator of LOA has confirmed that the erection of any buildings on this site would be unacceptable as this would conflict with aircraft approach to the runway (safety grounds).

There were a small number of representations in support of this site.

There were a number of representations objecting to this site. Comments include:

- Loss of green belt.
- Would be better used for commercial development.
- Increased traffic congestion.
- Loss of wildlife habitats.
- Inadequate infrastructure.
- Existing services and facilities stretched.
- Flooding and drainage problems.
- Harm to countryside and wider landscape.
- Urban sprawl.

Area of Search Option B

PR19: Shipton on Cherwell Quarry, Shipton on Cherwell

- BBOWT state that this site encompasses Shipton Quarry SSSI and Bunkers Hill Quarry LWS in their entirety as well as additional areas of farmland. Very concerned about the potential allocation of this site for development and the effects development will have on the interest of the SSSI and the LWS. The site is also located within the Lower Cherwell CTA. Allocation of this site should be resisted.
- Historic England advises that this site abuts the Oxford Canal Conservation Area to the south-east and the Hampton Gay, Shipton-on-Cherwell and Thrupp Conservation Area beyond. It is also within the setting of the grade II listed Shipton Lift Bridge and the grade II Bridge at Shipton Weir and close to Hampton Gay (listed and scheduled) and its church. A site visit needs to be made to investigate further the impact of development on the setting of all these historic assets as part of any further consideration of this site, with reference to the conservation area character appraisals.
- Natural England states that the site includes Shipton on Cherwell and Whitehill Quarries SSSI, which is designated for its geological interest. Negative impacts on the SSSI would need to be avoided. Shipton on Cherwell Quarry is also a LWS, designated primarily for its

assemblage of wetland birds as well as the priority habitat 'open mosaic habitats on previously developed land'. The site is in the Lower Cherwell Valley CTA.

Other comments received include:

- Road improvements needed.
- Would be an interesting development opportunity
- The site promoters state that this brownfield site provides an excellent opportunity for a mixed use 'garden village' development set within a unique landscape structure.
- There are biodiversity constraints to developing this site due to the rare wetland habitat and its margins. There are clean water pools, which are an incredibly rare resource in the nitrate polluted countryside of today.
- Unsustainable location and the scale of infrastructure required make this site unviable.

PR21: Land off Mill Lane/ Kidlington Road, Islip

- Noke PM state that this proposal would be inappropriate for a small village like Noke. It would put unnecessary burden on the infrastructure services and facilities in the village.
- Islip PC states that this site comprises existing agricultural land within the Green Belt. Developing this site would lead to a scale of development that would be excessive.

Other comments include:

- Road and rail needs widening.
- Site a natural extension to Islip.
- Statutory criteria for green belt protection must be adhered to.
- Object as a green field site. Brownfield sites are available.
- Loss of open countryside, impact on views, walks and wildlife habitats.
- Islip has a very poor transport infrastructure with no effective bus or rail service, narrow roads and ancient river bridge.
- Would put a huge strain on existing services and facilities in the village.
- Mill Lane is too narrow.
- Land prone to flooding.
- Impact on traffic flows and road safety.

PR22: Land North West of London-Oxford Airport nr Woodstock, Woodstock

- West Oxfordshire DC advises that this site adjoins its boundary. It is on the site of a recently refused planning application. It would have significant landscape and heritage implications.
- Historic England advise that this site contains the Blenheim Villa, a Roman villa and associated field system 200m north east of Little Cote scheduled monument. The development of this site would have an unacceptable impact on the monument and its setting and should not be taken forward. The Blenheim Palace World Heritage Site and Registered Historic Park and Garden is located to the south-west of this site. Any development of this site should have regard to the setting of the Park.
- Woodstock Town Council states that no assessment has been made of the cumulative impacts of development proposed in neighbouring authorities. Development would impact on the openness of the adjacent green belt. A previous application to develop the site was

refused and the Town Council are strongly of the view that nothing has changed. Support views of ICOMOS relating to impact on Blenheim Palace WHS. Site also has a Roman villa. Would destroy Town's unique character and tourism.

- Shipton on Cherwell and Thrupp PC state that the site is entirely inappropriate to meet Oxford's needs due to remote location in relation to City. Exiting local road network inadequate in its current form.
- BBOWT consider it important that the effects of the development are not assessed in isolation but are considered comprehensively in consultation with WODC.
- ICOMOS-UK is of the view that any development on this site would have a harmful impact on the setting of Blenheim WHS.
- Woodstock Action Group objects to the development of this site. The cumulative impacts of recently planned developments will double the population of the town. The existing infrastructure will be unable to cope. Development would be harmful to this ancient town and Blenheim Palace.

Other comments include:

- Remote location in relation to Oxford City.
- Local road network overloaded.
- Loss of landscape and countryside.
- Site lies outside the green belt.
- Excellent transport links to Oxford
- Loss of settlement character.
- The site promoters and landowners have provided detailed comments and justification to support this site.
- Fully support the need for more housing in Woodstock, 600-800 houses over the course of the plan period seems appropriate, and would prevent the decline of the town and ensure infrastructure needs are met. Essential that CDC and WODC co-ordinate their planning response whilst consulting with the residents of Woodstock.

PR25: Land east of Marlborough School, Woodstock

- Woodstock Town Council state that the site is poorly related to Woodstock both in terms of access and landscape. Fears that development of this site would inhibit any expansion plans of the school.
- West Oxfordshire DC considers that this site is on the edge of Woodstock and would form an extension to this town in West Oxfordshire. The cumulative implications in terms of landscape impact and infrastructure need to be fully considered, as West Oxfordshire is already proposing three urban extensions for this town.
- Shipton on Cherwell and Thrupp PC state that the site is entirely inappropriate to meet Oxford's needs due to remote location in relation to City. Exiting local road network inadequate in its current form.
- Woodstock Action Group objects due to its location on a sharp bend. There are highway safety issues in this locality.

Other comments include:

- North corner of Shipton Road needs widening
- Fully support the need for more housing in Woodstock, 600-800 houses over the course of the plan period seems appropriate, and would prevent the decline of the town and ensure infrastructure needs are met. Essential that CDC and WODC co-ordinate their planning response whilst consulting with the residents of Woodstock.
- Remote location in relation to Oxford City.
- Local road network overloaded.
- The site promoters and landowners have provided detailed comments and justification to support this site.

PR29: Land at Shipton on Cherwell, Shipton on Cherwell.

- Shipton on Cherwell and Thrupp PC state that the site is entirely inappropriate to meet Oxford's needs due to remote location in relation to City. Existing local road network inadequate in its current form.
- Natural England state that the site is adjacent to Shipton on Cherwell and Whitehill Quarries SSSI, which is designated for its geological interest. Negative impacts on the SSSI would need to be avoided.
- BBOWT advises that site adjoins the Shipton on Cherwell Quarry SSSI. It appears to be a disused railway line that acts as a good connector in this agricultural countryside. Concerned about potential impacts on the SSSI and the adverse impact on the wider ecological network if the site was developed. Development on this site should be resisted.
- The site promoters state that this brownfield site provides an excellent opportunity for a mixed use 'garden village' development set within a unique landscape structure.
- Environment Agency advises that part of the site is in flood zone. SSSI adjoins northern boundary of site.

Other comments include:

- Improvements on the road to A4260 needed.
- Development would result in urban sprawl and fail to preserve the countryside.

PR30: Oil Storage Depot, Bletchingdon Road, Islip

- The Battlefields Trust advises that this site is likely to lie on the 1645 Islip Bridge battlefield. Site has local and national significance. There is likely to be surviving battlefield archaeology on the site which should be investigated. Need to establish whether the development of the site outweighs the public benefit of preserving this battlefield heritage.
- Noke PM states that 50 dwellings would be inappropriate for the size of the village.
- Islip PC is in favour of developing this site for limited development of 50 houses with a 50 bed care home/sheltered housing scheme.

Other comments include:

- Some development on this site is supported by the village. But Section 106 money should be directly invested in local area.
- Limited development would support Islip's sustainability as a village.
- Brownfield site.

- Islip railway station needs parking.
- The site promoters have provided a detailed Land Quality Assessment together with a detailed Landscape and Visual Appraisal in support of this site. Would also commit to providing traffic calming measures and a new footbridge over the River Ray.
- A natural extension to Islip.
- Some 50 houses would have the support of the local community.
- Would ruin visual amenity and biodiversity.
- Development would result in loss of green belt, loss of open countryside, impact on wildlife and local road network.

PR55: Land off Bletchingdon Road, Islip

- The Battlefields Trust advises that this site is likely to lie on the 1645 Islip Bridge battlefield. Site has local and national significance. There is likely to be surviving battlefield archaeology on the site which should be investigated. Need to establish whether the development of the site outweighs the public benefit of preserving this battlefield heritage.
- Islip PC states that this site comprises agricultural land within the green belt. Developing this site would lead to a scale of development that would be excessive.
- Noke PM state that this proposal would be inappropriate for a small village like Noke. It would put unnecessary burden on the infrastructure services and facilities in the village.

Other comments include:

- Road and rail improvements needed.
- Unsuitable and would put more traffic on to Islip's already inadequate road network.
- Objection as this is a green field site when brownfield are available.
- Development would result in loss of green belt, loss of open countryside, impact on wildlife and local road network.
- Inappropriate to the village and would significantly extend its current boundaries.
- Adverse impacts for properties along Kidlington Road and Bletchingdon Road with loss of privacy and open aspect.
- Impact on traffic and road safety.

PR157: Upper Noke, Noke

- Historic England considers that, this site is within the setting of the Romano-Celtic temple North of Woodeaton scheduled monument to the south-west. Any development of this site should have regard to this setting.
- Noke PM considers that large development for a small village like Noke would be inappropriate. CDC's vision includes the need "to ensure that people have convenient, affordable and sustainable travel opportunities to the city". This site would be contrary to this vision with increased traffic and congestion, no public transport, lack of infrastructure and services. It is adjacent to a nationally renowned bird sanctuary. It is the last remaining unspoilt hills in the area with important views and well used by walkers and cyclists. The Parish feels that the exceptional circumstances to release this site from the Green Belt would be difficult for the reasons mentioned above.

Other comments include:

- Hilltop views would be ruined
- The site is not linked to the village and stands exposed and elevated on the busy B4027.
- What reassurance is there that these houses will not be for London or Birmingham commuters?
- Islip primary school is at capacity.
- The owner of part of the site has advised that she has not given her consent for this land to be promoted. She has requested that the land is removed. A plan showing the land in question has been provided.
- Noke is totally unsuitable as it's a small village and any significant number of additional houses would detrimentally alter the nature of this remote and historic village. Its infrastructure, services and amenities could not sustain any growth. It has no public transport.
- 100 homes would be highly detrimental to Noke.
- Noke Hill is one of the last remaining unspoilt hills in the area, enjoyed by many and a bird migration route. Otmoor RSPB reserve is 1km away.
- Green Belt will be lost.
- Will exacerbate traffic problems.
- Landowner states that there is a strong case for some additional housing in Noke so that the community remains viable and attracts young families to the community.

PR181: Land off Mill Street/Mill Lane, Islip

- The Battlefields Trust advises that this site is likely to lie on the 1645 Islip Bridge battlefield. Site has local and national significance. There is likely to be surviving battlefield archaeology on the site which should be investigated. Need to establish whether the development of the site outweighs the public benefit of preserving this battlefield heritage.
- Historic England advises that this the Islip Conservation Area abuts this site to the west, east and south. This end of Islip retains its historic settlement pattern as a row of houses which peters out and ends in a farm. To break this up with a new block of housing would be detrimental to the special interest, character and appearance of the Conservation Area. Consider that this site should not be taken forward.
- Islip PC states that this site is in the Green Belt and on the edge of the Islip Conservation Area. The access of Mill Lane is narrow and is not suitable for development as it would result in increase in traffic problems in the village and the bridge.
- Noke PM state that this proposal would be inappropriate for a small village like Noke. It would put unnecessary burden on the infrastructure services and facilities in the village.

Other comments include:

- Objection as this is a green field site when brownfield are available.
- Road and rail improvements needed.
- A natural extension to Islip
- Unsuitable and would put more traffic on to Islip's already inadequate road network.

- Development would result in loss of green belt, loss of open countryside, impact on wildlife and local road network.

Area of Search Option C

PR10: Land East of Wendlebury

- Ambrosden PC have expresses significant concerns about further development along the A34, A41 corridor, due to impact on Ambrosden. Note that there have been a large number of houses built in the last few years. Any development of this site would need to be justified by significant community planning gains. The site also has significant visual impact, and hydrological issues, as it is on the River Ray basin, which is subject to flooding.
  There are significant issues related to elevated rail line.
  The site may be suitable for leisure or sporting use.
- Wendlebury PC considers the site proposal as inappropriate development, due to flooding, BAP habitat, Green Boundary zone, unsustainable location, viability and conflict with Local Plan Strategic Objectives SO6, SO11, SO12 and SO15. It is also contrary to Polices BSC 11, ESD 1, ESD 6, ESD 10, ESD 13, ESD 15, and ESD 18 of the local plan.
- Middleton Stoney PC objects to developments around J9 and 10 of M40 given that these locations are already at capacity in spite of recent improvements.
- BBOWT consider that this large site allocation is in close proximity to the Wendlebury Meads and Mansmoor Closes SSSI. It is separated from the site by the M40 but connectivity underneath the motorway might exist resulting in increased recreational pressures on the site. Indirect impacts caused by accessing the site might also exist and will need to be fully assessed.
- Historic England considers that this site abuts the Alcester Roman site scheduled monument to the north. Any development of this site should have regard to the setting of the monument.

Other comments include:

- Development would be a piecemeal way of getting the previously rejected Weston Otmoor Ecotown but without any of the ‘eco’ credentials.
- Near sensitive wildlife sites.
- Site located next to small existing communities with little or no infrastructure or public transport links.
- Would destroy the setting and character of Wendlebury village.
- Excessive noise and air pollution.
- Would exacerbate flooding problems.

PR11: Land North and South of A34/west of M40 Junction 9.

- Ambrosden PC expresses significant concerns about further development along the A34, A41 corridor, due to impact on Ambrosden. Note that there have been a large number of houses built in the last few years. Any development of this site would need to be justified by significant community planning gains.

- Wendlebury PC objects as the site is located in the Green Belt, which prevents inappropriate development and stops urban sprawl. The site is not sustainable due to lack of infrastructure or connections to urban or developed areas, which would increase dependence on car; therefore contrary to objectives SO6, SO10, SO11, SO12, SO13 and SO15. Contrary to Policies ESD1, 6, 10, 13, and 14.
- Middleton Stoney PC objects to developments around J9 and 10 of M40 given that these locations are already at capacity in spite of recent improvements.
- Weston on the Green PC state that the site is unacceptable for reasons of the currently inadequate traffic infrastructure, and the impossible (and impassable) burden it would put on the A34. A major transport route would need to be put in place to accommodate more major development in the Cherwell corridor - even making the A34 into a motorway is not the solution (re the Botley bottleneck).
- BBOWT consider that this large site allocation includes or comes close to woodland blocks that are designated as Ancient Woodlands. In addition, there is a SSSI nearby that might come under pressure from development, eg recreational pressure.
- Historic England advises that the Weston-on-the-Green Conservation Area lies to the west of this site. Any development of this site should have regard to the setting of the conservation area with reference to the conservation area character appraisal.

Other comments include:

- Development would be a piecemeal way of getting the previously rejected Weston Otmoor Ecotown but without any of the 'eco' credentials.
- Near sensitive wildlife sites.
- Maybe within the rainwater catchment of Weston Fen SSSI
- Site located next to small existing communities with little or no infrastructure or public transport links.
- Excessive noise and air pollution.
- Priority should be given to brown field sites and those outside the green belt.

PR12: Land at Little Chesterton

- Ambrosden PC expresses significant concerns about further development along the A34, A41 corridor, due to impact on Ambrosden. Note that there have been a large number of houses built in the last few years. Any development of this site would need to be justified by significant community planning gains.
- Wendlebury PC objects as this is unsustainable development for a small village. It would lead to merging Little Chesterton with Chesterton and to the urban sprawl of Bicester out towards the M40 and the eventual growth of the town over all the rural areas between it and the M40. Contrary to objectives SO6, SO10, SO11 and SO12. Contrary to Policies ESD10 and 13.
- Middleton Stoney PC objects to developments around J9 and 10 of M40 given that these locations are already at capacity in spite of recent improvements.

Other comments include:

- Site located next to small existing communities with little or no infrastructure or public transport links.
- Development would be a piecemeal way of getting the previously rejected Weston Otmoor Ecotown but without any of the 'eco' credentials.
- Unsustainable due to its remote location, no facilities and car access only.

PR97: Church Field, Wendlebury Road, Wendlebury

- Ambrosden PC expresses significant concerns about further development along the A34, A41 corridor, due to impact on Ambrosden. Note that there have been a large number of houses built in the last few years. Any development of this site would need to be justified by significant community planning gains.
- Wendlebury PC objects to this site as it represents a direct extension to the village (Category C), which only permits infilling. It would put undue strain on the existing infrastructure. The site is on higher ground, which would lead to flooding and drainage problems for the village. The site has historic agricultural ridge and furrow across the majority of it and dew ponds close to the church. The site lies outside the village built up area. The village has no services except a pub, which would lead to residents having to use private motor cars.
- Middleton Stoney PC objects to developments around J9 and 10 of M40 given that these locations are already at capacity in spite of recent improvements.
- Historic England advises that this site lies just to the south-west of the grade II listed Church of St Giles. Any development of this site should have regard to this setting.

Other comments include:

- Development would be a piecemeal way of getting the previously rejected Weston Otmoor Ecotown but without any of the 'eco' credentials.
- Site has ancient ridge and furrow and would swamp Wendlebury village.
- Site located next to small existing communities with little or no infrastructure or public transport links.
- Would exacerbate existing flooding problems
- Noise and pollution problems

PR139: Land at Lodge Farm, Chesterton

- Ambrosden PC expresses significant concerns about further development along the A34, A41 corridor, due to impact on Ambrosden. Note that there have been a large number of houses built in the last few years. Any development of this site would need to be justified by significant community planning gains.
- Wendlebury PC objects as would be inappropriate development within the Green Boundary Zone that protects merging the surrounding villages with Bicester. It represents an unsustainable form of development with no connection to major settlement for employment and other infrastructure. It will lead to increased congestion on roads around Bicester; therefore considered contrary to Objectives SO6, 11, 12 and 15 and LP Policies BSC11, ESD1, 6, 10, 13 and 15.
- Middleton Stoney PC objects to developments around J9 and 10 of M40 given that these locations are already at capacity in spite of recent improvements.

- Historic England advise that this site includes the grade II listed assets of Oxford Lodge and bridge c. 200m north-east of Lodge Farmhouse and abuts the Chesterton Conservation Area. A site visit is needed to fully understand the context and setting of the building but consider that an isolated rural location would be an important aspect of the significance of this building given that lodges are meant to signal the entrance to the estate of a country house, which essentially requires a countryside location. Consider that development of this site would be likely to result in a high level of harm to the significance of this building and that the site should therefore not be taken forward.

Other comments:

- Site has ridge and furrow pasture land and a brook which need to be protected.

PR196: Extension to Bicester Gateway, Bicester

- Historic England advises that this site is adjacent to the site of an Iron Age Romano-British settlement and Roman Road. Although neither is scheduled, any development of this site should have regard to the setting of these heritage assets.
- Middleton Stoney PC objects to any extension to NW Bicester Eco Town.
- Wendlebury PC objects to the inclusion of this site within the already allocated Bicester Gateway employment scheme. Transport mitigation measures from the development affecting Wendlebury are not satisfactory. Any increase of traffic through the village is to be avoided. The village has no street lights or pavements. The village experiences high levels of traffic when there are accidents at Junction 9 of the M40.

Area of Search Option D

PR62: Land at Arncott Hill, off Patrick Haugh Road and Buchanan Road, Arncott

- BBOWT advises that this site adjoins or comes close to the Arncott Wood LWS, part of which is also designated as Ancient Woodland. Concerned about direct and indirect impacts on this site (eg recreational pressure) and consider it important that any potential development retains a minimum distance of 50m to the woodland edge.

PR149: Land at Murcott Road, Arncott

- BBOWT advises that this site adjoins or comes close to the Arncott Wood LWS, part of which is also designated as Ancient Woodland. Concerned about direct and indirect impacts on this site (eg recreational pressure) and consider it important that any potential development retains a minimum distance of 50m to the woodland edge.

Area of Search Option E

PR3: Land adjoining Graven Hill, Bicester/Ambrosden

- Ambrosden PC strongly object to this site as it will lead to the coalescence of Ambrosden with the urban extension of Bicester at Graven Hill
- Historic England advises that there is a grade II listed barn just to the north of this site. Any development of this site should have regard to the setting of the barn.

- The promoters of this site have provided a very detailed report with a sustainability appraisal, transport appraisal and other evidence in support of the allocation of this site.

PR7: Land at Wretchwick Farm, Ploughley Road, Ambrosden

- Ambrosden PC objects to this site due to the effect on the setting of listed buildings. It will also lead to the coalescence of Ambrosden with the urban extension of Bicester. This land should be maintained as a green buffer zone between Graven Hill and Ambrosden.
- Historic England advises that a grade II listed barn lies just to the south of this site. Any development of this site should have regard to the setting of the barn.

PR33: South Lodge, Fringford Road, Caversfield

- Caversfield PC state that a planning application on this site was dismissed at appeal in 2014. The reasons for refusal included character and appearance of the area, housing land supply, impact on adjacent heritage assets, landscape and poor access.
- Historic England advises that the RAF Bicester Conservation Area lies just to the east of this site. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.
- Flood risk

PR37: Land to the West of Himley Village. Middleton Stoney Road, Bicester

- Middleton Stoney PC objects to any extension to NW Bicester Eco Town.

Other comments include:

- This relates to an area of land promoted by P3Eco. Any land identified for development adjacent or close to NW Bicester should be subject to the same Eco Town criteria that underpin the development.
- Remote, no facilities, car access only.

PR77: Bicester Garden Centre, Bicester

- No comments received in response to this question.

PR105: Land north of Rau Court, Caversfield

- Caversfield PC states that this is one of the only available green spaces in the village. Vehicular access is limited and the local roads are unable to support additional volume of traffic. The existing infrastructure and services cannot sustain additional pressure from new housing. The Parish Council believes that this site in particular should be retained in perpetuity as recreational land and given to the community for such use.
- BBOWT consider that, this site appears to be a central open space for the village and the aerial photograph suggests that it comprises a mosaic of habitats, which have the potential to support priority habitats and/or protected and notable species. We are concerned about the potential loss of this potentially wildlife rich site and that any loss of public open space will increase pressure on wildlife in the surrounding countryside.

- Historic England advises that the RAF Bicester Conservation Area lies just to the north of this site. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.

PR140: Skimmingdish Lane, Bicester

- BBOWT consider that this site appears overgrown and is likely to have developed ecological interest over time. Whilst generally support development to be located within the urban area rather than sprawling into the countryside concerned about the loss of this site for biodiversity and people. Consider that this site could form an important element of a GI network for the town providing a green link between town and countryside.
- Historic England advises that the RAF Bicester Conservation Area lies just to the north of this site. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.

PR141: Land East of Charbridge Lane, South of Railway, Bicester

- Launton PC state that this site is not sympathetic with the proposed Wretchwick Green development and by bringing Bicester housing so close to Launton, threatens coalescence with Launton.
- BBOWT consider that this site is entirely on the Gavray Drive LWS. It is wholly inappropriate not only as it is clearly against policy but also as this site forms part of an important existing, and proposed, open space connection between the town and the countryside. The site is an important element in the Bicester 12 application (currently under consideration), which proposes to connect this site via a Nature Conservation Area with the LWS to the east ('Meadows NW of Blackthorn Hill'). This green connection is essential to make the development on Bicester 12 acceptable in ecological terms. As such development on this site will not only directly affect the designation and existing wildlife interest but would completely undermine any strategic work that is currently going on. In addition the site is located in the Upper Ray CTA and any development should not compromise the aims and objectives of the CTA. Strongly object to this allocation.

Other comments include:

- Nearness to Gavray Drive LWS meadows is a concern. There needs to be a wide green wildlife corridor preserved and protected.
- The promoters of this site consider that it should be an expansion to Bicester 12, not to increase the amount of developable land but to deliver environmental gains and as an enabling development.
- Site is part of Gavray Meadows LWS so should not be built on. A wildlife corridor is required to maintain free movement for animals living in Gavray Meadows.
- Strongly objects to development on this site. It is protected under policies ESD10 and ESD11 of CDC's adopted plan 2015 as it is land known to be of high nature conservation importance. It is part of Gavray Meadows Local Wildlife Site that provides a wildlife corridor and is part of the Ray Conservation Target Area.

PR142: Land North of Railway, East of Charbridge Lane, Bicester

- Launton PC states that this site will develop Bicester outside the ring road and would cause an unacceptable likelihood of coalescence with Launton.

Other comments include:

- Development would see the green space between Launton and Bicester disappear. It is important to maintain the village identity and keep Launton separate from Bicester.
- Nearness to Gavray Drive LWS meadows is a concern. There needs to be a wide green wildlife corridor preserved and protected.
- This site is being promoted along with site PR141. Promoters of sites propose that the allocation of this site for housing will secure PR141 as undeveloped land.

PR144: Bicester Sports Association Site, Oxford Road, Bicester

- BBOWT generally welcome the use of inner urban sites for development but are concerned about the resulting loss of open space to development. Bicester has little existing publicly available open space and concerned about the loss of this recreational site. In addition, the site forms part of one of few green links through the town (located along a stream) and should be considered as part of the GI network.
- Historic England advises that the Bicester Conservation Area lies just to the north-east of this site. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.

Other comments include:

- Site is an important part of Bicester's green infrastructure. It is a valuable community asset which should be protected.
- Pollution levels on the Oxford road are currently higher than recommended.

PR147: Land at Grange Farm, Launton

- Launton PC state that the site is unsuitable due to transport infrastructure deficiencies in Station Road, and the crossroads with the Bicester Road, Launton.

Other comments include:

- Site is unsuitable for development as it consists of greenfield land, beyond the built-up limits of Launton, within open countryside. It would deliver a disproportionate level of growth unsupported by local services and facilities contrary to longstanding policy parameters for the threshold for developments in Service Villages. Travel patterns that are reliant on cars would increase.
- Development will extend the built up limits of the village.

PR148: Land at Blackthorn Road, Launton

- Launton PC state that the site is mainly flood plain. The remainder of the site does not meet the site size threshold.
- The promoters of the site welcome its inclusion within the Options Paper. Details, including an indicative layout, have been provided.

Other comments include:

- Site has previously been rejected by CDC
- It does not meet the minimum requirements for a strategic site.
- Will include development in flood zone 3 and the Ray CTA.
- Congestion and road safety a concern.

PR150: The Plain, Land East of B4100, Bicester

- Caversfield PC states this site is labelled as Bicester, but is in Caversfield. It was requested as part of the Green Buffer to reduce the coalescence between Bicester/ Eco Town and Caversfield. The Green Buffer was rejected by the Inspector as there were other policies to protect it. Buildings on this land would be highly detrimental to the rural village of Caversfield and would be well outside the built up area of the village.
- Caversfield is a Category 3 settlement. It does not have the infrastructure to maintain this level of housing.

PR190: Dymock Farm, Caversfield

- Caversfield PC state that this has not been supported by the Parish Council since 2009. The infrastructure and services are not adequate to support 480 dwellings, with an additional 900 dwellings it would make it worse. This site is a long way from any form of public transport, pedestrian and vehicular access in to both Fringford Road and the Buckingham A4421 difficult. The narrow rural Fringford Road is not suitable for additional traffic and access onto the Buckingham Road would be dangerous.
- Caversfield is a Category 3 settlement. It does not have the infrastructure to maintain this level of housing.

PR197: North West Bicester, Bicester

- Noted that site was included in the original NW Bicester Masterplan but excluded from Policy Bicester 1.
- Any land identified for development adjacent to NW Bicester should be subject to the same Eco Town criteria.

Area of Search Option F Sites

PR16: Land west of Chilgrove Drive and North of Camp Road, Upper Heyford

- Historic England considers that, this site abuts the Upper Heyford Conservation Area to the west and north. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.
- Middleton Stoney PC objects to the promotion of this site and any extension to RAF Upper Heyford.

Other comments include:

- Increased pressure on roads.

- Site promoter's state that the site should be allocated for housing as it is in a sustainable location.
- Flood risk.

PR36: Letchmere Farm, Camp Road, Upper Heyford

- Historic England considers that, this site abuts the Upper Heyford Conservation Area to the north. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.
- Middleton Stoney PC objects to the promotion of this site and any extension to RAF Upper Heyford.
- Kenley Holdings are promoting this site for residential development as a logical extension to an existing allocation.

PR47: Land South of Upper Heyford Airfield, Upper Heyford

- BBOWT are concerned about potential cumulative effects of developments in this area. The scale is completely out of context with the surrounding area and might result in Upper Heyford and Lower Heyford merging into one settlement. We consider the proposed allocation too large for this area and are concerned about the direct and indirect effects (including hydrological changes, recreation, and increased traffic) this might have on the natural resources in general and on designated sites such existing adjacent woodland blocks, the River Cherwell and Rousham Gardens.
- Historic England considers that this site would have an impact on the setting of Rousham Park. The site should therefore not be taken forward. In addition the western end of the site lies within the Rousham Conservation Area.
- Middleton Stoney PC objects to the promotion of this site and any extension to RAF Upper Heyford.

PR52: Land South East of Lower Heyford, Lower Heyford

- BBOWT are concerned about potential cumulative effects of developments in this area. The scale is completely out of context with the surrounding area and might result in Upper Heyford and Lower Heyford merging into one settlement. We consider the proposed allocation too large for this area and are concerned about the direct and indirect effects (including hydrological changes, recreation, and increased traffic) this might have on the natural resources in general and on designated sites such existing adjacent woodland blocks, the River Cherwell and Rousham Gardens.
- Historic England considers that this site would have an impact on the setting of Rousham Park. Any major development would seriously harm the significance of the Park. In addition the site lies almost entirely within the Rousham Conservation Area.

Other comments include:

- Objection to strategic development sites that degrade the countryside, bridleways, footpaths, canals and rivers.
- Site completely disproportionate in size. Lower Heyford and Caulcott would be dwarfed.
- No capacity for growth at Lower Heyford Station.

- Important to preserve the views from historic Rousham House.
- Development of this site would degrade the countryside and the bridleways and footpaths along this site would be affected.

PR188: Heyford Leys Campsite, Camp Road, Upper Heyford

- Historic England states that, this site abuts the Upper Heyford Conservation Area to the northwest. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.

PR191: Land adjoining and west of Chilgrove Drive and adjoining and north of Camp Road, Upper Heyford

- Historic England considers that, this site abuts the Upper Heyford Conservation Area to northwest. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.

Area of Search Option G Sites

PR26: Land at southern edge of village, Ardley

- Middleton Stoney PC objects to developments around Junction 9 and 10 of M40 given that these locations are already at capacity in spite of recent improvements.
- Ardley with Fewcott PC objects to the site on the grounds that the site is in Category C village where only infill and extensions are allowed. It lacks immediate relationship to Oxford. There is a potential for 200 dwellings which would drastically change the size of Ardley/Fewcott. The increase in traffic is unsustainable.
- Fritwell PC objects as it would increase car use on unsuitable roads, including the B430 which is already heavily congested. Every effort should be made to preserve and enhance the rights of way and connectivity across the rural areas and preserve the landscape and views.
- Anglian Water advise that development will impact on their infrastructure requirements.

PR56: Land at Junction 10, M40, Ardley

- Anglian Water advises that development will impact on their infrastructure requirements.
- Middleton Stoney PC objects to developments around Junction 9 and 10 of M40 given that these locations are already at capacity in spite of recent improvements.
- Fritwell PC are concerned that commercial development would give rise to warehousing and storage use wanting easy access to M40 and servicing needs across long distances. Do not consider that this will give rise to local employment to support economic development in Oxfordshire. Are concerned that development on this site would be very close to Fritwell and Ardley and contribute to destroying the rural aspects and valued space between the villages. It will be very visible from the rural footpaths on this side of Fritwell parish and produce light and visual pollution in this essential rural area. The Parish feel that every effort should be made to preserve and enhance the rights of way and connectivity across our rural areas and preserve the landscape and views.

PR67: Land adjoining playing field, Ardley

- Anglian Water advises that development will impact on their infrastructure requirements.
- Middleton Stoney PC objects to developments around Junction 9 and 10 of M40 given that these locations are already at capacity in spite of recent improvements.
- Ardley with Fewcott PC objects to the site on the grounds that the site is in Category C village where only infill and extensions are allowed. It lacks immediate relationship to Oxford. There is a potential for 200 dwellings which would drastically change the size of Ardley/Fewcott. The increase in traffic is unsustainable.
- Fritwell PC objects to this site as there is no sustainable transport (bus service) and residential development would result in an increase in car traffic on unsuitable roads through the rural villages. It addition, access is likely to be needed onto the narrow Ardley/Fritwell Road on a steep bend giving rise to safety concerns. Every effort should be made to preserve and enhance the rights of way and connectivity across our rural areas and preserve the landscape and views.

Other comments:

- Flood risk, close to M40 (noise and pollution)

Area of Search Option H Sites

PR15: Land at Crouch Farm, Banbury

- Bloxham PC is concerned about the impact on the A361.

Other comments:

- Objection to development on sites that degrade the countryside.
- Adverse impact on Conservation Target Area.

PR17: Site of the M40, Overthorpe, Banbury

- Banbury Town Council state that residential use on this site would lead to the isolating communities on this site and would result in increased car journeys and congestion on the roads. Industrial/employment uses should be explored.

PR28: Land West of Southam Road, Banbury

- Banbury Town Council advises that they have planning permission to change the use of this land to a cemetery to expand the Hardwick Cemetery.

Other comments include:

- Objection to strategic development sites that degrade the countryside and rivers.
- Flood risk
- Adding to congestion on Southam Road.
- Banbury and North Oxford Ramblers object to the development of this site because it would degrade the countryside and the bridleways and footpaths along this site would be affected. This site is an area of tranquillity.

PR43: Land to the North of Broughton Road, Banbury

- Objection to strategic development sites that degrade the countryside, bridleways and footpaths.
- Banbury and North Oxford Ramblers object to the development of this site because it would degrade the countryside and the bridleways and footpaths along this site would be affected.
- Increased traffic congestion.
- Direct and indirect impact on Crouch Hill. Area should be considered a Landscape Protection Area.
- Negative impact on infrastructure.

PR45: Land adjoining Dover Avenue and Thornbury Drive, Banbury

- Historic England consider that, this site is within the setting of the grade II listed Withycombe Farmhouse and attached stable, immediately to the west. This is one of a number of proposed sites containing or near to isolated listed farmsteads, which would be surrounded by development if these sites were allocated, which in turn is likely to have a major impact on their significance. Their historical interest is often bound up in the relationship with the land from them and their aesthetic value is often enhanced by an isolated rural setting. Suggest that an analysis of the impact of development on the significance of the farmstead is undertaken and feeds into the consideration of any sites taken forward. Any development of this site should have regard to the setting of these listed buildings.

Other comments:

- Objection to strategic development sites that degrade the countryside, bridleways and footpaths.
- Banbury and North Oxford Ramblers object to the development of this site because it would degrade the countryside and the bridleways and footpaths along this site would be affected.
- Bloor Homes support this site as a potential extension to Site Banbury 3: Land west of Bretch Hill.

PR54: Land off Warwick Road, Banbury

- Objection to strategic development sites that degrade the countryside, bridleways and footpaths.
- Merges Hanwell in to Banbury
- Banbury and North Oxford Ramblers object to the development of this site because it would degrade the countryside and the bridleways and footpaths along this site would be affected.

PR58: Bretch Farm, Broughton Road, Banbury

- Increased traffic congestion.
- Direct and indirect impact on Crouch Hill. Area should be considered a Landscape Protection Area.
- Negative impact on infrastructure.

PR130: Land south of Broughton Road, Banbury

- No comments received in response to this question.

PR146: Milestone Farm, Broughton Road, Banbury

- Objection to strategic development sites that degrade the countryside, bridleways and footpaths.
- Banbury and North Oxford Ramblers object to the development of this site because it would degrade the countryside and the bridleways and footpaths along this site would be affected.
- Increased traffic congestion.
- Direct and indirect impact on Crouch Hill. Area should be considered a Landscape Protection Area.
- Negative impact on infrastructure.

PR186: Land south of Wards Crescent, Bodicote

- Objection due to traffic congestion, overstretched infrastructure, air pollution. Services already under threat e.g. Horton Hospital.
- Adverse impact on the village of Bodicote.
- Access roads are inadequate.
- Bodicote has already taken more than its fair share of housing.
- Flooding problems.
- Bodicote PC objects to this site due to its impact on Bodicote. There is a risk of flooding and development would increase traffic in the often congested village.

PR187: Dukes Meadow Drive, Banbury

- No comments received in response to this question.

PR198: Land at Southam Road, Banbury

- Flood risk
- Bounded by M40 and railway line.

PR199: Land at Wykham Park Farm, North of Wykham Lane, Banbury

- Bloxham PC is concerned about the impact on A361
- Historic England states that the site is within the setting of the grade II listed Wykham Farmhouse. This is one of a number of proposed sites containing or near to isolated listed farmsteads, which would be surrounded by development if these sites were allocated, which in turn is likely to have a major impact on their significance. Their historical interest is often bound up in the relationship with the land from them and their aesthetic value is often enhanced by an isolated rural setting. Suggest that an analysis of the impact of development on the significance of the farmstead is undertaken and feeds into the consideration of any sites taken forward. Any development of this site should have regard to this setting.
- Bodicote PC objects to the promotion of this site for housing due to its impact on Bodicote. Have already lost a large portion of the Parish to the Longford Park development and currently there are 2 developments approved on the south part of the Parish at Blossom

Fields. This site is considered as a major problem. Vehicles will use Wykham Lane, which is narrow, winding, country lane, already in a poor condition and subject to near misses. It is not appropriate to build here and use Wykham Lane to enter and exit the site.

Other comments include:

- Site is pleasant rural agricultural land. Need to preserve rural character of Wykham Lane.
- Risk of merging Bodicote with Bloxham.
- Objection to strategic development sites that degrade the countryside, bridleways and footpaths.
- Banbury and North Oxford Ramblers object to the development of this site because it would degrade the countryside and the bridleways and footpaths along this site would be affected.
- Strong objection as sites already congested with traffic.
- Infrastructure cannot cope, air pollution and reduced quality of life. Services already under threat.
- Increased traffic along Wykham Lane.

Area of Search Option I Sites

PR1: Land off Station Road, Cropredy

- Cropredy PC state that a previous application was refused as it was considered to harm the character of the rural setting, and setting of a listed building. It would result in additional traffic movements. Cropredy is not supported by public transport.

Other comments include:

- Unsuitable due to flooding and next to main railway line.
- Promoters of site state that the allocation will assist the District's housing need, assist in the vitality and viability of small businesses and services in Cropredy, deliver public open space and other infrastructure and biodiversity improvements.

PR8: Land North East of Ambrosden

- Ambrosden PC states that they may support the development of 30% of this site, subject to the provision of significant areas of open space, community and sports facilities. These benefits are unlikely to be achieved in any other way.

PR9: Land to rear of the Old Quarry House, Fenway, Steeple Aston

- A petition with 80 signatories has been received which strongly objects to the development of this site.
- BBOWT advise that the site is a disused quarry, not disturbed for a number of years. It is highly likely that the site supports priority habitats and protected and notable species, including adders. The ecological value of the site needs to be assessed before being considered further for development.
- Historic England advise that any development should have regard to the setting of the Steeple Aston Conservation Area.

PR18: Land west of Banbury Road, Adderbury

- Adderbury PC states that this site does not meet the criteria set within the consultation. Also the site will not comply with the current local plan policies with regard to location outside the built up limits of a settlement and the landscape.

PR31: Durrants Gravel, Finmere

- Anglian Water advise that development will have an impact on the capacity of STWs in the area.

Other comments:

- Why not a large development on the old airfield at Finmere?

PR35: Land North and South of Milton Road, Bloxham

- No comments received in response to this question.

PR46: Land West of Hook Norton Road, Sibford Ferris

- Sibford Ferris PC believes that the village infrastructure is not robust enough to sustain the scale of development proposed. It also considers that housing in the village would not provide people convenient, affordable, sustainable travel opportunities to Oxford.

Other comments include:

- Objection on grounds of access limitations, inaccuracies on the submission, need to protect the rural nature of the area, rural jobs and horse riders.
- Sibford is a particularly rural, unspoilt part of Cherwell District. It has a relatively poor local road network and limited infrastructure. A development of 100 houses would completely ruin the area.
- The site is close to the AONB.

PR53: Land at Oxfordshire Inn, Heathfield

- No comments received in response to this question.

PR57: Land at Station Road, Hook Norton

- No comments received in response to this question.

PR63: Land at Kiln Farm, Blackthorn

- Historic England considers that development of this site would be out of character with the existing settlement pattern, a linear form of development, and so this site should not be taken forward.

PR66: Land at Folly Farm, Sibford Ferris

- Historic England states that this site abuts the Sibford Ferris Conservation Area. The open rural approach to the conservation area is a very important part of its character. The

proposed development would entail a high level of harm therefore the site should not be taken forward.
- Sibford Ferris PC believes that the village infrastructure is not robust enough to sustain the scale of development proposed. It also considers that housing in the village would not provide people convenient, affordable, sustainable travel opportunities to Oxford.

Other comments include:

- Sibford is a particularly rural, unspoilt part of Cherwell District. It has a relatively poor local road network and limited infrastructure. A development of 100 houses would completely ruin the area.
- The site is close to the AONB
- Objection on grounds of access limitations, inaccuracies on the submission, need to protect the rural nature of the area, rural jobs and horse riders.

PR73: Land near Northampton Road, Weston on the Green

- Historic England advises that any development of this site should have regard to the setting of the Weston-on-the Green conservation area and its character appraisal.

PR80: Land adjacent to Paradise Lane, Milcombe

- Historic England states that this site is within the setting of the Grade II listed Farnell Fields to the north east. Any development of this site should have regard to this setting.

PR82: Field known as Baby Ben, adjoining Northampton Road, Weston on the Green

- No comments received in response to this question.

PR83: Land adjoining Caerleon, Northampton Road, Weston on the Green

- No comments received in response to this question.

PR87: Land off Banbury Road, Twyford, Adderbury

- Adderbury PC states that this site does not meet the criteria set within the consultation. Also the site will not comply with the current local plan policies with regard to location outside the built up limits of a settlement and the landscape.

PR88: Land off Milton Road, Adderbury

- Adderbury PC states that this site does not meet the criteria set within the consultation. Also the site will not comply with the current local plan policies with regard to location outside the built up limits of a settlement and the landscape.
- The promoters of this site state that it is well served by public transport and Kings Sutton station is accessible by cyclists. The site is available, suitable, achievable, and viable and located close to existing facilities and services within Adderbury, which is a Category A settlement.

PR94: Land to the North of Clifton Road, Deddington

- Deddington Development Watch consider that this is a greenfield site outside built-up limits comprising very good quality (Grade 2) agricultural land, except site PR98 is Grade 3. It suffers from poor transport sustainability; it would result in an increase in population by 13%, putting further pressure on the existing services and facilities. There are inadequate education facilities in Deddington.

PR95: Land to the west of Banbury Road, Deddington

- Deddington Development Watch consider that this site is a greenfield site, which abuts the Conservation Area. It suffers from poor transport sustainability; it would result in an increase in population by 13%, putting further pressure on the existing services and facilities. There are inadequate education facilities in Deddington.
- Objection to strategic developments that degrades the countryside and are along bridleways and footpaths.

PR98: Oxford Road, Deddington

- Deddington Development Watch consider that this site is a greenfield site, which abuts the Conservation Area. It suffers from poor transport sustainability; it would result in an increase in population by 13%, putting further pressure on the existing services and facilities. There are inadequate education facilities in Deddington.

PR99: Quarry Farm, Rattlecombe Road, Shenington

- Shenington with Alkerton PC state Inaccessibility to Oxford. Shenington due to its location in the north-west of the county is 30 miles from Oxford. The site is unlikely to deliver 100 dwellings due to its size, topography, capacity, net developable area, etc. The parish has a population of 425; an increase of 32 dwellings would **be wholly disproportionate.** Part of the site is in the Northern Valleys Conservation Target Area. The Shenington with Alkerton Conservation Area Appraisal (Feb 2009) clause 4, Archaeology, identifies much of the site as Old Quarry. Building on the site would extend the village boundary. It would totally alter the approach to the Shenington with Alkerton Conservation Area from the west. The eastern end of the site abuts the Conservation Area boundary. The sewerage system in Shenington is not capable of serving a large number of extra homes and waste would have to be pumped uphill to connect to it. Shenington is a Class C village, which only allows conversions and in-filling. The site is exposed to noise from the adjacent airfield (karting circuit, and powered aircraft and winches launching gliders).The village school is consistently full year-on-year.
- Historic England state that any development of this site should have regard to the setting of the conservation area.

PR109: The Bourne, Hook Norton

- Historic England advise that development of this site should have regard to the setting of the adjacent Hook Norton Conservation Area.

PR110: Land east of South Newington Road, Bloxham

- No comments received in response to this question.

PR111: Land east of A4260 Banbury Road, Near Fire Station, Deddington

- No comments received in response to this question.

PR112: Land North of Earls Lane (portion of 'Gas House'), Deddington

- Historic England considers that, this site is within the setting of the Deddington Conservation Area to the south and may be within the setting of the Deddington Castle Scheduled Monument to the south. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal, and the setting of the scheduled monument.

Other comments include:

- Objection to strategic developments that degrades the countryside and are along bridleways and footpaths.
- Deddington Development Watch consider that this site is a greenfield site, which is located at the 'gateways' to the Conservation Area. It suffers from poor transport sustainability; it would result in an increase in population by 13%, putting further pressure on the existing services and facilities. There are inadequate education facilities in Deddington.

PR113: Western End of Pond Field, North of Earls Lane, Deddington

- Historic England considers that, this site is within the setting of the Deddington Conservation Area to the south and may be within the setting of the Deddington Castle Scheduled Monument to the south. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal, and the setting of the scheduled monument.
- Deddington Development Watch consider that this site is a greenfield site, which is located at the 'gateways' to the Conservation Area. It suffers from poor transport sustainability; it would result in an increase in population by 13%, putting further pressure on the existing services and facilities. There are inadequate education facilities in Deddington.

PR114: The Paddock, Berry Hill Road, Adderbury

- Adderbury PC states that this site does not meet the criteria set within the consultation. Also the site will not comply with the current local plan policies with regard to location outside the built up limits of a settlement and the landscape.
- The promoters of the site state that it fulfils all the planning policy requirements in order to obtain an allocation for residential development.

PR116: Land at South Adderbury, Adderbury

- Adderbury PC states that this site does not meet the criteria set within the consultation. Also the site will not comply with the current local plan policies with regard to location outside the built up limits of a settlement and the landscape.

PR117: Land at Berry Hill Road, Adderbury

- Adderbury PC states that this site does not meet the criteria set within the consultation. Also the site will not comply with the current local plan policies with regard to location outside the built up limits of a settlement and the landscape.

PR119: Land at Fern Hill Farm, Milcombe

- No comments received in response to this question.

PR128: Church Leys Field, Blackthorn Road, Ambrosden

- Ambrosden PC advise that the development of this site is considered to have least impact on the settlement of Ambrosden as it is on the edge of the settlement and in the neighbouring Parish of Arncott. Note that Ambrosden has seen a large number of houses built in the last few years.

Other comments:

- Site is too close to Arncott Bridge Meadows SSSI and Upper Ray living landscape of BBOWT. The green corridor between Otmoor and the Upper Ray meadows west of Aylesbury needs to be strictly protected to allow wildlife to travel freely between the two.

PR129: Land at Ell's Lane, Bloxham

- No comments received in response to this question.

PR134: Land East of Banbury Business Park, Aynho Road, Adderbury

- Adderbury PC states that this site does not meet the criteria set within the consultation. Also the site will not comply with the current local plan policies with regard to location outside the built up limits of a settlement and the landscape.

Other comments:

- Site is remote from the village and insufficiently connected to it to be considered sustainable.

PR136: Land at Heatherstone Lodge, Finmere

- Anglian Water advise that development in this area will have a cumulative impact on its infrastructure.

PR137: Land to the North of Stratford Road, Site 3, Wroxton

- Historic England states that any development of this site should have regard to the setting of the adjacent Wroxton Conservation Area, with reference to the character appraisal.

PR138: Land to the North of Stratford Road, Site 4, Wroxton

- Historic England states that, the southern half of this site is within the Wroxton Conservation Area. The Council is currently consulting on an updated Character Appraisal that recommends the extension of the conservation area to include the whole of this site. It is not clear from the updated Appraisal why this extension is proposed or, indeed, what contribution this area of land makes to the special interest, character or appearance of the Conservation Area, but it would seem likely that the loss of its openness would be detrimental to that interest, character and appearance, and therefore we consider that this site should not be taken forward.

PR145: Land to the Rear of Kelberg Trailers, Weston on the Green

- No comments received in response to this question.

PR153: Land west of Hempton, Deddington

- Deddington Development Watch state that this is a greenfield site outside built-up limits comprising very good quality (Grade 2) agricultural land. Hempton is a Category B settlement under Policy Villages 1. Hempton is not served by any form of public transport. Apart from the B4031 the other road links serving Hempton are unclassified roads. There are around 120 houses in Hempton with a current population around 285. A development of 67 houses (at 30 d.p.h.) on this site (5½ acres) would increase the population of this small settlement by over 50%.

Other comments include:

- No facilities in Hempton
- Banbury and North Oxford Ramblers object to the development of this site because it would degrade the countryside and the bridleways and footpaths along this site would be affected. This site is along nature reserves, local wildlife sites, Conservation Target Areas and general intrusion into the countryside.

PR158: Oak View, Milcombe

- No comments received in response to this question.

PR159: Land North East of Tadmarton Road, Bloxham

- Bloxham PC expresses concern that development would add to the congestion on the Tadmarton Road, there would be major loss of green space surrounding the school and adverse impact on air quality.

PR160: Land off Bloxham Grove Road, Bloxham

- No comments received in response to this question.

PR161: Land adjoining Middle Aston Lane, Middle Aston

- Middle Aston PM strongly object to this site as it is an inappropriate location for residential development. The village is a Category B village with limited services and facilities. The proposal would be out of keeping with the character of the village, result in backland development, double the size of the village, be prominent in the landscape, harm the setting of listed buildings.

Other comments:

- This field captures the essence of the Cherwell Valley incorporating a ridge, footpath and fields. This is an important break in the landscape between settlements which also provides wildlife habitats.

PR162: Land off B4100, Adderbury

- Adderbury PC states that this site does not meet the criteria set within the consultation. Also the site will not comply with the current local plan policies with regard to location outside the built up limits of a settlement and the landscape.

PR163: Land off Bloxham Road, Milcombe

- No comments received in response to this question.

PR164: Land East of Sands Lane, South Newington

- South Newington PC states that this site does not offer a suitable development in a sustainable location. It does not meet the criteria in Policy Villages 2. Areas of concern include loss of amenity, impact on heritage and wildlife assets, existing infrastructure unable to cope with increasing size of village by 50%.

Other comments:

- There are highway and access problems with this site.
- A 50% increase in the size of the village, much of which is a conservation area, would destroy its character.
- Existing infrastructure already over stretched.
- Incompatible with policies in the adopted Cherwell Local Plan.

PR166: Land north of Fenway, Steeple Aston

- 80 Steeple Aston residents strongly object to the development of this site and consider it thoroughly unsuitable.

PR171: Land south of Fenway, Steeple Aston

- 80 Steeple Aston residents strongly object to the development of this site and consider it thoroughly unsuitable.
- Historic England considers that, this site may be within the setting of the Steeple Aston Conservation Area to the south-east. Any development of this site should have regard to

the setting of the conservation area, with reference to the conservation area character appraisal.

PR172: Gravel Farm, Finmere

- Anglian Water advise that this development would have an impact on its infrastructure.

PR176: Land east of Sibford Road, Hook Norton

- This site has been granted planning permission at appeal (ref: 14/00844/OUT)

PR183: Land off Lince Lane, Kirtlington

- Kirtlington PC considers that this site is inappropriate for most of the criteria set out in the consultation document. Two appeals for housing on this site have been dismissed by two different planning inspectors.
- This site should be considered for development

PR184: Land west of Banbury Road, Adderbury

- Historic England considers that this site is within the setting of the Adderbury Conservation Area and of the grade I listed Church of St Mary. We consider that this site should not be taken forward.
- Adderbury PC considers that this site does not meet the criteria set out within this consultation, particularly for density of homes of 50 dwellings per hectare. Also in the absence of a proven housing need that cannot be met elsewhere (such as Areas A and B), this site would not comply with the current local plan policies with regard to location outside of the built up settlement and landscape.

Other comments:

- Adderbury is recognised as being a sustainable settlement for new development. Site could deliver up to 50 dwellings with play space and parkland. It fills a gap between existing development at Adderbury Close and Summers Close/Green Hill.

PR189: Land off South View, Great Bourton

- No comments received in response to this question.

PR192: Hatch End Industrial Estate, Middle Aston

- No comments received in response to this question.

PR200: Land opposite Staplehurst Farm, Church Road, Weston on the Green

- Historic England considers that, this site may be within the setting of the Weston-on-the-Green Conservation Area to the east. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.

PR201: Land at junction of Bloxham Road and New Road, Milcombe

- Historic England considers that, this site is within the setting of the grade II listed Church of St Lawrence to the north-west. Any development of this site should have regard to this setting.

Officer Response

The site selection process and subsequent detailed site specific requirements have had regard to the comments raised by consultees and stakeholders.

The weight and views of the public expressed in their representations has been a factor in the site selection process.

The Plan preparation process has concluded that sites within Areas of Search C to I or a combination of any options including C to I would not sufficiently deliver the vision and objectives of the Partial Review.

Sites within Areas of Search C to I would have a greater detrimental impact on the development strategy for Cherwell set out in the existing adopted 2015 Local Plan.

It has been concluded, based on the extensive evidence base, that sites within Areas of Search A and B could deliver the vision and objectives of the Partial Review.

Options A and B will have a far less significant impact on the delivery of the development strategy for meeting Cherwell's needs.

It is reasonable to consider sites in the Oxford Green Belt as the Plan has concluded that there are exceptional circumstances why there is a need to provide for development in the green belt to meet Oxford's unmet housing needs.

In accordance with the ITP and NPPF, the Partial Review seeks to make the fullest possible use of public transport, walking and cycling, and focuses development in locations which are, or can be made, sustainable.

Locating development in sites not Areas of Search A and B would not help minimise the significant number of vehicular trips generated by jobs in Oxford nor provide the same opportunity to assist with the delivery of the Oxford Transport Strategy. Increased congestion would be likely as there would be fewer opportunities for higher levels of walking, cycling and public transport use from the new developments.

How the identified issues have been taken into account

- The Proposed Submission Plan consider sites of two or more hectares within Areas of Search Options A and B as these areas are considered to be most suitable for Oxford's needs.
- The 41 sites within Areas of Search Options A and B were considered and assessed through the consideration of range of evidence including landscape, transport, land availability, flood risk and green belt studies. Feedback from the consultation was also considered.

Q12. Do any site promoters/ developers/ landowners wish to provide updated or supporting information about your sites?

68 responses were received in response to this question. The majority were from landowners/promoters. Most confirmed their site's availability and suitability for development. Supporting statements and assessments with Masterplans were also provided in some cases. The sites in question were:

- site at Arncott as a potential strategic site
- PR39, PR186, PR1, Sites in Islip PR55, PR181, PR21, PR23. PR24, PR94, PR95, PR25, PR22, PR51, PR46, PR128, PR41, PR199, PR109, PR187, PR178, PR35, PR184,
- Banbury 3: potential to deliver more housing
- Richborough Estates promote their Vision Document
- Church Leys site in Ambrosden
- Land off Arncott Road

Officer Response

The additional information provided has been considered in the detailed site assessments.

How the identified issues have been taken into account

- The Proposed Submission Plan consider sites of two or more hectares within Areas of Search Options A and B as these areas are considered to be most suitable for Oxford's needs.
- The 41 sites within Areas of Search Options A and B were considered and assessed through the consideration of range of evidence including landscape, transport, land availability, flood risk and green belt studies. Feedback from the consultation was also considered.

Q13. Are there any potential sites we have not identified?

The following additional sites were received in response to this question.

- Land adjacent to Bicester Road, Gosford, Kidlington
- Land at South East Bicester,Bicester/Ambrosden
- Land at Launton, Launton
- Dewars Farm Buildings, Middleton Stoney
- Land west of South Newington Road, Bloxham
- Lower Cherwell Street, Banbury
- St David's Barracks, Graven Hill Bicester
- Land at Islip
- Land at Hampton Poyle
- 2 Oxford sites, Oxford
- Land at Weston on the Green
- Frieze Farm, Kidlington (amended site boundaries)
- Heath Close, Milcombe (amended)
- Land off Lince Lane, Kirtlington (amended)
- Arncott Motoparc, Murcott Road, Arncott

Some respondents considered that additional sites could come forward through criteria based policies, which would allow sustainable, sites to be delivered whilst preventing harm to heritage and ecological assets.

Officer Response

These sites have been added to, and included within, the detailed site assessments

How the identified issues have been taken into account

- The Proposed Submission Plan consider sites of two or more hectares within Areas of Search Options A and B as these areas are considered to be most suitable for Oxford's needs.
- New sites received during the consultation that meets the site size threshold of two hectares and are within Areas of Search Options A and B were considered and included in the Sustainability Appraisal.

Q14. Do you have any comments on the representations and submissions we have received so far? Do you disagree with any we have received? Please provide the representation number where applicable.

There was widespread criticism of the consultation process, the timescales required for responses and the availability of documents.

Most responses again raised site specific objections. However, a number of responses have been made which criticise/endorse documents submitted in support of potential allocations. Sites commented on include those at

- Steeple Aston
- Begbroke Science Park (PR20)
- South Newington (PR164)
- Land to the North of the Moors, Kidlington (PR14)
- Land at North Oxford.
- Land at Yarnton

Officer Response

The comments made on the consultation process have been noted.

The consultation exercise has met all the requirements stipulated by the relevant planning regulations.

Hard copies of all the consultation documents were available at the 'deposit' locations. Documents were also available on the Council's website.

Site specific comments have been taken in to account when assessing the suitability of sites for allocation within the Partial Review Plan.

How the identified issues have been taken into account

- The Proposed Submission Plan consider sites of two or more hectares within Areas of Search Options A and B as these areas are considered to be most suitable for Oxford's needs.
- The 41 sites within Areas of Search Options A and B were considered and assessed through the consideration of range of evidence including landscape, transport, land availability, flood risk and green belt studies. Feedback from the consultation was also considered.

Question 15: Interim Transport Assessment – Key Findings for Areas of Search.

Do you have any comments on the Assessments and findings?

The Transport Assessment which accompanies the proposed Submission Partial Review summarises the representations made to the Initial Transport Assessment (November 2016) and provides responses to the representations.

How the identified issues have been taken into account

- The Transport Assessment was considered when preparing the Proposed Submission Plan.

Question 16 Areas of Search – Selection of Options

Do you agree with all of the Areas of Search being considered reasonable?

The vast majority of responses received object to development in Areas A and B, particularly the loss of green belt.

Historic England notes the initial SA conclusions but questions whether any significant development would be truly sustainable. OCCG advises that remote or rural sites pose additional challenges due to distance from existing surgeries and lack of sustainable options for new surgeries. Oxfordshire County Council agrees that Areas of Search within green belt would be reasonable if they are related to transport corridors.

Kidlington PC does not consider that adequate assessment of other alternatives, than A and B, has been undertaken, or that due regard has been had to the importance of protecting the green belt.

Bodicote PC states that Area H should be deleted as there has already been a considerable amount of new build in this area and more is planned.

Middle Aston PM state that it is not reasonable to include rural dispersal sites and areas to the north of the District due to limitations of the transport infrastructure.

Other comments include:

- Category A villages within Area I can provide a proportion of the housing.
- Area I should not be included.
- It is essential to consider all options but not accept them all.
- Options in the green belt close to Oxford must be considered reasonable.
- Area E most appropriate.
- Option H should be omitted.

- Opportunities outside the green belt should be assessed in the first instance before the release of green belt is considered.
- Area I is too general.
- Areas C and G imply travelling on M40.
- Areas A and B are most suitable for meeting Oxford's housing needs.

Officer Response

Nine areas of search were considered as potential broad locations for accommodating housing growth.

The Plan preparation process concluded that Areas of Search C to I or a combination of any options including C to I would not sufficiently deliver the vision and objectives which underpin the Partial Review. Additionally, Areas of Search C to I would have a greater detrimental impact on the development strategy for Cherwell set out in the existing adopted 2015 Local Plan.

It has been concluded, based on the evidence, that Areas of Search A and B could deliver the vision and objectives of the Partial Review. Furthermore, it was considered that they would not significantly undermine the delivery of the development strategy for meeting Cherwell's needs set out in the existing Local Plan (2015). In the absence of other suitable options, Areas A and B were taken forward.

The Partial Review responds to national planning policy, including that relating to the Green Belt.

How the identified issues have been taken into account

- Section 2 of the Proposed Submission Plan explains the Areas of Search Options and provides reasons why Options A and B were preferred.

Question 17: Initial Sustainability Appraisal – Key Findings for Areas of Search

The Sustainability Appraisal which accompanies the Proposed Submission Partial Review summarises the representations made to the Initial Sustainability Appraisal (November 2016) and provides responses to the representations.

How the identified issues have been taken into account

- The Sustainability Appraisal was considered when preparing the Proposed Submission Plan.

Question 18: Strategic Development Sites – Initial Selection of Options for Testing

Do you agree with the initial selection of site options for testing?

The majority of responses do not agree with the initial selection of site options for testing, of these most have objected to the consideration of sites within the green belt. A small number were objecting to, or supporting, particular sites with many essentially repeating comments made under Q11 and Q12.

Oxfordshire CC, Oxford City Council, Banbury TC and Bicester TC agree with the initial site selection.

Kidlington PC understands that many fundamental issues have yet to be considered. They are of the view that other options outside Areas A and B should not be discarded at this stage. Gosford and Water Eaton PC states that the decision to focus on these areas is derived from a flawed argument presented by the Oxford Growth Board.

Other comments include:

- Houses should be dispersed throughout the District.
- Agree that sites within Areas A and B are the most sustainable and support the initial selection of these site options for testing.
- Does not reflect the need to facilitate the delivery of a portfolio of sites to ensure a 5year housing land supply.
- Serious concerns about an emerging strategy that would be reliant on a small number of strategic sites.
- Search should have strong connections with the City; however, this does not necessarily mean the areas geographically closest to Oxford should be chosen.
- Village locations are not suitable for large allocations.
- CDC has a duty to make sure that the proposals are the most appropriate given the 'reasonable alternatives' and to demonstrate how the tests of soundness have been met.
- Area will become a big dormitory for London.

Officer Response

In identifying sites to allocate in the Plan regard has been had to all the issues raised, including the weight of public opinion.

The findings of the Sustainability Appraisal have confirmed that sites within Areas A and B are the most sustainable locations for development to meet Oxford's unmet needs.

In addition to their overall sustainability, sites were considered for their suitability in meeting the Plan's vision and objectives. Sites within the Green Belt have been considered due to the absence of other suitable alternatives.

How the identified issues have been taken into account

- The Proposed Submission Plan consider sites of two or more hectares within Areas of Search Options A and B as these areas are considered to be most suitable for Oxford's needs.
- The evidence base including the Sustainability Appraisal and the outcome of the consultation suggest that Options C to I were not considered to be suitable with the reasons listed in Section 2 of the Proposed Submission Plan.
- The 41 sites within Areas of Search Options A and B were considered and assessed through the consideration of range of evidence including landscape, transport, land availability, flood risk and green belt studies. Feedback from the consultation was also considered.

Question 19 Initial Transport Assessments – Key Findings for Strategic Development Sites

Do you have any comments on the Assessment and its findings?

The Transport Assessment which accompanies the proposed Submission Partial Review summarises the representations made to the Initial Transport Assessment (November 2016) and provides responses to the representations.

How the identified issues have been taken into account

- The Transport Assessment was considered when preparing the Proposed Submission Plan.

Q 20 Initial Sustainability Appraisal – Key Findings for Strategic Development Sites

The Sustainability Appraisal which accompanies the Proposed Submission Partial Review summarises the representations made to the Initial Sustainability Appraisal (November 2016) and provides responses to the representations.

How the identified issues have been taken into account

- The Sustainability Appraisal was considered when preparing the Proposed Submission Plan.

Q.21 Evidence Base

A number of comments were made in response to this question.

The largest number of comments relate to the SHMA, including that from Kidlington PC. The general view was that the SHMA should be updated to take in to account, for example, recent changes in the economy and BREXIT.

Oxfordshire CC suggests that wider strategies in 'Connecting Oxfordshire' should be taken in to account.

Historic England was of the view that there should be more historic environment evidence.

The Environment Agency noted that it was proposed to undertake a water cycle study, a Strategic Flood Risk Assessment, and a flood risk sequential test.

Other responses include:

- Identify and develop brownfield sites.
- Green Belt Review and justification for development in the green belt.
- Wishes of local people should be a priority.
- Cost of each development should be evaluated.
- Flooding issues.
- Health provision needs to be considered.
- Fails to consider all reasonable alternatives.
- Lack of evidence about environmental and social impacts.

- Need Landscape Sensitivity and Capacity Assessment, Transport Assessment, the HELAA, and the Strategic Development Sites – Place Shaping Principles and Capacity Assessment.

Officer Response

The SHMA remains the most up-to-date objective assessment of housing need for the housing market area.

The Plan has been informed by a significant evidence base which includes Landscape Sensitivity and Capacity Assessment; HRA Assessment, Transport Assessment, HELAA, Green Belt Studies, Sustainability Appraisal, SFRA Level 1 and Level 2, Water Cycle Study, Flooding Sequential Test, Ecological Impact Study, and Plan Viability Study.

Historic environment evidence has been taken in to account in the site selection process and has informed site specific policy requirements.

The requirements of the Oxfordshire Clinical Commissioning Group have been taken in to account in the site selection process.

How the identified issues have been taken into account

- The Proposed Submission Plan has been prepared taking into account a range of evidence base such as Landscape Sensitivity and Capacity Assessment, Transport Assessment, Green Belt Studies, Sustainability Appraisal, flooding, etc.
- The evidence base studies will be made available on the Council's website at www.cherwell.gov.uk/planningpolicy.

Q.22 Five Year Land Supply Start Date

Approximately 100 comments were made in response to this question. The majority of responses thought that the 2021 start date was reasonable, including Oxfordshire CC, West Oxfordshire DC and Kidlington PC.

There were however a significant number of representations which did not agree with this approach. Comments made included:

- Houses should be built in response to actual not projected need.
- The market will best respond to the deliverability of sites.
- Timescale too short for the necessary infrastructure to be in place.
- The start date for delivery should be the date of adoption of the Partial Review Local Plan.
- Should start as soon as possible to ensure needs are met by 2031.
- A start date of 2021 is not justified and is inconsistent with Government policy.
- Should not preclude an earlier commencement should a development be in a position to offer it.

- Concern expressed that Oxford's unmet need will result in putting Cherwell's 5 year land supply at risk.
- 2021 is unduly optimistic.
- Ring fencing of a specific supply for Oxford is required to avoid harm to the Cherwell strategy.

Officer Response

The Oxfordshire Growth Board has agreed upon a common assumed start date of 2021. This recognised the complexity of the issues involved and allowed for reasonable 'lead-in' times.

2021 is a reasonable start date due to the fact that there is no pre-existing housing supply in the pipeline that has been planned to meet Oxford's needs.

Infrastructure delivery is critical and there is a need to ensure that the necessary provision to support the additional development is made.

How the identified issues have been taken into account

- The Proposed Submission Plan proposes the five year land supply start date of 2021 as agreed by the Oxfordshire Growth Board. This recognises the complexity of the issues involved and to allow for reasonable 'lead-in' times.

Q.23 Maintaining a Five Year Land Supply.

There were approximately 90 responses to this question. Most respondents agreed that phasing was necessary but many of the developers/site promoters/agents raised concerns. Oxfordshire CC recommended that, wherever possible, health and wellbeing facilitating infrastructure is included in the earliest phases of development.

Comments included:

- An alternative strategy would be to allocate a range of sites across existing settlements which will appeal to a range of different developers.
- Phasing can constrain housing delivery and cause further delays to site delivery.
- Delivery is slowed by the planning process and market demand.
- Phasing for sites of less than 200 units is not appropriate.
- Would welcome provision to allow earlier release of sites if planned strategic sites do not come forward as expected.
- Phasing is unlikely to promote developer competition and will not assist the maintenance of a 5 year housing supply.
- Phasing could positively assist delivery.
- Seeking to restrict the delivery of new homes against market demand would be counterproductive.
- There is no reference in Government policy or guidance that the phased release of strategic sites is a mechanism through which a 5 year housing land supply can be maintained.

- The ability of developers to land bank sites must be prevented.
- Land releases should be phased to ensure that there is no over development if requirements should change.

Officer Response

The Partial Review is a focused Plan to help meet the identified unmet needs of Oxford. It is therefore appropriate and necessary that the monitoring of housing supply for Oxford's needs is undertaken separately from that for Cherwell and only housing supply that meets the vision and objectives for Oxford is approved.

The Partial Review is a time limited plan. It has been prepared for a specific purpose and to ensure delivery by 2031.

Detailed phasing and infrastructure requirements are included within the site specific policies in the Plan.

The Council cannot control the rate at which houses are delivered by the market.

How the identified issues have been taken into account

- A housing trajectory is included in Appendix 3 of the Proposed Submission Plan which sets out the anticipated delivery rates of the proposed strategic development sites. This also includes a five year housing land supply calculation.

Q.24 Monitoring Delivery

Oxford City Council states that there needs to be a distinction in monitoring between the housing for Cherwell and that for the City.

Shipton on Cherwell and Thrupp PC suggest that a specialist design and development team should be created tasked with the overall integration, design and delivery of the sites.

CPRE Oxfordshire believes that an Oxfordshire Structure Plan is now urgently required.

Other responses to this question include:

- How will the housing be allocated with regards to local residents and those for Oxford?
- It should conform to NPPF.
- Traffic generation remains a central issue.
- Council should take more notice of local opinion, present proposals better and allow more time for consideration.
- The creation of a London corridor should be avoided.
- Specific measures should be introduced to monitor delivery and to allow for adaption of the Plan if sites are not delivered in the anticipated timescale.
- The monitoring approach should be set out in the Plan.
- A missing component is the regeneration of Kidlington.

- Development should be capable of providing mixed and balanced sustainable communities.
- Affordable housing target should be 50%.
- An annual performance review should be published.
- Restrict buy-to-lets.
- Necessary infrastructure needs to be in place.
- Government should put a national housing policy in place.
- There are credible and effective alternatives to housing development in the green belt.

Officer Response

The Partial Review is a focused Plan to help meet the identified unmet needs of Oxford. It is therefore appropriate and necessary that the monitoring of housing supply for Oxford's needs is undertaken separately from that for Cherwell and only housing supply that meets the vision and objectives for Oxford is approved.

A number of indicators will be used to measure the effectiveness of the policies in the Plan. These will be reported in the Council's Annual Monitoring Report.

The progress in delivering support infrastructure will also be reported annually.

The Oxfordshire Growth Board has agreed, in principle, to prepare a spatial plan for Oxfordshire on a joint basis.

How the identified issues have been taken into account

- Monitoring and securing delivery is explained in Section 6 of the Proposed Submission Plan.

Appendices

1. **Public Notice**
2. **Consultation letters/emails**
3. **Consultation Summary Leaflet**
4. **Consultation Poster**
5. **Representation Form**
6. **Oxfordshire Growth Board – Signed Memorandum of Co-operation**
7. **Town and Parish Council Workshops – Attendees and Main Issues Raised**
8. **Stakeholder Workshop – Attendees and Main Issues Raised**
9. **List of Attendees: Cherwell Local Strategic Partnership (27 April 2017)**
10. **Representations to the Options Consultation**

Appendix 1

Cherwell

DISTRICT COUNCIL
NORTH OXFORDSHIRE

PLANNING POLICY CONSULTATIONS
14 NOVEMBER 2016 TO 9 JANUARY 2017

Partial Review of the Cherwell Local Plan (Part 1): Oxford's Unmet Housing Need – Options Paper

Consultation is being undertaken to inform a Partial Review of Local Plan Part 1, specifically to help meet Oxford's unmet housing need. An Options Consultation Paper is being published and comments are invited. The Options Paper and related documents, including an Interim Sustainability Appraisal Report and representation form, are available to view on line at www.cherwell.gov.uk/planningpolicyconsultation or at the locations listed.

Community Infrastructure Levy (CIL) Draft Charging Schedule

A CIL Draft Charging Schedule is being published for consultation. CIL is a planning charge introduced as a mechanism for local authorities to help deliver infrastructure to support the development of their area. The Draft Charging Schedule sets out the proposed CIL rates and the geographical areas for the three residential rates.

Draft Developer Contributions Supplementary Planning Document (SPD)

A new Draft Developer Contributions SPD is being published for consultation. The purpose of the SPD is to set out the Council's approach to seeking Section 106 planning obligations and their operation alongside the emerging Community Infrastructure Levy (CIL).

Document Locations

On-line at: www.cherwell.gov.uk/planningpolicyconsultation

Hard copies at the locations below during opening hours:

Cherwell District Council Offices, Bodicote House, Bodicote, Banbury, OX15 4AA
8.45am - 5.15pm Monday to Friday
Banbury Town Council, the Town Hall, Bridge Street, Banbury, OX16 5QB
Monday to Thursday 9am - 4.45pm, Friday 9am - 4pm
Banbury Library, Marlborough Road, Banbury, OX16 5DB
Monday 9am – 1pm, Tuesday 9am - 7pm, Wednesday 9am – 8pm, Thurs and Friday 9am – 7pm, Saturday 9am – 4.30pm
Neithrop Library, Community Centre, Woodgreen Avenue, Banbury, OX16 0AT
Monday 10am – 7pm, Wednesday 2pm – 5pm, Thursday 10am – 1pm,
Friday 10am- 5pm, Saturday 9.30am – 1pm

Bicester Town Council, The Garth, Launton Road, Bicester, OX26 6PS
Monday – Thursday 9am – 5pm, Friday 9am – 4pm
Bicester Library, Franklins House, Wesley Lane, Bicester, OX26 6JU
Monday 9.30am – 7pm, Tuesday 9.30-5pm, Wednesday and Thursday 9.30am – 7pm, Friday 9.30am – 5pm, Saturday 9am-4.30pm
Kidlington Library, Ron Groves House, 23 Oxford Road, Kidlington, OX5 2BP
Monday 9.30am – 5pm, Tuesday 9.30am – 7pm, Wednesday 9.30am – 1pm, Thursday 9.30am – 5pm, Friday 9.30am – 7pm, Saturday 9.00am – 4.30pm
Adderbury Library, Church House, High Street, Adderbury, OX17 3LS
Tuesday: 10 am –12 noon & 3 – 7pm, Thursday: 2pm – 5pm & 6 – 7pm, Friday: 10am – 12 noon & 2 pm – 5pm, Saturday: 9.30 am –1pm
Deddington Library, The Old Court House, Horse Fair, Deddington, Oxon. OX15 0SH
Monday 2pm - 5pm, 5.30pm - 7pm, Wednesday 9.30am - 1pm, Thursday 2pm - 5pm, 5.30pm - 7pm, Saturday 9.30am - 1pm
Hook Norton Library, High Street, Hook Norton, Banbury, Oxon, OX15 5NH
Monday 2pm - 5pm, 6pm - 7pm, Wednesday 2pm - 5pm, Friday 2pm - 5pm, 6pm - 7pm, Saturday 9.30am - 12.30pm
Banbury LinkPoint, 43 Castle Quay, Banbury, Oxfordshire, OX15 5UW
8.45am (10am Wednesday) to 5.15pm Monday to Friday
Bicester LinkPoint, Franklins House, Wesley Lane, Bicester, OX26 6JU
8.45am (10am Wednesday) to 5.15pm Monday to Friday
Kidlington LinkPoint, Exeter Hall, Oxford Road, Kidlington, Oxon, OX5 1AB
8.45am (10am Wednesday) to 5.15pm Monday to Friday

The Partial Review documents will also be available at:

Oxford City Council, St Aldate's Chambers, 109 St Aldates, Oxford, OX1 1DS
Monday to Thursday 9am - 5pm, Friday 9am - 4.30pm
Old Marston Library, Mortimer Hall, Oxford Road, Old Marsden, Oxford, OX3 0PH
Tuesday 2pm - 5pm, 5.30pm - 7pm, Thursday 2pm - 5pm and 5.30pm - 7pm, Friday 10am - 12pm and 2pm - 5pm, Saturday 9.30am - 12.30pm
Summertown Library, South Parade, Summertown, Oxford, OX27JN Monday 9am - 5.30pm, Tuesday 9.30am - 7pm, Thursday 9.30am - 7pm, Friday 9.30am - 5.30pm, Saturday 9am - 4.30pm

Submitting Comments

Comments on the Partial Review Options Paper, the Interim Sustainability Appraisal Report, CIL Draft Charging Schedule or Draft Developer Contributions SPD should be sent to:

By email to PlanningPolicyConsultation@cherwell-dc.gov.uk

Or by post to:

Planning Policy Team, Strategic Planning and the Economy
Cherwell District Council, Bodicote House
Bodicote. Banbury, OX15 4AA.

Comments should be received no later than Monday 9 January 2017. Any comments received will be made publicly available.

S SMITH, CHIEF EXECUTIVE

Appendix 2

Strategic Planning & the Economy

Adrian Colwell – Head of Strategic Planning & the Economy

Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA

www.cherwell.gov.uk

Please ask for:	Tony Crisp	Direct Dial:	01295 227985
Email:	planning.policy@cherwell-dc.gov.uk	Our Ref:	Partial Review / CIL / 106

11 November 2016

Dear Sir/Madam

Notification of Planning Policy Consultations:

Partial Review of the Cherwell Local Plan (Part 1): Oxford's unmet housing need – Options Consultation

Community Infrastructure Levy (CIL) Draft Charging Schedule

Draft Developer Contributions Supplementary Planning Document (SPD)

Please find enclosed a copy of a public notice about consultations on the above planning policy documents. The consultation period extends from Monday 14 November 2016 to Monday 9 January 2017.

You have been sent this notification as your contact details are on our Local Plan database. If you no longer wish to be informed of our planning policy consultations then please let us know by telephoning 01295 227985 or by emailing planning.policy@cherwell-dc.gov.uk .

Please note that we now have a separate email address for consultation responses. This is PlanningPolicyConsultation@cherwell-dc.gov.uk . Hard copies can still be posted.

Yours faithfully

David Peckford

David Peckford
Planning Policy Team Leader

Cherwell
DISTRICT COUNCIL
NORTH OXFORDSHIRE

PLANNING POLICY CONSULTATIONS
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Draft Developer Contributions Supplementary Planning Document (SPD)

A new Draft Developer Contributions SPD is being published for consultation. The purpose of the SPD is to set out the Council's approach to seeking Section 106 planning obligations and their operation alongside the emerging Community Infrastructure Levy (CIL).

Document Locations

On-line at: www.cherwell.gov.uk/planningpolicyconsultation

Hard copies at the locations below during opening hours:

Cherwell District Council Offices, Bodicote House, Bodicote, Banbury, OX15 4AA
8.45am - 5.15pm Monday to Friday
Banbury Town Council, the Town Hall, Bridge Street, Banbury, OX16 5QB
Monday to Thursday 9am - 4.45pm, Friday 9am - 4pm
Banbury Library, Marlborough Road, Banbury, OX16 5DB
Monday 9am – 1pm, Tuesday 9am - 7pm, Wednesday 9am – 8pm, Thurs and Friday 9am – 7pm, Saturday 9am – 4.30pm
Neithrop Library, Community Centre, Woodgreen Avenue, Banbury, OX16 0AT
Monday 10am – 7pm, Wednesday 2pm – 5pm, Thursday 10am – 1pm,
Friday 10am- 5pm, Saturday 9.30am – 1pm
Bicester Town Council, The Garth, Launton Road, Bicester, OX26 6PS
Monday – Thursday 9am – 5pm, Friday 9am – 4pm
Bicester Library, Franklins House, Wesley Lane, Bicester, OX26 6JU
Monday 9.30am – 7pm, Tuesday 9.30-5pm, Wednesday and Thursday 9.30am – 7pm, Friday 9.30am – 5pm, Saturday 9am-4.30pm

Kidlington Library, Ron Groves House, 23 Oxford Road, Kidlington, OX5 2BP
Monday 9.30am – 5pm, Tuesday 9.30am – 7pm, Wednesday 9.30am – 1pm, Thursday 9.30am – 5pm, Friday 9.30am – 7pm, Saturday 9.00am – 4.30pm
Adderbury Library, Church House, High Street, Adderbury, OX17 3LS
Tuesday: 10 am –12 noon & 3 – 7pm, Thursday: 2pm – 5pm & 6 – 7pm, Friday: 10am – 12 noon & 2 pm – 5pm, Saturday: 9.30 am –1pm
Deddington Library, The Old Court House, Horse Fair, Deddington, Oxon. OX15 0SH
Monday 2pm - 5pm, 5.30pm - 7pm, Wednesday 9.30am - 1pm, Thursday 2pm - 5pm, 5.30pm - 7pm, Saturday 9.30am - 1pm
Hook Norton Library, High Street, Hook Norton, Banbury, Oxon, OX15 5NH
Monday 2pm - 5pm, 6pm - 7pm, Wednesday 2pm - 5pm, Friday 2pm - 5pm, 6pm - 7pm, Saturday 9.30am - 12.30pm
Banbury LinkPoint, 43 Castle Quay, Banbury, Oxfordshire, OX15 5UW
8.45am (10am Wednesday) to 5.15pm Monday to Friday
Bicester LinkPoint, Franklins House, Wesley Lane, Bicester, OX26 6JU
8.45am (10am Wednesday) to 5.15pm Monday to Friday
Kidlington LinkPoint, Exeter Hall, Oxford Road, Kidlington, Oxon, OX5 1AB
8.45am (10am Wednesday) to 5.15pm Monday to Friday

The Partial Review documents will also be available at:

Oxford City Council, St Aldate's Chambers, 109 St Aldates, Oxford, OX1 1DS
Monday to Thursday 9am - 5pm, Friday 9am - 4.30pm
Old Marston Library, Mortimer Hall, Oxford Road, Old Marsden, Oxford, OX3 0PH
Tuesday 2pm - 5pm, 5.30pm - 7pm, Thursday 2pm - 5pm and 5.30pm - 7pm, Friday 10am - 12pm and 2pm - 5pm, Saturday 9.30am - 12.30pm
Summertown Library, South Parade, Summertown, Oxford, OX27JN Monday 9am - 5.30pm, Tuesday 9.30am - 7pm, Thursday 9.30am - 7pm, Friday 9.30am - 5.30pm, Saturday 9am - 4.30pm

Submitting Comments

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By email to PlanningPolicyConsultation@cherwell-dc.gov.uk

Or by post to:

Planning Policy Team, Strategic Planning and the Economy
Cherwell District Council, Bodicote House
Bodicote. Banbury, OX15 4AA.

Comments should be received no later than Monday 9 January 2017. Any comments received will be made publicly available.

S SMITH, CHIEF EXECUTIVE

PlanningPolicyConsultation

From: PlanningPolicyConsultation
Sent: 11 November 2016 19:19
Subject: Cherwell District Council - Notification of Planning Policy Consultations7

Dear Sir/Madam

Notification of Planning Policy Consultations:

Partial Review of the Cherwell Local Plan (Part 1): Oxford's unmet housing need – Options Consultation

Community Infrastructure Levy (CIL) Draft Charging Schedule

Draft Developer Contributions Supplementary Planning Document (SPD)

Please find enclosed a copy of a public notice about consultations on the above planning policy documents. The consultation period extends from Monday 14 November 2016 to Monday 9 January 2017.

You have been sent this notification as your contact details are on our Local Plan database. If you no longer wish to be informed of our planning policy consultations then please let us know by telephoning 01295 227985 or by emailing planning.policy@cherwell-dc.gov.uk .

Please note that we now have a separate email address for consultation responses. This is PlanningPolicyConsultation@cherwell-dc.gov.uk . Hard copies can still be posted.

Yours faithfully

David Peckford

David Peckford
Planning Policy Team Leader

Partial Review of the Cherwell Local Plan (Part 1): Oxford's Unmet Housing Need – Options Paper

Consultation is being undertaken to inform a Partial Review of Local Plan Part 1, specifically to help meet Oxford's unmet housing need. An Options Consultation Paper is being published and comments are invited. The Options Paper and related documents, including an Interim Sustainability Appraisal Report and representation form, are available to view on line at www.cherwell.gov.uk/planningpolicyconsultation or at the locations listed.

Community Infrastructure Levy (CIL) Draft Charging Schedule

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S SMITH, CHIEF EXECUTIVE

Appendix 3

Cherwell Local Plan 2011 – 2031 (Part1)

Partial Review – Oxford's Unmet Housing Need

your space • your say • your

Options Consultation - Summary Leaflet

November 2016

Cherwell
DISTRICT COUNCIL
NORTH OXFORDSHIRE

The Cherwell Local Plan Part 1 plans for growth to fully meet Cherwell's development needs to 2031. It also commits to a 'Partial Review' of the Plan to help Oxford meet its unmet housing need. We have previously consulted on the issues involved in undertaking the Partial Review and we also made a 'call for sites'. We are now consulting on options for new development.

This leaflet provides a summary of the Options Paper that we are consulting upon. It describes the progress made since the Issues consultation in January 2016 and sets out the Areas of Search and possible Strategic Development Sites that are being considered.

As it is only a summary, we recommend that the full consultation paper is read. It can be viewed at www.cherwell.gov.uk/planningpolicyconsultation . It is also available at Cherwell District Council offices and public libraries throughout the district, and selected locations in Oxford City (see page 20).

This leaflet includes information on:

- The context - for Oxfordshire, Oxford City and Cherwell District
- Developing the Vision and Objectives
- Identifying options
- Considering options
- Delivering options

Some planning terms shown in ***bold italics*** are explained at the end of this booklet.

We would like your views on the option raised and how we contribute in meeting Oxford's unmet housing need.

Background to the Partial Review

The ***Oxfordshire Strategic Housing Market Assessment*** (2014) indicates that there is a very high level of housing need to be met across the County. The Cherwell Local Plan makes allocations for growth to meet the level of housing need identified for the Cherwell District. The

Government's ***National Planning Policy Framework*** and the statutory ***Duty to Cooperate*** require local authorities to work together to meet development requirements which cannot be met within their own areas.

Paragraph B.95 of the Local Plan Part 1 commits the council to seeking to address the unmet housing needs arising from elsewhere in the ***Oxfordshire Housing Market Area***, particularly Oxford City. An Options consultation paper has been prepared as part of the early stages of a 'partial review' of the Local Plan Part 1.

The Partial Review of the Local Plan will effectively be an Addendum to the Local Plan Part 1. The Partial Review will sit alongside the Part 1 document and form part of the statutory Development Plan for the district. It must be supported by robust evidence, thorough community and stakeholder engagement and detailed assessments.

The Partial Review is not a wholesale review of the Local Plan Part 1. The Partial Review focuses specifically on how to accommodate additional housing and associated infrastructure within Cherwell in order to help meet Oxford's housing need.

The Oxfordshire Context

The Oxfordshire local authorities have been working together through the ***Oxfordshire Growth Board*** to identify how the unmet housing need might best be distributed across Oxfordshire.

Oxford has a need for about 28,000 homes to be provided from 2011 to 2031.

On 26 September 2016, the Oxfordshire Growth Board decided that Oxford's agreed, unmet housing need (some 15,000 homes) should be apportioned to the Oxfordshire districts as follows:

District	Apportionment – No. of Homes (Net)
Cherwell	4400
Oxford	550
South Oxfordshire	4950
Vale of White Horse	2200
West Oxfordshire	2750
Total	**14,850**

Note: South Oxfordshire District Council did not agree to the apportionment

Q1. Cherwell's Contribution to Oxford's Housing Needs

Is 4,400 homes the appropriate housing requirement for Cherwell in seeking to meet Oxford's unmet housing need?

The Oxford Context

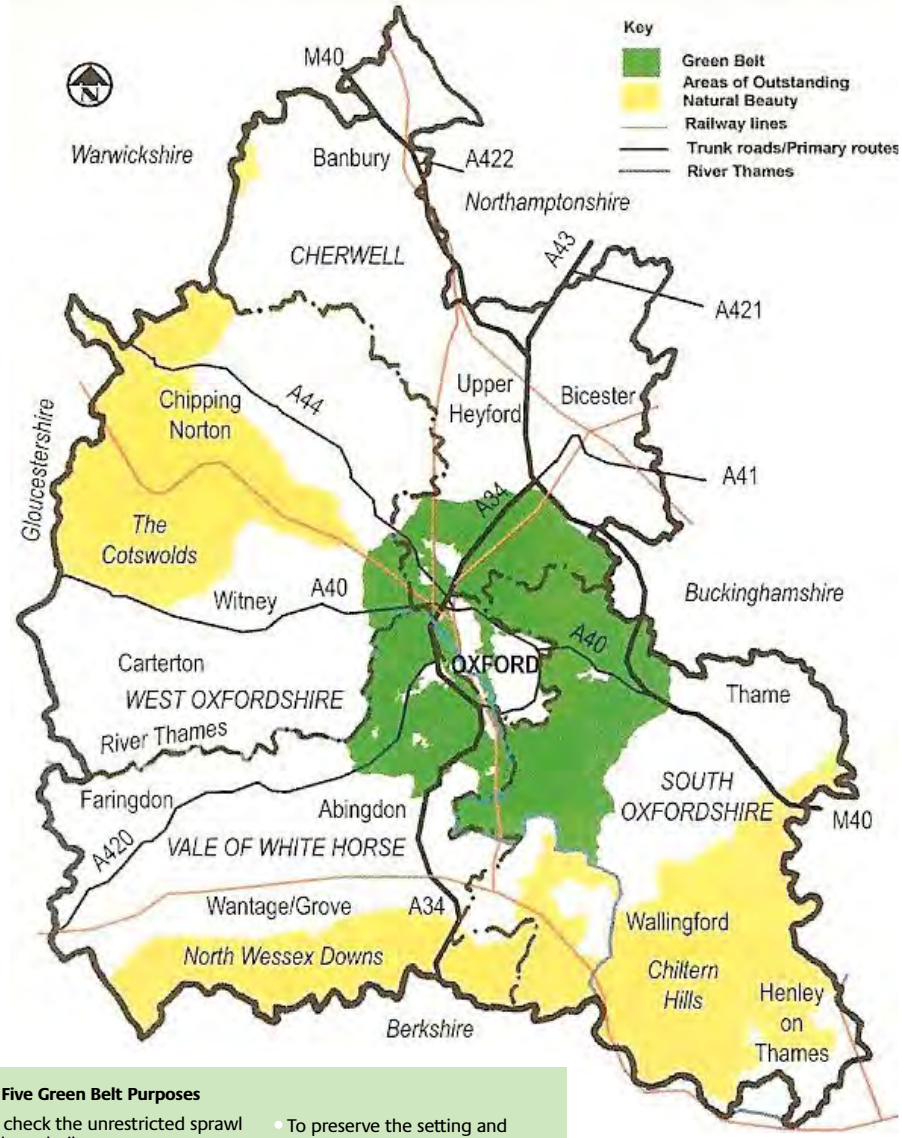
Oxford is a world-renowned historic city. As the only city in Oxfordshire it is the economic centre of the county.

Oxford has a major housing shortage and is constrained by the Oxford Green Belt which has a tight inner boundary around the built-up area of the city.

The Green Belt provides a generally open setting to the urban area of Oxford and has prevented coalescence with neighbouring towns and villages. It has presented a major constraint on the city's expansion together with the floodplain and sensitive ecological and historical areas.

Land can only be released from the Green Belt through a Local Plan if 'exceptional circumstances' are demonstrated.

The Oxford Green Belt



The Five Green Belt Purposes

- To check the unrestricted sprawl of large built-up areas;
- To prevent neighbouring towns merging into one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns; and
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Oxford is also working on a new Local Plan:

Oxford's New Local Plan - First Steps

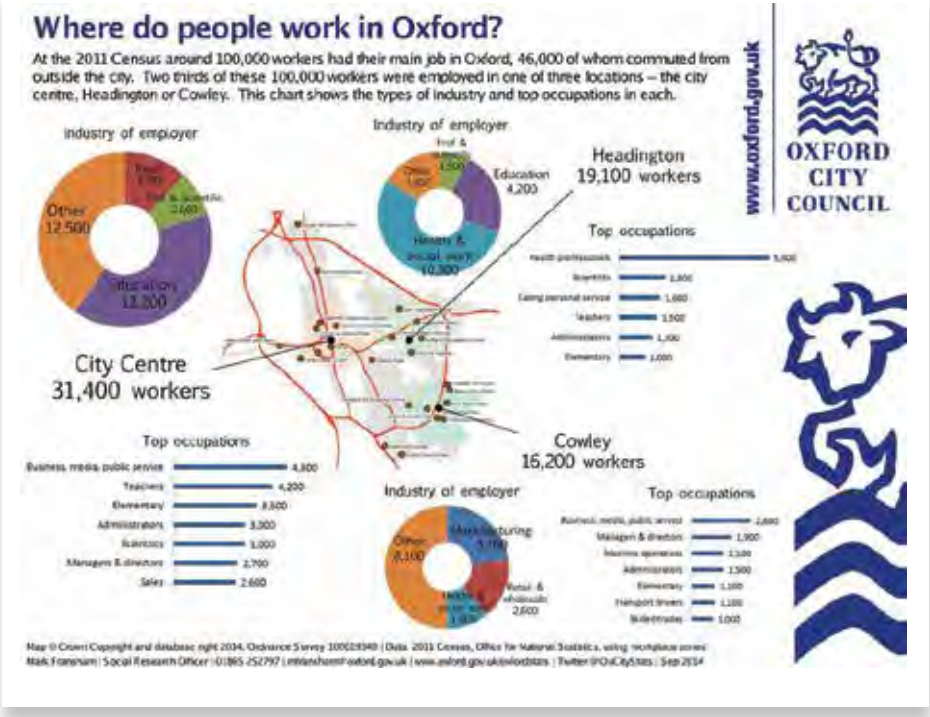
"Oxford currently has 55,000 households and 160,000 people live in the City. One of the biggest issues in Oxford is the lack of housing and the unaffordability of housing, to rent or to buy. Oxford is experiencing a housing crisis. Factors such as increasing land values and reducing land availability have led to a shortage of homes and housing that is so expensive that it prices many people out of the market. We need enough housing, of the right type, in the right locations, that is affordable and suitable for different sectors of the community and meets varied needs"

Strategic Housing Market Assessment (SHMA, 2014) and ***Oxford's Housing Strategy*** provide key information about housing in Oxford. For example:

- Housing market values are higher in Oxford compared to the rest of the county
- The strongest demand pressures are at Oxford
- Almost half of households in Oxford rent reflecting in part the size of the student rental market and the number of young working households
- The net need for affordable housing in Oxford is significantly higher than in the rest of the County
- The housing mix in Oxford differs markedly from other areas: it is focused towards higher density development and typically smaller homes.

The ***Local Transport Plan*** and its ***Oxford Transport Strategy*** prepared by Oxfordshire County Council have a main aim to reduce pressure on the road network by encouraging the location of housing close to jobs where people can more easily walk or cycle to work and in places where people will be able to use high quality public transport to get to work.

The County Council wishes to develop a new Rapid Transit network providing '...fast, high-capacity, zero emission transport on the city's busiest transport corridors, offering a tram-equivalent (or in future potentially tram) level of service and passenger experience..'



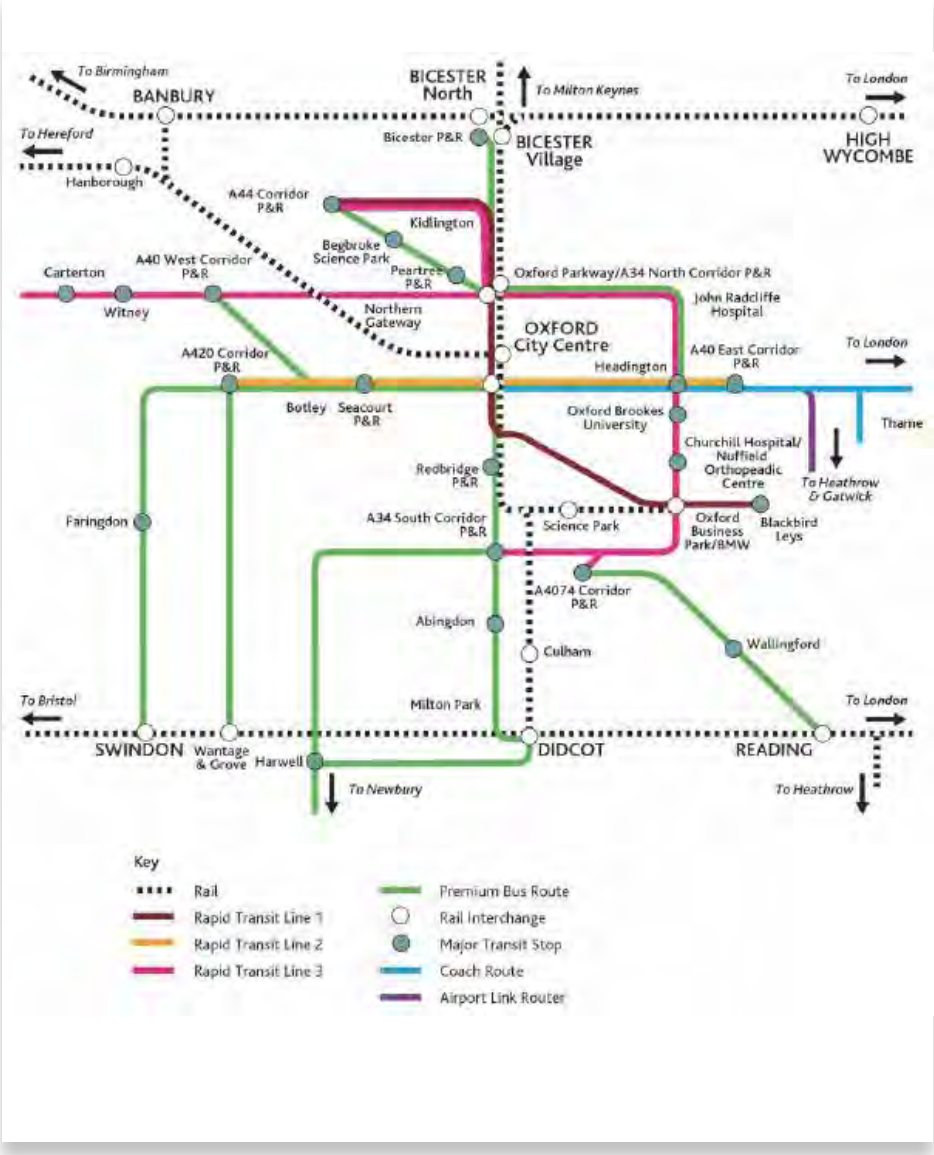
The County Council has identified three Rapid Transit lines for the city, linking a potential network of new outer Park & Ride sites including on the A44 corridor near London-Oxford Airport at Kidlington.

The County Council's strategy is to move Park and Ride facilities further away from Oxford to improve the operation of the A34 and other roads it intersects. Its Oxford Transport Strategy states that future housing and employment growth within Oxfordshire is set to further exacerbate congestion on the A34, the outer ring-road and other corridors that feed into the city, unless traffic can be captured before it reaches them.

Q2. Spatial Relationship to Oxford

Do you agree that we need to specifically meet Oxford's needs in planning for the additional housing development?

Rapid Transit lines



Source – Connecting Oxfordshire – Oxford Transport Strategy July 2016

Cherwell Context

Cherwell has a clear geographic, social, economic and historic relationship with Oxford. The district borders the northern built-up edge of Oxford and includes the land immediately north of Cutteslowe and Upper Wolvercote to the south of the A34. It also includes the area north of the Peartree roundabout.

An area of land south of the A40, Pixie and Yarnton Meads (a Site of Special Scientific Interest), comprises part of the Oxford Meadows Special Area of Conservation. Special Areas of Conservation are given a high level of protection.

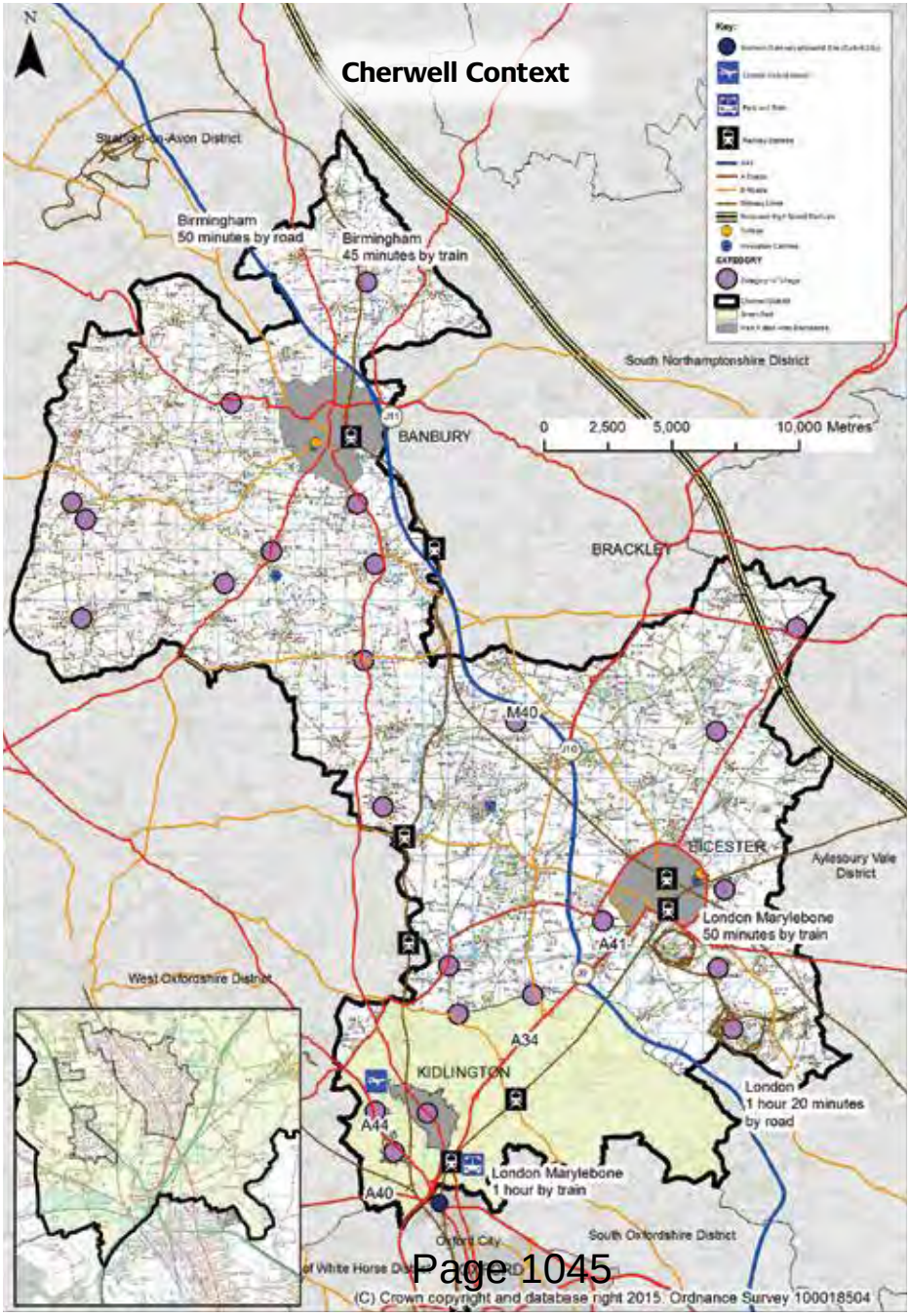
The adopted Cherwell Local Plan 2011-2031 sets out how the District will grow and change up to 2031.

The approved Local Plan seeks to boost significantly the supply of housing a meet Cherwell's own needs – some 22,840 homes (2011-2031).

It includes strategic development sites at Banbury and Bicester for housing, employment and open space and further development at the approved new settlement at Former RAF Upper Heyford.

Q3. Cherwell Issues

Are there any new issues that we need to consider as we continue to assess development options?


Cherwell Context
Stratford-on-Avon District
Birmingham
50 minutes by road
Birmingham
45 minutes by train
South Northamptonshire District
BANBURY
0 2,500 5,000 10,000 Metres
BRACKLEY
M40
BICESTER
Aylesbury Vale District
London Marylebone
50 minutes by train
A41
West Oxfordshire District
A34
KIDLINGTON
A44
London
1 hour 20 minutes
by road
London Marylebone
1 hour by train
A40
Oxford City
South Oxfordshire District
Vale of White Horse District
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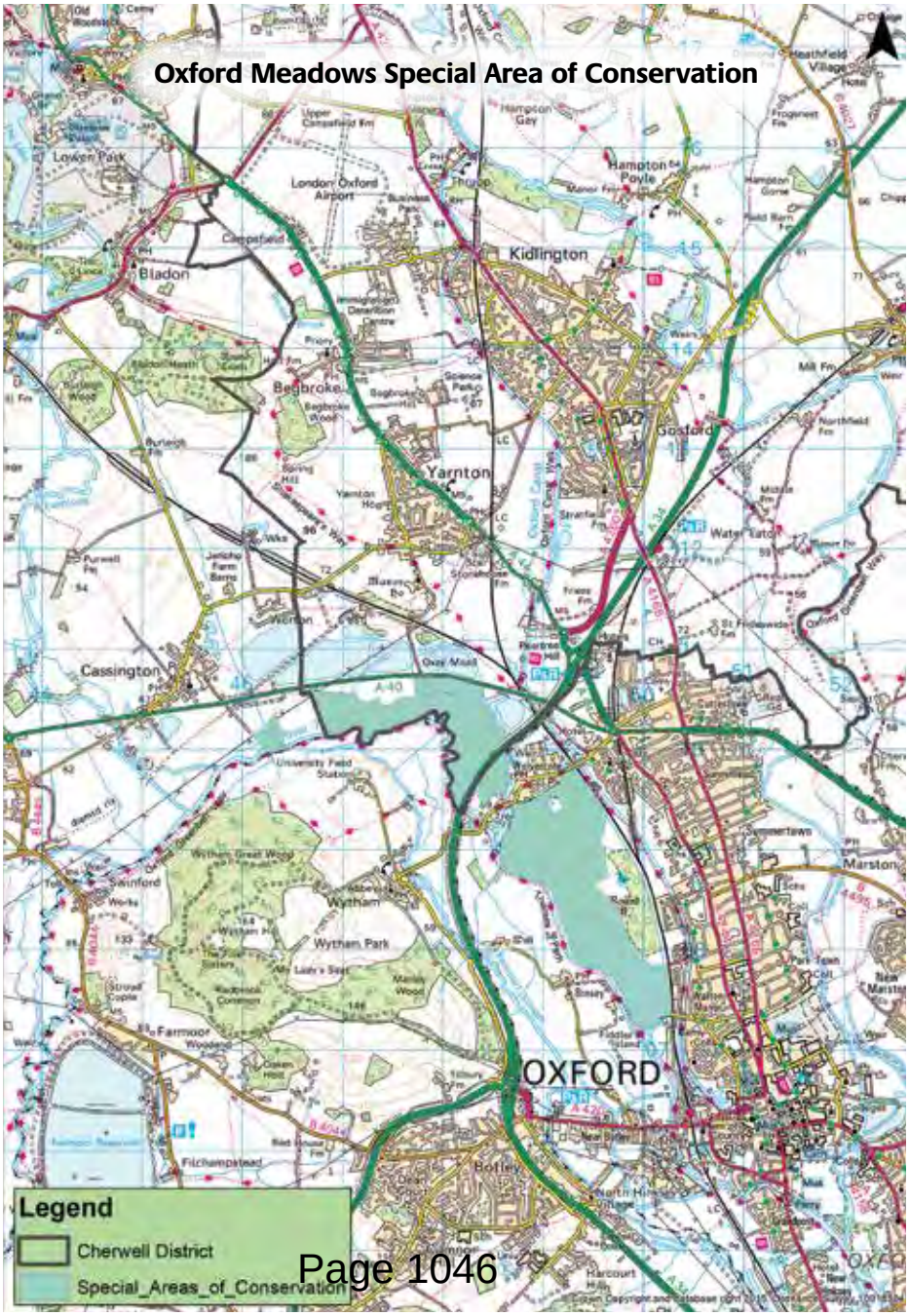

Oxford Meadows Special Area of Conservation
Kidlington
Begbroke
Yarnton
Cassington
Wytham
Wytham Park
OXFORD
Botley
Legend
Cherwell District
Special_Areas_of_Conservation

Draft Vision and Objectives

In January 2016 we sought views on the issues that we needed to consider in planning to help meet Oxford's ummet housing need.

A summary of issues raised during the consultation is included in a separate Statement of Consultation.

We have reviewed all the comments made so far. We have also considered relevant strategies and issues. We have had regard to evidence produced so far including an Initial Sustainability Appraisal.

We have more work to do but would like your views on a draft vision and objectives for the Partial Review of the Local Plan. The objectives are numbered as a continuation of those in the adopted Cherwell Local Plan 2011-2031 (Part 1)

Draft Vision for Meeting Oxford's Unmet Housing Needs in Cherwell

To provide new balanced communities that are well connected to Oxford, are of exemplar design and are supported by necessary infrastructure; that provide for a range of household types and incomes reflecting Oxford's diverse needs; that support the city's world-class economy and universities, that support its local employment base; and ensure that people have convenient, affordable and sustainable travel opportunities to the city's places of work, study and recreation and to its services and facilities.

Q4. Draft Vision for Meeting Oxford's Unmet Housing Needs in Cherwell

Do you support the draft vision? Are changes required?

Draft Strategic Objective SO16

To work with Oxford City Council and Oxfordshire County Council in delivering Cherwell's contribution to meeting Oxford's unmet housing needs by 2031

Q5. Draft Strategic Objective SO16

Do you support draft Strategic Objective SO16? Are changes required?

Draft Strategic Objective SO17

To provide Cherwell's contribution to meeting Oxford's unmet housing needs so that it supports the projected economic growth which underpins the agreed Oxfordshire Strategic Housing Market Assessment 2014 and the local economies of Oxford and Cherwell

Q6. Draft Strategic Objective SO17

Do you support draft Strategic Objective SO17?

Draft Strategic Objective SO18

To provide housing for Oxford so that it substantively provides affordable access to the housing market for new entrants, key workers and those requiring access to Oxford's key employment areas, and well designed development that responds to both needs and the local context

Q7. Draft Strategic Objective SO18

Do you support draft Strategic Objective SO18?

Draft Strategic Objective SO19

To provide Cherwell's contribution to meeting Oxford's unmet housing needs in such a way that it complements the County Council's Local Transport Plan, including where applicable, its Oxford Transport Strategy and so that it facilitates demonstrable and deliverable improvements to the availability of sustainable transport for access to Oxford

Q8. Draft Strategic Objective SO19

Do you support draft Strategic Objective SO19?

Identifying Options

To deliver a vision and meet a set of objectives for providing additional housing for Oxford, we need to identify and test reasonable options or alternatives for development locations in the interest of achieving a sustainable approach.

Areas of Search

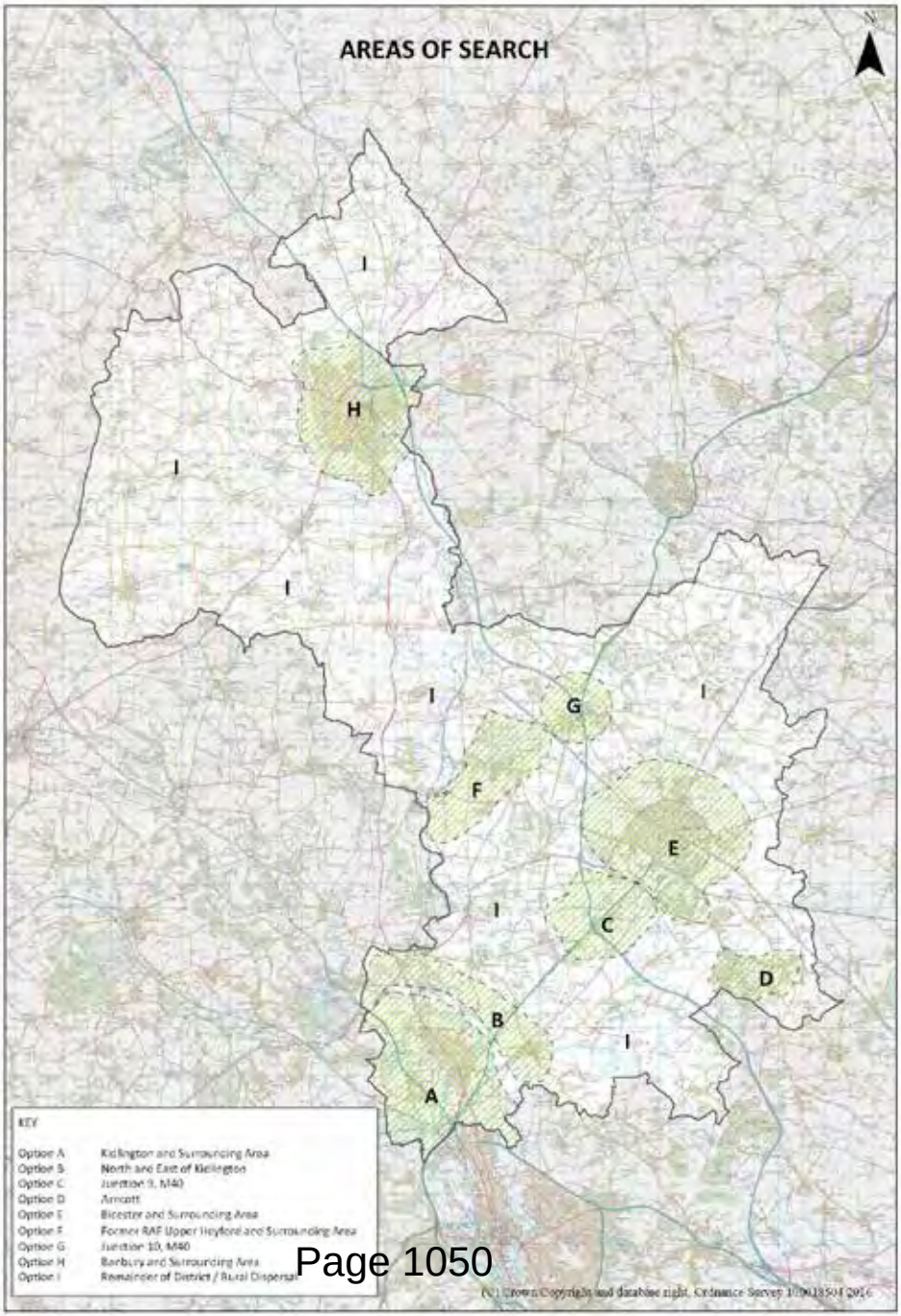
Nine 'Areas of Search' have been established across the whole of the district to examine the most sustainable broad locations for further growth.

Option Ref.	Areas of Search
Option A	Kidlington and Surrounding Area
Option B	North and East of Kidlington
Option C	Junction 9, M40
Option D	Arncott
Option E	Bicester and Surrounding Area
Option F	Former RAF Upper Heyford and Surrounding Area
Option G	Junction 10, M40
Option H	Banbury and Surrounding Area
Option I	Remainder of District/Rural Dispersal

The Areas of Search have been identified having regard to the location of urban areas, the potential opportunities to develop on previously developed land, site submissions that we have received and 'focal points' or nodes that might be developable.

We would like your views on whether you consider these Areas of Search to have been reasonably defined.

Q9. Identifying Areas of Search
Do you have any comments on the Areas of Search we have defined?


AREAS OF SEARCH
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KEY
Option A Kidlington and Surrounding Area
Option B North and East of Kidlington
Option C Junction 9, M40
Option D Arncott
Option E Bicester and Surrounding Area
Option F Former RAF Upper Heyford and Surrounding Area
Option G Junction 10, M40
Option H Banbury and Surrounding Area
Option I Remainder of District / Rural Dispersal
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Potential Strategic Development Sites

We presently consider that sites should be capable of accommodating at least 100 homes which would be consistent with our existing Local Plan. To ensure that we do not miss potentially suitable sites, we think that sites of two hectares and above should be considered.

Q10. Site Size Threshold

Do you agree with our minimum site size threshold of two hectares for the purpose of site identification? Do you agree that we should not be seeking to allocate sites for less than 100 homes?

Our Options Paper available at www.cherwell.gov.uk/PlanningPolicyConsultation identifies 142 potential sites that are being considered. Only some of these would be required to help meet Oxford's unmet housing needs.

Q11. Identified Potential Strategic Development Sites

Do you have any comments on the sites we have identified? Please provide the site reference number when providing your views

Q12. Site Promotions

Do any site promoters / developers / landowners wish to provide updated or supporting information about your sites?

There may be other sites that we need to consider.

Q13. Other Potential Strategic Development Sites

Are there any potential sites that we have not identified?

We have also published the representations and site submissions we have received so far at www.cherwell.gov.uk/planningpolicy. You may have some comments on these.

Q14. Representations and Submissions

Do you have any comments on the representations and submissions we have received so far. Do you disagree with any we have received? Please provide the representation number where applicable

Considering Options

Initial assessments of the Areas of Search identified have been undertaken with the key strategic opportunities and constraints identified in the Options Paper.

Each Area of Search in the Options Paper has been the subject of an ***Interim Transport Assessment*** and an ***Initial Sustainability Appraisal***

Interim Transport Assessment

Initial Sustainability Appraisal

Our work presently suggests that Areas of Search A and B would be most sustainable broad locations for identifying sites. In very general terms, this is principally due to the transport connectivity and the proximity of Areas A and B to Oxford. We have therefore undertaken early assessment of the 38 sites within Areas A and B

However, we have more work to do and the responses we receive to this consultation will be informative.

Our Options Paper (www.cherwell.gov.uk/PlanningPolicyConsultation) explains the evidence produced so far and the additional evidence that we currently expect to follow.

We have a number of detailed questions that you may wish to consider having reviewed the Options Paper, these are set out below:

Q15. Interim Transport Assessment – Key Findings for Areas of Search

Do you have any comments on the Assessment and its findings?

Q16. Areas of Search - Selection of Options

Do you have any comments on the Assessment and its findings?

Q17. Initial Sustainability Appraisal - Key Findings for Areas of Search

Do you have any comments on the Initial Sustainability Appraisal and its findings for Areas of Search?

Q18. Strategic Development Sites - Initial Selection of Options for Testing

Do you agree with the initial selection of site options for testing?

Q19. Initial Transport Assessment - Key Findings for Strategic Development Sites

Do you have any comments on the Assessment and its findings?

Q20. Initial Sustainability Appraisal - Key Findings for Strategic Development Sites

Do you have any comments on the SA's initial findings for sites?

Q21. Evidence Base

Do you have any comments on our evidence base? Are there are other pieces of evidence that we need to consider?

Delivering Options

We need to ensure that new development is supported by necessary infrastructure and can be viably delivered.

Our proposed document that we will publish for comment in 2017, will need to be supported by an Infrastructure Delivery Plan which sets what, where, when and how new infrastructure would be provided.

At present the key challenges are expected to be the provision of secondary school facilities to support growth and ensuring that sustainable transport measures are secured in time. We will also be exploring the feasibility of whether any new railway stations / halts could be provided.

Producing a plan to meet Oxford's needs effectively provides the district with an additional five year supply requirement i.e deliverable sites providing homes within five years.

The Oxfordshire Growth Board's apportionment of 4,400 homes needs to be delivered by 2031. The Growth Board also assumes that the year 2021 is a reasonable start date for delivery having regard to the time needed to complete Local Plan processes and for developers to obtain planning permission and to plan for implementation.

Q22. Five year land Supply Start Date

Is 2021 a justifiable and appropriate start date for being required to meet Oxford's housing needs and to deliver a five-year supply?

We also wish to consider whether it would be helpful to phase the release of land within the sites that we allocate for Oxford's needs to help encourage delivery and to identify effective monitoring arrangements.

Q23. Maintaining a Five Year Land Supply

Do you agree that phasing of land released within individual strategic development sites will promote developer competition and assist the maintenance of a five year housing supply to meet Oxford's unmet housing needs? What alternatives would you suggest?

Q24. Monitoring Delivery

Are there any proposals you would like us to consider to ensure that the final plan is delivered and sustainable development is achieved?

Have your say

This consultation is taking place from Monday 14 November 2016 to Monday 9 January 2017.

The Options Paper and related documents, including a representation form, are available online at www.cherwell.gov.uk/planningpolicyconsultation

The consultation paper is accompanied by an Initial Sustainability Appraisal Report, on which comments are also invited.

Copies of the consultation documents are available to view at public libraries across the Cherwell District, at the Council's Linkpoints at Banbury, Bicester and Kidlington, at Banbury and Bicester Town Councils and Cherwell District Council's main office at Bodicote House, Bodicote, Banbury. In Oxford, hard copies are available at the Oxford City Council offices at St.Aldate's Chambers and at Old Marston and Summertown Libraries.

Staffed Exhibitions

- Castle Quay Shopping Centre, Banbury OX16 5UN – Saturday 26 November 2016 - **10am to 6pm**
- Franklins House, Wesley Lane, Bicester, OX26 6JU – Saturday 3 December 2016 - **10am to 6pm**
- Cutteslowe Pavillion, Cutteslowe Park, Oxford, OX2 8ES (nb not exact postcode, this is a nearby building, do not use for sat nav) – Saturday 10 December 2016 - **10am to 6pm**
- Exeter Hall, Exeter Close, Kidlington OX5 1AB – Monday 19 December 2016 - **2pm to 9pm**

Please email your comments to:

PlanningPolicyConsultation@cherwell-dc.gov.uk

Or send by post to:

Planning Policy Consultation,
Planning Policy Team
Strategic Planning and the Economy
Cherwell District Council
Bodicote House
Bodicote
Banbury, OX15 4AA

Representations should be received no later than **Monday 9 January 2017**.

Your comments should be headed 'Partial Review Options Consultation'

A response form is available to download which can be emailed or posted.

You should receive a written acknowledgement. Email acknowledgements will be sent automatically by return.

Acknowledgements by post should be received within five working days of your response being received.

If you do not receive a written acknowledgement, please contact the Planning Policy team on 01295 227985 to ensure that your comments have been received.

Any comments received will be made publicly available.

Next Steps

The responses we receive will be used in the further consideration of issues and options, in completing our evidence base and in preparing a proposed document which we will publish for comment in 2017. The current timetable for the Local Plan Part 1 Partial Review is set out below.

Stage	Dates
Consultation on Issues Paper (Regulation 18)	January – March 2016
Consultation on Options Paper (Regulation 18)	November 2016 – January 2017
Consultation on Proposed Submission Document (Regulation 19)	May – June 2017
Submission (Regulation 22)	July 2017
Examination (Regulation 24) (estimated)	July 2017 – March 2018
Adoption (Regulation 26) (estimated)	April 2018

Glossary of Terms

Duty to Cooperate – a legal duty introduced by the Localism Act 2011. In preparing Local Plans, Local Authorities must engage constructively, actively and on an on-going basis.

Initial Sustainability Appraisal Report – The Sustainability Appraisal process needs to help develop and refine the options and assesses the effects.

Interim Transport Assessment – To help inform the identification and initial assessment of options for the preparation of the Local Plan (Part 1) Partial Review.

Local Transport Plan –Sets out Oxfordshire County Council's transport vision and explains how we will work with our partners to deliver the plan over the next 16 years.

National Planning Policy Framework – national guidance produced by the Government to be followed in preparing Local Plans and determining planning applications.

Oxford Housing Strategy – The strategy identifies what the key issues for housing are over the next three years (2015-2018) and what Oxford City Council and its partners are planning to do to overcome them and help deliver the 'The Housing Offer' to the people of Oxford.

Oxford Transport Strategy – Sets out Oxfordshire County Council's transport vision and strategy for Oxford over the next 20 years, as part of the fourth Local Transport Plan (LTP4).

Oxfordshire Growth Board – a joint committee including local authorities in Oxfordshire and other non-voting members including the Environment Agency, Network Rail & Highways England. Through the Oxfordshire Growth Board the Oxfordshire authorities are working together under the legal 'Duty to Cooperate'.

Oxfordshire Housing Market Area – the subregional housing market that Cherwell falls within. It includes the whole of the county of Oxfordshire.

Oxfordshire Strategic Housing Market Assessment – a study produced in 2014 by consultants on behalf of the Oxfordshire local authorities which contains an 'objective' assessment of housing needs across Oxfordshire. It is objective in that it does not apply constraints to the level of need.

For further information about this consultation, please contact the council's Planning Policy Team:

Planning Policy Team
Strategic Planning and the Economy
Cherwell District Council
Bodicote House
Bodicote
Banbury
OX15 4AA

Email: planning.policy@cherwell-dc.gov.uk
Call: 01295 227985

Cherwell
DISTRICT COUNCIL
NORTH OXFORDSHIRE

Appendix 4

Public Consultation

14 November 2016 to 9 January 2017

Cherwell Local Plan Partial Review

- Oxford's Unmet Housing Need

Options Consultation - Your Chance to Comment

Cherwell District Council is undertaking a Partial Review of its Local Plan to determine how it can help Oxford with its unmet housing need.

It would like your views in preparing the Review.

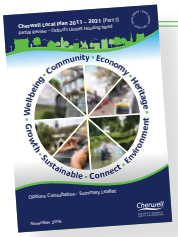
All Oxfordshire Councils have accepted that Oxford cannot fully meet its own housing needs.

As its contribution, Cherwell District is being asked to accommodate 4,400 homes by 2031 in addition to the housing planned to meet its own needs.

Cherwell District Council has previously sought views on the issues it needs to consider in planning for the additional development. It has considered these comments and is now consulting on options for housing development.

Are you also interested in how Cherwell funds its development infrastructure?

Cherwell District Council is also consulting on its draft Community Infrastructure Levy (CIL) and a Draft Developer Contributions Supplementary Planning Document.



View the documents The consultation documents are available on-line at **www.cherwell.gov.uk/planningpolicyconsultation**. Or contact Cherwell District Council on 01295 227985 for details on where you can view hard copies

Hear more details Speak to Cherwell officers at public exhibitions:

- Castle Quay Shopping Centre, Banbury OX16 5UN – Saturday 26 November 2016 -10am to 6pm
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- Exeter Hall, Exeter Close, Kidlington OX5 1AB – Monday 19 December 2016 - 2pm to 9pm

your place • your space • your say •

Have your say

Submit your comments to:
PlanningPolicyConsultation@cherwell-dc.gov.uk

Or by post to: Planning Policy Team, Strategic Planning and the Economy, Cherwell District Council, Bodicote House, Bodicote, Banbury, OX15 4AA

For more information call 01295 227985

Cherwell
DISTRICT COUNCIL
NORTH OXFORDSHIRE

THE CHERWELL LOCAL PLAN 2011 – 2031 (PART 1) PARTIAL REVIEW – OXFORD'S UNMET HOUSING NEED OPTIONS CONSULTATION

Representation Form

Cherwell District Council is currently consulting on a Partial Review of the Cherwell Local Plan Part 1. The Partial Review is not a wholesale review of the Local Plan Part 1, which was adopted by the Council on 20 July 2015. It focuses specifically on how to accommodate additional housing and supporting infrastructure within Cherwell in order to help meet Oxford's unmet housing needs.

It is available to view and comment on from **14 November 2016 – 9 January 2017**.

To view and comment on the document and the accompanying Initial Sustainability Appraisal Report please visit www.cherwell.gov.uk/planningpolicyconsultation. A summary leaflet is also available.

The consultation documents are also available to view at public libraries across the Cherwell District, at the Council's Linkpoints at Banbury, Bicester and Kidlington, at Banbury and Bicester Town Councils and Cherwell District Council's main office at Bodicote House, Bodicote, Banbury. In Oxford, hard copies are available at the Oxford City Council offices at St Aldate's Chambers, at Old Marston Library and at Summertown library.

You may wish to use this representation form to make your comments. Please email your comments to planningpolicyconsultation@cherwell-dc.gov.uk or post to Planning Policy Team, Strategic Planning and the Economy, Cherwell District Council, Bodicote House, Bodicote, Banbury, OX15 4AA no later than Monday 9 January 2017.

You should receive a written acknowledgement. Email acknowledgements will be sent automatically by return. Acknowledgements by post should be received within five working days of your response being received. If you do not receive a written acknowledgement, please contact the Planning Policy Team on 01295 227985.

Please note that all comments received will be made publicly available.

Please complete one box/sheet per question.

Representations must be received by Monday 9 January 2017

Please provide the following details:

NAME: ……

ADDRESS: ……
……
……

EMAIL: ……

TEL NO: ……

AGENT NAME: ……

AGENT ADDRESS: ……
……
……

AGENT EMAIL: ……

AGENT TEL NO: ……

Your details will be added to our mailing list and you will be kept informed of future progress of this document and other Local Plan documents. If you wish to be removed from this mailing list please contact the Planning Policy team. Details are at the bottom of this representation form.

1. The Cherwell Local Plan 2011 – 2031 (Part 1) Partial Review – Oxford's Unmet Housing Need

LOCAL PLAN PART 1 PARTIAL REVIEW – OPTIONS CONSULTATION PAPER	
Question 1 – Cherwell's Contribution to Oxford's Housing Needs	Is 4,400 homes the appropriate housing requirement for Cherwell in seeking to meet Oxford's unmet housing need?
Please use this space to enter your comments. **Please continue on another sheet if necessary.**	

LOCAL PLAN PART 1 PARTIAL REVIEW – OPTIONS CONSULTATION PAPER	
Question 2 – Spatial Relationship to Oxford	Do you agree that we need to specifically meet Oxford's needs in planning for the additional housing development?
Please use this space to enter your comments. **Please continue on another sheet if necessary.**	

LOCAL PLAN PART 1 PARTIAL REVIEW – OPTIONS CONSULTATION PAPER	
Question 3 – Cherwell Issues	Are there any new issues that we need to consider as we continue to assess development options?
Please use this space to enter your comments. **Please continue on another sheet if necessary.**	

LOCAL PLAN PART 1 PARTIAL REVIEW – OPTIONS CONSULTATION PAPER	
Question 4 – Draft Vision for Meeting Oxford's Unmet Housing Needs in Cherwell	Do you support the draft vision? Are changes required?
Please use this space to enter your comments.	

Please continue on another sheet if necessary.

LOCAL PLAN PART 1 PARTIAL REVIEW – OPTIONS CONSULTATION PAPER	
Question 5 – Draft Strategic Objective SO16	Do you support draft Strategic Objective SO16? Are changes required?
Please use this space to enter your comments. **Please continue on another sheet if necessary.**	

LOCAL PLAN PART 1 PARTIAL REVIEW – OPTIONS CONSULTATION PAPER	
Question 6 – Draft Strategic Objective SO17	Do you support draft Strategic Objective SO17? Are changes required?
Please use this space to enter your comments. **Please continue on another sheet if necessary.**	

LOCAL PLAN PART 1 PARTIAL REVIEW – OPTIONS CONSULTATION PAPER	
Question 7 – Draft Strategic Objective SO18	Do you support draft Strategic Objective SO18? Are changes required?
Please use this space to enter your comments.	

Please continue on another sheet if necessary.

LOCAL PLAN PART 1 PARTIAL REVIEW – OPTIONS CONSULTATION PAPER	
Question 8 – Draft Strategic Objective SO19	Do you support draft Strategic Objective SO19? Are changes required?
Please use this space to enter your comments. **Please continue on another sheet if necessary.**	

LOCAL PLAN PART 1 PARTIAL REVIEW – OPTIONS CONSULTATION PAPER	
Question 9 – Identifying Areas of Search	Do you have any comments on the Areas of Search we have defined?
Please use this space to enter your comments. **Please continue on another sheet if necessary.**	

LOCAL PLAN PART 1 PARTIAL REVIEW – OPTIONS CONSULTATION PAPER	
Question 10 – Site Size Threshold	Do you agree with our minimum site size threshold of two hectares for the purpose of site identification? Do you agree that we should not be seeking to allocate sites for less than 100 homes?
Please use this space to enter your comments.	

Please continue on another sheet if necessary.

LOCAL PLAN PART 1 PARTIAL REVIEW – OPTIONS CONSULTATION PAPER	
Question 11 – Identified Potential Strategic Development Sites	Do you have any comments on the sites we have identified? Please provide the site reference number when providing your views.
Please use this space to enter your comments. **Please continue on another sheet if necessary.**	

LOCAL PLAN PART 1 PARTIAL REVIEW – OPTIONS CONSULTATION PAPER	
Question 12 – Site Promotions	Do any site promoters / developers / landowners wish to provide updated or supporting information about your sites?
Please use this space to enter your comments. **Please continue on another sheet if necessary.**	

LOCAL PLAN PART 1 PARTIAL REVIEW – OPTIONS CONSULTATION PAPER	
Question 13 – Other Potential Strategic Development Sites	Are there any potential sites that we have not identified?
Please use this space to enter your comments. **Please continue on another sheet if necessary.**	

LOCAL PLAN PART 1 PARTIAL REVIEW – OPTIONS CONSULTATION PAPER	
Question 14 – Representations and Submissions	Do you have any comments on the representations and submissions we have received so far. Do you disagree with any we have received? Please provide the representation number where applicable.
Please use this space to enter your comments. **Please continue on another sheet if necessary.**	

LOCAL PLAN PART 1 PARTIAL REVIEW – OPTIONS CONSULTATION PAPER	
Question 15 – Interim Transport Assessment – Key Findings for Areas of Search	Do you have any comments on the Assessment and its findings?
Please use this space to enter your comments.	

Please continue on another sheet if necessary.

LOCAL PLAN PART 1 PARTIAL REVIEW – OPTIONS CONSULTATION PAPER	
Question 16 – Areas of Search – Selection of Options	Do you agree with all of the Areas of Search being considered reasonable?
Please use this space to enter your comments. **Please continue on another sheet if necessary.**	

LOCAL PLAN PART 1 PARTIAL REVIEW – OPTIONS CONSULTATION PAPER	
Question 17 – Initial Sustainability Appraisal - Key Findings for Areas of Search	Do you have any comments on the Initial Sustainability Appraisal and its findings for Areas of Search?
Please use this space to enter your comments. **Please continue on another sheet if necessary.**	

LOCAL PLAN PART 1 PARTIAL REVIEW – OPTIONS CONSULTATION PAPER	
Question 18 – Strategic Development Sites – Initial Selection of Options for Testing	Do you agree with the initial selection of site options for testing?
Please use this space to enter your comments. **Please continue on another sheet if necessary.**	

LOCAL PLAN PART 1 PARTIAL REVIEW – OPTIONS CONSULTATION PAPER	
Question 19 – Interim Transport Assessment – Key Findings for Strategic Development Sites	Do you have any comments on the Assessment and its findings?
Please use this space to enter your comments. **Please continue on another sheet if necessary.**	

LOCAL PLAN PART 1 PARTIAL REVIEW – OPTIONS CONSULTATION PAPER	
Question 20 – Initial Sustainability Appraisal – Key Findings for Strategic Development Sites	Do you have any comments on the SA's initial findings for sites?
Please use this space to enter your comments.	

Please continue on another sheet if necessary.

LOCAL PLAN PART 1 PARTIAL REVIEW – OPTIONS CONSULTATION PAPER	
Question 21 – Evidence Base	Do you have any comments on our evidence base? Are there are other pieces of evidence that we need to consider?
Please use this space to enter your comments. **Please continue on another sheet if necessary.**	

LOCAL PLAN PART 1 PARTIAL REVIEW – OPTIONS CONSULTATION PAPER	
Question 22 – Five Year Land Supply Start Date	Is 2021 a justified and appropriate start date for being required to meet Oxford's housing needs and to deliver a five-year supply?
Please use this space to enter your comments. **Please continue on another sheet if necessary.**	

LOCAL PLAN PART 1 PARTIAL REVIEW – OPTIONS CONSULTATION PAPER	
Question 23 – Maintaining a Five Year Land Supply	Do you agree that phasing of land release within individual strategic development sites will promote developer competition and assist the maintenance of a five year housing supply to meet Oxford's unmet housing needs? What alternatives would you suggest?
Please use this space to enter your comments. **Please continue on another sheet if necessary.**	

LOCAL PLAN PART 1 PARTIAL REVIEW – OPTIONS CONSULTATION PAPER	
Question 24 – Monitoring Delivery	Are there any proposals you would like us to consider to ensure that the final plan is delivered and sustainable development is achieved.
Please use this space to enter your comments. **Please continue on another sheet if necessary.**	

2. The Cherwell Local Plan Part 1 Partial Review – Initial Sustainability Appraisal Report

Initial Sustainability Appraisal Report
Do you have any comments on the Initial Sustainability Appraisal Report accompanying the Local Plan Part 1 Partial Review consultation? Please make it clear to which part of the Sustainability Appraisal your comments relate.

Thank you for taking the time to respond to this consultation. Please ensure your comments are submitted by 9 January 2017.

Memorandum of Co-operation between the local authorities in the Oxfordshire Housing Market Area

Meeting the Objectively Assessed Need for Housing in Oxfordshire

1.0 Introduction

1.1 The National Planning Policy Framework (NPPF) requires Local Planning Authorities (LPA) to have a clear understanding of housing needs in their area. To achieve this, they should prepare a Strategic Housing Market Assessment (SHMA) to assess their full housing needs, working with neighbouring authorities where housing market areas cross administrative boundaries. The SHMA should identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period. This is a key part of the evidence base to address the NPPF requirement of ensuring that Local Plans meet the full, objectively assessed needs for market and affordable housing in the housing market area.

1.2 The Localism Act 2011 places a Duty to Co-operate on Local Planning Authorities (LPA). This requires them to engage constructively, actively and on an on-going basis in the preparation of development plan documents where this involves strategic matters. National policy in the NPPF adds to this statutory duty and states that it expects LPAs to demonstrate evidence of having effectively cooperated to plan for issues with cross-boundary impacts.

1.3 The Oxfordshire SHMA 2014 identifies an objectively assessed range of housing need for Oxford of between 24-32,000 homes for the period 2011-2031. The Oxford SHLAA demonstrates that Oxford will not be able to meet all of its housing need within its own boundaries and all Oxfordshire LPAs , together with Oxfordshire County Council agree that assisting Oxford to meet its unmet housing need is a key element of the Duty to Co-operate.

1.4 The purpose of this Memorandum of Co-operation is to formally record and make public the agreement of 5 Oxfordshire Local Authorities' , under the Duty to Co-operate to the position as set out in this Memorandum, subject to LPA ratification by their full Councils as part of their individual Local Plan preparation.

2.0 The Oxfordshire Housing Market Area

2.1 The Oxfordshire Housing Market Area comprises all five Oxfordshire districts; Cherwell , Oxford City, South Oxfordshire, Vale of White Horse and West Oxfordshire.

3.0 Demonstrating the Duty to Co-operate

3.1 The five districts within the housing market area, together with Oxfordshire County Council , have collaborated to meet the requirements of the NPPF set out in section 1.2 by addressing the requirement under the Duty to Co-operate to accommodate the unmet housing need for Oxford.

3.2The outputs from this collaboration are the Post SHMA Strategic Work Programme (the Programme). The Programme is a collection of projects designed to enable the six councils of Oxfordshire to arrive at an agreed apportionment of an agreed level of unmet need for Oxford.

3.3The working assumption for the agreed level of unmet need for the purpose of the Programme is 15,000 homes. This figure is subject to testing through the Oxford Local Plan review

3.4 The apportionment agreed by the five councils who are signatories to this Memorandum is as follows.

	Proportion of unmet need apportioned
Cherwell DC	4400
Oxford City Council	550
South Oxfordshire DC	4950
Vale of White Horse DC	2200
West Oxfordshire DC	2750
Total	14850

3.5 This apportionment is based upon a common assumed start date of 2021 for the commencement of development after the adoption of the respective Local Plan review or Local Plan update/refresh. This assumption does not preclude earlier delivery, but does recognise the complexity of the issues being considered and has sought to factor in reasonable lead times to enable options to come forward and to be fully considered through the Local Plan process.

3.6 The Programme does not seek to identify, propose or recommend any site or sites for additional housing within any district. Each LPA will remain responsible for the allocation of housing sites within its own district and through its own Local Plan process.

4.0 Timetable for implementation

4.1 The anticipated timetable for adoption of the agreed apportionment through each individual LPA Local Plan process is as follows.

Cherwell District Council

The council intends to submit its revised Local Plan, including its share of the apportionment in June / July 2017.

Oxford City Council

Work commenced on Oxford's Local Plan review in January 2016.The Council aims to submit the Plan for examination in December 2018 with adoption anticipated during 2019.

South Oxfordshire District Council

The council proposes submission of its draft Local plan including its response to the apportionment in spring 2017 with adoption in early 2018.

Vale of White Horse District Council

The Vale Local Plan 2031: Part 1 is currently at Examination with adoption anticipated early in 2017. Work has commenced on the Local Plan 2031: Part 2 that will address the proportion of Oxford's unmet to be addressed in Vale. It is anticipated that this plan will be submitted in February 2018.

West Oxfordshire District Council

The council intends to respond to the Inspector's preliminary findings with a package of suggested changes to the submission Local Plan in October 2016. The Council proposes that the suggested changes will address its apportionment of Oxford's unmet need and anticipates that the Plan will be adopted in September 2017.

5.0 Conclusion

5.1 The five authorities that form signatories to this Memorandum agree that the figures in the table 3.4 above represent the agreed apportionment, by district of the agreed level of unmet housing need for Oxford, in order to meet the overall objectively assessed need for additional housing within the Oxfordshire Housing Market Area to 2031.

Signed on behalf of

Cherwell DC.....

Oxford City Council.....

Oxfordshire County Co

Vale of White Horse DC.....

West Oxfordshire DC.....

Appendix 7

Cherwell District Council- Local Plan Part 1-Partial Review

Developer Contributions and CIL

Parish Workshop (Bicester) Wednesday 7 December 2016

6pm – 8pm

Purpose:

Parish Councils were invited to a consultation workshop as part of the Options consultation on the Partial Review of the Cherwell Local Plan Part 1 during November 2016 – January 2017. The Draft Developer Contributions Supplementary Planning Document and Draft Charging Schedule for the Community Infrastructure Levy were also discussed at the workshops. The workshops took the form of group discussions on the agenda items set out below (the agenda was circulated in advance to the parishes). On arrival, parishes were split into groups and each group discussed each agenda item. The group discussions were facilitated by a member of the Planning Policy team with support from a colleague. This document summarises the discussions that took place.

Two workshops took place for parishes in the south and north of the District on 7 and 12 December 2016 respectively.

Agenda:

- Introduction to the workshop and the consultation documents given by David Peckford, Planning Policy Team Leader, Cherwell District Council

Discussion on the following agenda items took place amongst each individual table group:

- Partial Review – Context/Approach
- Draft Vision and Strategic Objectives
- Considering and Delivering Options
- Developer Contributions SPD and CIL

Table Number	Facilitator and Assistant	Parish Councils
1	Sharon Whiting & Chris Cherry	Islip
		Kidlington
		Yarnton
		Cllr Billington (Kidlington PC)
		Cllr Simpson (Kidlington PC)
2	Maria Dopazo & Andy Bowe	Cllr Sibley(Bicester TC)
		Cllr Lis (Bicester TC)
		Chesterton
		Launton
		Wendlebury
3	Chris Thom & Lewis Banks-Hughes	Blackthorn
		Caversfield
		Middleton Stoney
		Piddington

		Woodstock
4	Yuen Wong & Sunita Burke	Fringford
		Kirtlington
		Noke
		Launton
		Shipton on Cherwell

Table 1

Partial Review – Context/Approach

- 4400 is a large figure.
- There are pressures from the City to have housing close to Oxford.
- Oxford housing need is unique. It is different from the rest of the County.
- The need is for affordable housing
- The Council's policy is for 35% affordable housing which the Council is not always achieving.
- If the housing goes to Banbury and Bicester there will be traffic congestion for commuters
- Need a balance of housing and employment in Oxford to reduce 'in' commuting.
- Oxford should use employment sites for housing
- Reference to employment site at Langford Lane
- SW refers to emerging Transport Strategy
- Problems with convenience and price of P&R sites
- The road network around Oxford is a major constraint
- Problems of traffic congestion in Islip
- Need to solve problems of infrastructure before considering new housing
- How CIL and S106s agreements will deliver infrastructure

Draft Vision and Strategic Objectives

- The partial review should have the same vision as the adopted Cherwell Local Plan
- Impact on 5 year housing land supply
- Discussion around the release of MOD land eg Arncott
- Is Oxford City delivering housing on the scale required? Why are the build rates below expectation?
- SW refers to 'Duty to Co-operate' and commitment in adopted Plan to meet Oxford's needs.
- Should there be compensation for loss of Green Belt and enhancement of remaining Green Belt?
- SW refers to new Cherwell DC Green Belt Study

Considering and Delivering Options

- Concerns expressed about Oxford taking over parts of Kidlington and Gosford
- Need a radical public transport solution for Oxford
- Major development will radically change character of Kidlington. This is a major social issue
- Would be helpful to know about proposed housing in adjacent districts – cumulative impacts

- Railway connections a key component of Transport Study
- SW advised that there would need to be a dialogue with railway companies
- Are there the resources in Banbury and Bicester to build houses?
- Questions about sustainability of 'deliverability' of sites
- The Green Belt is not sacrosanct
- Need to assess capacity on railways

Developer Contributions SPD and CIL

- SW gave a brief introduction and description of these documents

Summary of Key Issues

- Can we seek contributions from the City for infrastructure in Cherwell?
- 4400 house seems high
- Need infrastructure before houses
- Traffic congestion and transport are key concerns
- If it is Oxford's need why does Cherwell need to fund it?
- Lack of progress on Oxford's housing sites delivery

Table 2

Partial Review – Context/Approach

- Still testing housing numbers
- Why timeframe and why hurry to do it? Why not do at same time as rest of Oxon?
- Growth Board commitment to work together
- West Oxon less apportionment because of constraints
- Planning powers for each local planning authority to accommodate Oxford's unmet needs
- Cherwell Local Plan (CLP) Part 1 commitment to look at Oxford's unmet Need (OUN) CLP adopted subject to reviewing it in 2 years
- Why do we have to review CLP already when other districts aren't doing it? Already lots of houses / development being built/ why do we have to accept another 4.5k houses?
- Adopted CLP to guide development to areas to secure 5 years housing land supply
- How does budget announcement on Oxford to Cambridge corridor change things? Would this not be better process? LP runs to 2031 but development will be longer than that
- Bicester eco town will be ghost town created by expressway
- What are benefits for Bicester? What infrastructure will be provided? Can't cope with what we've got already in Bicester – need jobs, shops,
- We build houses but there are no jobs planned
- Average House price in Bicester £60-70k more than Banbury
- Local housing for local needs
- Not building houses for local people
- Need to give people options e.g. people moving out of Witney because of difficulty of getting to Oxford
- Transport links to Oxford lagging behind housing development
- Vision and objectives considering all issues to set framework for development, rationale for development and growth.

- OTS providing transport infrastructure to support
- Government refused to support upgrading of A34 etc.
- Development not delivering infrastructure
- Railtrack spending £18m on Islip station
- Need more time to do review – unfortunately not got more time.
- If Oxford not prepared to meet unmet need why not get Oxford to contribute to cost of infrastructure – complicated – has Growth Board addressed this? City Deal bids – Growth Board to have a remit to look at funding bids for infrastructure – deal to commercialised local authorities each site to give something. Cannot take growth of Oxford and don't know Oxford's contribution.
- Need to strengthen CLP1 and need more evidence
- Some parties e.g. City and developers, will want some growth.
- Next stage transport modelling, impact on biodiversity to see if can accommodate growth around Oxford. Some initial evidence on transport.
- 5 year housing land supply –
- West Oxfordshire District Council (WODC) is preparing Modifications and submitting its Local Plan
- Problem need to address as a whole county, congestion problems around Oxford already
- Safety of A34 - risks need to be addressed but Cherwell District Council is not road planner
- Evidence needs to be based on what is impact on infrastructure
- Building more science parks north of Oxford - makes sense to put houses in North Oxford
- Worry about workload of officers to prepare partial review - too many words for consultees to read!!!
- Neighbourhood Plans (NP) not taken into account in planning partial review – Local Plan partial review needs to comply with NP
- Price of railway travel = people drive

Draft Vision and Strategic Objectives

- What is Oxford's vision to use brownfield land for development?– District is taking its vision to change to match Oxford's needs. How much does one vision have to change to accommodate that of the others?
- Difficult compromise for planners and residents – search areas do not fit with vision for CDC growth.

Considering and delivering Options

- Cluster C – sprawl development around motorway junction – initial transport evidence does not support area C
- Area E – Bicester – touching area C at SW end, same things apply
- Wendlebury Greenfield site , in flood plain for Oxford not close to Bicester Wendlebury, congestion on travel, not enough infrastructure J9, A34 rat running, away from focus for development
- Anything else on north side of Bicester will create more problems. Further development will add further traffic.
- Ring road is in wrong place – build new ring road or traffic increase will be unacceptable.
- Sewage capacity at Bicester STW at capacity – no plans to improve – health infrastructure in Bicester – GPs already closing.
- Garden town, healthy new town eco town in jeopardy with growth
- Social issues – growing too fast does not allow people to integrate creates ghettos

- How fast can you grow a town and make it a good place to live? Town centre not designed for size of town. Not sure Bicester can grow fast and still be a good place to live?

Developer Contributions SPD and CIL

- Will developers pay more or less?
- Exemptions from CIL e.g. affordable housing
- S106 still applied for mitigation specific to development
- Schools are on list but still a problem
- CIL system is convoluted
- Negotiate with CDC on spend
- CDC will need to publish programme of where money spent a percentage 15% to parishes if no NP 25% if do have NP
- Threshold for affordable housing
- CIL is non-negotiable s106 is negotiable
- Map of charges – less viable area pay less. Highest land values north of Oxford, lowest in rural areas
- Will affect final cost of property? Town centre retail no charge to preserve town centre viability – viability led.
- Self-build should contribute because puts pressures on local infrastructure

Summary of Key Issues

- Green Belt is not sacrosanct
- South of District preferred
- Spatial relationship to Oxford
- Need for Oxford – close to Oxford
- Infrastructure needs to be considered first
- Loop (Route) to Park and Rides
- Who is going to fund the infrastructure?
- Integrated cycle paths through to Oxford
- Areas A & B preferred
- Support for CIL and Developer Contributions

Table 3

Partial Review – Context/Approach

CT advised that on Plan PR150 – Change title from Bicester to Caversfield

- Questions about process and how sites were selected. CT explained process.
- We can't accommodate houses in Bicester for people working in Oxford. Most people here would oppose it. Page 18 of main consultation document appoints 3 sites around Kidlington. This would be the most appropriate site given proximity to Oxford. Why do we have to accommodate Oxford's housing need? Concern about A34 and traffic.
- Importance of Green Belt noted
- Noted that Oxford was proposing to build on golf courses
- Sites around Yarnton and Kidlington have been identified, why can't these be accepted?

- There must be areas within the Green Belt which can be used
- Discussion about the numbers for adjoining districts including South Oxfordshire figure
- Discussion about the SHLAA and whether it was determined by developers
- CT responded by explaining about economic growth rate and origin of SHLAA figures
- Why aren't the houses located in Oxford?
- Are houses in South of the district suited to people commuting to London?
- How do we ensure that new units are taken by local people?

Draft Vision and Strategic Objectives

- Discussion about objectives
- Oxford dominated by NHS and universities. Retail is not doing well and the start-ups outside of Oxford so why are we building houses for Oxford.
- Oxford has new employment near north of Oxford.
- Banbury suitable location for development compared to Bicester
- Can Cherwell give Kidlington to Oxford?
- If Oxford had a unitary authority then the boundaries would need to be changed.
- New Oxford to Cambridge Road will result in even more housing for people living in Cambridge.
- There is quite a lot of commuting between Oxford and Cambridge

Considering and Delivering Options

- When developers were asked to put sites forward were only larger sites selected?
- Too many houses and commuters and Eco town will make it worse.
- Majority view that development should be in areas A and B.
- No provision for improved transport. Question numbers we have to re-house. Woodstock doesn't want to be part of Oxford. Consequences of delivering growth not numbers.
- Caversfield is a category C village
- Sites south of Woodstock will not benefit Woodstock – Woodstock will become a commuter town.
- Site in Caversfield already turned down on appeal.
- Heyford is a viable option
- There are historic constraints at Heyford
- Station and transport network around Heyford need to be upgraded
- Oxford Unitary Authority not sustainable
- Disparity about size and mix of houses. What's needed is smaller units e.g. 1 bed units. Developers are only providing executive housing.
- If we have lots of houses, we need the services to accommodate them
- Woodstock has Stagecoach buses like Bicester – and people use them
- All Woodstock buses run by Stagecoach and as frequency goes up so does usage
- If Oxford is going to provide employment then we should not provide housing
- If we are going to provide housing, it needs to be small, affordable. New areas of recreation should be provided within area A

- Live work units might provide the option for employment in mainly residential areas
- Oxford should be providing employment if we are providing their housing need.
- All sites in Areas A and B have been assessed within the SA
- West Oxfordshire also looking for areas around Woodstock near areas A and B
- Sites near Oxford Parkway supported
- Shipton Quarry – supported site but we need new railway station
- Housing won't be built unless developers want to build. What measures are being taken by government to encourage house building?
- If we opt for options A and B, why are we even considering the other sites and villages?

Developer Contributions and CIL

- Contributions around Woodstock should go to nearest village/settlement not remote parishes
- Mentioned Piddington. Towns get the funding from new development not smaller parishes.
- We wouldn't want a village hall. We would like to secure open spaces and purchase them from developers which are holding them for housing. CIL would contribute towards play equipment.
- No particular view on CIL but more to do with weight limits etc.
- Would like refurbished village hall from CIL contributions and improvements to transport e.g. speed and weight enforcement

Summary of Key Issues

- Roads and Transport
- AONB should be established near Oxford
- Serious work to sort out transport around Oxford e.g. trams etc.
- Should Cherwell provide housing for Oxford?
- Don't protect all of the Green Belt e.g. in A and B apart from near Woodstock
- No industrial/commercial development
- No out of town shopping centre in Woodstock
- Smaller units and social housing
- Some CIL possibilities
- Constraints - Blenheim – World Heritage Site and Roman villa on proposed site near Woodstock
- Caversfield is within a conservation area.

<u>Table 4</u>

Partial Review – Context / Approach

- General consensus and support for A and B option. It is better if this is located close to Oxford. Cycle tracks to Summertown.
- A40 – Woodstock – straight route based on the existing transport links
- Are we talking to environmentalist?
- GP Policy – is not sacrosanct? Encroachment is likely

- County/Town Policy – now need for a greater strategy. Protect communities in the GB. GB zone is starting to change.
- Around Park and Ride the flood plain must be appropriately built
- Green Belt should be reviewed.
- Location should be close to Oxford as it is for Oxford's need.
- Huge improvement to infrastructure is required
- Points of principle. Not to worry so much about GB – look at individual villages/sites.
- It is legitimate to look at GB – Concept of the GB – Review
- Infill policy – object to 100 homes in villages – may support 10 homes.
- Any realistic prospect of building in the GB
- Oxford housing identified as need for Oxford.

Draft Vision and Strategic Objectives

- Agree with the vision and objectives. Housing units means number of doors – should be a variety of homes and not 4 and 5 bed homes.
- Oxford housing need is for affordable housing and key workers accommodation
- Missing clarity on Infrastructure – Infrastructure should come first – before housing
- Existing infrastructure doesn't work – you are talking about misery.
- Affordability ……..
- Put genuine cycle paths through farms – rural cycle lanes
- Links to Oxford Parkway. All traffic and roads lead to the centre of Oxford. Need loop outside Oxford. Ring Road is not a Ring Road.

Considering and delivering Options

- Areas of search
- Hospital buses – better connections to key destinations without having to go through the centre of Oxford.
- Woodstock – A44 – closer to Oxford.
- 2021 – 2031 – Phasing strategy
- Affordable housing policy in the Local Plan.
- Build close to Oxford

Developer Contributions SPD and CIL

- CIL – 3 areas
- What is your (Council's) target revenue generation? --------DP – No target
- Strategic sites have S106 – CIL does not apply to these site – EC0 Town and Heyford Park have S106 agreements in place for the permissions approved.
- Clarification on affordable housing and Viability
- What can the CIL money be spent on? – Infrastructure
- Welcome receiving 15% CIL for Parishes and 25% for those with the Neighbourhood Plan.
- S106 is currently used to secure a developer contribution which is negotiated on a site by site basis. Once CIL is in place and adopted by the Council, it will be able to start collecting CIL moneys from developments. CIL cap.
- All Parishes welcomed and support both documents.

Summary of Key Issues

- Need investment in transport, traffic and roads
- Should Cherwell provide it all?
- Don’t protect all the Green Belt
- In A&B but not Woodstock
- Social housing
- No employment
- Some possibilities for CIL

Cherwell District Council- Local Plan Part 1-Partial Review

Developer Contributions and CIL

Parish Workshop (Banbury) Monday 12 December 2016

6pm – 8pm

Purpose:

Parish Councils were invited to a consultation workshop as part of the Options consultation on the Partial Review of the Cherwell Local Plan Part 1 during November 2016 – January 2017. The Draft Developer Contributions Supplementary Planning Document and Draft Charging Schedule for the Community Infrastructure Levy were also discussed at the workshops. The workshops took the form of group discussions on the agenda items set out below (the agenda was circulated in advance to the parishes). On arrival, parishes were split into groups and each group discussed each agenda item. The group discussions were facilitated by a member of the Planning Policy team with support from a colleague. This document summarises the discussions that took place.

Two workshops took place for parishes in the south and north of the District on 7 and 12 December 2016 respectively.

Agenda:

- Introduction to the workshop and the consultation documents given by David Peckford, Planning Policy Team Leader, Cherwell District Council

Discussion of the following agenda items took place amongst each individual table group:

- Partial Review – Context/Approach
- Draft Vision and Strategic Objectives
- Considering and Delivering Options
- Developer Contributions SPD and CIL

Table Number	Facilitator and Assistant	Parish Councils
1	Chris Cherry & Andy Bowe	Gosford and Water Eaton
		Kidlington
		Hampton Gay and Poyle
		Woodstock
		Duns Tew
2	Chris Thom & Tom Plant	Cllr Reynolds (Drayton)
		Kirtlington
		North Newington
		Wroxton
3	Yuen Wong & Sunita Burke	Bloxham
		Banbury Town Council
		Sibford Ferris
		South Newington
4	Maria Dopazo & Kevin Larner	Adderbury
		Bodicote

		Stoke Lyne
		Steeple Aston

Table 1

Partial Review – Context/Approach

- Affordable housing should be located near Oxford Parkway Railway station and Water Eaton Park and Ride
- "Commuter belt" along railway
- Local Plan can specify affordable housing percentage but needs to be balanced against viability
- What is Oxford's requirement? Type of people? What is Oxford's employment type – needs to match type of homes to be provided in partial review?
- What is being used to determine need? SHMA explained
- Oxford should build on its Green Belt
- Option of Green Belt release should be explored e.g. Southfield Golf Club could be relocated to a Green Belt site
- Oxford City wants growth closer to the city
- Is it reasonable to consider Banbury?
- Key issues are connectivity; building communities and deliverability (what can the market deliver?)
- Other infrastructure requirements include schools and doctors
- Oxford City Council has set out what it needs but development needed to provide it assuming 4.4k homes close to Kidlington
- Banbury, Bicester and Kidlington may be able to take more housing development. If development is distributed widely in small sites then there is less chance of securing developer contributions to deliver infrastructure
- Stakeholders favoured larger developments to fund infrastructure
- Continue county towns strategy but concerns of transport issues and links North of Oxford requiring infrastructure.
- Green Belt is not sacrosanct but needs to be protected/defended – need separation between Oxford and Kidlington, countryside and protection of flood plain

Draft Vision and Strategic Objectives

- Don't agree with the strategic objectives
- What is definition of "affordable"?
- Supporting Oxford's needs is important and importance should be emphasised
- Transport links are major constraint
- Need good transport links/infrastructure with infrastructure in advance of development
- CDC needs to join up with other infrastructure providers

Considering and Delivering Options

- Langford Lane/Begbroke to support small scale employment and around Pear Tree
- If don't want anything between Oxford and Kidlington then puts pressure on Kidlington
- Should put sites on A44 not on A4260
- All roads are congested/at capacity

- Need more transport infrastructure
- Not PR 27 (The Moors) which impacts on the gap between the village and river
- PR 41 look to retain area of Green Belt
- Shipton Quarry – access to railway but deliverability issues and other constraints = not available within timescale.
- Heyford?
- NE Kidlington?
- No strong view on large sites

Developer Contributions and CIL

- Transport schools and doctors surgeries priority
- Stakeholders recognised that larger developments were likely to secure larger developer contributions to infrastructure
- No other uses suggested for CIL

Summary of Key Issues

- Can we see Oxford City's SHLAA?
- Oxford should maximise existing sites eg brownfield
- Transport Constraints
- Infrastructure delivery
- Green Belt – some incursion may be ok but need to preserve identity/character of existing towns and villages
- Need to have evidence to justify sites
- Better chance to get infrastructure with larger sites
- Need to preserve green gaps between settlements with some development close to Oxford

Table 2

Partial Review – Context/Approach

- Rural villages in Local Plan Part 2, why mentioned then in Part 1?
- Part 2 is Cherwell's need.
- Drayton becoming an extension of Banbury. Development down golf club and back of Drayton. Banbury and Bicester should expand for Oxford's unmet need.
- General discussion on meeting Oxford's need.
- Oxford should increase it densities, then this exercise would not be required.
- Should need 4,400
- SODC reneged on meeting Oxfords unmet need.
- Is this figure set in stone?
- How did CDC arrive at that figure?

Draft Vision and Strategic Objectives

- Will the housing really be affordable?
- Has Oxford looked at all its sites?

- Should initially look at Kidlington, as a bus would be required from Wroxton to Banbury.
- Attention drawn to new line from Oxford Parkway to Oxford.
- Need to build houses for people who work in Oxford.
- Banbury should not have to meet this need
- Put condition that new houses should only be for living and working in Oxford
- What is classed as affordable?
- Developers can justify what is affordable in Oxford but cannot ,however, justify its viability
- Government policy has changed re: green belt
- Kassam Stadium is in green belt
- Green belt now has lower value
- If green belt protected more growth at Drayton and Wroxton.
- We should push back to Oxford. Say no
- How did SODC get away with not working with Oxford?
- WODC would not give correct numbers. We should resist SHMA work
- If CDC agrees to 4,400 – what if CDC sets bar high re affordable houses. Does that fulfil our need on paper? Affordability a key driver.
- CDC gets to choose if green belt is developed or not.
- Process driven by developers who have a preference where they want to develop.
- Bus services important. Use of public transport to Oxford.
- Location of railway stations. Transport across Oxford. Trains direct to city and buses to city.
- Need to concentrate resources. Buses to hospital important.
- Need to build higher densities.

Considering and Delivering Options

- Options at M40 J9
- Push growth to SNC
- Need to consider Oxford and Cherwell's need – Is it Oxford's or Cherwell's 5 year housing land supply? – A and B sensible choices for development.
- Green credentials – request in the plan?
- Arncott – all houses there? EX MOD sites?
- Implications of Oxford- Cambridge express way?

Developer Contributions SPD and CIL

- S106 monies – Parish's don not see it
- S106 on site. CIL off site. – Parish's to decide how the money is spent.
- Cost of recreational equipment
- Link CIL to neighbourhood plans
- What is CIL consultation for?

Summary of Key Issues

- Housing type – affordable, density and scale
- Need new roads, bus services, cycling. Long term investment
- Continue with Areas A and B (but high land values)
- No development in villages
- Some opportunities in low value green belt (evidence needed)
- Use PDL but expensive to deliver
- Should have lower CIL on PDL to free up MOD land

Table 3

Partial Review – Context / Approach

- 4,400 - Is it a given? If South Oxfordshire doesn't deliver do we need to take it?
- The consensus was that Cherwell accommodated additional growth at the time of adoption because of the SHMA and Growth Board. The barrister for Oxford was very forceful and accommodated the additional housing need. Maybe we should use their Barrister next time?
- Not clear how the figure of 4,400 arrived at by the Growth Board – It is too much?
- What is going to happen with South Oxfordshire apportionment? If the decision is taken by whoever on the apportionment their
- Can this growth be accommodated at Upper Heyford? The allocations at Upper Heyford are based on Policy Villages 5, which covers the entire site area. It will form part of the review for LPP1 – PR
- Green Belt should be reviewed.
- Location should be close to Oxford as it is for Oxford's need.
- SHMA figure should be reviewed following Brexit as the assumptions for SHMA were based on the economic forecasts before Brexit.

Draft Vision and Strategic Objectives

- It is quicker to get to London than to Oxford from Banbury and the surrounding areas.
- Do not envisage people travelling to Oxford from Banbury. People within Oxford City want growth in Bicester as it is part of the knowledge corridor for Oxford City.
- The private rented sector in Oxford is very high and not affordable for the people who work in Oxford. There are a myriad of reasons for the shortage of housing in Oxford. It is a combination of expensive private rental market, type of housing available is not met by the demand for it. Employers are unable to recruit because of suitable housing. Families cannot afford to live in Oxford and have to move out, which involves travel into Oxford therefore not attractive to families. Oxford Colleges lobby against high rise – historic city.
- Where is the housing need?
- What is the housing need?
- Not all the academics, engineers coming to Oxford to work want to live close to their places of work.
- Salary difference

Considering and delivering Options

- Affordable housing policy in the Local Plan needs teeth to it in LPP2. It needs to make developers provide affordable housing and not use viability to lower the provision.

- Build close to Oxford
- Transport strategy is needed for Oxfordshire – County/City and not just City.
- Housing land supply update and its importance for Cherwell District, this means that it relieves pressure on villages in particular on that basis.
- National Government commitment of housing delivery. Colleges and many large developers have large land banks. The Government have been criticised for making that statement.
- Areas of Search – do you agree with areas A and B – Yes, but Bicester and Banbury can take more.
- HEELAA consists of site assessment and this is due to be reviewed and made available to public early next year. No date has been fixed
- LPP2 sites may be smaller sites.

Developer Contributions SPD and CIL

- CIL tariff is welcomed
- Welcome receiving 15% CIL for Parishes and 25% for those with the Neighbourhood Plan.
- S106 is currently used to secure a developer contribution which is negotiated on a site by site basis. Once CIL is in place and adopted by the Council, it will be able to start collecting CIL moneys from developments.
- All Parishes welcomed and support both documents.

Summary of Key Issues

- 4,400 too much
- What will happen with South Oxfordshire's apportionment?
- Grenoble Road
- SHMA should be reassessed after BREXIT
- What is the housing need? Who? Where?
- Employers in Oxford find it difficult to recruit.
- Oxford has high rents and land prices
- Preferred areas of search A&B, Bicester and Banbury

Question
Are garages included in CIL?
Answer
Yes, garages are included in the residential floor space calculations for CIL

Table 4

Partial Review – Context/Approach

- 4,400 additional homes
- 5 year supply – how will the new houses affect this?
- Cannot address until sites identified. Channel down from broad strategy first.
- Sites need to be deliverable to keep up supply.
- Transport links versus proximity to Oxford.
- Transport infrastructure not necessarily deliverable, gamble to rely on it.
- Transport subsidises cut.
- Car is preferred method realistically.

- Oxford City prefers sites close to city.
- All in one Oxford block, or spread around?
- People will buy houses according to own requirements.
- Will housing be tailored to presumed need of Oxford population?
- Do we know what mix is needed?
- Has Oxford determined who housing will be for? Further away will be primarily for commuters.
- Main need is for affordable housing, how will levels be determined?
- Want ideally cohesive self-contained communities.
- Need driven by new people moving to county.
- All economic benefit flows to Oxford and Bicester, not Banbury.
- Banbury more self-contained.
- Banbury in two LEP areas.
- Housing must be backed with employment.
- Committed economic growth will require more housing. Knowledge Corridor is planned for later.
- Planned growth areas already in Cherwell so do we use green belt or add to identified growth areas?
- Need to have all infrastructure ready.
- IDP accompanies LP1.
- All depends where sites can be found. Mobile and broadband not obliged to provide.
- Bodicote strongly doesn't want additional housing for Oxford. Should be nearer to Oxford.
- No option to do nothing.
- Green belt should be reviewed.
- Extend existing infrastructure or build brand new infrastructure in new area?
- South of district is better. Transport links are not good enough from north of district.
- Sum up – preference is for housing closer to Oxford.
- So much new development already. Already planned communities need time to develop.
- LP already identifies many village sites – how will those work with LP2 sites? Concern that rejected sites will be resubmitted.
- Percentage of social versus private.
- According to LP policy. Oxford's affordable ratio is 50% we need to decide if that can be sustained in Cherwell.
- Higher social needs better proximity to centres.
- S106 is negotiable, we have to consider if affordability is brought up.
- Neutral benefits.
- Possible to argue for share of benefits which would otherwise go to Oxford.

Draft Vision and Strategic Objectives

- Need vision that works for the whole of Cherwell.
- Objectives focus on proximity to Oxford, housing needs and working with City Council.
- Sustainability – social, economic, environmental.

- Cherwell must not be just a dormitory for Oxford.
- How will this work with Oxford's forthcoming LP?
- Consulted in summer. Policy framework is pre NPPF. SHLAA – generated more than had been envisaged
- Why are Cherwell and South taking so much more than Vale and West?
- More constraints in Vale and West (less well connected).
- In reality how deliverable is any of this? How long will this take (on top of existing quota)?
- Does CDC know how much land has existing, non actioned planning permission?
- Tabulated in AMR.
- Does CDC ask why not being delivered?
- Yes they are regularly contacted. Can consider accelerating some sites if other expected ones do not develop as expected.
- If this plan is not progressed we can expect speculative developments to start arriving.
- To what extent can CDC force/facilitate delivery of infrastructure?
- Can push/negotiate/pressure developer.

Considering and Delivering Options

- New Year – shortlist of sites then ask developers to demonstrate deliverability.
- Will developers build if not profitable?
- Cards are with developer, they hold the 5 year land supply. Changes mooted but developers are a strong lobby.
- Large strategic sites or dispersed?
- Housing mix will affect deliverability.
- Concerns for community cohesion – resentment.
- Question - New settlements in preference to multiple small sites? (All = yes).
- Social needs must be met – is this realistic for new settlement; employment, transport.
- Need to plan for cemeteries
- Economy – if bad could end up with huge housing development and no employment.
- Can 4,400 homes be economically sustainable?
- Employment types Banbury, Bicester and Oxford different. How improve employment types in Banbury and Bicester?
- Need to work closely with business community. Focus on apprenticeships.
- Academic education in Banbury not good enough.

Developer contributions SPD and CIL

- 106 negotiable
- CIL not negotiable
- Chair of OALC. Does district take CIL if parish does not have specific project?
- MD- Parish proportion 15% if no NP capped to £100 per existing dwelling.
- (if NP = 25%, no cap)
- 123 list – what will go from CIL and from S106?
- Look at what infrastructure needed.

- Will not be backdated on existing houses.
- MD - No it will not. Number of exemptions to CIL. More affordable housing = less £s to infrastructure.

Summary of Key Issues

- Preference for development closer to Oxford because of transport, sustainability, affordable housing.
- Review Green Belt
- New settlement in preference to multiple small developments.

Appendix 8

Focus Stakeholder workshop
Tues 13 December 2016
Council Chamber 17:45-20:00pm

Table 1 David Peckford, Andrew Bowe	CDC
Richard Cutler	Bloombridge
Tom Rice	Barton Willmore
Sarah Gregory	Savills
Alan Storah	Oxford City Council
Lawrence Dungworth	Hallam Land Management Limited
Mitchell Tredget	Hill Residential
Julie-Anne Howe	OCCG
Steve Pickles	West Waddy ADP
Table 2: Chris Thom, Lewis Banks-Hughes	CDC
Peter Bateman	Framptons Planning
James Dillon-Godfray	London Oxford Airport
Fiona Mullins/Tom McCulloch	Community First Oxfordshire
Andrew Garraway	Turnberry
Jacqui Cox	OCC
Simon Joyce	Strutt & Parker LLP
Colin Blundel	Vale of White Horse District Council
Table 3 : Sharon Whiting, Tom Plant	CDC
David Flavin	OCC
Ben Simpson	WYG Bonnar Allen
Alan Lodwick	Oxford Green Belt Network
Jonathan Porter	Archstone Projects Limited
Charles Campion	New College
Gary Owens	CDC- Housing
Table 4: Maria Garcia Dopazo, Alex Rouse	CDC
David Burson	JPPC Planning
Mark Schmull	Nathaniel Lichfield & Partners
David Heathfield	Chiltern Railways
Jenny Barker	CDC
Peter Cox	Bicester Chamber of Commerce
Christopher Anstey	CRJ Anstey
David Keene	David Lock Associates
Table 5: Christina Cherry, Sunita Burke	CDC
Robert Davies	Gerald Eve LLP
Sue Marcham	CDC
David Stewart	David J Stewart Associates
Ellen Timmins	Boyer Planning
Paul Burrell	Pegasus
Bob Duxbury	CDC
Neil Roe	Amber Developments

1. Summary of main issues raised across the 5 tables during the focused discussions

The discussion focused first on the key priorities arising from the Local Plan Partial Review Options Consultation from the stakeholders' point of view and interest. This was followed by a discussion on the Local Plan Part 1 Partial Review proposed vision and objectives, consideration and delivery of options and a final discussion on the concurrent consultation on Developer Contributions and CIL Charging Schedule.

The sections below summarise the key issues raised under each discussion topic while Appendix 1 provides a more detailed record of the points raised also by topic.

1.1 Key priorities from the stakeholders' point of view and interest.

Main priorities raised by the participants focused on:

- **the wider/strategic implications of meeting Oxford's needs:** how does it fit a wider strategy, is the SHMA realistic?, what are the democratic processes? (i.e. whose policies are these?), impact on the environment and Green Belt aim to restrict sprawl.
- **Infrastructure**: whether planning growth and infrastructure on existing locations or clustered for new infrastructure, focus infrastructure in and around: Bicester, A34, A44 and A4260, possibility of new train station.
- **Location of development**: support for Area of Search A, support for close to Oxford and around existing/planned corridors, support for large strategic sites alongside some housing in villages for 1 and 2 beds. Deliverability by 2031 to be a consideration for the location of development.

1.2 Local Plan Part1 Partial Review: Context/Approach

Main comments on LP1 Partial Review context and approach included:

- **Approach to growth:** support for county towns approach and Sustainable Urban Extensions, concerns with urban extensions to Oxford due to environmental, Green Belt and Infrastructure constraints, support for an approach based on Oxford needs with development located near Oxford, support for an approach which leans on public transport and transport hubs.
- **SHMA , housing need and apportionment:** concerns with the adequacy of the SHMA (exaggerated needs and focus on employment growth), support for SHMA as ratified by PINs, queries about population updates needed at later stages of plan preparation, queries on whether CDC will accommodate further growth and the consequences of SODC not endorsing the Growth Board apportionment.
- **Green Belt (GB) and Kidlington gap**: Kidlington gap is strategic, queries on whether best to undertake a GB Review or a GB Leap with views pro and against both approaches, fears that a GB review will open 'Pandora's box' and hence it should not be reviewed, support

for a GB Review which is targeted not excessive review and permanent to 20+ years. Need to justify GB review's exceptional circumstances.

- **Deliverability**: Increased housing delivery possible, landowners looking at land disposal although builders are maxed out at the moment, landowners aspirations (land values) are an issue for affordable housing, need a mixed of large and sites. Smaller sites quicker and easier to deliver. Plan deliverable but GB review is needed.
- **Infrastructure**: high quality transport needed to areas for Oxford's growth, queries on when the Plan will address infrastructure needs and whether consultations will take place as part of OCC Local Transport Plan.
- **Location of growth**: support for areas A and B, support for and arguments against further growth in the north of the Cherwell, Upper Heyford and potential MoD land, motorway junctions seen as inappropriate, support for growth at Oxford Parkway, support for locating growth near existing development and near employment, question the approach to areas of search and whether areas A and B have been favoured, views on 4,400 being too much just for Kidlington.

1.3 Draft Vision and Strategic Objectives

Main comments on LP1 Partial Review context and approach included:

- **The focus of the vision and strategy:** non location specific vision as a starting point but responding to Oxford's needs and Cherwell's context. Some Views on vision trying to please everyone and following the wrong strategy, some views on support of the vision and strategy. Support for moving attractors (jobs and university) outside Oxford (i.e. Bicester), counter argument indicating business may move to Cambridge instead. Some views on vision and strategy too narrowly focused on housing with a counter argument on the Plan being only a partial review to LP1 to meet Oxford's unmet housing needs. **Addressing specific housing matters:** Affordability of housing, small units, student accommodation, need to address health issues and design dementia friendly homes and care villages. Provision of a digital village at Kidlington.
- **Public transport and connectivity:** Important to provide good accessibility to Oxford City Centre and employment. Council to monitor progress on Oxford- Cambridge corridor.
- **Oxford/Cherwell impacts:** concerns with competition between houses built for Oxford's needs and those for Cherwell. The emphasis on the vision should not be on 'New balanced communities'. The vision for LP1 PR and Kidlington Masterplan do not connect the Masterplan should be brought to the fore. Contributions from development should go for infrastructure.
- **Objectives:** In Objective 1 partners should extend to through the Duty to Cooperate. Objective 17 relays on unrealistic job growth, vision for balanced communities is at odds with objectives 17 and 18 focusing on addressing Oxford's housing needs. Should consider common drivers for long term sustainability.

1.4 Considering and delivering Options

Main comments on LP1 Partial Review consideration and delivery of options included:

- **Approach to growth:** initial evidence indicates areas A and B most sustainable, support for growth at Banbury and Bicester with counter arguments supporting growth at the edge of Oxford accompanied by infrastructure. Support for consideration of new growth nodes. Views on dispersing some of the growth on grounds of natural limits to growth around Kidlington. Support for Upper Heyford and Bicester supported by high quality transport. Biodiversity could affect location of growth.
- **Infrastructure:** NHS dos not have capacity for new surgeries; transport system around Cherwell generally poor cannot cope with more growth, transport capacity matters are a national issue. Growth driven in part by strategic employment, should apply for funding streams in connection to SEP. Wider strategy needed for infrastructure. Developers and landowners to be treated fairly. Arguments pro and against the benefits of larger vs smaller site allocations to help delivery of infrastructure.
- **Delivery:** Investment and returns drive the gradual delivery of houses not land banking and Green Belt. Ring-fencing site delivery may result on area I coming forward to meet 5 year housing land supply. Kidlington Masterplan can be delivered now work already done. Development around Water Eaton area is 10-15 years away. Phasing of sites not considered practical by triggers for occupation may work. Delays on S106s is an issue – should front load to pre-app stage. Sales rates are outside Council's hands and there is likely to be competition. Views on delivery not being an issue unless infrastructure upgrades have a knock on effect.

1.5 Developer Contributions SPD and CIL Draft Charging Schedule

Main comments Developer Contributions SPD and CIL included:

- **Approach:** SPD and CIL based on adopted Local Plan growth. The future impacts of Partial Review sites to be looked into as the plan progresses to adoption. CIL doesn't allow negotiation -prefer s106 route; Strategic site appraisal does not pick cumulative effect of assumptions; views that viability not an issue in Cherwell, need transparency in finances; Development is needed to pay for the infrastructure – so what other options are there?
- **CIL charges:** views on CDC CIL charges being higher than surrounding authorities countered with views on CIL charge being reasonable. Need to address balance between seeking contributions and not putting development at risk. Schedule seen as helpful; Garages factored into the levy; Keep CIL simple – Speeds it up Parishes keen to see how much they can get countered by views on CIL needing to fund infrastructure

- **SPD:** Table 2 in the SPD is very clear. Minimum threshold retained. Threat to small development coming ahead such as petrol station with retail, etc. Public art can fall into disrepair and wasted. City uses a calculator for mitigation on ecological matters. – Biometric – Defra. LPP2 – look at metric and biodiversity counting. Can contributions be more specific / itemised? They cannot just be viewed in isolation. Surcharges are very high, even comparatively.

Appendix 1 – Detailed list of main points raised by topic

Stakeholders' main issues arising from the consultations

Democratic process and strategic matters

i. How does democratic process work with Oxford?
ii. How Oxford's Unmet Need (OUN) fits wider county strategy how it responds to the Strategic Economic Plan (SEP)
iii. High level context – not just about CDC strategic fit with Oxford context
iv. How could needs be met in terms of scale and location of development and how does it manifest itself in terms of sustainability/detrimental impact on the environment
v. Oppose SHMA, unrealistic and excessive
vi. Support principles of greenbelt and appropriate use. Supports Cherwell's Green Belt Policy – Restricted sprawl.
vii. City Council approach – to promote employment land rather than housing.
viii. Housing market area vs Oxford cities need Policy? CDC or City for affordable homes threshold. Affordable housing – who gets it? Cherwell or City?
ix. New homes bonus and incentives with housing growth
x. Support Planners on strategic issues

Infrastructure

i. Infrastructure issues e.g. constraints in Bicester
ii. Interested in sites making most of existing infrastructure
iii. Supportive of clusters of sites to improve transport infrastructure.
iv. Query whether best to plan growth and infrastructure in existing locations or clustered for new infrastructure.
v. Interest in social and wider infrastructure from community viewpoint
vi. Specific transport infrastructure between A34 and Begbroke Science Park/Yarnton/Kidlington/Northern Gateway etc.
vii. Impacts on existing infrastructure, need for a phasing approach to delivery and the relationship with Sustainability Appraisal and site scoring.
viii. Possibility of new train station on Great Western line.
ix. New employment in Kidlington area.

Location of development

i. Where and how development will take place? Where 4,400 homes go by 2031 is also a delivery issue: where do you put it – is Banbury too far?
ii. Should be close to Oxford and around existing / planned transport corridors.
iii. Strategic sites with infrastructure and bigger and better sites while small villages with some small housing 1 and 2 beds.
iv. Supporting Search Area 'A'

2. Partial Review: Context/Approach

Approach to Growth

i. Country towns approach to growth in Oxfordshire dominated for years – Growth for Banbury
ii. Oxford wrong to take premise - Sustainable Urban Extension (SUE) is the answer
iii. Urban extension of Oxford is not sustainable – due to local circumstances – transportation A40 Northern Gateway environmental setting and quality, Green Belt and heritage and environmental setting compared to elsewhere in Kidlington – Kidlington needs regeneration
iv. National Infrastructure Commission – Growth Corridor (above 4,400)
v. House live/work in Oxford – affordability is fundamental
vi. Difficult to object to the strategic view and approach in the Cherwell Plan
vii. CDC initially thought for 2011-2031 was 16k. Consultants employed to defend deliverability. Ambitions deliverable targets
viii. City's based need: people who have a job but need a house. It is a City requirement and not for commuting people. Junior academics and researches leaving Oxford as can't find / afford housing.
ix. Spatial relationship important, also public transport and new modes
x. If houses relate to Oxford, huge market / demand, especially for affordable.
xi. Question whether jobs are/should be in the city– Science Park in Vale DC? Future job growth unnecessarily provided up at Oxford? Not required for all business to be right on Oxfords doorstep.
xii. WODC garden village – approach to transport hubs.
xiii. Long period existing strategy of Oxford City is at odds with OCC.
xiv. Opportunity for high level jobs in Bicester.
xv. Meeting all of the need immediately just compounds the problem.

SHMA, housing need and apportionment

i. 15,000 homes for Oxford and Cherwell's apportionment is 4,400 homes. Can this be accommodated sustainably and where within Cherwell? How robust is 15K figure? Is the figure 4,400 too high?
ii. SHMA - exaggeration of CDCs need and employment growth. Based on false evidence, jobs will not be delivered. It does not address need. It does not address affordable need.
iii. SHMA – Ratified by PINS
iv. Cherwell has accepted this figure from the Growth Board – Duty to Co-operate and agreed to meet the need through Partial Review of Local Plan Part 1.
v. Need comes from SHMAA. Based on Oxford's identified needs and SHMAA – 10K met – Growth Board divided remainder. Statutory process through local plans. Figure could change through review of other LA plans.
vi. The 4,400 is on top of the pre-existing numbers based on Cherwell's demand.
vii. SHMAA is the document to be used and based on assessed need. Could be checked/updated? Have updated population projects been used? Would this be done through Growth Board?
viii. CDC to review whether population updates are needed before examination

ix. There may be some LAs challenge SHMAA – needs to be updated? 2014 has been through examinations and has been found robust.
x. Could Cherwell get more than the 4,400 allocated by Oxford's unmet housing need? If South Oxfordshire District Council continues to not agree to take a portion of Oxford's unmet housing need – would Cherwell then have to take an additional portion of that amount too?
xi. Interim SA looks at 4,400, significantly less and significantly more. However, the focus of the LP1 PR is the unmet need apportioned to Cherwell (4,400).
xii. The focus of the LP1 PR is the testing through Cherwell's statutory processes the Growth Board apportionment of 4,400 to Cherwell. It is for each local authority to address the Duty to Cooperate through their plan making process.

Green Belt and Kidlington Gap

i. Kidlington gap is strategic survived over years. Kidlington needs regeneration no Green Belt focus.
ii. Lots of the land in A and B is in Green Belt. Should CDC leap the Green Belt? Scope to review Green Belt?
iii. CDC needs to justify exceptional circumstances for Green Belt development. Growth Board looked at land in Green Belt to identify which parts of Green Belt could take development. There are parts of the Green Belt with lower landscape quality than other parts.
iv. Green Belt needs to be looked at – old concept – shouldn't go in with view to leap Green Belt.
v. Cambridge (without Green Belt constraint) has attracted significant employment. Oxford has been hampered by Green Belt constraints. Lots of industries would like HQ in Oxford but there are no [employment] sites available around city centre.
vi. Green Belt review should be a targeted approach
vii. No development in the Green Belt , real fear it is Pandora's box
viii. Green Belt review through sensible planning needed but not excessive – Carefully regulate
ix. Re-fix green belt for 20+ years after this review.
x. Green Belt review too look longer term view: 50-100 years
xi. Coalescence of settlements ….? Kidlington/ Yarnton/ Begbroke have a sense of identity? Value of the Green Belt – Openness. Parts of the Green Belt have no value.
xii. Are parts of the Green belt around Oxford able to meet Oxford's need? What part of the Oxford's Green Belt performs the Green Belt function?

Deliverability

i. Landowner aspirations are a difficulty– Affordable Housing cost £60 per sq. ft. = £60k
ii. Landowners looking for opportunity to dispose of land
iii. Realistic rate of delivery – yes to increased housing delivery
iv. Need a mix of sites small and large. If you draw down into what are deliverable sites.
v. Sites out there, but builders maxed out at present
vi. The LP1 PR is deliverable but needs green belt review
vii. Delivering large sites takes 10 years to get spade in ground – is there potential to deliver large sites as series of small sites? No due to land equalisation

viii. 5 year land supply from 2021? Yes
ix. Market supply and demand – saturation. Hallam Land developing at Cranbrook in Devon - 450 units per annum starting to stall
x. Smaller sites quicker and easier to deliver. Flexibility is key

Infrastructure

i. Transport is key – cycling and train links are important
ii. What about the levels of infrastructure needed, and would phasing be used?
iii. Need to look at developing a strategy and identifying the location of growth first before establishing what infrastructure is needed.
iv. High quality public transport is needed in these growth areas. Need better linkages further out to places and areas suitable for oxford's growth.
v. What is the consultation on OCC Transport Plan? – Can similar consultations be carried out on OCC transport matters in the area?
vi. OCC are active in talking to District Councils and undertaking consultations such as the A40 scheme (OCC website).

Location

i. Transport 30-60min journey is what most commuters will make
ii. Housing - important to be close to Oxford
iii. Area A and B are well connected by public transport. A and B logical place to centre new development. Sustainable communities should be created in their own right rather than dormitory towns. Proximity to Oxford promoted active travel links to reduce impact on infrastructure.
iv. A and B. Have locations been ranked?
v. SA and TA identify ranking of locations + sustainability and impact of proposals on Cherwell and Oxford. CDC hasn't set out a rank.
vi. The partial review seems to imply that CDC has already made up their mind that the majority of the growth will be around Kidlington. Is this biased? Based on the documents, Kidlington looks like it is favoured – what drove that decision?
vii. No decisions have been made at this stage. The starting point is looking at the whole of the district, including connectivity and public transport links
viii. Areas of Search were drawn based on: urban areas, PDL, transport nodes and promoted sites. Initial SA and Transport Study indicate that Areas A and B seems the most sustainable locations but we need more evidence (HRA, SFRA, Landscape) to inform the next stage.
ix. SA framework produced by LUC looks at Oxford's and Cherwell's objectives but addresses Oxford's unmet need.
x. Upper Heyford has further potential
xi. Fan of new garden town type development – new developments shouldn't be bolted onto existing development
xii. Oxford Parkway good location for some housing
xiii. Some form of bolstering into what is existing (with new development in these areas)

xiv. Connectivity is very important – having location close to employment
xv. A + B, Bicester and Banbury make more sense
xvi. Should be more ruthless and say no to areas.
xvii. North of District is stupid location for the LP1 PR, it does not relate to Oxford. Banbury related to WODC, SNC and Birmingham. Houses in North of the District exacerbates problems.
xviii. Heyford and Banbury solve CDCs issues not Oxfords unmet need.
xix. Motorway junctions area inappropriate
xx. MOD land Comparable to Heyford or Graven Hill (i.e. Arncot)
xxi. If high end jobs in Bicester, then Arncott would be good
xxii. 4,400 are too many for just Kidlington. It wouldn't cope.

Other

i. Could have policy for key workers offer land for free to construct houses for key workers e.g. Bloombridge in Kidlington 21 Ha site only need 10Ha market value = £1m per acre
ii. Density should be revisited
iii. Oxford is a world class city – it is a fundamental building block – support that
iv. Historic built and natural environment are not in these assessments.

3. Draft Vision and Strategic Objectives

Vision

i. Oxford suggested vision is non-location specific, a starting point to frame what follows. Responds to Oxford's needs in Cherwell context
ii. Draft vision tries to please everyone all at the same time
iii. Strategy is wrong
iv. Should employment be pushed out of Oxford? Train line essential to move jobs out of Oxford perhaps.
v. Oxford attractor of people and houses move universities to Bicester
vi. In Oxford Astra Zenneca could not find site so moved to Cambridge not Bicester
vii. Housing isn't just an isolated aspect; it has to coincide with employment opportunities.
viii. The review does seem overly housing-focused. Should the review be wider than just housing?
ix. There is an employment/housing imbalance in Oxford. The Partial Review is not a review of the LP but a partial review to help address Oxford's unmet housing needs.
x. Needs vision is for a new city then dealing with the focus of Oxfords unmet need. Statement of a new garden city.
xi. Connectivity to Oxford. Cambridgeshire is successful because of its connectivity between different modes of transport. Links to Ox Parkway.
xii. All traffic and roads lead to the centre of Oxford. It is very important to provide good access into Oxford City Centre. In particular public transport and Park and Rides.
xiii. Focus on Oxford impact on CDC

xiv. Vision and objectives – health – need health to be designed to be dementia friendly need built facilities for healthy environment
xv. LP1 Partial Review and Kidlington Masterplan don't connect. Kidlington Masterplan needs to be brought to the fore – housing will cost £500-£700 per sq. ft. at Oxford Parkway but £300 / sq. ft. in Kidlington
xvi. Telecottages digital village in Kidlington as part of regeneration of the village
xvii. Need to plan for care village
xviii. City's requirement is for small units not executive homes. Concentrate what is missing, small units
xix. Provide a range of housing types for Oxfords need.
xx. Exemplar is a high bar + affordability contradicts each other.
xxi. Oxford has lots of university colleges, which means lots of student accommodation – would Cherwell have to take a proportion of this, in addition to other types of housing?
xxii. The competing nature of the houses build for Oxford's unmet housing need and those built for Cherwell's natural growth might seem to be somewhat adversarial.
xxiii. Properties in Oxford are the most expensive around, so the issue of affordability will be key.
xxiv. Can the Cambridge – Milton Keynes - Oxford corridor be considered as an example of good practice?
xxv. The preferred route option has yet to be identified. We will keep an eye on future announcements.
xxvi. New balanced communities in the Draft Vision for Meeting Oxford's Unmet Need – Does this have to be new? The existing settlements will have capacity for expansion?
xxvii. 4,400 homes because of Oxford's needs. Accessibility to these employment areas is important such as Begbroke.
xxviii. If 4,400 are for Oxford, roughly 3000 will generate value. Contributions from the development can go for better infrastructure provision.

Objectives

i. Objective 1 - partners- only /City and County Councils? – partners to extend to growth board partners through duty to cooperate
ii. Potential to work with other districts to meet unmet needs
iii. Disagree with SO17 – unrealistic job growth.
iv. We do still need to build balanced communities, as the impact of growth affects many other areas. A vision seeking balanced communities may not be supported by objectives focused mainly on addressing Oxford's housing needs SO17 and SO18. Need to consider the common drivers of long term sustainability.

4. Considering and delivering Options

Approach

i. Initial evidence indicates areas A and B are most sustainable
ii. University needs to do proper Research and Development at Water Eaton
iii. 100 dwellings, thresholds way too low, dilutes strategy
iv. Is this a real need or not? Do ½ now and see if it is deliverable review for other ½ 2,200, then if there is demand then the other 2,200

v. Biodiversity can affect where new developments take place.
vi. Cluster sites together
vii. Urban extension or new towns
viii. Sites or sustainability
ix. Infrastructure also drives the level of delivery – the Oxford unmet housing would be best suited to the edge of Oxford (i.e. Kidlington), rather than around the other two urban centres in Cherwell – Banbury and Bicester, which are probably too far away.
x. Strategy – Banbury/Bicester is supported. There are pros and cons for sites in Banbury and Bicester.
xi. Fundamental point – jobs in Oxford.
xii. Oxford need – not to confuse with Oxford's need not being met in Bicester – net migration. Plan for growth in Bicester– Green Belt has value. Settle in places like Heyford/ Bicester and travel to Oxford using high quality transport to Oxford. It becomes a Bicester issue. Potential to allocate housing in Bicester to meet Oxford's unmet need. Ability to fund infrastructure improvements.
xiii. If development is around a node could not new nodes be created?
xiv. Locating housing closer to Oxford will be better at meeting Oxford's unmet housing need, as geographic proximity is a key driver for people.
xv. Should the delivery of housing be dispersed or concentrated? There are natural limits for housing, and sites other than those around Kidlington will surely be needed to take some of the pressure.
xvi. Infringing on the Greenbelt has negative connotations – but Greenbelts can be enlarged or moved around – they are not fixed points – look at the example of Cambridge. Are Cherwell thinking of undertaking a Greenbelt review?
xvii. Are we going back to Regional Spatial Strategies again?
xviii. Who decides which houses have been designated for Oxford's unmet housing need, and which have been designated for Cherwell?
xix. This is an argument that could be made about any plan making process not just in addressing Oxford's unmet needs. There are limitations on how prescriptive planning can be (who lives/works where) but the next stage of LP1 PR will influence housing mix, housing types and affordability.

<u>Infrastructure</u>

i. 440 homes per year added to housing delivery sites = c 6k people but NHS does not have capacity for new surgeries
ii. The current Kidlington transport set-up is insufficient to deal with any more development
iii. The transport system in and around Cherwell in general is poor, and the whole transport strategy wouldn't be able to cope with such high levels of demand from an extra 4,400
iv. Use of local building fund to deal with intractable problems of infrastructure
v. Existing Capacity of the trains themselves - paths they can use – if you introduce new station, it will extend the length of the journey. Increase capacity on existing public transport (trains)
vi. Major investment needed into public transport. The transport issues discussed are national, and not just localised.

vii. Strategic employment driving unmet need – ways to apply for funding streams need to demonstrate going to provide jobs. Connection to SEP used to bid for funding
A wider infrastructure strategy is needed rather than just endless mitigation. Previous mistakes have been made with the funding of infrastructure – this must not happen again.

viii. Private cars are still the main method of transport, rather than public transport.

- 4,400 homes seems a lot, but if you put it in perspective of having good transport links, in a nice area of the country, with good employment opportunities, it isn't that much housing.

ix. It's fine having better transport links, but if you can't get there without driving, then it's pointless. Transport services need to be better integrated into the wider community. But they also need to be commercially viable.

x. Could/should buses get preferential treatment? There should be interconnection between buses and trains (in real time)?

xi. Developers and landowners need to be treated fairly. Is the additional infrastructure costs only for the 4,400 homes of Oxford's unmet housing need, or can it go towards funding general improvements to services across the district?

xii. Approach should be for large allocations, which will have ability to lever in investment for larger infrastructure.

xiii. Quantum of development – deliver small sites for a new school/or an extension to an existing school. Small sites can help existing school in Yarnton.

<u>Delivery</u>

i. Housing crises nationally. How does greenbelt review address the housing crises? Disagree with green belt and developers banking. Investment and return means delivering houses gradually.

ii. Ring-fencing may result in area I coming forward to meet 5 year housing land supply

iii. Need strategy for Kidlington to deliver 2-3k homes and to deliver Kidlington Masterplan – work done already – smaller sites controlled by individual landowners

iv. Further development around Water Eaton = 10-15 years away

v. Approach to 5 year land supply: 2 local plans piggy backing distinguish land supply supplies and demonstrate to inspector delivery.

vi. Site in different ownership come with one application to deliver. Sites in CDC are big and can accommodate huge growth.

vii. Phasing? Not practical to dictate that.

viii. Triggers in place before occupation. Agree with triggers

ix. Control infrastructure: Delay for 106 negotiations, 50 units taking 2 years for 106 to then get to REM. Try and front load everything at PREAPP rather than post planning granting subject to 106.

x. Is there a different trajectory for the Oxford unmet housing need compared to the other housing being built in Cherwell?

xi. It hasn't been decided yet, first need to develop a strategy as well as the quantum and location of growth.

xii. Delivery shouldn't be a problem, as landowners want quick delivery. But infrastructure upgrades will have knock-on effects on the ability to deliver.

xiii. The sales rate would be out of the council's hands anyway, and competition is inevitable.

5. Developer Contributions SPD and CIL

i. SPD and CIL based on adopted Local Plan growth. The future impacts of Partial Review sites to be looked into as the plan progresses to adoption.
ii. CIL doesn't allow negotiation – flat rate makes some sites unviable undeliverable when you crunch numbers which is why prefer s106 route
iii. Strategic site appraisal does not pick Cumulative effect of assumptions
iv. Need to build development tolerances into model
v. Savills to provide detailed comments to feed into discussions with Montagu Evans
vi. Health might not be new build but might be used to support existing by existing contributions – developers don't mind giving money to support facilities
vii. Contributions into CIL pot but infrastructure not always seen to be spent
viii. Viability not an issue in CDC
ix. CIL charges are higher than rest of Oxon and strategic sites should be excluded.
x. CIL appealing to communities because to split to parish councils
xi. Small builders getting away with S106 but appeals to bigger clients because of fairer distribution.
xii. Community development funding through CIL – no expectation though CIL.
xiii. Can contributions be more specific / itemised? They cannot just be viewed in isolation.
xiv. Surcharges are very high, even comparatively.
xv. Transparency in the finances is needed.
xvi. Development is needed to pay for the infrastructure – so what other options are there?
xvii. The clarity in the documents was commended. No concerns raised except for out of centre retail and that CIL for new retail uses may not be viable.
xviii. Notional proposition – A and B Areas are reasonable to deliver for oxford's unmet need. There needs to be a balance between managing the issue - existing place and the new place and how it will appear, what infrastructure it will need.
xix. CIL approach – contributions requested are within reason
xx. Balance between seeking contributions and not putting development at risk.
xxi. CIL schedule is very helpful
xxii. City uses a calculator for mitigation on ecological matters. – Biometric – Defra meter
xxiii. LPP2 – look at metric and biodiversity counting.
xxiv. Table 2 in the SPD is very clear. Minimum threshold retained. Threat to small development coming ahead such as petrol station with retail, etc.
xxv. SODC has CIL adopted and its charges are lower, CDC expectations too high?
xxvi. Garages factored into the levy
xxvii. The bigger the shopping list gets and the developer / land owner doesn't understand contribution like public art, when issues such as school and bus routes important.
xxviii. Makes developers question why sell land
xxix. Keep CIL simple – Speeds it up
xxx. Parishes keen to see how much they can get
xxxi. CIL should be infrastructure and not what the Parishes can get – Schools, trains
xxxii. Public art can fall into disrepair and wasted.

Appendix 9

List of Attendees: Cherwell Local Strategic Partnership 27 April 2017

Present

Cllr Barry Wood, Leader of Cherwell District Council
Ian Davies, Interim Chief Executive, CDC
Jackie Wilderspin, Oxfordshire Public Health
Alan Graham, Kidlington Voice
Audrey O'Mahony, Banbury Town Council
Mark Recchia, Banbury Town Council
Maggie Dent, Oxfordshire Clinical Commissioning Group
Assia Bibi, Sunrise Multicultural Project
Nigel Randall, Cherwell Community and Voluntary Services
Nick Poole, Banbury Chamber of Commerce
Paul Angus, Banbury Sound Radio
Samantha Shippen, Clerk to Bicester Town Council
Peter Cox, Bicester Chamber of Commerce
Emma Garside, Thames Valley Police

Guest Speakers

David Peckford, Planning Policy and Growth Deputy Manager
Pat Wood, Citizens Advice North Oxon and South Northants

Apologies

Mike Grant, Community Safety Officer
Bernard Grenville-Jones, Banbury and Bicester College
Christine Lalley, Oxfordshire Association of Local Councils
Tom McCulloch, Community First Oxfordshire
Cllr Lawrie Stratford, Oxfordshire County Council
Rev'd Jeff West, Faith Communities

Officers

Kevin Larner, Community Infrastructure Officer
James Taylor, Health and Wellbeing Officer
Nicola Riley, Community Services Manager

Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Needs

Proposed Submission Document

Statement of Consultation

Part 2 - Options

June 2017

Appendix 10 (Representations)

Cherwell
DISTRICT COUNCIL
NORTH OXFORDSHIRE

Rep No.	First Name	Surname	Organisation
PR-B-0002	Kerry	Wilce	
PR-B-0003	Robert	Armstrong	
PR-B-0004	Cathy	Fleet	Lower Heyford Parish Council
PR-B-0005	Peter	Jay	
PR-B-0006	Ian	East	
PR-B-0007	James	Philpott	
PR-B-0008	Bilham	Woods	
PR-B-0009	Colin and Gillian	Watts	
PR-B-0010	Tina	Davies	
PR-B-0011	Simon	Marsh	The Battlefields Trust
PR-B-0012	Alan	Joy	
PR-B-0013	Bernadette	Evans	
PR-B-0014	Rev George	Fryer	
PR-B-0015	Moira	Speakman	
PR-B-0016	Anne	Hine	
PR-B-0017	Fay	Plumb	
PR-B-0018	Anumod	Gujral	
PR-B-0019	Edward	Dowler	Middle Aston Parish Meeting
PR-B-0020	Dr Bridget and Mr	Atkins and Clarke	
PR-B-0021	Kenneth	Porter	Cropredy Parish Council
PR-B-0022	L	Brennan	
PR-B-0023	Frances	Cotton	
PR-B-0024	Carolyn and Benjamin	Capel	
PR-B-0025	P F	Green	
PR-B-0026	Mr and Mrs A	Drury	
PR-B-0027	Shirley	Steventon	
PR-B-0029	Sonia	Morgan	
PR-B-0030	Mr and Mrs M	Pearce	
PR-B-0031	Todd	Huffman	
PR-B-0032	Damian and Sharon	Hill	
PR-B-0033	Henry	Munday	
PR-B-0034	Mark	Ashe	
PR-B-0035	Victoria	Sayell	
PR-B-0036	David	Blowers	
PR-B-0037	Clifford	Jones	
PR-B-0038	Ernest	Edgar	
PR-B-0039	Susan	Cooper	
PR-B-0040	Karl	Bushell	
PR-B-0041	David	Pratt	
PR-B-0042	Vivien	Armstrong	
PR-B-0043	Simon	Dacombe	Thames Valley Police
PR-B-0044	Janet	Moore	
PR-B-0045	Mark	Ford-Langstaff	
PR-B-0046	Caroline	Thompson	
PR-B-0047	Steve and Julia	Cross and Taylor	
PR-B-0048	C L	Goldsworthy	
PR-B-0049	John	Mildenhall	
PR-B-0050	Anne	Prince	
PR-B-0051	A M	George	
PR-B-0052	S	Kerry	
PR-B-0053	Joan	Arthur	
PR-B-0054	John	Penny	
PR-B-0055	Cynthia	Hall	
PR-B-0056	S	Virrill	
PR-B-0057	Matthew	Taylor	Aitchison Rafferty
PR-B-0058	Anthony	Hall	
PR-B-0059	Celia	Walton	
PR-B-0060	Sue	Mackrell	Bicester Town Council
PR-B-0061	Mr and Mrs R	Gynes	
PR-B-0062	S	Fisher	
PR-B-0063	Mr and Mrs P	Duffy	
PR-B-0064	Mrs P S	Rice	
PR-B-0065	Kathryn	Gould	
PR-B-0066	Ros	Avery	
PR-B-0067	M	Beesley	
PR-B-0068	Anne	Pearce	
PR-B-0069	Richard L	Eddy	
PR-B-0070	Sheila	Nichols	
PR-B-0071	Norma	Stallard	
PR-B-0072	G	Tasker	
PR-B-0073	Mrs M	Sammons	
PR-B-0074	Dr S	Bhandare	
PR-B-0075	Philip V F	Kavanagh	

Rep No.	First Name	Surname	Organisation
PR-B-0076	Melanie	Green	
PR-B-0077	Mrs	Patten	
PR-B-0078	Anthony	Churchill	
PR-B-0079	David and Susan	Cantwell	
PR-B-0080	Lee	Hewlett	
PR-B-0081	Linda	Beattie	
PR-B-0082	Felicity	Emptage	
PR-B-0084	Mrs B	Wright	
PR-B-0085	Denise	Greenspan	
PR-B-0086	Richard and Stephen	Danbury	
PR-B-0087	Danby and Sandy	Bloch	
PR-B-0088	Dr M A	Fraser	
PR-B-0089	John and Sue	Jenkins	
PR-B-0090	Louise	Gregory	
PR-B-0091	Eleanor	Mace	
PR-B-0092	Allen	Souch	
PR-B-0093	Mr and Mrs	Guest	
PR-B-0094	Tatiana	Iseborn	
PR-B-0095	Rachael	McTegart	
PR-B-0096	Philip P	Skipp	
PR-B-0097	M	Eastley	
PR-B-0098	Mr and Mrs D M	Steffens	
PR-B-0099	Jane	Wilson	
PR-B-0101	A	Pigram	
PR-B-0102	Lucy	Moore	
PR-B-0103	Kelly	Williams	
PR-B-0104	Terence G	Denton	
PR-B-0105	Mr and Mrs	Grant	
PR-B-0106	Vassilis	Karatzios	
PR-B-0108	Nikrouz	Soheili	
PR-B-0109	Edwin	Southern	
PR-B-0110	Drs Victoria and Guy	Slater and Harrison	
PR-B-0111	Mrs J	Hall	
PR-B-0114	Sandra	Whitfield	
PR-B-0115	Helen and David	Allen	
PR-B-0116	D	Ives	
PR-B-0117	Mrs L	Ives	
PR-B-0118	A J	Cooper	
PR-B-0119	C A	McCall	
PR-B-0120	E	Tonkin	
PR-B-0122	A	Dyer	
PR-B-0123	Alison	Ingram	
PR-B-0124	Mary and Paul	Layland	
PR-B-0125	Mr and Mrs	Dixon	
PR-B-0126	Michael	Gardner	
PR-B-0127	D	Richens	
PR-B-0128	Mr and Mrs A	McMullen	
PR-B-0129	R and J	Morgan	
PR-B-0130	James	Walton	
PR-B-0131	S	Mason	
PR-B-0132	D J and M J	Pretty and Brind	
PR-B-0133	Miss L E	Jackson	
PR-B-0134	V N	Smith	
PR-B-0135	CG and RW	Lewis	
PR-B-0136	Matthew and Anne	McNeile	
PR-B-0137	Katie	Butler	
PR-B-0138	Mrs Denise	Buick	
PR-B-0139	K and P	McCarthy	
PR-B-0140	Jan and Andy	Hodgson	
PR-B-0141	A	Hadaway	
PR-B-0142	Michael C	Warmington	
PR-B-0143	Mrs C	Wilkins	
PR-B-0144	M and J	Dabney	
PR-B-0145	Jo and Giles	Charrington	
PR-B-0146	Craig	Williams	
PR-B-0147	Carl G L	Smith	
PR-B-0148	Mrs J E	Stedman	
PR-B-0149	Linda and Derek	Foster	
PR-B-0150	Patrick and Julia	Marcks	
PR-B-0151	Prof John	Batchelor	
PR-B-0152	Henrietta	Batchelor	
PR-B-0153	Paul	Goulding QC	
PR-B-0154	Hannah	Hale	

Rep No.	First Name	Surname	Organisation
PR-B-0156	Val	Colby	Berrys on behalf of Cancer Research UK
PR-B-0157	Jon	Waite	Kemp and Kemp on behalf of Newcore Capital Management LLP
PR-B-0158	Jon	Waite	Kemp and Kemp on behalf of Mewslade (Eastern) Ltd
PR-B-0159	Jon	Waite	Kemp and Kemp on behalf of Sheehan Group of Companies
PR-B-0160	Dr Matthew	Cheetham	Summertown Health Centre
PR-B-0162	Robert	Lawrence	South Newington Parish Council
PR-B-0163	Wendy and John	Castle	
PR-B-0165	Stuart	Dunlop	
PR-B-0166	Mark	Webb	
PR-B-0167	Francis	Josephs	
PR-B-0168	Paula	Staples	
PR-B-0169	Colin	Carrit	
PR-B-0170	Andrea	Johnson	
PR-B-0171	Peter	Worth	
PR-B-0172	A	Platt	
PR-B-0173	Janet	Persson	
PR-B-0175	Mr D and Mrs S	Rudd	
PR-B-0176	Robert	McGurrin	Woodstock Action Group
PR-B-0177	Nick	McEwen	
PR-B-0178	Craig and Melanie	Carter	
PR-B-0179	Mr and Mrs	Pickard	
PR-B-0180	Dr Ben	Allen	
PR-B-0181	Diane and Darryl	Bates-Brownsword	
PR-B-0182	Jon	Spinage	
PR-B-0183	Cathy	Spinage	
PR-B-0184	Roger	Prince	
PR-B-0185	Terrence	Yeatman	
PR-B-0186	Paul	Walker	Oxford Bus Company
PR-B-0187	Christine	Brooks	
PR-B-0188	Hilary and Gordon	Lord	
PR-B-0189	Sarah	Baughan	
PR-B-0190	Mr and Mrs	Dowler	
PR-B-0191	Xiaohui	Wu	
PR-B-0192	Christopher and Shirle	Jarvis	
PR-B-0193	D J	Wintersgill	
PR-B-0194	Philip	Hine	
PR-B-0196	Christopher	Jarvis	
PR-B-0197	Dr Margaret	Barrett	
PR-B-0198	Trevor	Cusi	
PR-B-0199	Anne	Davies	Piddington Parish Council
PR-B-0200	John and Elizabeth	Gittings	
PR-B-0201	Dr Catherine	Grebenik	
PR-B-0202	Ian	Gordon	
PR-B-0203	John	Hayes	
PR-B-0204	Peter	Beasley	
PR-B-0206	Andrew	McCallum	
PR-B-0207	Susan	Robertson	
PR-B-0208	David	Wintersgill	
PR-B-0209	Patrick and Julia	Jennings	
PR-B-0210	Catherine	Henderson	
PR-B-0213	Linda	Browning	
PR-B-0214	Dr Michael and Mrs	Foster	
PR-B-0215	Neil	Roberts	
PR-B-0216	Mrs Patricia	Yendle	
PR-B-0217	Synetta	Robinson	
PR-B-0218	Mrs Barbara	Sharlott	
PR-B-0219	V	Masey	
PR-B-0220	Joy	Barrett	
PR-B-0221	J V	Barber	
PR-B-0222	Malcolm	Axtell	
PR-B-0223	P M	Vandermin	
PR-B-0224	Rev Peter	Hewis	
PR-B-0226	Melanie	Dempster	
PR-B-0227	M J	Moore	
PR-B-0228	S	Newell	
PR-B-0229	Julia	Long	
PR-B-0230	Colin	Goodgame	
PR-B-0231	Mr and Mrs	Nutbrown	
PR-B-0232	Mrs Marjorie	Kilby	
PR-B-0234	Prof Roger	Davies	
PR-B-0235	Bruce	Tremayne	
PR-B-0236	R	Hearn	
PR-B-0237	J A	Burt	

Rep No.	First Name	Surname	Organisation
PR-B-0238	D A	Burt	
PR-B-0239	Mrs P R	Buls	
PR-B-0240	Mrs Carole	Walton	
PR-B-0241	Richard	Walton	
PR-B-0243	Michael	Harris	
PR-B-0244	Steve	Taberner	
PR-B-0245	Mr R	Sawala	
PR-B-0246	Fiona	Gibson	
PR-B-0247	E	Lewis	
PR-B-0248	Liam	King	
PR-B-0249	S	Jones	
PR-B-0250	Mr and Mrs R	Wheeler	
PR-B-0251	Kevin	Bezant	
PR-B-0252	Amanda	Platt	
PR-B-0253	Harry	Platt	
PR-B-0254	Samantha	Keates	
PR-B-0255	Andrew	Platt	
PR-B-0256	Mrs Anne	Sharp	
PR-B-0257	J C	Webb	
PR-B-0259	Andrew and Andrea	West	
PR-B-0260	Chris	Pack	
PR-B-0262	Peter and Christine	Stevenson	
PR-B-0264	Prof Adrian and Mrs	Sutton and White	
PR-B-0265	Susan	Ganter	
PR-B-0266	J M	Titchmarsh	
PR-B-0267	Carole	Pack	
PR-B-0268	Mrs Margaret	Seume	
PR-B-0270	Patricia	Cove	
PR-B-0271	Katrin	Magorrian	
PR-B-0272	Charlotte	Evans	
PR-B-0273	Julia	Middleton	
PR-B-0274	Rob	Chambers	
PR-B-0275	Mr and Mrs PB	Jeffreys	
PR-B-0276	D	Bloomer	
PR-B-0277	Alison	Weston	
PR-B-0278	Colin	Fisher	
PR-B-0279	Anne	Todd	
PR-B-0280	John	Weston	
PR-B-0281	Sandra A	Taylor	
PR-B-0282	Richard	Taylor	
PR-B-0284	Marilyn	Marshall	
PR-B-0285	Michael	De Selincourt	
PR-B-0286	A	Mayes-Baker	
PR-B-0287	Peggy	Edgington	
PR-B-0289	David	Wells	
PR-B-0292	Kim Wah	Lee	
PR-B-0293	N	Blake	
PR-B-0294	KP	Lloyd	
PR-B-0296	Patricia	Campbell-Meikle John	
PR-B-0297	SJ	Wickson	
PR-B-0298	John	Wakefield	
PR-B-0299	John	Sullivan	
PR-B-0300	B	Eastgate	
PR-B-0301	B	Pickard	
PR-B-0302	Beth	Morgan	
PR-B-0303	Mark	Butler	
PR-B-0304	Sherene	Butler	
PR-B-0305	A	Eastgate	
PR-B-0306	C	Mills	
PR-B-0307	L	Brooks	
PR-B-0308	Kasey	Butler	
PR-B-0309	Simon and Sue	Parker	
PR-B-0310	David	Surman	
PR-B-0311	John	Edwards	
PR-B-0312	Imran	Rahman	
PR-B-0313	Paul	Davies	
PR-B-0314	Claire	Brandon	
PR-B-0315	LP	Passant	
PR-B-0316		Holt	
PR-B-0317	Tom	Daggitt	
PR-B-0318	S	Ward	
PR-B-0319	AC	Marchant	
PR-B-0320	E	Holdak	

Rep No.	First Name	Surname	Organisation
PR-B-0321	Adrian	White	
PR-B-0322	Amy	White	
PR-B-0323	Martin	Long	
PR-B-0324	Kim	Taplin	
PR-B-0325	Arthur Jeremy	Hilton	
PR-B-0326	D	Nolan	
PR-B-0327	June	Hackney	
PR-B-0329	E	Mason	
PR-B-0330	Wendy	Manners	
PR-B-0331	Margaret	Duffield	
PR-B-0332	SG	Warburton	
PR-B-0333	David and Joanne	Phillips	
PR-B-0334	J	Watts	
PR-B-0335	June	Simnett	
PR-B-0336	JB	Weston	
PR-B-0337	P	Abraham	
PR-B-0338	Susan	Hooker	
PR-B-0339	David E	Sawyer	
PR-B-0340	Susan	Booker	
PR-B-0341	S and P	Cranfield	
PR-B-0342	E	Hughes	
PR-B-0343	RC	Brown	
PR-B-0344	Mr and Mrs Anthony	Stewart	
PR-B-0345	R	Norrie	
PR-B-0346	Grace	Sim	
PR-B-0347	Peter	Mackintosh	
PR-B-0348	Rosalind	Franklin	
PR-B-0349	C	Ripps	
PR-B-0350	Malcolm	Cook	
PR-B-0351	Barbara	Cook	
PR-B-0352	Alan A	Green	
PR-B-0354	Kieran	Brooks	
PR-B-0355	John	Warland	
PR-B-0356	M	Sims	
PR-B-0357	Mrs Y	Amner	
PR-B-0358	GP	Goddard	
PR-B-0359	JE	Goddard	
PR-B-0360	Philippa	Burrell	
PR-B-0361	M and V	Pratley	
PR-B-0362	Maura	Cordell	
PR-B-0363	Mr and Mrs BV	Port	
PR-B-0364	LG	Kennell	
PR-B-0365	Gillian	Thurling	
PR-B-0366	J	Franklin	
PR-B-0367	Jennifer	Colegrove	
PR-B-0368	S	Willoughby	
PR-B-0369	B	May	
PR-B-0370	Robin and Wendy	Cowley	
PR-B-0371	David	Thurling	
PR-B-0372	Joanne	Collett	
PR-B-0373	Michael	Crowther	
PR-B-0374	Mr and Mrs E	Varney	
PR-B-0375	Mr and Mrs C	Hodgkins	
PR-B-0376	Christine	Howard	
PR-B-0377	MJ	Kelly	
PR-B-0378	Karen	Keene	
PR-B-0379	George	Wakefield	
PR-B-0380	C	Shenton	
PR-B-0382	S	Shenton	
PR-B-0383	Mrs M G	Kibby	
PR-B-0384	AJ	Andrews	
PR-B-0385	N	Payne	
PR-B-0386	Annabel	Kastiek	
PR-B-0387	Heather	Bishop	
PR-B-0388	PW	Harvey	
PR-B-0389	Paul	Mackilligin	
PR-B-0390	Lee	Pickard	
PR-B-0391	L	Boodell	
PR-B-0392	MR	Ryan	
PR-B-0393	R	Quinnell	
PR-B-0394	Marie	Griffin	;
PR-B-0396	Annabelle	Mundy	
PR-B-0398	Michael	Darke	

Rep No.	First Name	Surname	Organisation
PR-B-0399	Harry	Mundy	
PR-B-0401	Chris	Digweed	
PR-B-0402	Alison	Digweed	
PR-B-0403	Lindsay	Gregory	
PR-B-0404	Caroline	Gregory	
PR-B-0405	Philip	Kilby	
PR-B-0406	FA	Williams	
PR-B-0407	Helen	Newman	
PR-B-0408	Ian	Howdill	
PR-B-0409	Emma	Mundy	
PR-B-0412	Stephen	Youngman	
PR-B-0413	Mary	Merrills	
PR-B-0418	HW	Mitchell	
PR-B-0419	BM	Brown	
PR-B-0420	B	Haxton	
PR-B-0422	Ruth	Davies	
PR-B-0423	J	Davies	
PR-B-0424	Danny	Griffin	
PR-B-0425	L	Sullivan	
PR-B-0426	Ash V	Smith	
PR-B-0427	Philip A	Rawlins	
PR-B-0428	Yvonne	Bunn	
PR-B-0429	C	Andrews	
PR-B-0430	Peter	Clayton	
PR-B-0431	Gary	Bateman	
PR-B-0432	I	Andrews	
PR-B-0434	R	Hardwick	
PR-B-0435	PB	Johnson	
PR-B-0436	Elaine	Simonds	
PR-B-0437	AP	Applegarth	
PR-B-0440	N	Carr	
PR-B-0441	Roy	Furniss	
PR-B-0442	Irina	Bystron	
PR-B-0443	Mr P J	Ibson	
PR-B-0444	David	Norris	
PR-B-0445	V	Truby	
PR-B-0446	M	Truby	
PR-B-0447	Laura, John, Benito	Wainwright	
PR-B-0448	Mr and Mrs A	Thompson	
PR-B-0449	E and N	Morris	
PR-B-0450	R and B	Davies and Fenemore	
PR-B-0451	M and C	Orr	
PR-B-0452	MI	Reed	
PR-B-0453	Marion J	Wakeling	
PR-B-0454	Roger	Panaman	
PR-B-0455	Michael John	Wilton	
PR-B-0456	DJC	Lyke	
PR-B-0458	Laurance and Faith	McKeever	
PR-B-0459	H and C	Wardrop	
PR-B-0460	Paul	Spokes	
PR-B-0461	Mr and Mrs J S	Holland	
PR-B-0462	Mr and Mrs R	Bullock	
PR-B-0463	Mary	Lunn	
PR-B-0464	Simon	Hedges	
PR-B-0465	Howard and Joan	James	
PR-B-0466	David	Smith	
PR-B-0467	NT and R	Simpson	
PR-B-0469	Paula	Hastings	
PR-B-0471	N	Carrier	
PR-B-0472	Harry	Carrier	
PR-B-0473	Ken	Marsland	
PR-B-0474	John	Grain	
PR-B-0475	Keith	Nicholson	
PR-B-0477	RP	Nicholson	
PR-B-0478	B	Seymour	
PR-B-0479	M	Beaker	
PR-B-0480	MC	Seymour	
PR-B-0481	KI	Fong	
PR-B-0482	DP	Hamill	
PR-B-0483	Peter	Venables	
PR-B-0484	Graham	Clark	
PR-B-0486	Andrew and Jane	Coggins	
PR-B-0487	Lisa	Barnwell	

Rep No.	First Name	Surname	Organisation
PR-B-0488	Martin James	Hastings	
PR-B-0489	Brett	Barnwell	
PR-B-0490	E A	Kane	
PR-B-0491	Stephen	Hewer	
PR-B-0492	Mr and Mrs B	Higgins	
PR-B-0494	Ross	Poulter	
PR-B-0495	S	Kenny	
PR-B-0496	Robert	Bruce	
PR-B-0497	A	Womack	
PR-B-0498	Ora	Sapir	
PR-B-0499	KD and ML	Cooke	
PR-B-0500	David	Callicott	
PR-B-0501	Fiona	Garratt	
PR-B-0502	Robert B	Sim	
PR-B-0503	Edith	Sim	
PR-B-0504	Ann	Martin	
PR-B-0505	Kim	Martin	
PR-B-0506	J	Nelson	
PR-B-0507	WLH	Horlick	
PR-B-0508	Tina	Callicott	
PR-B-0509	Cllr Emilie	Walton	
PR-B-0510	VJ	Goodall	
PR-B-0511	Patricia	Shaw	
PR-B-0512	Alan and Sylvia	Osborn	
PR-B-0513	Joan	Davies	
PR-B-0514	MR	Cooper	
PR-B-0515	P	Foyle	
PR-B-0516	Douglas	Roberts	
PR-B-0517	Pamela M	Cooper	
PR-B-0518	Anthony	Morris	
PR-B-0519	Lucy	Loveridge	
PR-B-0520	Dawn	Glatz	
PR-B-0521	LJ	Holstead	
PR-B-0522	F	Lambert	
PR-B-0523	Peter	Druce	
PR-B-0525	Ronald	Phipps	
PR-B-0526	MD	McLean	
PR-B-0527	H	Steele	
PR-B-0528	Anthony F	Bennell	
PR-B-0529	Karen	Brading	
PR-B-0530	T	Blake	
PR-B-0531	D	Burridge	
PR-B-0532	Pat	Hawtin	
PR-B-0533	Sara	Buck	
PR-B-0535	Maureen	Gale	
PR-B-0536	Jane, Elizabeth, Kate	Rendle	
PR-B-0537	Margaret	Holstead	
PR-B-0538	J	Fossey	
PR-B-0540	Linda	Nicholls	
PR-B-0541	Sheila	Churchill	
PR-B-0542	Helen	Bristow	
PR-B-0543	Benito	Wainwright	
PR-B-0544	Sally	Markham	
PR-B-0545	Kelvin	Markham	
PR-B-0546	Trevor	Campbell	
PR-B-0547	Gwen	Young	
PR-B-0549	William C	Gills	
PR-B-0550	Dawn	Williams	
PR-B-0552	Mary-Louise	Riley	
PR-B-0553	P	Blackman	
PR-B-0554	H	Williams	
PR-B-0555	P	Wyatt	
PR-B-0556	F	Salter	
PR-B-0557	Mr and Mrs	Bushnell	
PR-B-0558	Mr and Mrs D	Stuart	
PR-B-0559	Nicholas	Kubat	
PR-B-0560	Mr and Mrs	Nash	
PR-B-0561	Margaret	Bishop	
PR-B-0562	Mr and Mrs	Fennymore	
PR-B-0563	Susan	Rivers	
PR-B-0564	Maxine and Seamus	Ryan	
PR-B-0565	Amanda	Roberts	
PR-B-0566	J	Cook	

Rep No.	First Name	Surname	Organisation
PR-B-0567	Gerald	Hunt	
PR-B-0568	Malcolm	Blackshaw	
PR-B-0569	C	Williams	
PR-B-0570	Roberta J	Lailey	
PR-B-0571	Carla	Skinner	
PR-B-0572	Christina	Bailey	
PR-B-0573	George A	Lailey	
PR-B-0574	Julia	Wiseman	
PR-B-0575	Matthew	Keates	
PR-B-0576	M	Jackson	
PR-B-0578	J	Cooper	
PR-B-0580	GM	Waddle	
PR-B-0581	C	Fenn	
PR-B-0582	Lee and Dawn	Palmer and Young	
PR-B-0583	Marion	Jones	
PR-B-0584	Rita	White	
PR-B-0585	CD	Millward	
PR-B-0586	Roger	Pounds	
PR-B-0587	P	Bennett	
PR-B-0589	EA	Bristow	
PR-B-0590	Clive A	Bristow	
PR-B-0593	G	Thomas	
PR-B-0594	D	Thomas	
PR-B-0597	N	Dresdon	
PR-B-0598	EA	Dresden	
PR-B-0602	Nadine	Wyatt	
PR-B-0604	Lucy	Pilgrim	
PR-B-0605	Diana	Cinlott	
PR-B-0606	P	Merrill	
PR-B-0607	Tom	Pilgrim	
PR-B-0608	RH	Ryder	
PR-B-0609	Philip	Williams	
PR-B-0610	Anne	Lewis	
PR-B-0611	Anne	Clifton	
PR-B-0612	Anthony	Thompson	
PR-B-0613	P	Bradley	
PR-B-0615	Susan	Pfinder	
PR-B-0616	Rosemary	Keen	
PR-B-0617	Stephen	Connolly	
PR-B-0618	Elizabeth	Solopova	
PR-B-0619	J	Ashley	
PR-B-0621	Annabel	Henderson	
PR-B-0622	Ian	James	
PR-B-0623	J	Casey	
PR-B-0624	Stuart and Phyllis	Holcroft	
PR-B-0625	Christopher	Rogers	
PR-B-0626	Mr and Mrs	Taylor	
PR-B-0627	Charles	Isles	
PR-B-0628	Anna	Isles	
PR-B-0629	Ann	Crane	
PR-B-0631	AT	Ryan	
PR-B-0634	Graham	Hillsdon	
PR-B-0635	Julie	Hillsdon	
PR-B-0637	Prof Martin LG	Oldfield	
PR-B-0638	HA	Downie	
PR-B-0639	Diane	Downie	
PR-B-0640	Walter E	Game	
PR-B-0641	J	Willoughby	
PR-B-0643	L	Allen	
PR-B-0645	Stephanie	White	
PR-B-0646	Ruth M	Sargent	
PR-B-0647	Prof IL	Sargent	
PR-B-0648	Patricia	Perisi	
PR-B-0651	JL	Hall	
PR-B-0653	Peter	Webber	
PR-B-0655	Christina Mary	Shirley	
PR-B-0656	Mary G	Shirley	
PR-B-0658	Susan	Oldfield	
PR-B-0659	PK	Cove	
PR-B-0660	Denise	Mckillop	
PR-B-0661	Mr and Mrs	Messenger	
PR-B-0662	Stephen John and	Bird	
PR-B-0663	KD	Liversage	

Rep No.	First Name	Surname	Organisation
PR-B-0664	Maxine	House	
PR-B-0665	M	Thorne	
PR-B-0666	Ann	Chandler	
PR-B-0667	Mrs P	Webb	
PR-B-0668	BJ and W	Bower	
PR-B-0669	John and Marion	Dennis	
PR-B-0670	Mary	Phipps	
PR-B-0671	David	Phipps	
PR-B-0672	Grace MM	Kurn	
PR-B-0673	Joyce M	Morris	
PR-B-0674	Rita E	Ahern	
PR-B-0675	Elaine	Titchmarsh	
PR-B-0676	John F	Morris	
PR-B-0677	Lesley E	Sims	
PR-B-0678	Mrs H G	Kibby	
PR-B-0680	Dr John	Maddicott	
PR-B-0681	Dr Hilary	Maddicott	
PR-B-0682	Felicity	Peacock	
PR-B-0683	Robert	Perry	
PR-B-0684	Rosemary A	Phelps	
PR-B-0685	Peter G	Phelps	
PR-B-0686	Chris H	Adams	
PR-B-0687	A	Johnston	
PR-B-0688	Barbara	Perry	
PR-B-0689	Bernard E	Braley	
PR-B-0692	Rachel	Watmough	
PR-B-0694	John and Joyce	Washburn	
PR-B-0695	Mark	Bale	
PR-B-0698	Bob	Watmough	
PR-B-0699	Andrew	Clark	
PR-B-0700	Diana	Clark	
PR-B-0701	Ray and Janet	Phipps	
PR-B-0702	Nigel	Clark	
PR-B-0704	J	Kershaw	Wright Hassall Solicitors LLP on behalf of Mr J Kershaw
PR-B-0705	Nick	Small	Stagecoach
PR-B-0706	Edmund	Smith	Carter Jonas LLP
PR-B-0707	Susan	Blackshaw	
PR-B-0708	Robin Stafford	Allen	
PR-B-0709	Dr E J	Williamson	
PR-B-0710	Selwyn	Phillips	
PR-B-0711	Anthony	Matthews	Shipton-on-Cherwell and Thrupp Parish Council
PR-B-0712	Sonya	Willoughby	
PR-B-0713	Tim	Baldwin	
PR-B-0715	Wendy	Manning	
PR-B-0718	David	Bird	
PR-B-0719	Albert	Prior	
PR-B-0720	Mr and Mrs	Head	
PR-B-0721	Pauline	Kearney	
PR-B-0722	A	Mayes-Baker	
PR-B-0723	RA	Humphreys	Humphreys and Co Solicitors LLP on behalf of Oxford Programs Limited
PR-B-0724	Christine	Daley	
PR-B-0725	Andrew	Cove	
PR-B-0728	Verity	Westgate	
PR-B-0729	Tamara	Lucas	
PR-B-0730	Katherine	Jones	Savills on behalf of Thames Water plc
PR-B-0731	Ioana	Davies	
PR-B-0732	Tony	Lowe	
PR-B-0734	David A	Homer	
PR-B-0736	Kieran	Ward	
PR-B-0737	Paul	Clarke	
PR-B-0738	Martin	Smail	
PR-B-0739	G	Gelder	
PR-B-0740	Richard and Linda	Jurd	
PR-B-0741	Jane	Jackson	
PR-B-0742	Keith and Hilary	Prince	
PR-B-0743	John	Tremlett	
PR-B-0744	Geoff	Herbert	
PR-B-0745	Dr Ian	Scargill	Oxford Green Belt Network
PR-B-0746	Adrian	White and 79 others	Petition with 80 signatories
PR-B-0747	George A	Doucas	
PR-B-0748	Marcus	Bunning	
PR-B-0749	Dr and Mrs M	Wallace	
PR-B-0750	Niels	van Kuijk	

Rep No.	First Name	Surname	Organisation
PR-B-0751	Dr Katrin	Kiessling	
PR-B-0752	Keeley	Middleditch	
PR-B-0753	Laura	Claridge	
PR-B-0754	Philippa Jane	Nelson	
PR-B-0755	Martin	Palmer	
PR-B-0756	Keith	Dancey	
PR-B-0757	Martin	Palmer	
PR-B-0758	Stephen	Anderson	
PR-B-0759	R L	Davies	
PR-B-0760	Dr K N	Robinson	
PR-B-0761	Nick	Trendell	
PR-B-0762	Elizabeth	Moore	
PR-B-0763	Giles and Rachel	Woodforde	
PR-B-0764	Steven	Daggitt	
PR-B-0765	Layla	Vidal-Martin	NLP Nathaniel Lichfield and Partners on behalf of Taylor Wimpey
PR-B-0766		Hutchinson	
PR-B-0767	Sian	Robbins	Kilner Planning
PR-B-0768	Jane	Leech	
PR-B-0769	Debbie	Jones	Bidwells on behalf of City of Oxford Charity
PR-B-0770	Steve	Pickles	West Waddy ADP on behalf of JA Pye (Oxford) Ltd
PR-B-0771	Mr G R and Mrs J E	Thompson	
PR-B-0772	Roger	Howes	
PR-B-0773	Annabelle	Cummings	
PR-B-0775	Yasmin	Ramzan	
PR-B-0776	Anthony	East	
PR-B-0777	Mark	Longworth	Ambrosden Parish Council
PR-B-0778	Alan	Brown	
PR-B-0779	David C	Hinde	Hinde Law Ltd
PR-B-0780	Paula	Hastings	
PR-B-0781	Lindsay	Gregory	
PR-B-0782	Andrew and Emma	Mundy	
PR-B-0784	Rosie	Cotterill	Turley on behalf of Bovis Homes
PR-B-0785	David	Orman	
PR-B-0786	Jane	Olds	Caversfield Parish Council
PR-B-0787	Corinne	Hill	Shenington with Alkerton Parish Council
PR-B-0788	Tom	McCulloch	Community First Oxfordshire
PR-B-0789	Lynne	Whitley	Yarnton Parish Council
PR-B-0790	RF	Kendal	
PR-B-0791	Elizabeth	Platts	
PR-B-0792	Christine	Lea	
PR-B-0793	Philip	Morley	North Oxford Golf Club
PR-B-0794	Prof Michael	Collins	
PR-B-0795	David and Sonia	Simmons	
PR-B-0796	David	Tighe	
PR-B-0797	Clive	Booth	Oxford Civic Society Planning Group
PR-B-0798	Sue	Holmes	Oxford Brookes University
PR-B-0799	Ian	Sheppard	
PR-B-0801	Janet	Stott	
PR-B-0802	Peter J	Frampton	Framptons on behalf of db Symmetry
PR-B-0803	Andy	Carey	
PR-B-0804	Barrie and Linda	Teasdale	
PR-B-0805	Tamara	Frishberg	
PR-B-0807	Justin	Scroggie	
PR-B-0808	Chris	Robbins	
PR-B-0809	Karen	Selway	
PR-B-0810	Jane E	Curran	
PR-B-0811	Laurence	Carey	
PR-B-0812	Tim	Stott	
PR-B-0814	Andrew	Evans	
PR-B-0815	Daniel	Whitley	
PR-B-0816	Lynne	Whitley	
PR-B-0818	Robin	Grimston	
PR-B-0819	Tim	Green	The Harbord Road Area Resident Association
PR-B-0820	Liam	Ryder	Gladman Developments Ltd
PR-B-0821	Alan and Suzanne	McIvor	
PR-B-0822	Nikki	Lewis	
PR-B-0824	Judith	Skipp	
PR-B-0825	Simon	Joyce	Strutt and Parker on behalf of Mrs A Darbishire
PR-B-0826	Alan	Dobson	
PR-B-0827	Paul	Staniforth	
PR-B-0828	Roger	Smith	Savills on behalf of Croudace Homes
PR-B-0829	Fergus	Campbell	Oxfordshire Clinical Commissioning Group
PR-B-0830	Nigel	Buttler	

Rep No.	First Name	Surname	Organisation
PR-B-0831	Natasha	Eliot	Oxford Preservation Trust
PR-B-0832	Richard	Hills	
PR-B-0833	Cas	Lester	
PR-B-0834	Eleanor	Williamson	
PR-B-0835	EJ	Williamson	
PR-B-0836	Alan	Graham	
PR-B-0837	David	Jackson	Savills on behalf of Christ Church, Exeter College, Merton College and OUP
PR-B-0838	David	Jackson	Savills on behalf of University of Oxford, Christ Church, Exeter, Magdalen, Merton and St John's
PR-B-0839	Mark	Rose	Define on behalf of William Davies Ltd
PR-B-0840	Mike	Gilbert	Mike Gilbert Planning Ltd
PR-B-0841	Darren	Bell	David Lock Associates on behalf of Hallam Land Management Ltd
PR-B-0842	Alex	Wilson	Barton Willmore on behalf of A2 Dominion Group Ltd
PR-B-0843	Chris	Skinner	
PR-B-0844	Peter J	Frampton	Framptons on behalf of EP Barrus
PR-B-0845	David	Stalder	
PR-B-0846	James C	Bridon	
PR-B-0847	Richard	Cutler	Bloombridge LLP
PR-B-0848	Rob	McLennan	Rob McLennan Planning on behalf of Mr RF Kendall
PR-B-0849	Caroline	Briden	
PR-B-0850	Wendy	Smith	
PR-B-0853	Lorna	Bennett	
PR-B-0854	Jan	Stalder	
PR-B-0856	David	Smith	
PR-B-0857	Mark	Christodoulou	
PR-B-0858	John and Barbara	Redfern and Burton	
PR-B-0859	Gary	Page	
PR-B-0860	David W	Stewart	
PR-B-0861	Tim	Perkins	TMP Planning Ltd on behalf of Gosford and Water Eaton PC
PR-B-0862	Peter	Nicholson	
PR-B-0863	David and Dawn	White	
PR-B-0864	Clive and Annie	Bristow	
PR-B-0865	J and D	Burford	
PR-B-0866	Matt	Todd	
PR-B-0868	Jennifer	McFadden	
PR-B-0869	Peter	Hainsworth	
PR-B-0870	Stewart	Patience	Anglian Water Services Ltd
PR-B-0871	Patricia	Redpath	
PR-B-0872	Pat and Nigel	Waters	
PR-B-0873	Jenyth	Worsley	
PR-B-0875	Gavin and Sarah	Smith	
PR-B-0876	David	Heathfield	Chiltern Railways
PR-B-0877	David	Flavin	Oxfordshire County Council
PR-B-0878	Jane	Olds	Wendlebury Parish Council
PR-B-0879	Francis W	Kirkham	JW Kirkham Will Trust
PR-B-0880	Rhiannon	Davies	
PR-B-0881	James Kenneth	Jutton	
PR-B-0882	Julia	Trowles	
PR-B-0883	Peter	Trowles	
PR-B-0885	Margaret C	Williamson	
PR-B-0886	Ivor	Davies	
PR-B-0887	Paul	Buckley	
PR-B-0888	Haidrun	Breith	Berks, Bucks and Oxon Wildlife Trust
PR-B-0889	Helen	Priestley	
PR-B-0890	Chris	Dicks	
PR-B-0891	Katherine	Simpson	
PR-B-0892	Richard	Simpson	
PR-B-0893	Louis	Borucki	
PR-B-0894	Wendy	Price	
PR-B-0895	Dr Alison and Dr Simon	Street	
PR-B-0896	Lucy and Richard	Miles	
PR-B-0897	Rob	Lawrence	
PR-B-0898	Trevor and Helen	Langrish	
PR-B-0899	Julia	Cameron	
PR-B-0900	Rachel	Woods	
PR-B-0901	Caroline	Steel	
PR-B-0902	Vanessa	Pinder	
PR-B-0903	Josephine	Allen	Upper Heyford Parish Council
PR-B-0904	Jill	Grain	
PR-B-0905	Theresa	Goss	Bloxham Parish Council
PR-B-0906	Steve and Anne	Handsley	
PR-B-0907	Alison	Forfar	
PR-B-0908	Mark	Limbrick	Defence Infrastructure Organisation
PR-B-0909	Mark	Lowen	

Rep No.	First Name	Surname	Organisation
PR-B-0910	Ken	Pelton	
PR-B-0911	Andrew	Smith	Hampton Gay and Poyle Parish Meeting
PR-B-0912	David	Mason	
PR-B-0913	Helen	Marshall	CPRE Oxfordshire
PR-B-0915	Michelle and Anthony	Tallack	
PR-B-0916	Helen	Newman	
PR-B-0917	Omattage G Kumar	Perera	
PR-B-0918	Casey	Orman	
PR-B-0919	Prof Daphne	Hampson	
PR-B-0920	Audrey	Fairgrieve	
PR-B-0921	Paul	Weston	
PR-B-0922	Sarah	Smith	Rapleys LLP on behalf of Pandora Trading Ltd
PR-B-0923	Keerpa	Patel	South Oxfordshire District Council
PR-B-0924	Jan	Molyneux	Molyneux Planning for SBPC on behalf of Earthline Ltd and U-Stay Ltd
PR-B-0926	Dr Eric	Sidebottom	
PR-B-0927	Dr Hilary	Bridge	
PR-B-0928	Stephanie	White	
PR-B-0929	Rosie	Lodwick	
PR-B-0930	Philip	Marsh	Knights on behalf of Philip King Homes and Oxford City Charity
PR-B-0931	Jane	Olds	Fringford Parish Council
PR-B-0933	Peter	Bateman	Framptons on behalf of the Donger Family
PR-B-0934	Chris	Gaskell	Scottish and Southern Electricity Networks
PR-B-0935	David	Lock	David Lock Associates on behalf of Gallagher Estates
PR-B-0936	Tim	del Nevo	Friends of Cutteslowe and Sunnymead Park
PR-B-0937	Philip	Rawle	Greenlight Developments
PR-B-0938	H John	East	
PR-B-0939	Lynne	Tighe	
PR-B-0941	Valerie	Wells	
PR-B-0942	Freda	Horne	
PR-B-0943	Christopher	Perry	
PR-B-0944	David	Stone	
PR-B-0945	Helen	Manias	
PR-B-0946	Sarah	Karatzios	
PR-B-0947	Norman	Davies	
PR-B-0948	Tim	del Nevo	
PR-B-0949	Peter	Monk	Banbury Civic Society
PR-B-0950	Mr S and Mrs T	Lloyd and Atley	
PR-B-0951	Dennis	Price	
PR-B-0952	Cllr Carmen	Griffiths	
PR-B-0956	Mark	Recchia	Banbury Town Council
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group
PR-B-0958	Richard	Meadows	Easington Sports Football Club
PR-B-0959	Cllrs Neil and Maurice	Prestidge and Billington	
PR-B-0960	M	O'Mahoney	
PR-B-0962	Dr Judith A	Webb	
PR-B-0963	Mr and Mrs	Shepherd	
PR-B-0964	Vickesh	Rathod	Carter Jones LLP on behalf of Mr Henry Teare
PR-B-0966	E	Nicholson	
PR-B-0967	Eileen	Bloomer	
PR-B-0968	Susan D	Stock	
PR-B-0970	Ken	Martin	Noke Parish Meeting
PR-B-0973	Jonathan	Harbottle	Land and Partners Ltd
PR-B-0974	Belinda	Skinner	
PR-B-0975	Andrew	Lintott	
PR-B-0976	Nigel and Tracy	Payne	
PR-B-0977	John	Amor	
PR-B-0978	JM	Parker	
PR-B-0979	Peter	Finbow	
PR-B-0980	John and Pamela	Appleton	
PR-B-0981	Joyce	Ruiz	
PR-B-0982	Rosa	Cadd	
PR-B-0983	Suzanne	Morris	
PR-B-0984	Jane	Burrett	
PR-B-0985	Peter	Collins	Islip Parish Council
PR-B-0986	Paul	Robinson	
PR-B-0987	Mr and Mrs	Boyle	
PR-B-0989	Peter	Jeffreys	
PR-B-0990	Brenda	Purves	
PR-B-0992	Martin and Pamela	Palmer	
PR-B-0993	Angela	Kelly	
PR-B-0994	Jamie	Smith	
PR-B-0995	Adam	Brightmore	
PR-B-0996	Lucy	Smith	

Rep No.	First Name	Surname	Organisation
PR-B-0997	George	Thomas	
PR-B-0998	Lisa	Coulling	
PR-B-0999	Steve	McCurdy	
PR-B-1000	Kim and Ann	Martin	
PR-B-1001	Margaret	Draisey	
PR-B-1002	Chris and Sue	Beach	
PR-B-1003	Simon	Turner	Launton Parish Council
PR-B-1004	Stephen N	Skinner	
PR-B-1005	SP and SA	McQuillan	
PR-B-1006	Ruth	Powles	Kirtlington Parish Council
PR-B-1007	Keith	Watson	
PR-B-1008	Patricia	Watson	
PR-B-1009	Gillian	Forrest	
PR-B-1010	Richard	Pye	
PR-B-1012	Calum	Miller	
PR-B-1013	Dominic	Woodfield	Bioscan (UK) Ltd
PR-B-1014	Norma	Hunter	
PR-B-1015	Daniel	Hatcher	Rosconn Group
PR-B-1016	Ben	Simpson	WYG on behalf of Bonnar Allan Ltd
PR-B-1017	Oliver	Burton-Taylor	Simply Land (Oxford) Ltd
PR-B-1018	Jon	Waite	Kemp and Kemp on behalf of Woodstock Town Council
PR-B-1019	Jon	Waite	Kemp and Kemp on behalf of Manor Oak Homes
PR-B-1020	Jon	Waite	Kemp and Kemp on behalf of Manor Oak Homes
PR-B-1021	Jon	Waite	Kemp and Kemp on behalf of Manor Oak Homes
PR-B-1022	Jon	Waite	Kemp and Kemp on behalf of W Lucy and Co.
PR-B-1023	John	Hunter	
PR-B-1024	Andrew	Hornsby-Smith	
PR-B-1025	John and Margaret	Braithwaite	
PR-B-1026	Brian	Simonds	
PR-B-1027	Jonathan	Porter	Archstone Projects Ltd
PR-B-1028	Amanda and Michael	Roberts and Graham	
PR-B-1029	Jane	Verdon	
PR-B-1030	Jonathan	Harbottle	Land and Partners Ltd
PR-B-1031	JF and MA	Goodwin	
PR-B-1032	David	Burson	JPPC on behalf of the Tripartite and the University of Oxford
PR-B-1033	Matthew	Symons	Hollins Strategic Land
PR-B-1034	Anita	Spencer	Sibford Ferris Parish Council
PR-B-1035	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford and Blenheim Palace
PR-B-1036	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford
PR-B-1037	Alice	Suttie	Boyer Planning on behalf of Redrow Homes and Wates Developments
PR-B-1038	Mrs Margaret	Sidebottom	
PR-B-1039	Igor Niladri	Dyson	
PR-B-1040	Robert	Dyson	
PR-B-1041	Debbie	Payne	
PR-B-1042	Peter	Robbins	
PR-B-1043	Ruth	Matthews	
PR-B-1045	Nicole	Evans	
PR-B-1046	William	Hodgson	
PR-B-1048	Wasim	Mohammad	
PR-B-1049	Maria	Page	
PR-B-1050	James	Wright	
PR-B-1051	Michael and Kate	Hopcraft	
PR-B-1052	Andrew	Mundy	
PR-B-1053	David	Hemingway	
PR-B-1054	Bharat and Jankee	Badiani	
PR-B-1055	Philippa	Mullineux	
PR-B-1056	Simon	Parker	
PR-B-1057	Julie	Walters	
PR-B-1058	Kim	Bennell	
PR-B-1059	Allan	Anderson	
PR-B-1060	Nicola A	Forsythe	
PR-B-1061	Eileen	Anderson	
PR-B-1062	Danielle	Greenspan	
PR-B-1063	Jeptha John Hammond	Rowan-Hull	
PR-B-1064	Karen and Tony	East	
PR-B-1065	J	Bevis	
PR-B-1066	AR	Currell	
PR-B-1067	A	Ioannides	
PR-B-1068	Louise	Crone	
PR-B-1069	JP	Lyes	
PR-B-1070	Darren	Rea	
PR-B-1071	Rachel	Rea	
PR-B-1072	Peter	Gaskell	

Rep No.	First Name	Surname	Organisation
PR-B-1073	Susan	Simms	
PR-B-1074	Donna	Resek	
PR-B-1075	Judith	Kleinman	
PR-B-1076	Jana	Gnappova	
PR-B-1077	Alyson	Bateman	
PR-B-1078	Samantha	Perera	
PR-B-1079	JW	Fresen	
PR-B-1080	Mr and Mrs	Horne	
PR-B-1081	Lynn	Pilgrim	
PR-B-1082	Nicholas Edward	Mullineux	
PR-B-1083	Susan	Knox	
PR-B-1085	Susan M	Rugg	
PR-B-1086	Clare	Boddington	
PR-B-1087	Colin	Homans	
PR-B-1088	Bryan	Rugg	
PR-B-1089	Dave	Bevis	
PR-B-1090	Richard and Karen	Walecki	
PR-B-1091	Mark	Bailey	
PR-B-1093	Christine	Arthur	
PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council
PR-B-1095	Val	Russell	Bodicote Parish Council
PR-B-1096	Greg	Blaquiere	Terence O'Rourke Ltd on behalf of the Vanbrugh Unit Trust and Pye Homes
PR-B-1097	Caroline	Hayes	
PR-B-1098	Michael	Bott	
PR-B-1099	Alan	Storah	Oxford City Council
PR-B-1100	Katherine	Andrews	
PR-B-1101	Catherine	Dobson	
PR-B-1102	James and Kate	Hamilton	
PR-B-1103	Margaret	Homans	
PR-B-1104	Lawrence Michael	Colvin	
PR-B-1105	Norman and Janet	Bates	
PR-B-1106	Dr Anne	Johnson	
PR-B-1107	Susi	Peace	
PR-B-1108	Tom	Hockaday	
PR-B-1109	Keith	Johnston	
PR-B-1110	Iain	Johnson	
PR-B-1111	Pat	Clissold	
PR-B-1115	Vicky	Aston	Sport England
PR-B-1117	Georgina	Tibbs	Barton Willmore on behalf of Bellway Homes Ltd and Archstone Projects Ltd
PR-B-1118	Susan	Doucas	
PR-B-1119	Bob	Hessian	Weston on the Green Parish Council
PR-B-1120	Dr Ben	Knighton	
PR-B-1121	Rebecca	Micklem	Natural England
PR-B-1122	Paul and Anne	Webb	
PR-B-1123	Paul	Mayhook	
PR-B-1124	Chris	Thornton	Ardley with Fewcott Parish Council
PR-B-1125	Bruce	Cummings	
PR-B-1126	Jamie	Lewis	Hunter Page Planning on behalf of M and G Real Estate
PR-B-1127	David	Betts	
PR-B-1128	Tim	Edgington	
PR-B-1129	Michael and Jo	Collett	
PR-B-1130	Mr and Mrs	Bray	
PR-B-1131	Gillian	Hopcroft	
PR-B-1132	Linda	Ward	Kidlington Development Watch
PR-B-1133	Philip	Towler	
PR-B-1134	Neil	McKendrick	
PR-B-1135	Terence and Patricia	Moss	
PR-B-1136	Giles	Lewis	
PR-B-1137	Jill	Drake	
PR-B-1138	Rhian	Pye	
PR-B-1139	Ken	Martin	
PR-B-1140	Catherine	Richenburg	
PR-B-1141	Christopher	Villiers	
PR-B-1142	Alan	Lodwick	
PR-B-1143	Dr Pamela	Roberts	
PR-B-1144	Martin	Lipson	Mid-Cherwell Neighbourhood Plan Forum
PR-B-1145	Richard	Bennett	
PR-B-1146	DJ	French	Deddington Development Watch
PR-B-1147	Joan	Tossell	
PR-B-1148	Terry	Tossell	
PR-B-1149	Charles	King	
PR-B-1150	Rob	Ellis	
PR-B-1152	Helen	Pattison	

Rep No.	First Name	Surname	Organisation
PR-B-1153	Roger	Carter	
PR-B-1154	Jim	Spencer	
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council
PR-B-1156	Robert	de Newtown	ENGAGE Oxford
PR-B-1157	Nicola and Giles	Lewis	
PR-B-1158	Elizabeth	Leckie	
PR-B-1159	Tamsin	Leckie	
PR-B-1160	Christopher	Hardman	Wolvercote Neighbourhood Forum
PR-B-1161	Janet	Warren	
PR-B-1162	Roger	Bellamy	Hornton Parish Council
PR-B-1163	Catherine	Arakelian	
PR-B-1164	Ian	Drury	
PR-B-1165	Caroline	Johnson	
PR-B-1166	Jane	Hennell	The Canal and River Trust
PR-B-1167	Jodi	Stokes	Persimmon Homes Midlands
PR-B-1168	Gwyn	Bevan	
PR-B-1169	Simon	Clark	
PR-B-1170	Matthew	Brock	
PR-B-1171	Mark	Rowan-Hull	
PR-B-1172	Atul K	Patel	
PR-B-1174	Ellis	Davies	
PR-B-1175	Clare	Cooper	
PR-B-1176	Laura	Pritchard	
PR-B-1177	Sandra and Richard	Tyrrell	
PR-B-1178	Bryony	Thomas	
PR-B-1179	Andrew	Clark	
PR-B-1180	RA	Humphreys	Humphreys and Co Solicitors on behalf of Oxford Programs Ltd
PR-B-1181	Heidi	Lancaster	
PR-B-1182	Alison	Noel	
PR-B-1183	Annie	Kotak	
PR-B-1184	Noresh	Kotak	
PR-B-1185	Claire	Blake	
PR-B-1186	Christina	Miskin	
PR-B-1187	Nigel	Homent	
PR-B-1188	Carol	Matheson	
PR-B-1189	Bella	Kotak	
PR-B-1190	Fiona	Thomas	
PR-B-1191	Simon	Eaton	
PR-B-1192	Robert	Selway	
PR-B-1193	Lucy	McCurdy	
PR-B-1194	John	Woodward	
PR-B-1195	Laurence	Clark	
PR-B-1196	Elaine	Fullard MBE	
PR-B-1197	George	Purves	
PR-B-1199	Nick	King	
PR-B-1200	Katie	Holt	
PR-B-1201	Nigel	Timms	
PR-B-1202	Gaynor	Thorpe	
PR-B-1203	Su	Cheetham	
PR-B-1204	Ruth	Smith	
PR-B-1205	Karen	Jackson	
PR-B-1206	Carol	Broadbent	
PR-B-1207	Douglas and Louise	Lloyd	
PR-B-1208	Hilary	Hastings	
PR-B-1209	Rupert	Page	
PR-B-1210	Tina	Merry	
PR-B-1211	Natasha	Smith	
PR-B-1212	Penelope	Henderson	
PR-B-1213	Fleur	Hodgson	
PR-B-1214	Richard	Arthur	
PR-B-1215	Malini	Perera	
PR-B-1216	Christine	Lodge	
PR-B-1218	Maureen	Rosenberg	
PR-B-1219	SP	Weston	
PR-B-1220	Heddwen	Hewis	
PR-B-1221	Martin	Perisi	
PR-B-1222	Alexis	Livadeas	
PR-B-1223	Judith	Johnson	Environment Agency
PR-B-1224	Theresa	Goss	Adderbury Parish Council
PR-B-1225	Paul	Butt	Paul Butt Planning on behalf of Shyde Investments Ltd
PR-B-1226	Andrew	Garraway	Turnberry on behalf of Exeter College - Frieze Farm
PR-B-1227	Richard	Silvester	
PR-B-1228	Juliet	West	ICOMOS-UK

Rep No.	First Name	Surname	Organisation
PR-B-1229	Henry	Brougham	
PR-B-1230	T M M	Green	
PR-B-1231	Prof J M	Baker	
PR-B-1232	Mark	Schmull	Nathaniel Litchfield and Partners on behalf of The Church Commissioners
PR-B-1233	Simon	Gamage	RPS Planning and Development on behalf of Mr R Bratt
PR-B-1234	Hywel	Morse	Sworders on behalf of the Beecroft Family
PR-B-1235	Ed	Barrett	Catesby Property Group on behalf of Catesby Estates Ltd
PR-B-1236	Richard	Boother	RPS Planning and Development on behalf of Mr R Davies
PR-B-1237	Deborah	Wright	
PR-B-1238	Chris & Kathryn	Rogers & Bryan	
PR-B-1240	Suzanne	Willson-Higgins	
PR-B-1241	Beverley	Kwan	
PR-B-1242	G	Thompson	
PR-B-1243	Kazimiera	Kantor	
PR-B-1245	Jason and Petra	Tyrell	
PR-B-1246	Christine	Kennell	
PR-B-1247	Mark	Turner	
PR-B-1248	Christine	Clark	
PR-B-1249	Andy	Cove	
PR-B-1251	Susan	Silvester	
PR-B-1252	Philip	Boxall	
PR-B-1253	Jon and Michelle	Mason	
PR-B-1254	Philip	Redpath	
PR-B-1255	Kezia	Sheppard	
PR-B-1256	Nicola	Mallows	Gresswell Environmental Trust
PR-B-1257	Charles	Fletcher	
PR-B-1258	Hilary	Fletcher	
PR-B-1259	Mircea	Popa	
PR-B-1260	Elizabeth	Sheppard	
PR-B-1261	Sarah	Pyne	Indigo Planning on behalf of McKay Security Services PLC
PR-B-1262	Andrew	Gant	Oxford City Council Lib Dem Group
PR-B-1263	Katie	Silvester	
PR-B-1264	Drs	Slater and Harrison	
PR-B-1265	Kathleen	Hayes	
PR-B-1266	Linda	Ward	
PR-B-1267	Ian	Hudspeth	
PR-B-1268	Garry	Lancaster	
PR-B-1272	S G	Wakeling	
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council
PR-B-1270	P and H	Stoddart	
PR-B-1271	Rebecca	Hodgson	
PR-B-1274	Andrea	Duffy	
PR-B-1275	Dagmar	Carr	
PR-B-1276	John	Carr	
PR-B-1277	Roger and Eileen	Henman	
PR-B-1278	Helena	Boyce	
PR-B-1279	Neil	Bennett	
PR-B-1280	Peter	Offord	Banbury and North Oxon Ramblers
PR-B-1281	G M J	Taylor	
PR-B-1282	John	McArthur	
PR-B-1283	Julian	Philcox	JP Planning Ltd on behalf of Mr N Wingfield
PR-B-1284	Simon	Barry	Boyer Planning on behalf of Bloor Homes
PR-B-1285	Jeffrey	Wright	
PR-B-1286	Gary	Crone	
PR-B-1287	Tenley	Soanes	
PR-B-1288	Maurice	White	
PR-B-1289	Berwyn	Jones	
PR-B-1290	John	Perris	
PR-B-1291	Kumudu	Perera	
PR-B-1292	Christine	Bower	
PR-B-1293	Diane	Perry	
PR-B-1294	Giles	Hughes	West Oxfordshire District Council
PR-B-1295	Natasha	Blackmore	Sheldon Bosley Knight on behalf of the Wright Family
PR-B-1296	Graciela Inglesias	Rogers	
PR-B-1297	Simon	Handy	Strutt and Parker LLP on behalf of Dairystock Ltd
PR-B-1298	James	Jocelyn	
PR-B-1299	Clive	Sherriff	
PR-B-1300	Julia	Hammett	
PR-B-1301	Nigel	McGurk	The Blenheim Palace Estate / Vanbrugh Unit Trust
PR-B-1302	Clare	Creese	
PR-B-1303	Steve	Gerrish	
PR-B-1304	Tim	Wakeman	
PR-B-1305	Cllr Polly	Foster	Fritwell Parish Council

Rep No.	First Name	Surname	Organisation
PR-B-1306	Frank	Vreede	
PR-B-1307	Victoria	Campbell	
PR-B-1308	Alaric	Rose	
PR-B-1309	Kate	Miklaszewska-Gorczyca	
PR-B-1310	Tara	Prayag	
PR-B-1311	Keith E	Stratford	
PR-B-1312	Carl	Parker	
PR-B-1313	Helen	Broxap	
PR-B-1314	Nicole and Eugene	Brooks and Griffin	
PR-B-1315	Joel	Phipps	
PR-B-1316	Christian	Gilliam	
PR-B-1317	Rachel	Walton	
PR-B-1318	Laura	Walton	
PR-B-1319	Mr and Mrs	Unwin	
PR-B-1320	Vassilis	Athanassoglou	
PR-B-1321	Catherine R	Mundell	
PR-B-1322	Judy	East	
PR-B-1323	Karen	Suter	
PR-B-1324	Katie L	Stratford	
PR-B-1325	Richard	Lodge	
PR-B-1326	Jan and Chris	Lacey and Plant	
PR-B-1327	John	Pilgrim	
PR-B-1329	Jaimie	Pattison	
PR-B-1330	N M	O'Mahoney	
PR-B-1331	Fred	Jones	
PR-B-1332	Edward	Bradley	
PR-B-1333	Zoe	Christodoulou	
PR-B-1334	Jenny	Betts	
PR-B-1335	Natalie	Usher	
PR-B-1336	Patricia	Stokes	
PR-B-1337	Marcus	Lloyd	
PR-B-1338	Philip	Camp	
PR-B-1339	Dr Christopher	Wedge	
PR-B-1340	Sophia	Argyris	
PR-B-1341	Olga Lascano	Choperena	
PR-B-1342	Laura	Precious	Quod on behalf of Albion Land
PR-B-1343	Shaun	Richards	Cerda Planning Ltd on behalf of Cala Homes Ltd
PR-B-1344	Jonathan	Harbottle	Land and Partners Ltd
PR-B-1345	Nick	Alston	Bilfinger GVA on behalf of Oxford Aviation Services Ltd
PR-B-1346	Neil	Tiley	Pegasus on behalf of the Dorchester Group
PR-B-1347	Zahra	Alrashed	Nathaniel Litchfield and Partners on behalf of Kenley Holdings
PR-B-1348	Prof Ephrat	Tseëlon	
PR-B-1350	Dr Autumn	Rowan-Hull	
PR-B-1352	Liz	Boden	Pegasus on behalf of Richborough Estates
PR-B-1353	P	White	
PR-B-1354	James	Macnamara	Lower Heyford Parish Council
PR-B-1355	James	Macnamara	Parish councillor/individual
PR-B-1356	Mrs Dee	Bailey	
PR-B-1357	Dianne	Jones	
PR-B-1358	Ian	Lough-Scott	Upper Heyford Village Group
PR-B-1359	Kate	Berney	
PR-B-1360	Alexandra	Berney-Stewart	
PR-B-1361	Margaret and Alan	Crick and Trump	
PR-B-1362	Mary	Whitby	
PR-B-1363	Nick	Southern	
PR-B-1364	Elaine	Boswell	North Newington Parish Council
PR-B-1365	John	Wass	

Erratum – February 2018

The summary for representation number PR-B-0088 in the original consultation statement was incomplete. The complete summary is set out below.

Question No.	Site Specific	Comments
1		No. An extra 4,400 homes is based on a notional requirement relating to a forecast unmet need within Oxford city. The so-called 'unmet need' does not relate to current need but to a forecast need, which in turn requires the creation of new jobs within the city of Oxford (as the 4,400 homes relates to Oxford's unmet need, not other parts of the County, the jobs must therefore relate to Oxford city). A notional requirement is not sufficient grounds for making an exception to the removal of green belt land. An extra 4,400 houses north of the city is not sustainable and will mean that: ・ open countryside in the green belt will be sacrificed; ・ High grade agricultural land currently used for food production will be lost; ・ natural habitats and biodiversity will be destroyed; ・ traffic problems and therefore pollution will get much worse; ・ schools and health services will be even more stretched (note that 4,400 additional homes suggests the need for four additional primary schools and one additional secondary school); ・ countryside walks and views will be lost; ・ our quality of life will suffer, air, noise and light pollution will increase.
2		No. The 'needs' are based on forecast not actual requirements and relate to imagined job creation within Oxford city, not other parts of the County. In any case, it is surely a requirement that infrastructure be upgraded first before any additional housing (at this scale) be proposed to meet actual requirements. The direction of travel, literally, is towards Oxford and it is not accepted that existing infrastructure, whether roads, public transport, schools or hospitals, are able to even meet current, never mind planned needs. Oxford City Council need to do more to contain housing within the city boundaries and/or without destroying green belt land or swallowing villages over five miles away. In effect, the logical approach is to await the publication of the (which would, in effect, mean waiting for the completion of the Oxford Local Plan 2036 prior to finalising the Cherwell Local Plan. Oxford City Council has previously been informed (Oxfordshire Growth Board, Dec 2015) that it will need to ensure that it (and its neighbouring authorities) have contingencies in place in the event that sufficient Green Belt land in Oxford is not released. It would be highly desirable to see these contingencies publicised prior to the finalisation of Cherwell's revised Local Plan.
3		The short time given to this consultation has meant an answer to this question has not been possible.
4		One might observe that the review of the Local Plan arises from the imposition of additional housing on Cherwell, not from Cherwell's own vision, but from the Growth Board. Therefore, in one sense, a vision is a misrepresentation of the situation. The draft vision makes clear that the Plan relates to 'new balanced communities'. The vision should make clear

		that the identity of existing communities will be preserved; and be explicit that the Green Belt is not available for development as part of this vision. The vision should make clear that 'necessary infrastructure' is required to be in place before largescale housing developments. The vision should seek firstly to provide support to Oxford City Council in identifying sites for development within the City itself. The provision of housing out with the City should be based on actual, evidence-based requirements not loose forecasts of future job creation (which may not necessarily be within the City anyway). If a proportion of Oxford's actual unmet housing need is to be addressed then the vision should make clear how the development of new housing will be restricted to those who are required to work within the City (rather than e.g. resulting in housing for London commuters). Quote provided from an email from Nicola Blackman MP dated 6 Jan 2017.
5		No inherent objection to the duty of councils to work together. However, the objective would be better expressed as, "To work with Oxford City Council and Oxfordshire County Council in delivering a commensurate contribution to meeting Oxford's actual unmet housing needs by 2031 through firstly infrastructure upgrades and appropriate 'brownfield' developments whilst avoiding developments on Green Belt land, to which Cherwell attaches great importance."
6		No. The projected economic growth is unrealistic and it would be unfortunate if, for example, Green Belt land should be removed on the basis of mistaken economic projections.
7		In principle, yes but only so long as the previous objectives have been amended to avoid Green Belt developments and a final figure based on actual requirements. However, there needs to be clear definitions of: 'substantively' (by definition this must be >50%); 'affordable' (i.e. genuinely affordable for those earning ~£30,000 rather than £70,000); and there must be a means of ensuring that new housing is only available to Oxford workers (i.e. not to those commuting to London or elsewhere – this is intended as Oxford's unmet housing need).
8		The objective should be reworded to make clear that a) transport upgrades need to be implemented first prior to any housing developments; b) any housing contribution needs to be take account of not only transport strategy but also strategies for education, health, environment and local plans (including Green Belt use). There is already an infrastructure funding shortfall within Oxfordshire. Meeting an unmet need should not increase this shortfall (though do not see how that would be possible unless the housing numbers were radically reduced).
9		Object strongly to development in the Oxford Green Belt. The proposed developments will lead to: ・ Unrestricted sprawl of large built-up areas, both Oxford and Kidlington; ・ Coalescence of Kidlington, Begbroke and Yarnton; ・ Encroachment on the countryside and its enjoyment; ・ Loss of the setting and special character of villages that surround Oxford; ・ Discouraging Oxford City and Cherwell from developing brown field sites and other sites within existing urban areas. The Green Belt around Kidlington, Begbroke and Yarnton includes high

		grade agricultural land required for food production as well as many well-used footpaths and 'green spaces'. The Green Belt also protects the historic city of Oxford, as well as the surrounding villages, from the effects of over-development. Understand that Green Belt is a permanent designation and that Government guidance states that housing development is not a reason for releasing Green Belt land. The Government's Manifesto promise and Cherwell's existing policy to protect the Green Belt must be upheld.
10		Size threshold must, by definition, preclude arguments for 'infilling' where the development is proposed on Green Belt land.
11		General comment relating to Sites 20, 23, 24 34, 48, 51, 74: The short time given to this consultation has meant comments are only provided to sites in the vicinity of Begbroke. Green Belt (and especially higher grade (1-3a) agricultural land) developments should be avoided and sites meeting these criteria should be withdrawn. Under Cherwell's own Local Plan Begbroke East is designated a category two village (and Begbroke West lies within the Green Belt itself). The only permitted development is limited infilling. Paragraph C.264 of the adopted Local Plan Part 1 referenced. It is quite clear that the sites proposed surrounding Begbroke could not possibly be considered 'infilling' (the site size threshold, by definition, precludes 'infilling'). Would note that sites surrounding Begbroke, the consultants who developed the SA Report state that these sites are served by a 'premium bus route' (S3). The S3 is often delayed (and crowded) both into and out of Oxford (due to traffic congestion); runs only every 20-30 minutes; and provides no nightly service. In its current form the A44 should not be considered a premium bus route. Development of these sites would also negatively impact road congestion and pollution. Whilst it may be the case that individual parcels of land do not impact significantly on flooding risk, no consideration has been given to the overall impact of development across the search areas on flood risk (e.g. reducing absorption; increasing run-off).
13		No comment.
14		The short time given to this consultation means no answer is possible to this question.
15		The short time given to this consultation means no answer is possible to this question.
16		Object strongly to development in the Oxford Green Belt for reasons given in answer to Question 9. The proposal to develop in the Green Belt is based on theoretical, working assumptions about the growth in jobs in Oxford. Think that there are alternatives to housing development in the Green Belt including making better use of previously developed land in Oxford, mixed use within the City (an opportunity was lost in the development of the Westgate Centre, for example; or the release of the Greyhound Stadium), and using some proposed employment sites in the city for housing instead. Have provided comments on individual sites but the quality of the SA Report is disappointing with various mistaken assumptions made (e.g. what constitutes a 'premium' bus route; lack of recognition of loss of countryside paths as a result of the proposed developments) together with erroneous data.
17		The short time given to this consultation means no answer is possible to this question.

18		Believe it is unreasonable to concentrate the theoretical unmet need of Oxford's housing in only two search areas. The building of 4,400 houses in a relatively small area, within the Green Belt, is entirely disproportionate to the existing settlements (Kidlington, Yarnton and Begbroke in particular). The prevention of coalescence of settlements is a key function of the Oxford Green Belt. The aim of the development should emphatically not be to create a 'greater Oxford' commuter conurbation that removes the distinct identities of the existing villages; destroys a large proportion of the Green Belt, including high graded agricultural land; and which will have a clear detrimental impact on the environment, road congestion, pollution, as well as removing the enjoyment of the countryside from the residents of both Oxford and the affected villages. With better transport networks it is entirely possible for Oxford's actual unmet need, should it materialise, to be better distributed throughout the county. If commuters can now live in Kidlington and commute to London, then they should equally be able to live (for example) in Upper Heyford and commute to Oxford.
19		The short time given to this consultation means no answer is possible to this question.
20		The short time given to this consultation means no answer is possible to this question. Comments on individual sites have been provided in question 11.
21		The short time given to this consultation means no answer to this question is possible.
22		The short time given to this consultation means no meaningful answer is possible to this question.
23		The short time given to this consultation means no meaningful answer is possible to this question.
24		The short time given to this consultation means no meaningful answer is possible to this question.
General	PR20	The consultants identify the theoretical capacity of this site as 8,731 homes. This is rather ridiculous given the existing use of the site (and the existing plan to develop the technology park, to which the consultants make no reference). If 'theoretical capacity' has any meaning at all within the SA report then in theory Cherwell could use 50% of the defined site and meet the requirement for 4,400 homes without consideration of any other site. This is Green Belt land and should be removed as an option for housing development. Development of this scale will have adverse impact on biodiversity, the countryside, road congestion and pollution and adjacent conservation areas and existing villages. This site is categorised as highly graded (2-3) agricultural land, the development of which would remove a source of food production.
General	PR23	This is Green Belt land and should be removed as an option for housing development. Development of this site at the scale proposed would negatively impact the countryside; alter the identity of Begbroke; result in coalescence of Begbroke and Kidlington; and increase road congestion and pollution. The scale of the proposal is entirely disproportionate to the size of Begbroke village (which comprises fewer than 350 dwellings (pop. 783)). Together with Site 24 this site contributes to the gap between Kidlington to the east and Begbroke to the west, and is largely open, arable farmland. The site therefore plays a strong role in preventing the

		merging of the two settlements, as any encroachment by either settlement would be likely to result in a significant physical and visual reduction in the gap. The land is substantively grade 3 agricultural land on which development should be avoided.
General	PR24	This is Green Belt land and should be removed as an option for housing development. Development of this site would degrade the countryside (impacting negatively on biodiversity); unalterably change the identity of the village of Begbroke; in effect merging Begbroke with Kidlington; and impact on road congestion and pollution. The scale of the proposal is entirely disproportionate to the size of Begbroke village (which comprises fewer than 350 dwellings (pop. 783). Together with Site 23 this site contributes to the gap between Kidlington to the east and Begbroke to the west, and is largely open, arable farmland. The site therefore plays a strong role in preventing the merging of the two settlements, as any encroachment by either settlement would be likely to result in a significant physical and visual reduction in the gap.The field is high grade agricultural land (substantively grade 2). Each year the field produces arable crops (rape, barley, wheat) mostly for human consumption (the wheat is provided under contract to Warburtons, for example). Cherwell has a responsibility to preserve not only the Green Belt generally but actively support agricultural land specifically.
General	PR34	This is Green Belt land and should be removed as an option for housing development. Development of this site at the scale proposed would negatively impact the countryside; alter the identity of Begbroke and Yarnton; and increase road congestion and pollution. This is actively farmed grade 2 agricultural land and, in common with site 24, for example, should be prioritised for agricultural use.
General	PR48	This is Green Belt land and should be removed as an option for housing development. Development of this scale will adversely impact the countryside and biodiversity; road congestion and pollution; and risk a negative impact on the identities of Begbroke and Yarnton. The scale of the proposal is entirely disproportionate to the size of Begbroke village (which comprises fewer than 350 dwellings (pop. 783). This particular site is located within the Begbroke (West) Conservation Area and includes areas of archaeological interest (and priority). The site is also grade 3 agricultural land and actively farmed.
General	PR51	This is Green Belt land and should be removed as an option for housing development. In common with Site 20 the consultants propose a theoretical but in practice ridiculous housing capacity of 9,440 dwellings (though under objective 8 this figure inexplicably increases to 11,540 dwellings). If a proportion of these dwellings were proposed (perhaps meeting Cherwell's entire theoretical Oxford unmet housing allocation), the development would have adverse impact on the countryside and biodiversity (the ancient woodland of Begbroke Wood in particular); road congestion and pollution; and unalterably change the identities of Yarnton and Begbroke (the development being entirely disproportionate to both villages). The site is highly graded (3), actively farmed agricultural land.
General	PR74	This site is first described as relatively small and yet apparently with a capacity for 219 dwellings and then (under objective 8) as a 'fairly large site' accommodating 220 dwellings. In either case the proposal is entirely disproportionate to the existing size of Begbroke village (which comprises

		fewer than 350 dwellings (pop. 783)). As with a number of other sites the land is high grade agricultural land (2-3) and as such should be prioritised for farming, not housing development.
General		Dissatisfied with the short consultation period provided, especially given the large amount of documentation that should be read and understood in order to provide a meaningful response. Clearly, a significant amount of time (and presumably funding) has been allocated to the development of the Review by Cherwell District Council. It is a shame that a reasonable amount of time and support could not be provided to residents to enable full attention to be given to the outputs and documentary evidence, and consequent responses. Even the formatting of the Representations Word document acted as an impediment to progress.

Summary of Representations

June 2017

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1307	Victoria	Campbell		1	A		An extra 4,400 houses north of the city is not sustainable. Am particularly concerned by Option A. Kidlington would almost double in size which is unsuitable and contrary to the Kidlington Master Plan. Traffic issues will increase, at peak times on public transport from Kidlington to Oxford can take up to an hour. Cycling is dangerous due to inadequate cycle lanes. Schools and health services become more stretched. It is difficult to get a doctors' appointment now, Kidlington does not have the services that it needs. GB sacrificed, walks and views that are precious to the residents will be lost, as there is no park in Kidlington these areas are used. Natural habitats will be lost. Flooding will increase with the loss of GB. Quality of life will suffer, air, noise and light pollution will increase. GB allows pollution from the significant local traffic congestion to disperse to some extent. This would become concentrated if the Kidlington Gap is filled in.
PR-B-0944	David	Stone		1	A, B		No,do not accept this as an appropriate figure for Cherwell's proportion to meet Oxford's unmet housing need. The number of houses mostly preferred by CDC on areas A and B is unsustainable and unsound. The inappropriate and unnecessary destruction of GB will result in destruction of wildlife habitats, leading to coalescence of Oxford and Kidlington, extensive urban sprawl and complete traffic gridlock. Excessive levels of pollution and traffic congestion exist in the area, and Oxfordshire County Council's new improved traffic options cannot be taken seriously given limited capacity constraints and increased demand. Oxford needs to find alternative means to accommodate students thus releasing affordable housing. Building to the north of Oxford will increase congestion and demand from commuters accessing London through Oxford Parkway. The figures produced are based on optimistic aspirations that take no account of Brexit. Additional planned developments, such as at Barton Park, Eynsham and at the Northern Gateway need to be taken into account. Oxford has almost full employment and there must be exponential constraints to realise a balanced community and a sensible sustainable future for the well being of all residents. Opportunities exist to capitalise in the northern and eastern areas of Cherwell in conjunction with developments for the Oxford – Cambridge Expressway to realise the new “Silicon Valley” to drive enterprise and employment uptake.
PR-B-1139	Ken	Martin		1	A, B		No, the argument is flawed. If Oxford's unmet housing need is for affordable housing, that means all 4,400 in Cherwell. No developer will take on this project without substantial government subsidy. It has been widely stated in staffed exhibitions that only 35% will be affordable that would mean building 12.600 homes to create 4,400 affordable homes. If the main target areas are A and B then the new homes will satisfy London's housing needs.
PR-B-1133	Philip	Towler		1	A,B		No, it is far too high to be sustainable, particularly as areas A and B are favoured by CDC and are wholly or partially in GB. As Oxford City is only willing to commit to 4% of its housing needs it is failing to engage meaningfully with the planning process. It should bear more of the burden, prioritising brownfield sites within the city boundaries, thus reducing strain on the transport infrastructure. CDC should resist the demands and insist on GB preservation.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0723	RA	Humphreys	Humphreys and Co Solicitors LLP on behalf of Oxford Programs Limited	1			Consider that 4,400 homes is excessive housing requirement for CDC, this being the second highest in the county and requiring the potentially highly damaging release of Green Belt land. Whilst accept that Oxford is constrained by the Green Belt, Yarnton is also within the Green Belt. The preservation of the GB around Yarnton has been critical in maintaining their rural setting and preventing their coalescence into what would otherwise become a sprawling dormitory conurbation around the City of Oxford. Do not accept that the preservation of the GB immediately around Oxford should be achieved by sacrificing the preservation if open land within the GB around the surrounding rural settlements, which would be contrary to the GB as set out in the NPPF on the need to prevent settlements from merging into one another and safeguarding the countryside from encroachment. Want to preserve the historic setting of the listed Manor House and Gardens, This development would cause significant harm to the heritage assets, the protection of which must be accorded significant weight in the planning process. NPPF states that such harm should not be permitted unless there are substantial over-riding public benefits. The development of this site would prejudice the effective operation of their educational campus, which plays a significant role in supporting the educational and research functions of the City. Also concerned regarding flooding issues on Church Lane.
PR-B-0862	Peter	Nicholson		1			Objects to the 4,400 apportionment to Cherwell. Has provided a detailed comment on the role of the OGB, LEP, SHMA and ONS in his representation.
PR-B-0966	E	Nicholson		1		A, B	No it is not, it is utterly wrong for CDC to accept this scale of house building on behalf of Oxford City. It is based on theoretical predictions from the SHMA which are likely to be exaggerated and inaccurate. The report disagrees with official Government ONS statistics about housing need in Oxfordshire and has altered official statistics with bespoke methodology to produce high figures. This figures comes on top of 22,840 houses to be built in Cherwell by 2031 as stipulated in the Adopted Local Plan. This would come at a huge and dangerous cost to the landscape, transport infrastructure, wildlife and natural resources as well as increased flood risk. Many of the sites lie in the GB and it's unacceptable for Oxford City to allow quality of life for people outside their jurisdiction to be ruined.
PR-B-1076	Jana	Gnappova		1		PR20, PR24	No, the decision to build 4,400 homes on the GB is unacceptable and inappropriate. See general comments
PR-B-0754	Philippa Jane	Nelson		1		PR27, PR14	No. Extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, leaving a small area between the banks of the Cherwell and Stratfield Bank. Increased risk of flooding. Natural habitats have already suffered. Sites PR27 and PR14 important sites for birds. Quality of life impacted. 4,400 is based on dubious calculations . Relies on assumptions of very high growth in jobs around Oxford requiring many people to move into the county. It is the residents of outlying areas who will pay the price.
PR-B-1057	Julie	Walters		1		PR34	No. Extra 4,400 houses north of the city is not sustainable. Traffic problems increase the A34 at Peartree from Frieze Way and the A44 is dreadful. To build on site PR34 will only add to this. Schools and health services become more stretched, three weeks to get an appointment. GB sacrificed, walks, views behind The Moors would be lost. Habitats lost. Quality of life will suffer, air, noise and light pollution will increase. Retail in Kidlington is poor, need to develop its centre. 4,400 is based on dubious calculations . They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1058	Kim	Bennell		1		PR34	No. Extra 4,400 houses north of the city is not sustainable. Traffic problems increase the A34 at Peartree from Frieze Way and the A44 are dreadful. To build on site PR34 will only add to this. Schools and health services become more stretched, three weeks to get an appointment. GB sacrificed, walks, views behind the Moors would be lost. Habitats lost. Quality of life will suffer, air, noise and light pollution will increase. Retail in Kidlington is poor, need to develop it's centre. 4,400 is based on dubious calculations . They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-0799	Ian	Sheppard		1		PR38, PR50	The rep has given reasons as to why sites PR38 and PR50 should not be proposed. Considerations have not been taken for GB, increased traffic, the current improvements to the area have not improved. Destroy the countryside and biodiversity. Flood plan to which development will greatly increase in this area and within North Oxford. No provision for additional amenities. The development will greatly affect the outlook and character of Cutteslowe Park, its needs protecting.
PR-B-0019	Edward	Dowler	Middle Aston Parish Meeting	1			Yes
PR-B-0029	Sonia	Morgan		1			4,400 new houses is not sustainable as it will increase congestion, schools and health services will be further stretched and GB and open countryside, with views and walks, lost forever. The quality of life for residents of Kidlington will suffer with increased air, noise and light pollution. Development near the A34 is of particular concern with regards to particulate pollution which has serious health risks. The 4,400 number is based on questionable calculations.
PR-B-0033	Henry	Munday		1			The figure of 550 houses apportioned to Oxford should be subtracted, then the balance divided equally between the 4 districts. Cherwell's figure would be 3,575 homes. Employment must be created in other districts to reduce traffic and the need for housing around Oxford.
PR-B-0036	David	Blowers		1			4,400 homes is too many, it is not sustainable and traffic problems will increase. Services will be stretched and GB with its natural habitat and walks will be lost. Quality of life will suffer due to air, noise and light pollution.
PR-B-0037	Clifford	Jones		1			4,400 homes is not appropriate. Local infrastructure and services are already stretched, in particular schools and the health services. Congestion will be exacerbated, air, nose and light pollution will increase and the GB purposes will be breached. The calculations for this number rely on assumptions.
PR-B-0039	Susan	Cooper		1			The problem in Oxford is serious so this number sounds plausible.
PR-B-0046	Caroline	Thompson		1			An extra 4,400 homes is not sustainable, and I believe the figure to be based on dubious calculations. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.
PR-B-0055	Cynthia	Hall		1			The Oxford Times reported, December 2016, that 4,400 homes lie empty in the county, which should be utilised. There should be no building on GB.
PR-B-0057	Matthew	Taylor	Aitchison Rafferty	1			Yes. Refers to URBEDs Wolfson Economic Prize winning report. The report's recommendation to expand satellite market towns of Bicester, Didcot and their surroundings is therefore reflected by the apportionment for housing for Cherwell and South Oxfordshire.
PR-B-0060	Sue	Mackrell	Bicester Town Council	1			Given the considerable development already planned for southern part of the district, a further 4,400 appears to be excessive. If CDC have to accommodate such a number they should be built as close as possible to the City to avoid impact on the existing road network, especially the A34.

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PR-B-0078	Anthony	Churchill		1			No, an extra 4,400 houses north of the city is not sustainable. Traffic problems will get worse and schools and health services stretched. GB will be destroyed along with walks, views and natural habitat. Quality of life will suffer as air, noise and light pollution increases. The 4,400 is based on criticised calculations and the A34 struggles with existing volumes.
PR-B-0081	Linda	Beattie		1			An extra 4,400 homes is not sustainable, and I believe the figure to be based on dubious calculations. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.
PR-B-0082	Felicity	Emptage		1			An extra 4,400 homes is not sustainable, and I believe the figure to be based on dubious calculations. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.
PR-B-0119	C A	McCall		1			No, Oxford needs to demonstrate the real need for houses as services and infrastructure are under such pressure.
PR-B-0120	E	Tonkin		1			This is a heavy addition to the existing villages and object due to the increase in traffic on already busy roads especially into Oxford.
PR-B-0122	A	Dyer		1			No, zero should be the amount.
PR-B-0150	Patrick and Julia	Marcks		1			An extra 4,400 homes is not sustainable, and believe the figure to be based on dubious calculations. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.
PR-B-0151	Prof John	Batchelor		1			An extra 4,400 homes is not sustainable, and believe the figure to be based on dubious calculations. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.
PR-B-0152	Henrietta	Batchelor		1			An extra 4,400 homes is not sustainable, and believes the figure to be based on dubious calculations. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.
PR-B-0153	Paul	Goulding QC		1			No. It is too high. The number for Cherwell is disproportionately high compared to other Oxfordshire Districts. There is a particular imbalance between Cherwell and Oxford. Cherwell's number should be lower, and Oxford's higher. 4,400 for Cherwell is unrealistic, unsustainable and would be to the serious detriment of the character of the District and damaging to the Green Belt.
PR-B-0154	Hannah	Hale		1			An extra 4,400 homes is not sustainable, and believes the figure to be based on dubious calculations. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.
PR-B-0156	Val	Colby	Berrys on behalf of Cancer Research UK	1			Agree that a 'minimum' housing requirement of 4,400 is appropriate. This represents an additional 20%of Cherwell's housing needs. The further refined apportionment of the Growth Board work should be informed by the availability and suitability of deliverable sites.
PR-B-0169	Colin	Carrit		1			Believe 4,400 homes is entirely appropriate for Cherwell, we are one County and one Community. We look to Oxford as our County town and the citizens of Oxford look to Cherwell and the other Districts for recreation and leisure. It is therefore essential that the wider Districts respect and observe the duty to cooperate with the City's housing need.
PR-B-0171	Peter	Worth		1			Have to trust that the work by the council officers is correct with regards to the number of homes required. House prices are ridiculously high due to a shortage so more homes are required.

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PR-B-0175	Mr D and Mrs S	Rudd		1			An extra 4,400 homes is not sustainable, and believes the figure to be based on dubious calculations. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.
PR-B-0181	Diane and Darryl	Bates-Brownsword		1			An extra 4,400 homes is not sustainable, and believes the figure to be based on dubious calculations. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.
PR-B-0184	Roger	Prince		1			No, the figure comes form the SHMA which was prepared without any public consultation and contains many questionable assumptions. They rely on predictions of unrealistically high jobs growth around Oxford and assumes that this will require a large influx of people into the county. As the SHMA was put together by private consultants working on behalf of property developers, it is reasonable to take the view that figures are likely to be biased in favour of the developers. The SHMA was not subjected to any independent validation although an independent planning expert has concluded that the estimated figures are likely to be "grossly overstated". Consequently, I cannot accept that the SHMA reflects the housing needs of either Oxford City or Cherwell or that the figure of 4400 is the appropriate requirement.
PR-B-0185	Terrence	Yeatman		1			An extra 4,400 homes is not sustainable, and believes the figure to be based on dubious calculations. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.
PR-B-0186	Paul	Walker	Oxford Bus Company	1			Oxford Bus Company provides 95% of operated mileage in the district since Oxfordshire County Council withdrew all funding for services from July 2016. It is evident that the vast majority of travel demands arising form these sites to the city. Main desire is that new developments are serviceable by all transport modes including the bus, which can sustain viable commercial bus operation reducing reliance on public subsidy once 'kick-start' funding for new developments ceases.
PR-B-0201	Dr Catherine	Grebenik		1			An extra 4,400 homes is not sustainable, and believe the figure to be based on dubious calculations. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.
PR-B-0209	Patrick and Julia	Jennings		1			No, this needs to be adequately substantiated before irreversible environmental damage (more traffic, pollution and to the greenbelt) is inflicted. Cherwell's proportion to support Oxford's needs should be lower. Your Partial Review document highlights that the majority of jobs and economic activity is in the Headington and Cowley area. In line with any strategy that seeks to minimize strain on roads, public transport and the environment it makes sense that a greater proportion of the homes should be located close to the areas, or with direct lines of access from the south and east of Oxford to where jobs are located.
PR-B-0213	Linda	Browning		1			An extra 4,400 homes is not sustainable, and believe the figure to be based on dubious calculations. Traffic problems have already increased with the arrival of Water Eaton rail station. Schools and health services will be further stretched, made worse by the crisis in the NHS with shortage of doctors and nurses. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing. With the new railway station the area will become a London suburb with high property prices.
PR-B-0222	Malcolm	Axtell		1			An extra 4,400 homes is not sustainable, and believe the figure to be based on dubious calculations which rely on high growth in jobs. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.

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PR-B-0234	Prof Roger	Davies		1			No, 4,400 new houses in Kidlington and Yarnton will radically alter the character of these communities and increase the population by 40%. Transport infrastructure and services which are already stretched will be overwhelmed.
PR-B-0238	D A	Burt		1			No, the figure of 4,400 homes is an estimate which has been heavily criticised as being unreliable. Roads into Oxford are already congested, extra traffic would add to this and increase air and noise pollution. There would be unsustainable pressure on schools and health services and walks which are essential for the health and well being of people would be lost.
PR-B-0240	Mrs Carole	Walton		1			No, 4,400 houses is not appropriate in one village. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing. Kidlington has already seen a rise in traffic since Water Eaton Park and Ride and Oxford Parkway were built. There is no mention of any new development being eco-friendly like that at Bicester.
PR-B-0241	Richard	Walton		1			No, 4,400 houses is not appropriate in one village. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing. Kidlington has already seen a rise in traffic since Water Eaton Park and Ride and Oxford Parkway were built. There is no mention of any new development being eco-friendly like that at Bicester.
PR-B-0260	Chris	Pack		1			No, 4,400 houses is unsustainable. Education, health and social services will struggle to cope and traffic problems increase. Open countryside with walks and views will be lost along with natural habitats
PR-B-0262	Peter and Christine	Stevenson		1			If Oxford is unable to meet its housing requirements it needs to amend its plans for correlating employment and housing. Unless a requirement is imposed to create a significant proportion of starter homes it will simply provide homes for commuters and do little to alleviate housing needs.
PR-B-0267	Carole	Pack		1			No, that amount of houses is not sustainable. It will have an enormous impact on services such as health, police and education and increase traffic problems whilst damaging the countryside.
PR-B-0447	Laura, John, Benito	Wainwright		1			No, it is an inflated figure produced by the development lobby in the form of the SHMA, with all its vested interests. The SHMA drawn up in 2014 needs revision following Brexit as it is likely to see fewer jobs, therefore demand for houses. The SHMA is not objective and is now discredited as an objective instrument to base housing projections.
PR-B-0637	Prof Martin LG	Oldfield		1			No, it is too high. Oxford City's figures are unrealistically high for Cherwell compared to their 550. Oxford should curtail its rampant growth and seek to disperse development to villages and towns outside the GB. There is no discussion of brownfield sites in Oxford or the number of unoccupied houses.
PR-B-0641	J	Willoughby		1			No, It would seem an unfairly large proportion of overall need in Oxford.
PR-B-0643	L	Allen		1			No. This rep has provided a detailed and lengthy objection to the allocation of this number of houses, and the accuracy of assumptions and information on which the consultation is based. It is critical of Oxford City's recent use of land and questions North Oxford as a suitable location when employment is centred to the east and south of the city. Transport infrastructure would be need to be in place as existing systems are inadequate and recent improvements had little effect. The time allowed for comment on this review was too short and the Christmas period unreasonable.
PR-B-0648	Patricia	Perisi		1			Object strongly to the proposed development of 4,400 houses on GB, which should be protected. Have lived in Kidlington 80 years and do not want to see my village joined to Oxford and lose its character. The development will destroy the countryside and wildlife and bring chaos to the area. Traffic is already heavy and the doctors surgery at capacity.

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PR-B-0653	Peter	Webber		1			Believe Oxford City needs to thoroughly explore all possibilities within Oxford to satisfy its own housing needs, before anything else. Attention is drawn to a recent planning application for 45 flats in William Morris Close that was rejected within its boundaries.
PR-B-0655	Christina Mary	Shirley		1			No, far too many for a village this size.
PR-B-0656	Mary G	Shirley		1			No, it is far too many for the area. Traffic gridlock would be created and the wildlife needs to be considered.
PR-B-0658	Susan	Oldfield		1			No, it is not. Oxford city has scope for meeting its own housing needs within its boundaries. It could use brownfield sites, unoccupied buildings and build close to its ambitious industrial and business developments.
PR-B-0670	Mary	Phipps		1			An extra 4,400 homes is not sustainable, and believe the figure to be based on dubious calculations which rely on high growth in jobs. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.
PR-B-0671	David	Phipps		1			An extra 4,400 homes is not sustainable, and believe the figure to be based on dubious calculations which rely on high growth in jobs. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.
PR-B-0673	Joyce M	Morris		1			Do not consider 4,400 homes sustainable as there are already considerable traffic problems on the A4166 through Kidlington and on roads leading to Oxford. It would result in the destruction of many walks and natural habitats that provide pleasure and health benefits to local people.
PR-B-0676	John F	Morris		1			The assumption of a large growth of jobs in Oxford, as justification for extra housing, is not convincing. Am aware of the need to maintain the city's historic centre but there are many surrounding areas within the city which could be improved, where there is good bus services and short routes. Oxford needs to sort out its own housing problems as building outside the city will increase traffic and have a negative impact within Oxford. The GB which separates Kidlington and Oxford is an essential feature of the environment and must be maintained.
PR-B-0680	Dr John	Maddicott		1			No, this figure is much too high and based on dubious calculations and assumptions of job growth in Oxford .It would lead to a huge increase in the volume of traffic around Kidlington along with the Northern Gateway. This would bring with it pollution which is being linked to health issues for children. A large slice of GB would be lost with consequential damage to the environment, recreational facilities and wildlife. There is land within Oxford which could be developed such as Southfield golf course and brownfield sites.
PR-B-0681	Dr Hilary	Maddicott		1			No. The figure of 4,400 is derived from the SHMA who were not an independent organization but a group heavily involved with the developers. Its finding need proper scrutiny and should be challenged. Although everyone accepts that affordable housing is needed they are likely to go to London commuters. Oxford City's plans for the Northern Gateway and technology park off Langford Lane will increase pressure on housing it should therefore consider using Grenoble Road for housing rather than employment. The City Council needs to find areas for housing within the city to solve the problems created by its own policies. A development on this scale around Kidlington will increase congestion causing gridlock in the city and increase pollution. GB will be destroyed and vital agricultural land that can supply food for the future will be lost.
PR-B-0682	Felicity	Peacock		1			An extra 4,400 homes is not sustainable, and believe the figure to be based on dubious calculations. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.

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PR-B-0695	Mark	Bale		1			An extra 4,400 homes is not sustainable, and I believe the figure to be based on dubious calculations. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.
PR-B-0704	J	Kershaw	Wright Hassall Solicitors LLP on behalf of Mr J Kershaw	1			Such a requirement would be approx a 20% increase in the number of houses required in the 2014 SHMA. Given the lack of infrastructure and the impact on the countryside, such additional houses would not be sustainable and therefore would run counter to the NPPF. The additional homes up to 2031 is based on assumptions of high jobs growth which, given the effects of BREXIT may be proven false. It would be prudent of the Council to retain its current number of homes for the Plan period and to undertake a review in five or six years. This should not put a halt on infrastructure projects which may be required as such investment is already required in order to ensure that the 22,840 homes are catered for.
PR-B-0705	Nick	Small	Stagecoach	1			The evidence suggests that this is likely to be a broadly appropriate figure. However, the evidence is relatively high level and detailed testing of site capacity will be dependent on a number of factors, including urban design, dwelling mix, density and tenure. Given the difficulty of identifying deliverable potential within the City boundary, it would seem unreasonable and insufficiently well-evidenced to set this figure as an absolute cap.
PR-B-0710	Selwyn	Phillips		1			It is questionable if Oxford and Oxfordshire have the same needs. Are mixing national requirements with local needs. Cherwell should not be providing housing at this level. Population growth is not a solution for demographic change.
PR-B-0711	Anthony	Matthews	Shipton-on-Cherwell and Thrupp Parish Council	1			Decision already taken and agreed with Oxford Growth Board - basis of agreement appears to be reasonable
PR-B-0712	Sonya	Willoughby		1			No. Extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations . They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-0728	Verity	Westgate		1			No. Extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations . They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-0729	Tamara	Lucas		1			No. Where is the data to support this. An extra 4400 houses north of the City is not sustainable and will mean that open countryside in the green belt will be sacrificed; countryside walks and views will be lost; natural habitats will be destroyed; quality of life will suffer; noise and light pollution; traffic problems will get worse; schools and health services will be more stretched.
PR-B-0731	Ioana	Davies		1			No. Far too great a number. Increased traffic and added pressure on schools and health centres would be terrible. GB will be damaged, views and walks destroyed. Increased pollution. Oxford need to meet their own unmet housing by utilising land that has been considered for commercial and business development.
PR-B-0736	Kieran	Ward		1			No. Extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations . Relies on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.

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PR-B-0739	G	Gelder		1			No. Extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed which can not be replaced. Walks, views and habitats lost. Dwindling wildlife and bird populations. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations . They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-0740	Richard and Linda	Jurd		1			No. Simply lead to traffic problems, look at Witney and Bicester with delays caused by building extra homes. Schools and health services become more stretched, it takes 2 weeks to see a doctor. GB sacrificed. Walks and views which is a major reason for living in Oxfordshire and habitats would be lost. Quality of life will suffer, air, noise and light pollution will increase.
PR-B-0742	Keith and Hilary	Prince		1			No. Excessive number of house for one region to absorb, where is the supporting evidence that there is a requirement for this. CDC already providing homes why take on another district's quota. Congestion will increase on already overloaded roads like at a "Garden Village" at Eynsham. The medical profession will be under more immense pressure. Kidlington's residents quality of life needs to be considered.
PR-B-0743	John	Tremlett		1			Yes. Strongly support the policy of building houses in the greater Oxford area to support its growing prosperity.
PR-B-0745	Dr Ian	Scargill	Oxford Green Belt Network	1			Object to the SHMA figure of 4,400, which are hugely exaggerated based on high estimates of job growth put forward by Ox LEP to support their bid for funding. CDC should wait to see if the forecast materialises before destroying GB or other areas of countryside. Also consider that it will not be possible to build all these additional houses. Problems related to the capacity of the building industry and market saturation are likely to occur. Think that in addition to being unnecessary and undesirable, the proposed levels of house building are undeliverable. Furthermore, it is based on increasing employment in Oxford, therefore fundamentally unsustainable and damaging to Oxford as an attractive location. It will also be damaging to the environment and quality of life of the communities in the OGB. Oxfordshire authorities should continue with their previous approach of actively encouraging further employment and housing growth away from Oxford.
PR-B-0746	Adrian	White and 79 others	Petition with 80 signatories	1			Do not agree that 4,400 is an appropriate additional housing requirement for Cherwell to meet Oxford's needs for reasons set out in their representation in detail.
PR-B-0749	Dr and Mrs M	Wallace		1			No. Extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations relies on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-0750	Niels	van Kuijk		1			No. Extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations .Relies on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-0751	Dr Katrin	Kiessling		1			No hard data provided to support 4,400 homes. Oxford could do more to meet their specific needs. Go higher, use brownfield sites and the use of empty buildings, ref to Oxford Mail article that 4,000 empty houses existing around Oxford. Building for rental specifically allocated for low income professionals in the health system and education and to be kept occupied by such professionals only.

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PR-B-0752	Keeley	Middleditch		1			No. Extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. Its not acceptable to wait nearly 5 weeks for a doctors appointment, it will get worse. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations . Relies on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-0755	Martin	Palmer		1			It iss important that Kidlington does not become part of Oxford City by being helpful. The environments of each are different and by building on land that separates then would be a disaster. Separation is required to allow them to operate in their own interests and on supporting each other in providing work.
PR-B-0756	Keith	Dancey		1			Absolutely not. This rep strongly objects to the question having concerns for traffic, air and noise pollution, schools, health services, open countryside, GB, wildlife, lost habitats (quoting The State of Nature 2016 Report) and quality of life. The rep has quoted Oxfordshire Strategic Housing Market Assessment and has many questions. Negative comments towards the SHMA. Oxford is dumping its share onto Kidlington. Rep refers to the freedom of movement and population increase.
PR-B-0756	Keith	Dancey		1			The rep strongly objects to the question and has quoted the Oxfordshire Strategic Housing Market Assessment. Clearly not meeting Kidlington's housing needs, this can not happen. Oxford is dumping its share onto Kidlington.
PR-B-0756	Keith	Dancey		1			Yes. The proposals are unsustainable. Have there been considerations to the water supply, waste, minerals, greenhouse gas emissions, job's, school's, hospital's and public transport. What happens after 2031?
PR-B-0756	Keith	Dancey		1			Objection to the destruction of GB between Oxford and Kidlington. Government guidance has stated that "unmet housing need" is not a valid reason for building on GB. Conservative Manifesto mentions that GB would be safe. These proposals threaten the integrity of the Conservative Party.
PR-B-0756	Keith	Dancey		1			Objection to any building on the GB between Oxford and Kidlington. Government guidance has stated that "unmet housing need" is not a valid reason for building on GB. Conservative Manifesto mentions that GB would be safe. Building on GB destroys beautiful unspoilt countryside. Oxford's proposed growth is a scam only in the interest of developers.
PR-B-0757	Martin	Palmer		1			You have no policy for developers to complete all the houses for which permission might be granted. Developers will not build if the price they get drops. Civitas report that in the ten years up to 2015 there were 774,485 more permissions granted in England than new homes started, demonstrating that developers deliberately hold back building homes - once they have received planning consent - in order to maintain high prices. The whole thing, from the SHMA to uncontrolled immigration, is a scam in favour of land owners and developers to maximise profits.
PR-B-0757	Martin	Palmer		1			No. Extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations . Relies on assumptions of very high growth in jobs around Oxford requiring many people to move into the county. The locations are close to Oxford Parkway, making it a commuter target keeping house prices high, what's happened to affordable housing?
PR-B-0759	R L	Davies		1			No. 4,400 houses in Kidlington and Yarnton will radically change the character. Transport and services are already over stretched. Two week waiting time now at the doctors, this along with other services will become overwhelmed with the extra population in these areas.

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PR-B-0762	Elizabeth	Moore		1			Strongly objects to the apportionment of 4,400 homes around Kidlington is unjustified and destructive to their communities. However, supports the proportional contribution from Cherwell towards meeting housing need, most specifically for affordable housing. Has provided a more detailed statement on the impacts of size and scale of the potential development around Kidlington would have on the existing infrastructure, services and facilities, including questioning the Growth Board figures in the representation.
PR-B-0764	Steven	Daggitt		1			No. Extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations . Relies on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-0765	Layla	Vidal-Martin	NLP Nathaniel Lichfield and Partners on behalf of Taylor Wimpey	1			Note that, in the absence of SODC's agreement, the OGB apportionment does not meet Oxford's unmet need in full. This could potentially mean that other Authorities around Oxford may need to make greater provision to meet this unmet need.
PR-B-0770	Steve	Pickles	West Waddy ADP on behalf of JA Pye (Oxford) Ltd	1			The figure has been derived from a careful evaluation of Oxford's housing need and the options for accommodating it, including the SHMA (2014); the Oxford Spatial Options Assessment (Sept 2016) and the Oxford Growth Board (Sept 2016). Consider that the 4,400 apportionment to CDC is both justified and that the District has the capacity to accommodate these dwellings.
PR-B-0776	Anthony	East		1			No. Extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations . Relies on assumptions of very high growth in jobs around Oxford requiring many people to move into the county. The locations are close to Oxford Parkway, making it a commuter target keeping house prices high, what's happened to affordable housing?
PR-B-0779	David C	Hinde	Hinde Law Ltd	1			No. Extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations . They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-0782	Andrew and Emma	Mundy		1			No. Extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations . Relies on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-0786	Jane	Olds	Caversfield Parish Council	1			The Parish believes that Oxford should be accommodating its own housing and re-thinking its policy of putting employment before housing.
PR-B-0796	David	Tighe		1			No, the figure is far too large. Oxford should prioritise housing needs rather than employment adopting a more robust policy on housing density. Therefore being able to accommodate housing in its own boundaries.

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PR-B-0797	Clive	Booth	Oxford Civic Society Planning Group	1			Planning for housing need, and for employment sites and the essential transport infrastructure to provide connectivity should be carried out on a strategic basis, taking account of the economic region of Oxford. Planning for the functional region across 6 separate authorities, on a fragmented and uncoordinated basis is patently neither efficient nor effective, but is a symptom of the administrative boundaries which are now obsolete in not reflecting the realities of the economic region. However, given the current circumstances in which the Oxfordshire Local Authorities have been unable to coordinate their activities in ways which have been achieved in other regions, accept that the contribution of 4400 houses within the Cherwell District Council administrative area is appropriate.
PR-B-0801	Janet	Stott		1			No, the figure of 4,400 is too large, based on assumptions of growth in employment in and around Oxford. Oxford City to prioritise land for housing rather than employment. Adopt a robust policy on housing density, accommodating a much larger proportion of its proposed housing need within its own boundaries. The proposed garden village outside Eynsham in West Oxfordshire will provide substantial housing in a more sustainable setting, with schools, community centres etc.
PR-B-0807	Justin	Scroggie		1			No it is not. Unfair that the proposed homes are intended to meet the needs of Oxford and not Kidlington. The figure of 4,400 based on the premise Oxford is to experience a rise in jobs. Ignores that Oxford contains a huge number of empty properties and land to be built upon. Increase in air pollution with extra cars, effecting local health. Schools and health services under more pressure. Kidlington ceases to be a village, GB built on which can not be recovered, creating an urban only generation.
PR-B-0808	Chris	Robbins		1			Doubtful about the precise figure, suggestion that the SHMA influenced by vested interests. Evident that Oxford City has some level of unmet need which provisions should be made in Cherwell. At the present time this is the only available quantification of that need, and as such am prepared to accept it on a provisional basis.
PR-B-0809	Karen	Selway		1			No. Further areas within Oxford need to be considered like Peartree Park and Ride. For Oxford City to build 550 homes is unacceptable. Kidlington specifically if 4,400 houses are permitted traffic problems will increase, schools like Gosford Hill are already overstretched and health services will not be able to cope. GB lost and natural habitats destroyed. The figure of 4,400 calculated prior to Brexit decision 3years ago. Our economic situation will be changing, can the figures be recalculated.
PR-B-0812	Tim	Stott		1			No, the figure of 4,400 is too large, based on assumptions of growth in employment in and around Oxford. Oxford City to prioritise land for housing rather than employment. Adopt a robust policy on housing density, accommodating a much larger proportion of its proposed housing need within its own boundaries. The proposed garden village outside Eynsham in West Oxfordshire will provide substantial housing in a more sustainable setting, with schools, community centres etc.
PR-B-0819	Tim	Green	The Harbord Road Area Resident Association	1			4,400 homes is overstated as a result of underlying assumption that there will be very large growth in Oxford's employment. Have provided a detailed response in their representation.
PR-B-0820	Liam	Ryder	Gladman Developments Ltd	1			4,400 homes should be regarded as the minimum housing requirement. This is because a) The total figure of 15,000 homes is only a working assumption agreed by the Growth Board. This figure may increase as work progresses on the Oxford City Local Plan; b)If South Oxon is unwilling to accommodate its full share of Oxford's unmet need it will be necessary for the balance to be redistributed between the other Oxfordshire Districts including Cherwell. There needs to be sufficient flexibility to provide for contingency to ensure the need is met in full.

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PR-B-0821	Alan and Suzanne	McIvor		1			No. Figure is exaggerated because it is based on an assumption that there will be very large growth in employment in Oxford. Oxford has virtually full employment Oxford City should not zone land for employment, whilst expecting the surrounding DC to meet its housing needs. City should prioritise land for housing, build more densely and accommodate their own needs. Oxford already congested this will increase. Air and noise pollution will also increase. The document indicates that majority of jobs are based in Headington and Cowley. Building houses near to Kidlington would add strain to the roads, environment and public transport.
PR-B-0825	Simon	Joyce	Strutt and Parker on behalf of Mrs A Darbishire	1			Yes. Whilst agreeing with the figure of 4,400 homes, do not agree with the potential allocations set out in para 2.37 of the Options Paper that all these homes could be accommodated within the Oxford GB. Developing land immediately to the north of Oxford is likely to result in coalescence between Kidlington and the City and further sprawl of Oxford which would conflict with three of the five key purposes of the GB. It is considered that the exceptional circumstances required to alter the GB do not exist. Consequently greater consideration should be given to the land in sustainable locations outside the GB such as the land at Launton. (site plan provided).
PR-B-0826	Alan	Dobson		1			Not convinced that Oxford could not accommodate at least some of these within its own boundaries. Have reservations about these proposals meeting Oxford's greatest need which is for affordable housing. Can see the development sucking in relatively well-off people from Outer London who see the attractions of commuting via Chiltern Railways.
PR-B-0827	Paul	Staniforth		1			No. If this target were met Oxford would still have a housing need of similar size or greater. The City must live with the consequences of its own magnetism. If it is given an easy way out of its present problems then yet more people will be attracted to it and the problem will regenerate itself, resulting in yet more urban sprawl. There will be repeated demands to consume the countryside and destroy the homes of wildlife to the impoverishment of both village and city dwellers. Oxford will expand to fill the space available for its occupation. The GB is there partly to prevent Oxford from swallowing up the surrounding villages. If current planning restraints must be overridden in a doomed attempt to meet Oxford City's housing needs they should be overridden in Oxford. If that necessitates the replacement of old, energy-inefficient buildings by high-rise blocks of small flats, so be it. Easier in the future to replace high-rise build by low-rise than to convert built-up land back to agricultural land.
PR-B-0830	Nigel	Buttler		1			Housing need is for Oxford, more homes should be provided in and around the vicinity of Oxford, not in the Banbury area. Oxford's unmet requirements, therefore more appropriate to be in areas much closer to Oxford. Additional homes in the Banbury area would put a strain on the locality in finding suitable sites, particularly in the Banbury area, with its existing infrastructure.
PR-B-0831	Natasha	Eliot	Oxford Preservation Trust	1			Accepts that there is a need for more housing, but considers that the 4,400 may not be the correct number.Suggest that Cherwell must start with an assessment of how to create the new balanced communities that are well connected to Oxford, are of exemplar design and are supported by the necessary infrastructure etc. From this assessment should then flow an understanding of how many houses can be accommodated within Cherwell District. OPT's view is that it is not possible for Cherwell District Council to commit to numbers of houses to be provided without such assessment.
PR-B-0832	Richard	Hills		1			No – many more will be needed, given the lack of development around Oxford spanning several decades. But 4,400 new homes will make a difference and must be built without delay. Also, given that it is likely that fewer homes will be delivered than planned, should aim to over-deliver, to maximise the chances of sorting the housing crisis.

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PR-B-0833	Cas	Lester		1			Don’t believe so. Building 4,400 houses north of the city is not sustainable. The area does not have the infrastructure to support them. The 4,400 is based on calculations which have been heavily criticised since they were made public. They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county. These assumptions need to be re-examined before an irreversible and destructive housing policy is implemented.
PR-B-0834	Eleanor	Williamson		1			No. The vast number is entirely inappropriate for Cherwell. This rep provides a lengthy objection to the proposals.
PR-B-0837	David	Jackson	Savills on behalf of Christ Church, Exeter College, Merton College and OUP	1			Whilst generally supportive of the work of the OGB clients identify that the 2014 SHMA specifies that the housing requirement is between 1200-1600 dwellings per annum, equating to 24,00-32,000 over the period of the Plan with a midpoint of 28,000. The OGB has however, taken its starting point as 25,000. In light of the shortfall the conclusions of the OGB should be regarded as a minimum requirement for each of the adjoining districts and not an 'up to' figure.
PR-B-0838	David	Jackson	Savills on behalf of University of Oxford, Christ Church, Exeter, Magdalen, Merton and St John's Colleges	1			Whilst generally supportive of the work of the OGB clients identify that the 2014 SHMA specifies that the housing requirement is between 1200-1600 dwellings per annum, equating to 24,00-32,000 over the period of the Plan with a midpoint of 28,000. The OGB has however, taken its starting point as 25,000. In light of the shortfall the conclusions of the OGB should be regarded as a minimum requirement for each of the adjoining districts and not an 'up to' figure.
PR-B-0839	Mark	Rose	Define on behalf of William Davies Ltd	1			CDC should be planning to provide a minimum of 4,400 homes. The rep goes on to refer to the SHMA, the Oxford Local Plan and the Options Consultation process. It concludes by stating that CDC should undertake a comprehensive assessment of the potential of the rest of the District to accommodate a greater proportion of the unmet need based upon the strategy in the adopted Local Plan. A higher level of provision would provide flexibility to accommodate for any shortfalls in the District or the wider HMA.
PR-B-0840	Mike	Gilbert	Mike Gilbert Planning Ltd	1			Yes
PR-B-0842	Alex	Wilson	Barton Willmore on behalf of A2 Dominion Group Ltd	1			This is a long rep which outlines the work of the Oxfordshire Growth Board and the local plan approaches of the other districts in Oxfordshire. It is recognised that SODC does not agree with the apportionment and the effect of this will need to be considered. Would the remaining districts be required to meet a greater proportion or will there be a review of the approach to apportionment and the assumptions that underlie it.
PR-B-0847	Richard	Cutler	Bloombridge LLP	1			Yes. But would be helpful to split the 4,400 in order to identify what can be delivered before 2021 as Oxford's unmet need is current and pressing. A strategy with early delivery avoids any 5 year housing land supply questions/challenges and provides time to tackle the very challenging set of constraints close to Oxford. The rep outlines these constraints. It then goes on to discuss in some detail the merits, or otherwise , of siting University related development around Oxford Parkway.
PR-B-0848	Rob	McLennan	Rob McLennan Planning on behalf of Mr RF Kendall	1			The figures were produced without adequate public consultation or notice for the public to respond before being 'signed off' by the Growth Board, which is considered as an undemocratic process and severely undermines the Local Plan process since it presents Councils with a 'fait-accompli' as regards housing numbers to be planned for which may not be soundly based. Disagree with the 4,400 homes for Cherwell for economic growth in Oxford. Have provided a detailed statement in the representation.
PR-B-0856	David	Smith		1			How the projections are calculated are not disclosed. If the figure of 28,000 is correct, then 4,400 for Cherwell is not unreasonable, taking into consideration the commitment to 22,810 units by 2031. If the shortfall is due to the increased commercial development within the city, this needs to be reviewed when the matter of the projected unmet need is addressed.

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PR-B-0857	Mark	Christodoulou		1			Objection to build 4,400 new houses north of Oxford. The figures are based on assumptions that are no longer valid, given the recent decision to leave the EU, this needs re-assessed to confirm the true numbers required. Urge CDC to get this recalculated as a matter of urgency. Disingenuous of Oxford City to claim it can not accommodate its own share when it is able to construct business parks on a whim. If housing is such a priority Oxford City need to build houses with the supporting infrastructure such as schools and medical centres. Then only build business parks, rather than white elephants, with no houses near by. Kidlington's house will be sold to London commuters not serve Oxford or Kidlington.
PR-B-0861	Tim	Perkins	TMP Planning Ltd on behalf of Gosford and Water Eaton PC	1			No, the PC does not agree, and considers the scale of the proposed development is untested and unjustified. It will have a major impact on the GB, environment and transport infrastructure within the Parish and the surrounding area. Detailed comments are made on the methodology and findings of the Oxford Growth Board. Specific reference is made to the assumption that 3 areas within the GB (land North of Oxford, land at Begbroke and land SE of Kidlington) can provide this level of housing and are most suitable. The assessments were at a very high level, lacking detail and taking little account of local impacts. View is that given the potential impacts which are considered further in other parts of our response, 4,400 homes is too high and a much lower figure should be considered.
PR-B-0866	Matt	Todd		1			Without time to research this fully, would not quibble over the exact figure. Building on GB and spoiling the Oxfordshire countryside must be considered a restraint on any figure. Less priority to building for future development, look at the current needs. If this is based on new developments, question this need with reference to the Northern Gateway which has huge flaws especially concerning transport infrastructure.
PR-B-0868	Jennifer	McFadden		1			Strongly considered 4,400 houses far too great for this area, site PR50 is vast. Difficult to find justification for the sheer scale proposed in the 157 page document. Assumptions that Oxford will have growth with employment, figures are unconvincing. Northern Gateway development creating the employment angle, looking to Cherwell to accommodate the workers. Impact would be immense with Kidlington and Oxford becoming one large city. The village concept would become ludicrous, rep quotes from page 12 of the plan with reference to the Kidlington village concept.
PR-B-0869	Peter	Hainsworth		1			There is no reason for thinking that the need will be as large as this. What need there is should be containable within Oxford borders if sites are properly identified and controlled. Above all expansion on this scale on the edge of Oxford will make impossible demands on infrastructure for example transport arrangements.
PR-B-0871	Patricia	Redpath		1			No. Remains no proven need for the numbers provided over and above Cherwell's allocation even within the City boundary. This high number is causing much controversy within communities. 4,400 homes in the area is three times the size of Woodstock. The delivery is unsustainable and the infrastructure can not cope. Creative thinking within Oxford to resolve this issue as Cherwell has already done its own bit.
PR-B-0873	Jenyth	Worsley		1			There is no evidence that so many houses will be needed. Oxford should build more houses on brownfield land and keep them within its own boundaries.
PR-B-0877	David	Flavin	Oxfordshire County Council	1			Agree with the apportionment proposed for Cherwell. Suggest that new development should be on key transport corridors.
PR-B-0878	Jane	Olds	Wendlebury Parish Council	1			No - 4,400 which equates to 20,000 people is too many houses for Cherwell. Oxford should do more to accommodate within its own boundaries. There is already unprecedented growth in Banbury and Bicester and more housing within the District will damage the environment around towns and put more pressure on services and facilities that are under strain.

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PR-B-0880	Rhiannon	Davies		1			No. Extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations . They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-0881	James Kenneth	Jutton		1			How can you justify the figure of 4,400 homes? Can you rely on the assumption of very high growth in jobs around Oxford requiring many people to move into the county. How can you be sure that these homes would not be bought up by London and other commuters?
PR-B-0882	Julia	Trowles		1			No. Calculations based on assumptions of a high growth rate in jobs, which can not be achieved. The figure and calculations has been criticised and needs to be reviewed. Strongly disagree with Oxford's proportion for unmet housing.
PR-B-0883	Peter	Trowles		1			No. Calculations based on assumptions of a high growth rate in jobs, which can not be achieved. The figure and calculations has been criticised and needs to be reviewed. Strongly disagree with Oxford's proportion for unmet housing.
PR-B-0887	Paul	Buckley		1			The number is too high, partly based on Oxford's needs and their natural evolution up to 2031, which has been amplified by their predicted employment growth, which depends on future planning decisions made by Oxford City with the priority they give to land for houses versus employment. The SHMA assumes that employment growth will replicate what various employers in Oxford wish for without consideration to sustainability the consequences in terms of housing required. Destruction of GB and increased commuter traffic. This is an unacceptable approach. Sustainability consequences of housing required should be central to any planning decisions to provide building for further employment in Oxford. If this were the case, Oxford's future 'unmet housing need' would definitely be lower than the SHMA predicts.
PR-B-0888	Haidrun	Breith	Berks, Bucks and Oxon Wildlife Trust	1			The most appropriate quantum is difficult to judge without reviewing all the information. Recognise that Oxford City is constraint and has limited opportunities to meet its housing needs whilst at the same time retaining sufficient open space for people and wildlife. Having said this are very concerned about the quantum of development proposed in Cherwell District and Oxfordshire as a whole.
PR-B-0890	Chris	Dicks		1			No, Oxford's figure of 550 is too low. Am not in favour of losing green spaces within Oxford as it retains the city's character however many opportunities have been lost to provide homes, such as the Westgate development. The former Royal Mail site, the Northern Gateway and Osney Mead need to be considered. Priority needs to be given to housing local people as well as students. If Oxford's business needs can only happen at the expense of the GB, this is not grounds for "exceptional circumstances" and alternative sites such as Milton Park should be considered.
PR-B-0891	Katherine	Simpson		1			No. Extra 4,400 houses north of the city is not sustainable the existing infrastructure already unable to cope. Roads not able to cope in rush hour. Schools at full capacity and not offered places in their catchment area. Health services have long waiting times. Object strongly to the building on open countryside. GB has a purpose to protect from urban sprawl and is not to be built upon. Wildlife and natural habitats lost. Quality of life will suffer and air, noise and light pollution will increase. 4,400 is based on dubious calculations . They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.

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PR-B-0892	Richard	Simpson		1			No. Extra 4,400 houses north of the city is not sustainable the existing infrastructure already unable to cope. Roads suffer like Preatree roundabout. Schools at full capacity and not offered places in their catchment area. Health services have long waiting times. Object strongly to the building on open countryside. GB has a purpose to protect from urban sprawl and is not to be built upon. Wildlife and natural habitats lost. Quality of life will suffer and air, noise and light pollution will increase. 4,400 is based on dubious calculations . They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-0895	Dr Alison and Dr Simon	Street		1			Yes but with reservations. To favour starter homes and to minimise traffic congestion. Clear from the SHMA that an average 5,000 homes are needed per year across Oxfordshire to make up for the fewer houses being built. Providing affordable housing for the young. Such figures justifies these numbers according to perceived economic growth areas. For this reason housing would need to be as close as possible to potentially high areas of employment. Would not support 4,400 homes in Cherwell if this were to lead to 4,400 extra cars travelling on already busy roads towards Oxford.
PR-B-0896	Lucy and Richard	Miles		1			The figure seems an inappropriate amount for Cherwell to meet Oxford's unmet housing need, the reason is due to Oxford's resistance to build on GB, the burden shouldn't be passed on to build on GB. Option A would lead to merging of Begbroke, Yarnton and Kidlington, resulting in urban sprawl into Oxford and the and identity and character.
PR-B-0897	Rob	Lawrence		1			The figure is excessive because of the following reasons. Significant stress on local infrastructure. Damage villages rural character and is contrary to the NPPF and Local Plan. Fallen unfairly on Cherwell compared to other Oxfordshire districts. Oxford need to address and do more to meet their own needs. Inadequate transport links. SHMA is flawed the figure is too high and the figure does not take into account the impact of Brexit.
PR-B-0902	Vanessa	Pinder		1			No. Extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations . They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-0904	Jill	Grain		1			No. Extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations . They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county. Should provide affordable homes for those who already work here.
PR-B-0905	Theresa	Goss	Bloxham Parish Council	1			4,400 is disproportionately high when compared to Cherwell's assessed need of 22,800. It is difficult to have confidence that the assessed need truly reflects Oxford's need. Concern regarding South Oxfordshire's apportionment not being taken up by them. Oxford should take greater proportion by increasing densities and creative use of brownfield sites. Also, impact of Brexit should be considered.
PR-B-0906	Steve and Anne	Handsley		1			No. Extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched at a time when services for children and elderly are being cut, putting many at risk. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations . They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.

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PR-B-0907	Alison	Forfar		1			Oxford should look to use all its own land especially brownfield before asking other areas to support their needs. Building in surrounding areas will increase traffic and increase air pollution which is detrimental to the health of the population in Cherwell. Inadequate public transport and to get into Oxford by public transport you have to drive a distance to get onto a bus or train.
PR-B-0909	Mark	Lowen		1			Insufficient evidence to justify 4,400 homes being built in Cherwell and Oxford's assertion that they need to increase employment will lead to the need for more housing. If there is a crisis Oxford City should build houses before commercial development such as the Northern Gateway. There has been inadequate and poorly publicised consultation with Kidlington residents, who feel the decision has already been made without any consideration to Kidlington. There is no acknowledgement of the upheaval 10,000 extra people would create to the community cohesion and schools. Roads are already congested, journey times long and the Rapid Transit Lines suggested are little more than aspirations unlikely to take place, or be in place for development. There are no exceptional circumstances to justify building on the GB and driving from outside the GB to Oxford takes only fractionally longer than from within due to congestion. The vast majority of employment sites are to the south, east and west of the city, building to the north doesn't provide the opportunity to walk or cycle to work.
PR-B-0910	Ken	Pelton		1			No. The question attempts to presuppose the answer. There is no evidence Oxford has an unmet housing need. There are not a large number of people living on the streets, there are unfortunately some. Oxford could accommodate for this need, which would be closer to the source of jobs and be far more sustainable. Large employers in Oxford are the public sector, this is not the sector that should be increasing employment. It needs to be focused on companies that are growing who would be better placed on business parks within reach of Oxford, but there is no need to be within the City or on the surrounding GB. Housing for the employees can be dispersed over a wide area of Oxfordshire and surrounding counties and if this is the case the existing and new transport infrastructure has the chance of coping.
PR-B-0911	Andrew	Smith	Hampton Gay and Poyle Parish Meeting	1			The 4,400 homes would be in areas A and B. Kidlington would see major growth and into the Green Belt. It will destroy the current independent identities and histories of these settlement
PR-B-0912	David	Mason		1			No it seems disproportionately high compared to other District Councils including Oxford itself. The numbers are based on out of date information. Not clear what the effect of Brexit has but housing demand is slowing and the rate of demand will decrease.
PR-B-0913	Helen	Marshall	CPRE Oxfordshire	1			Fundamentally disagrees with the 4,400 homes because it relies on the Oxfordshire Strategic Housing Market Assessment (SHMA) which is deeply flawed, significantly over-estimates housing numbers and is out of date. It is based on a strategy of rapidly increasing employment within Oxford City which is unnecessary and potentially highly damaging. It is not supported by an adequate spatial strategy that takes into account the environmental, social and economic capacity of the county as a whole. The level of housing proposed is not deliverable or sustainable. Have provided a very detailed statement in response to this question inn their representation on The Oxfordshire SHMA, Employment growth in Oxford, Lack of a democratic and coherent spatial strategy, The level of housing proposed is not delivered or sustainable.
PR-B-0924	Jan	Molyneux	Molyneux Planning for SBPC on behalf of Earthline Ltd and U-Stay Ltd	1			SODC have refused to meet the required provision set out by the Growth Board. This leaves an unmet need of 4950, which may have to be met by the adjacent districts. Consider that a number of sites could be brought forward to meet the shortfall, in addition to the Cherwell allocation.

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PR-B-0926	Dr Eric	Sidebottom		1			No the figure is too large. It is based on assumptions that there will be a large employment growth in and around Oxford. There is no need for Oxford to zone land for employment while expecting other districts to meet their unmet housing needs. Oxford needs to prioritise land for housing and not employment with a robust policy for housing then they would be able to build a larger proportion within their own boundaries.
PR-B-0928	Stephanie	White		1			Objects to building in the Green Belt because it would lead to unacceptable destruction of the Green Belt, which CDC has undertaken to protect. Most Oxfordshire residents have said they wish to retain it; Even more pressure on local infrastructure: local roads, schools and health services are already overstretched; Creation of one congested, urban sprawl, joining Oxford to Woodstock is likely to solve Oxford City's housing problems and would be used as a dormitory for London commuters; Loss of their villages' character, identities and ancient historical settings; and Loss, for ever, of their adjoining countryside, the local walks, scenery and rural pathways.
PR-B-0929	Rosie	Lodwick		1			Very strongly objects to the 4,400 homes in Cherwell to meet Oxford's needs is not appropriate. The question is fallacious, it is an attempt to deceive the reader into thinking the premises of the plan, the acceptance of the Growth Board's decision to apportion 4,400 homes, is fait accompli. Yet, the Plan explicitly states that the decision has been made. Has provided more detailed response in her representation.
PR-B-0931	Jane	Olds	Fringford Parish Council	1			Cherwell has clearly met its needs, it seems unfair that Cherwell has to help make good Oxford's lack of earlier planning.
PR-B-0933	Peter	Bateman	Framptons on behalf of the Donger Family	1			The methodology and evidence used to calculate Oxford's needs is out of date. It will therefore not be robust or fully accord with Para 158 of the Framework. New population data will exist and therefore the 4,400 figure may not be correct at the time of examination. The assessment of the urban capacity of Oxford should also be up to date. In addition there does not appear to be a county wide IDP to underpin the overall 15,000 homes for the City. Spreading the growth around the County without having a County wide IDP in place is unsound.
PR-B-0935	David	Lock	David Lock Associates on behalf of Gallagher Estates	1			Consider that CDC is well placed to take growth as proposed, and could potentially take more.
PR-B-0937	Philip	Rawle	Greenlight Developments	1			The 4,400 homes figure significantly underplays the contribution that Cherwell must make in meeting, in part, Oxford's unmet housing needs. The rep assesses a range of variables to demonstrate why the figure is substantially below that which Cherwell must accommodate. Greenlight Developments position is that Cherwell's requirement should be at least 6,540 dwellings (based on a 30% apportionment of the full, objectively assessed housing needs).
PR-B-0939	Lynne	Tighe		1			No the figure is too large it is based on assumptions that there will be a large employment growth in and around Oxford. There is no logical reason for Oxford to zone land for employment while expecting other districts to meet their unmet housing needs. Oxford needs to prioritise land for housing and not employment with a robust policy for housing then they would be able to build a larger proportion within their own boundaries.
PR-B-0948	Tim	del Nevo		1			Objection to the lack of consultation to this planning document for residents of North Oxford. No notice of the Cutteslowe Park exhibition and knowledge was spread by word of mouth after the event. Another consultation must be held. Do not agree with the number of houses proposed for Oxford. Seems far too high. Disagree with what appears to be the continual enlargement of Oxford. Soon becoming larger and less historic City just like so many others. Why is larger better.

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PR-B-0949	Peter	Monk	Banbury Civic Society	1			Welcomes the opportunity to comment on this consultation paper. The introductory paragraphs give the impression that Cherwell is not convinced that the City is doing its utmost to provide for the needs of the City, but are using the 'Duty to Co-operate' as a means to get others (e.g. the District Councils) to fulfil their obligations on behalf of the City. This may be argued as unfair but, notwithstanding the 'Critical Friend's' report to the Growth Board, prima facie there are many undeveloped areas within the City's boundary and the city should be required to publish a schedule of ALL undeveloped land within the City boundary, private and public, green and brown, with an indication of how this land is to contribute to alleviating the City's difficulties. This is NOT to say that some must be retained to provide public open space to the accepted criteria or retained for future employment related development. There is no reason why private and/or public sports grounds and golf courses should not be relocated to outside the City boundary within the 'Green Belt'. Green space is as important to residents of the surrounding Districts as it is to those in the City.
PR-B-0956	Mark	Recchia	Banbury Town Council	1			Agrees with 4,400. It finds that the Strategic Constraints identified for Options G, Junction 10 M40, Options H are appropriate.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	1			4,400 homes is likely to have a significant effective on Sustainability Objective 9 (historic environment). Are minded to support a lower figure. Have provided a more detailed statement in their representation covering issues like SHMA, Table 5.3 of Spatial Options Paper, etc.
PR-B-0959	Cllrs Neil and Maurice	Prestidge and Billington		1			Agree that 4,400 is appropriate for Cherwell, however, they consider that there are problems that need resolving before the houses are built. Would like to be kept up to date when it comes to resolving the issues that they have identified in response to this question. They are: * Public transport and road upgrades needed to mitigate the impact of the additional 4,400 homes in the area. * New Schools and upgrading existing Schools to accommodate the additional capacity. * NHS services in the Cherwell area will need increased capacity, the Horton Hospital is used by the whole of the District and needs to be protected from being downgraded * Mitigation measures including areas of tree planning to mitigate against the loss of green space and impact on habitat. * Benefits in way of funding from Oxfordshire County Council and Oxford City Council for accommodating a larger proportion of the City's growth in the District.
PR-B-0960	M	O'Mahoney		1			Objects to the 4,400 homes on sustainability grounds. Considers that it will increase traffic problems, schools and healthcare will be even more stretched, open countryside in the GB will be sacrificed, countryside walks and views will be lost, natural habitats will be destroyed, and his quality of life will suffer, air, noise and light pollution will increase. Also considers that the 4,400 is based on dubious calculations which have been heavily criticised since they were made public. They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-0963	Mr and Mrs	Shepherd		1			No. An extra 4,400 houses north of the city is not sustainable. Traffic problems have already increased with the new station this will get worse with the amount of houses. Schools and health services become more stretched. GB is sacrificed and Kidlington will become an extension of Oxford City, this is not why we moved here. Walks, views and habitats will be lost. Quality of life will suffer with an increase to air, noise and light pollution. 4,400 is based on dubious calculations . Rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county and be able to get to their place of work. Kidlington will not cope with the extra traffic. Talks about workplace car park levy's and what vehicles can go into Oxford, it is questionable about the strategy and job growth in Oxford. The high cost of living makes it difficult to recruit in all public sectors. It is not acceptable to build in an area already full.

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PR-B-0967	Eileen	Bloomer		1			No. Extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations . They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-0970	Ken	Martin	Noke Parish Meeting	1			The housing requirement of 4,400 highly questionable and hugely exaggerated. They are based on very high estimates of jobs growth put forward by Oxfordshire LEP to support its bids for external funding. In Cherwell's analysis much of the pressure is coming from the rental sector for student housing. The vast majority do not want to live outside the city centre for practical reasons. It would be far better to utilise the brownfield sites already identified for industrial and commercial development within Oxford for appropriate housing and can be focussed towards high density, smaller homes which is characteristic to City Centre and not Rural homes.
PR-B-0973	Jonathan	Harbottle	Land and Partners Ltd	1			Yes. If SODC cannot accept all of the recommended contribution then other districts including Cherwell may have to increase the requirement from 4,400.
PR-B-0983	Suzanne	Morris		1			The figure of 4,400 is based on assumptions of very high growth in employment in and around Oxford, the figure is too large. There is no logical reason for Oxford to zone land for employment while expecting other districts to meet their unmet housing needs. Estimate of Oxford's unemployment rate from April 2014 to March 2015 is 3.7%, this is below the national average of 6%. Oxford needs to prioritise land for housing and not employment with a robust policy for housing then they would be able to build a larger proportion within their own boundaries.
PR-B-0984	Jane	Burrett		1			This number is very large. If Cherwell can not meet its own housing and employment targets would it still be required to assist Oxford City or would Cherwell's needs take priority? Bicester is already in full development, requiring major infrastructure and is closely monitored by CDC. South Oxfordshire does not accept their quota, so will this be forced onto the other districts and will this be equal. CDC should not agree to accept anymore.
PR-B-0996	Lucy	Smith		1			An extra 4,400 houses north of the city is not sustainable. Traffic problems increase, unable to see a strategy outlined. Schools and health services become more stretched. Where would a school be placed and waiting times for doctors are horrendous. GB sacrificed, walks, views and habitats lost. Losing the area above The Moors is heart-breaking. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations . They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-0997	George	Thomas		1			No. Extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations . They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-0998	Lisa	Coulling		1			No. An extra 4,400 houses north of the city is not sustainable. Traffic problems increase, the roads are in bad conditions as it is especially the old Bicester Road near the new cemetery. Schools and health services become more stretched, have had to wait up to seven weeks for a doctors appointment. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations . They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-1003	Simon	Turner	Launton Parish Council	1			Its a fait acompli!

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PR-B-1005	SP and SA	McQuillan		1			No rational for accepting this specific number. The case has not been proven for the need for unmet housing. Again there' s no rational that CDC to accept this while SODC have chosen not to accept additional homes.
PR-B-1006	Ruth	Powles	Kirtlington Parish Council	1			Support, but this must be maximum. Wish that Oxford City would take more of the load.
PR-B-1015	Daniel	Hatcher	Rosconn Group	1			4,400 is consistent with the OGB recommendation. Given that the SODC apportionment was not agreed and that the working assumption is 15,000 dwellings,consider that an element of flexibility should be accommodated in the figure to be adopted by CDC.
PR-B-1016	Ben	Simpson	WYG on behalf of Bonnar Allan Ltd	1			This figure has not been consulted on before and there is no indication as to how or why it was arrived at. Cherwell District is well placed to accommodate Oxford's growth. It has excellent direct rail connections. There is a very strong justification for accommodating growth at suitable locations along these lines to encourage residents to use the train. These features mean that Cherwell is able to accommodate more than its proportionate amount of Oxford's unmet needs and there is certainly capacity to accommodate at least 6,000 homes in locations well connected to Oxford and the main employment foci to the south of Oxford. In addition, it could be that part of the number allocated to South Oxfordshire should be reassigned to Cherwell. Council is urged to review this issue via the Growth Board and resolve the position before the Submission of the Plan, otherwise it will be a potentially fatal issue for the Plan Review at Examination.
PR-B-1017	Oliver	Burton-Taylor	Simply Land (Oxford) Ltd	1			Aware that SODC is distancing itself from its apportionment of the Oxford City unmet housing need. This is an important issue which needs resolving. Do not disagree that 4,400 is a reasonable portion for Cherwell to take, if South Oxfordshire does not commit to providing for its fair share (4,950 homes).
PR-B-1024	Andrew	Hornsby-Smith		1			Disagrees with the 4,400 apportionment, but accepts them only as a provisional figure for two reasons. (1) demand for employment at Northern Gateway may not be as rapid as envisaged due to the effects of Brexit on the wider economy; therefore release of housing land should be monitored in the medium term after 5 years. (2) LTP strategy for three new Park and Rides to replace the Pear Tree Park and Ride, which would potentially release land for 1500 homes within city boundaries. Therefore it should be a condition for accepting the additional replacement Park and Ride spaces. Discusses white land at Northern Gateway in more detail.
PR-B-1030	Jonathan	Harbottle	Land and Partners Ltd	1			If South Oxfordshire cannot accept all of the recommended contribution to the unmet need, then other districts including Cherwell may have to increase the requirement from 4,400 in order to address the unmet need in full.
PR-B-1032	David	Burson	JPPC on behalf of the Tripartite and the University of Oxford	1			The 4,400 figure does not represent the fully objectively assessed need established through the SHMA. It would be preferable and place the plan in a more robust position to provide for the full housing need and make the plan less vulnerable to challenge. The under provision should be noted from the outset. If the figure is to remain at 4,400 units this should serve as a minimum level of development. Some contingency should be provided for any under provision in South Oxfordshire or elsewhere.
PR-B-1033	Matthew	Symons	Hollins Strategic Land	1			It has demonstrated that the Partial Review should plan for more than 4,400 because of South Oxfordshire Council's refusal to contribute at the level required by the Oxfordshire Growth Board. Have provided more detailed information in their submitted representation

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PR-B-1036	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford	1			Promoting land at Yarnton for Merton College. Suggest that Cherwell should be seeking to provide significantly more than 4,400 dwellings across the district in order to meet Oxford's need. The SA has considered a significantly more than 4,400 scenario, which is welcomed. Notwithstanding that the assessment of only the 4,400 home scenario forms the subject of the Transport and Sustainability Appraisal. Suggest that Cherwell should increase its housing provision to 5000+ to take account of potential constraints to development and a shortfall as a result, which would negate potential shortfalls in other districts (SODC). 5000+ would be appropriate with 4,400 as a minimum figure. Suggest that given the circumstances with SODC it is necessary to have a contingency in place within the revised Cherwell Local Plan Part 1 to take account of SODC's continued resistance to OGB figures. On this basis the 4,400 should be reviewed.
PR-B-1037	Alice	Suttie	Boyer Planning on behalf of Redrow Homes and Wates Developments	1			Reference is made to the on going work of Oxford City Council and the Growth Board. The comments conclude that on the basis of the evidence provided, it is clear that the working figure of 15,000 is not an agreed figure for the true amount of need, which Oxford City now anticipates to be 22,000. On this basis it is clear that the apportionment is likely to be increased and therefore the figure of 4,400 for Cherwell DC can only be a treated as a minimum in order to ensure the soundness of the plan.
PR-B-1038	Mrs Margaret	Sidebottom		1			No this figure is too large. Do not accept the assumptions on which the figure is based. Do not accept that there will be a very large growth in employment in and around Oxford. The calculations are spurious. Oxford has virtually full employment no reason for Oxford to zone land for employment, whilst expecting the surrounding DC to meet its housing needs. Oxford should prioritise land for housing, build more densely and accommodate their own needs within their own boundaries.
PR-B-1039	Igor Niladri	Dyson		1			No. Cherwell is being pressurised into this. The unmet housing need comes from a wish to grow population and to drive the economic growth. Regardless of the damage to the environment, heritage and social benefits. Sustainable is not an appropriate word describing development on any existing GB. Consideration should be given to previously developed land, be affordable and house the current population first.
PR-B-1040	Robert	Dyson		1			No. Extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. It seems that it is about building houses at the lowest cost to be sold at the highest to gain and highest profit. It will save the issue in the area but bring in a new population who will commute to London. It seems that the 4,400 was obtained by seeing how much could be squeezed into the GB and then making that the assessment of need.
PR-B-1046	William	Hodgson		1			Object to Kidlington and Oxford being joined by a dormitory housing block that attracts commuters to London. 4,400 is a soulless mass that in no way could be called a village community. The figure is too large. Oxford should accommodate a much larger proportion of its proposed housing need within its own existing city boundaries.
PR-B-1049	Maria	Page		1			No. Extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations . They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-1052	Andrew	Mundy		1			No. Extra 4,400 houses north of the city is not sustainable. The roads around Kidlington, Yarnton and Begbroke are already an issue at peak times this would add to the problem. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations . They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.

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PR-B-1053	David	Hemingway		1			No. Extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations . They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-1054	Bharat and Jankee	Badiani		1			No. Extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations . They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-1055	Philippa	Mullineux	Dragon School Pre-Prep	1			An extra 4,400 houses north of the city is not sustainable and will mean that: open countryside in the green belt will be sacrificed, against planning policy - traffic problems will get much worse - schools and health services will be even more stretched - countryside walks and views will be lost - natural habitats will be destroyed - our quality of life will suffer, air, noise and light pollution will increase - in areas, the historic environment will be unduly affected. The 4,400 is based on dubious calculations, which have been heavily criticised since they were made public. They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county. The provision of these houses does not constitute 'very special circumstances'(NPPG para 34), as it relates to potential future employment that is not needed in Oxford. The proposals are not designed to principally address the affordable housing crisis, and it would be sleight of hand to suggest that it was.
PR-B-1056	Simon	Parker		1			No. Extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations . They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-1064	Karen and Tony	East		1			No. An extra 4,400 houses north of the city is not sustainable. The roads around Kidlington are already heavily congested and often reach gridlock. The roads are dangerous without any extra traffic and the train link has increased rather that reduced the volume. The health service in Kidlington is stretched along with the parking. The local schools are full, class sizes huge and teachers pushed to the limit. Building on green land will reduce the much needed space for children and teenagers. The countryside is well used for recreation, for health, its views and wildlife. The fields pinpointed for development flood regularly during winter and high rain. More traffic and houses will cause pollution and in turn health problems. Quality of life will suffer and will encourage anti-social behaviour. The 4,400 is based on dubious calculations, that rely on assumptions of job growth and there does not appear to be a demand for houses. Object to GB being considered for development, previously developed land in Oxford and proposed employment sites should be considered. It is difficult to find the consultation details on the website and they are long and difficult to read. Holding the public exhibition in Kidlington over the Christmas period was unreasonable.
PR-B-1065	J	Bevis		1			No. An extra 4,400 homes is not sustainable, and believe the figure to be based on dubious calculations. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.

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PR-B-1068	Louise	Crone		1			No of course not. Almost doubling the size of a village is ridiculous. The roads are already congested with lengthy journey times before adding another 9,000 cars. The infrastructure is not in place, in particular doctors are at capacity. Our beautiful countryside with its walks will be destroyed and wildlife driven away. These new houses will not be for our children but people moving into the area, the only people to benefit will be the developers and landowners.
PR-B-1069	JP	Lyes		1			No. 4,400 homes is not appropriate. The number is based on a biased and flawed report which of it's own admission is "to be treated with caution in looking at the need for affordable housing" Whilst the report has been accepted as the basis for the whole strategy, it has not been subject to a truly independent review.
PR-B-1073	Susan	Simms		1			No. An extra 4,400 homes is not sustainable, and the figure is based on dubious calculations. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.
PR-B-1079	JW	Fresen		1			No an extra 4,400 homes is not sustainable. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.
PR-B-1080	Mr and Mrs	Horne		1			No an extra 4,400 homes is not sustainable, and believe the figure to be based on dubious calculations. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.
PR-B-1081	Lynn	Pilgrim		1			An extra 4,400 homes is not sustainable, and believe the figure to be based on dubious calculations. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing. The figure relies on assumptions regarding job growth but Oxford and Kidlington are areas of high employment and do not need creation of jobs. There are unoccupied houses within the city and Oxford has its own golf course, ancient meadow and GB. Why are Kidlington's assets of less importance? This rep provides a list of suggested sites for development including the Northern Gateway and Pear Tree Park and Ride site. It also suggests flaws in the SHMA findings and reasons why Oxford can't meet its housing needs.
PR-B-1082	Nicholas Edward	Mullineux		1			An extra 4,400 homes is not sustainable, and believe the figure to be based on dubious calculations. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.
PR-B-1085	Susan M	Rugg		1			An extra 4,400 homes is not sustainable, and believe the figure to be based on dubious calculations. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.
PR-B-1088	Bryan	Rugg		1			An extra 4,400 homes is not sustainable, and believe the figure to be based on dubious calculations. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.
PR-B-1089	Dave	Bevis		1			An extra 4,400 homes is not sustainable, and believe the figure to be based on dubious calculations which make assumptions about job growth. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.

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PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council	1			Disappointed that there is continuous endorsement of Oxford's housing need. Oxfordshire Growth Board's apportionment for Cherwell is questioned. Oxford has a responsibility to meet its need as fully as it can, and the general principle should be that any perceived need is met where it arises. Concerned about increased commuter traffic. Aim for a 'Rapid Transit Network' is laudable, but feel it will inevitably lag far behind the building of houses if it materializes at all.
PR-B-1095	Val	Russell	Bodicote Parish Council	1			As this housing is for Oxford, considerably more homes should be apportioned to Oxford itself, rather than the 550 stated. It is Oxford's unmet housing need. 4,400 additional homes will put a strain on Cherwell in respect of finding suitable site locations, ensuring there is appropriate infrastructure, etc.
PR-B-1096	Greg	Blaquiere	Terence O'Rourke Ltd on behalf of the Vanbrugh Unit Trust and Pye Homes	1			A long and comprehensive response which in summary states that it must first be assessed whether the 15,000 Growth Board figure is an appropriate target. Oxford City SHLAA 2014 identifies a housing supply of 10,212 homes from 2011-2031. However, with an OAN of 28,000 the shortfall equates to c.18,000 as a minimum. The shortfall increases to 22,000 when referring to the higher range identified in the OAN, which is the identified need. Therefore 22,000 should be the minimum benchmark set, and subsequently reapportioned between the districts. Sites will need to be identified to accommodate a greater level of development than 4,400 new homes.
PR-B-1097	Caroline	Hayes		1			This figure is too large and is based on assumptions that do not stand up to scrutiny.
PR-B-1098	Michael	Bott		1			No. An extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations . They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county. The sites are close to Oxford Parkway making it attractive for commuters and keep property prices will be high. The Government is keen to provide affordable housing, it is therefore nonsensical to choose such a high priced location.
PR-B-1099	Alan	Storah	Oxford City Council	1			Welcomes Cherwell's acceptance of the apportionment and agrees that 4,400 homes is appropriate.
PR-B-1100	Katherine	Andrews		1			No, an extra 4,400 houses is not appropriate and based on calculations which have been criticised publically. The infrastructure for these new jobs including housing should be in an area which has adequate space and amenities. Strongly believe that GB should remain to protect the over-development of Oxford and provide a flood plain for the areas that flood regularly. Local amenities are already stretched such as the doctors and additional traffic would add to the traffic problems. Am concerned that natural local habitats and wildlife will be destroyed.
PR-B-1101	Catherine	Dobson		1			No, this figure is vastly exaggerated and based on assumptions that growth in employment will occur. This figure needs substantiating. Oxford should strive to accommodate a much larger proportion and insist on affordable houses when granting permission for development. Priority should be given to land for houses before employment. Consideration needs to be given to schools, this would be needed for the Barton development.
PR-B-1102	James and Kate	Hamilton		1			The number of proposed houses published in the SHMA needs revisiting as there has been significant changes since then. A new government, Brexit and the promise of a railway line between Oxford and Cambridge.
PR-B-1104	Lawrence Michael	Colvin		1			4,400 homes is only appropriate if these homes are either grouped as one, two or three new villages each with their own schools and NHS surgery. Or distributed into existing settlements in such a way that the population increase is no more than 10%.

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PR-B-1105	Norman and Janet	Bates		1			An extra 4,400 homes is not sustainable, and the figures are based on dubious calculations. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.
PR-B-1108	Tom	Hockaday		1			No, this number is too high. The development already planned in Cherwell cannot be increased by another 4,400 houses. There is a huge opportunity for Oxford to grow and retain its historic character by releasing GB especially to the south of the city. There are substantially greater and more sensible options in South Oxfordshire and their apportionment should be higher.
PR-B-1109	Keith	Johnston		1			The document states that 'the urban capacity of Oxford is as yet unconfirmed.' This appears to undermine an 'unmet need' of 15,000 homes, thus making any subsequent apportionment unsafe. Given the challenges in accommodating CDC plan of 22,840 new homes in the 20-year period 2011 – 2031 to further absorb 4,400 additional homes for Oxford City is disproportionate. The development of the Northern Powerhouse and results of the EU referendum will change economic forecasts. 4,400 new homes around Kidlington, Yarnton and Begbroke would change the individual, identifiable characters of each village.
PR-B-1110	Iain	Johnson		1			No. Groups such as the Oxford GB network and CPRE have disputed this figure. The jobs growth estimate for Oxford is very high. Even with the planned University business parks the job growth is unlikely. Also, a high proportion of any new housing in Oxford is not bought by people working in Oxford.
PR-B-1111	Pat	Clissold		1			No, Cherwell has already agreed to build 23,000 new homes, another 4,400 is an increase of almost 20% which is too high.
PR-B-1119	Bob	Hessian	Weston on the Green Parish Council	1			Questions the validity of the figures of housing requirement is calculated and it is suggested that the figure is an overestimate. More effort is needed to identify properties within Oxford City by Oxford City Council to reduce housing need.
PR-B-1123	Paul	Mayhook		1			Although extra housing needs to be found somewhere, 4,400 houses north of the city is too many. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed.
PR-B-1126	Jamie	Lewis	Hunter Page Planning on behalf of M and G Real Estate	1			Needs to be seen as a minimum figure. The figure of 4,400 homes is an appropriate minimum figure to consider and assess within the boundaries of the district. It should not be regarded as a ceiling figure.
PR-B-1127	David	Betts		1			An extra 4,400 homes is not sustainable, and believe the figure to be based on dubious calculations. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing. Whilst housing is required, the number provided by the SHMA needs revisiting following the EU referendum and likely scaled down figure for transport infrastructure from the Local Growth Fund. Oxford needs to look within the city and exhaust all possibilities for example Southfield Golf Course which is not in GB. There will be opportunities on Park and Ride sites if they are relocated and employment land in the Northern Gateway should be revisited.
PR-B-1132	Linda	Ward	Kidlington Development Watch	1			Object to the 4,400 homes for Cherwell. Question the figure and its reliance on evidence it is based on. Seriously concerned of the impact this can have on Kidlington in all respects. Have provided a detailed statement in the representation.
PR-B-1134	Neil	McKendrick		1			An extra 4,400 homes is not sustainable, and believe the figure to be based on dubious calculations. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.

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PR-B-1136	Giles	Lewis		1			Strongly objects to 4,400 houses for Cherwell especially as this threatens to lead to incursions on the GB. The `needs` are really `wants` articulated by the Oxford Growth Board and the Oxford Local Enterprise Partnership, with enthusiastic backing from landowners and developers; therefore based on assumptions around future business growth within the City. Has provided a detailed statement setting out all concerns and reasons why development in the GB would not be acceptable.
PR-B-1140	Catherine	Richenburg		1			No, it is far too many and believe the figure to be based on dubious assumptions about the expansion of Oxford. Traffic problems will increase, and schools and health services will be stretched. GB will be eroded and urban sprawl created. SODC has not agreed to its apportionment and CDC should do the same.
PR-B-1142	Alan	Lodwick		1			This rep provides a detailed objection based on the SHMA being fundamentally flawed. Reference is made to the Local Plan Part 1 and lack of evidence that the SHMA has been independently tested or validated. Specific reference is made to many people involved including MP Tony Baldry. The housing numbers are undeliverable and not sustainable.
PR-B-1143	Dr Pamela	Roberts		1			No. 4,400 houses is an excessive number for CDC to take especially when it has committed to build 22,800 houses as part of its Local Plan and is more than other districts. The numbers are based on discredited analysis and are an overestimate of local growth needs. There is financial uncertainty arising form Brexit and changing global markets, therefore employment growth estimates on which housing is based are not robust. Oxford City needs to increase its housing density and undertake urban regeneration by building on brownfield or derelict sites.
PR-B-1145	Richard	Bennett		1			No, 4,400 is excessive. Agree a requirement must be met but this figure in not appropriate.
PR-B-1146	DJ	French	Deddington Development Watch	1			Objects to the 4,400. This is undemocratic and severely undermines the Local Plan process since it presents district councils with a fait accompli as regards housing numbers. The figures are unrealistic and exaggerated. They are based not on existing need but on the need that would be generated by notional job creation targets which may, or may not, be achieved. This falls short of a robust evidence base. Concur with the concerns summarised in para 2.44. Have doubts on whether Oxford is maximising the opportunities for home building on brownfield sites that would benefit from regeneration and affordable homes. For instance, should not the regeneration of the Osney Mead industrial estate focus on more high density housing to maximise land use ? 550 homes is not an adequate housing contribution by Oxford. The comment about Cherwell having further housing potential because it was considered that the district was "one of the least constrained districts due to its strong relationship with Oxford" makes little sense without further context.
PR-B-1147	Joan	Tossell		1			No, this plan is based on a flawed and out of date review. The figure reached by the SHMA was based on a review that was not truly independent as part of the property advice was for the developers as well as the public sector. According to the Office for National Statistics there were 4,300 residents in the city seeking employment between July 2015 and 2016. If Oxford business employed a significant number of these, the housing requirement would fall
PR-B-1148	Terry	Tossell		1			No, this plan is based on a flawed and out of date review. The figure reached by the SHMA was based on a review that was not truly independent as part of the property advice was for the developers as well as the public sector. According to the Office for National Statistics there were 4,300 residents in the city seeking employment between July 2015 and 2016. If Oxford business employed a significant number of these, the housing requirement would fall
PR-B-1152	Helen	Pattison		1			There is a need for affordable housing and the GB should be more rigorously questioned. However it is wrong to ask the districts to supply 50% of the houses. If Oxford wants growth it need to address the issue in a more creative way because it may never be able to meet its needs.
PR-B-1154	Jim	Spencer		1			Yes, given this is district wide it should be attainable.

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PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	1			Objects to an extra 4,400 north of the City. Traffic problems will deteriorate, Schools and health services will be even more stretched. Begbroke residents enjoy walking and the benefits that arise with open countryside because they di not wish to live in a town. They fear that their quality of life will suffer together with wildlife with increased air, noise and light pollution.The calculations of 4,400 are unfounded, relying on assumptions of very high growth in jobs around Oxford requiring many people to move into the country. The people who live in Begbroke and work elsewhere have not been accounted for. What is the definition of home in the context of this consultation?There are currently 4400 empty homes in Oxfordshire - why build more?
PR-B-1157	Nicola and Giles	Lewis		1			No, the extra 4,400 homes is based on predicted growth with backing from landowners and developers. It is an assumption rather than actual needs so therefore does not represent the exceptional circumstances to overturn GB policy. It does not take into account the undetermined effects of Brexit, the needs are really wants articulated by the OxLEP whose mission is driving economic growth. The assumptions on job growth are unrealistically high and to plan for an eventuality that might not happen is an inefficient use of resources and would require such infrastructure as a new hospital. An extra 4,400 homes is not sustainable, traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats and historic landscapes destroyed. High grade agricultural land used for food production will be sacrificed. Quality of life will suffer, with air, noise and light pollution increasing
PR-B-1158	Elizabeth	Leckie		1			No, Cherwell should take fewer than the 4,400 houses apportioned to them. Oxford's housing needs have been overestimated due to assumptions of very high jobs growth and Oxford City should take more than the 550 apportioned to themselves. Brownfield sites such as Pear Tree should be used as well as sites reserved for science and business parks. GB is a precious resource and the suggestion by SHMA 2014 and Oxford's Housing Strategy that housing outside the city will not be as expensive is unlikely to be valid. Areas in the GB close to Oxford Parkway will be attractive to London commuters making houses neither affordable of likely to be bought by Oxford workers. Cherwell's apportionment should be spread throughout the district and not concentrated around Kidlington. Such an increase in one are is unsustainable, unfair and will damage community cohesion.
PR-B-1159	Tamsin	Leckie		1			Cherwell should take fewer than the 4,400 houses apportioned to them. Oxford's housing needs have been overestimated due to assumptions of very high jobs growth and Oxford City should take more than the 550 apportioned to themselves. Brownfield sites such as Pear Tree should be used as well as sites reserved for science and business parks. GB is a precious resource and the suggestion by SHMA 2014 and Oxford's Housing Strategy that housing outside the city will not be as expensive is unlikely to be valid. Areas in the GB close to Oxford Parkway will be attractive to London commuters making houses neither affordable or likely to be bought by Oxford workers. Cherwell's apportionment should be spread throughout the district and not concentrated around Kidlington. Such an increase in one place is is unsustainable, unfair and will damage community cohesion.
PR-B-1162	Roger	Bellamy	Hornton Parish Council	1			No. If the need is in Oxford, then building further away will only exacerbate current transport problems including parking, access to sufficient services and facilities
PR-B-1163	Catherine	Arakelian		1			No, there is no need for Cherwell to meet Oxford's unmet housing needs and it is not an 'exceptional circumstance' for encroaching on the GB. It is premised on economic growth which runs counter to current trends and if the growth board believes 35,000 houses will be needed they should have a more imaginative scheme i.e. a new town. There may be room within the Oxford ring road to accommodate a significant number of houses for example the Pear tree interchange if it is relocated.

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PR-B-1165	Caroline	Johnson		1			This number of homes is inappropriate and based on estimates made by Oxford City and the LEP of future employment growth. The figures are highly ambitious and are likely to prove to be incorrect. These proposals would make changes to the GB and would be irrevocable so should only be considered when the employment levels have been proven. The construction rates proposed are undeliverable and the location of these houses would encourage London commuting and thus would not achieve its objective.
PR-B-1167	Jodi	Stokes	Persimmon Homes Midlands	1			Agree with the total of 14,850 apportionment. However, not sensible for Cherwell to confirm their apportionment at 4,400 until it is known what numbers South Oxon will take and where the remainder will be apportioned. At this stage 4,400 should represent a minimum requirement for Cherwell.
PR-B-1174	Ellis	Davies		1			An extra 4,400 homes is not sustainable, and believe the figure to be based on dubious calculations. There are existing traffic problems and details are unclear on how traffic issues will be addressed. Local bus services have been cut when there is a greater need for them. Schools and health services are currently stretched and additional housing will increase the issue. GB will be sacrificed when there is no justified reason for it and walks and views will be lost. Natural habitats will be destroyed and agricultural land which may be needed for food production, post Brexit, will be lost. Quality of life will suffer, with air, noise and light pollution increasing. Development of industry and business in the city of Oxford where there is effectively full employment will cause more people to move into the area to the detriment of other cities.
PR-B-1175	Clare	Cooper		1			No. An extra 4,400 homes north of the city is not sustainable, and believe the figure to be based on dubious calculations reliant on growth in jobs. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.
PR-B-1176	Laura	Pritchard		1			No. An extra 4,400 homes north of the city is not sustainable, and believe the figure to be based on dubious calculations reliant on growth in jobs. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.
PR-B-1177	Sandra and Richard	Tyrrell		1			No. Question the need for such a large development when there is a much publicised aging population. If it is based merely on people moving to the area for work then work should be sited in areas of unemployment. An extra 4,400 houses north of the city would increase traffic problems and stretch schools, emergency services and health services further. GB with walks and views will be lost, along with natural habitats. Quality of life will suffer, with air, noise and light pollution increasing.
PR-B-1180	RA	Humphreys	Humphreys and Co Solicitors on behalf of Oxford Programs Ltd	1			4,400 homes is an excessive housing requirement for Cherwell District, being the second highest in the county and requiring the potentially highly damaging release of Green Belt land. Only 550 homes are proposed within Oxford itself. The preservation of the GB around rural settlements, such as Yarnton, has been critical in maintaining their rural setting and preventing their coalescence into what would otherwise become a sprawling dormitory conurbation around the City of Oxford. This would contravene the purposes of the GB as set out in the NPPF.
PR-B-1181	Heidi	Lancaster		1			CDC is working to meet its own housing needs with plans such as the garden town near Bicester and should not have the burden of Oxford's needs as well. Too much development will put a strain on services and change the rural feel of the district.

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PR-B-1182	Alison	Noel		1			The figure of 4,400 homes is far too many and based on assumptions of large employment growth in and around Oxford. Brexit has to be taken into account as it may reduce the population. Oxford has virtually full employment and business growth will increase pressure on housing and roads. Infrastructure is already over capacity and pollution levels are exceeding European 2017 levels. If Oxford were to prioritise land for housing rather than employment and adopt a more robust policy on housing density, it could accommodate a much larger proportion of its proposed housing need within its own boundaries.
PR-B-1186	Christina	Miskin		1			No. An extra 4,400 homes is not sustainable. Believe the figure to be based on dubious calculations and reliant on assumptions about growth in jobs. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.
PR-B-1187	Nigel	Homent		1			No. An extra 4,400 homes is not sustainable. Believe the figure to be based on dubious calculations and reliant on assumptions about growth in jobs. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.
PR-B-1188	Carol	Matheson		1			Do not consider this to be an appropriate number for CDC, it is too large and based on assumptions and flawed thinking. It fails to consider the needs of affected villages and their residents, the traffic issues in Kidlington or the environmental impact of a large development. It disregards GB, removes agricultural land and increases the risk of flooding in Oxford. It flies in the face of the Local Plan Policy ESD14 which seeks to prevent coalescence and ESD13 that seeks to secure the enhancement of the character and appearance of the landscape, particularly in urban fringes. Oxford City and the Growth Board need to update their information and review the proposals.
PR-B-1192	Robert	Selway		1			No. It's unacceptable for Oxford City to only be building 550 and areas within Oxford need further consideration including Pear Tree Park and Ride site. With Kidlington specifically, 4,400 houses would increase traffic problems and schools and health services would not be able to cope. Valuable GB would be lost and natural habitats destroyed. The figures need updating and recalculating following the Brexit decision.
PR-B-1207	Douglas and Louise	Lloyd		1			No. An extra 4,400 homes is not sustainable, and believe the figure to be based on dubious calculations reliant on growth in jobs. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.
PR-B-1213	Fleur	Hodgson		1			No, do not believe it is necessary to build 4,400 homes on GB around Kidlington, Yarnton and Begbroke. It is not sustainable, and believe the figure to be based on dubious calculations and assumptions about the growth in jobs. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.
PR-B-1216	Christine	Lodge		1			No. An extra 4,400 houses north of Oxford is not sustainable. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing. The figures are based on dubious calculations reliant on high growth in jobs around Oxford. The improved rail links are likely to attract London commuters and therefore the houses won't be affordable to local people
PR-B-1221	Martin	Perisi		1			No. See general comments

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PR-B-1224	Theresa	Goss	Adderbury Parish Council	1			Accepts the need to accommodate Oxford's unmet need but are concerned that all Oxford's neighbouring Districts should share this responsibility so CDC will not be overloaded. Feel that Vale and South Oxon should be considered for more potential sites and that agreement be obtained from South Oxon to their apportionment. Oxford City should also be pressed to reconsider the apportionment of housing they are able to provide. The Parish would not support any further apportionment of housing to CDC area.
PR-B-1225	Paul	Butt	Paul Butt Planning on behalf of Shyde Investments Ltd	1			This is a detailed response which describes the work of the OGB, the view of SODC and sets the Local Plan Part 1 context for the Partial Review. It concludes by stating that 4,400 homes is not the appropriate housing requirement until the OGB apportionment of the total of 14859 dwellings is confirmed by all the relevant councils. In the absence of such confirmation the appropriate figure ought to be 4965 (about a third of the total of Oxford's unmet housing need).
PR-B-1226	Andrew	Garraway	Turnberry on behalf of Exeter College - Frieze Farm	1			Consider this figure should be adopted as a minimum given South Oxfordshire not accommodating unmet need. The 2007 Oxfordshire SHMA was reviewed and updated in 2012 to focus on Cherwell only, but did not take in to account figures from the 2011 census, which would have provided a more up-to-date and factual basis on which to make a number of the key projections contained within the SHMA. It is also noted that no work has been done on updated population projections at District-level, which could potentially open the Local Plan Part 1 Partial Review and Local Plan Part 2 to challenge.
PR-B-1227	Richard	Silvester		1			No, this seems an excessive number of new homes based on a questionable assumption that there will be a large growth in jobs in and around Oxford where full employment levels already exist.
PR-B-1229	Henry	Brougham		1			The figure of 4,400 is ultimately based on pre-Brexit assumptions of economic growth which are probably no longer valid. The figure should be reviewed and the consultation based on such a review.
PR-B-1230	T M M	Green		1			No, 4,400 homes is not an appropriate housing requirement. The Partial Review documents indicate that outside the city centre the majority of jobs are based in Headington and Cowley. Development at Kidlington would therefore add to the strain on the roads, the environment and public transport. The roads around North Oxford are extremely overcrowded already.
PR-B-1231	Prof J M	Baker		1			No. 4,400 homes is too large a figure. It assumes, without proper justification, that there will be very large growth in employment in the Oxford area.
PR-B-1232	Mark	Schmull	Nathaniel Litchfield and Partners on behalf of The Church Commissioners	1			CCE note that the OGB apportionment does not meet the needs of Oxford in full. In the absence of a full agreement it may be that other authorities surrounding Oxford (including Cherwell) may need to take a greater provision to meet this unmet need. The fig of 4,400 should therefore be treated as a minimum target, rather than necessarily a maximum.
PR-B-1233	Simon	Gamage	RPS Planning and Development on behalf of Mr R Bratt	1			Supports and welcomes the pragmatic decision to accommodate part of Oxfords unmet housing need in Cherwell District. Agrees with the figure of 4,400 homes. Would welcome the opportunity to discuss the housing requirement and the role that land at Cotefield Farm, Bodicote, could play in meeting part of that overall requirement.
PR-B-1235	Ed	Barrett	Catesby Property Group on behalf of Catesby Estates Ltd	1			No comments at this stage.
PR-B-1236	Richard	Boother	RPS Planning and Development on behalf of Mr R Davies	1			Yes. It is considered that the work undertaken by the Oxfordshire LPAs through the OGB is consistent with the requirements of the NPPF.
PR-B-1240	Suzanne	Willson-Higgins		1			Objects to the 4,400 homes in Cherwell and considers that this is untested and unjustified. It will have a major impact on the GB, environment and transport infrastructure within the Parish and surrounding area. Has provided a more detailed response in the representation.

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PR-B-1241	Beverley	Kwan		1			No. An extra 4,400 houses north of Oxford is not sustainable. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing. The figures are based on dubious calculations reliant on high growth in jobs around Oxford.
PR-B-1243	Kazimiera	Kantor		1			No. The requirement for homes is based on theoretical and untested future needs and such speculative estimates cannot be the basis for building 4,400 houses in the Oxfordshire countryside. There will be no benefit to existing residents as GB with walks and natural habitats will be lost. Traffic will increase and the shortage of GP's services will be exacerbated. Pressure will increase on the infrastructure and the likely outcome for the new houses is a dormitory for London.
PR-B-1245	Jason and Petra	Tyrell		1			4400 homes is too large and based on questionable research, bearing in mind there is full employment in Oxford. Oxford City should use land which is zoned for employment and maximise brownfield sites rather than extend into the GB. Oxford City currently seeks affordable housing contributions on all sites which propose more than three units which makes a large proportion of the sites within the city unviable. Oxpens would suit a well designed high rise, high density development.
PR-B-1251	Susan	Silvester		1			No, this seems an excessive number of new homes which has been based on a questionable assumption that there will be a large growth in employment in and around Oxford where full employment levels already exist.
PR-B-1252	Philip	Boxall		1			It is realised that agreement on this kind of apportionment is very hard to arrive at, but would nevertheless support significantly less housing provision overall, believing the growth forecasts to be over estimated and the coherence of the transport plan significantly overstated. There are undoubtedly constraints and pressures on housing within Oxford but is this proportionate? Figure 5 suggests and illustrates that in 2011 46,000 people out of 100,000 employed in Oxford, travel from outside Oxford. So would suggest that it is not equitable that Cherwell valley is asked to find 4,400 homes that is to say growth equating to around 10% of commuters. Do not think that this is proportionate.
PR-B-1254	Philip	Redpath		1			Its not appropriate for Cherwell to increase its housing numbers to meet Oxford's needs. There has been an incorrect basis for the calculation of the housing needs of the area. Too much emphasis on homes for the increased economic activity. The quotas are not to provide affordable homes for local people which is what is actually needed. If Oxford need these homes then they must find sites within their own boundary.
PR-B-1255	Kezia	Sheppard		1			No. 4,400 is too many. Not convinced about the employment growth forecasts. Why does Oxford require employment land zones, they should be used for housing rather than develop on GB. Why should Cherwell district provide housing for Oxford.
PR-B-1256	Nicola	Mallows	Gresswell Environmental Trust	1			Objects to 4,400 and consider this as completely inappropriate and ridiculous. It is grossly exaggerated; based on SHMA, which is based on wishful thinking for a conjecture economic boom when and if Oxford develops its brownfield sites for business, rather than housing. They strongly feel that this will not solve the housing crisis. The knock on effect of losing open GB land to housing will be an increase in commuter traffic in the area, and reduction of air quality along major trunk roads. They have provided a detailed response in their representation.
PR-B-1257	Charles	Fletcher		1			The figure of 4,400 is based on assumptions of very high growth in jobs around Oxford. The calculations are spurious and I feel that the number is too large. Oxford has virtually full employment and should not zone land for employment, whilst expecting the surrounding DC to meet its housing needs. Oxford need to prioritise land for housing needs rather than employment, adopt a more robust policy on housing density. Therefore being able to accommodate housing in its own boundaries.

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PR-B-1258	Hilary	Fletcher		1			The figure of 4,400 is based on assumptions of very high growth in jobs around Oxford. The calculations are spurious and the number is too large. Oxford has virtually full employment and should not zone land for employment, whilst expecting the surrounding DC to meet its housing needs. Oxford need to prioritise land for housing needs rather than employment, adopt a more robust policy on housing density. Therefore being able to accommodate housing in its own boundaries.
PR-B-1259	Mircea	Popa		1			The figure of 4,400 is based on assumptions of very high growth in jobs around Oxford. The calculations are spurious and the number is too large. Oxford has virtually full employment and should not zone land for employment, whilst expecting the surrounding DC to meet its housing needs. Oxford need to prioritise land for housing needs rather than employment, adopt a more robust policy on housing density. Therefore being able to accommodate housing in its own boundaries.
PR-B-1260	Elizabeth	Sheppard		1			The proposed 4,400 homes is too many as the assumed growth of employment in the Oxford area is based on calculations which are not robust. Oxford has high employment rates, why do they designate land for employment and expect the other districts to provide for the increased housing need. Land needs to be prioritised for housing with a well thought through policy on housing density, Oxford would then manage most of the need within its own boundaries.
PR-B-1262	Andrew	Gant	Oxford City Council Lib Dem Group	1			It is unclear why this question is asked when the numbers have been agreed by an Inspector as part of the SHMA, and adopted by the Growth Board, as Cllr Wood stated at the public meeting. However, if CDC is looking again at the numbers, they represent very significant growth, and the basis for them should be monitored, including whether the projected jobs figures have been affected by for example Brexit, where those jobs will be, and what kind of jobs they are.
PR-B-1263	Katie	Silvester		1			No, this seems an excessive number of new homes which has been based on a questionable assumption that there will be a large growth in employment in and around Oxford where full employment levels already exist.
PR-B-1264	Drs	Slater and Harrison		1			No. An extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. Our mental and physical health may suffer as access to green space is essential for our wellbeing. Recent research in Canada suggests links between air pollution and the onset of dementia. There is already a proven link with health issues with air pollution. 4,400 is based on dubious calculations . They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county. Accept the need for housing but do not accept the allocation for Kidlington. Kidlington would be swamped by Oxford.
PR-B-1266	Linda	Ward		1			No. An extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. Oxford should do more for their needs rather than prioritising job creation and pushing this onto other districts, the drive for growth is not necessary and at the expense of Cherwell. The rep. has criticised the SHLA.. They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county. A 40% population increase would be overwhelming, destroying the rural nature of the county. It is a very politically sensitive policy yet has not been subjected to public scrutiny or vote. Will the infrastructure be in place to match the scale of development. At the Public exhibition officers were blasé that infrastructure would happen yet it should not follow the housing, it needs to preceed it. Cherwell should not accept additional housing over and above the current already extortionate District target. People who work in Oxford can live in the new houses already planned.

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PR-B-1268	Garry	Lancaster		1			No. Cherwell should focus on Cherwell's needs. Oxford need to solve its own problems rather than delegate this onto the surrounding areas. The consultation states that Oxford does have a housing supply problem which leads to high house prices, but they don't have an unemployment issue. Oxford need to make housing affordable rather than concentrate on commercial development and work harder to identify and convert long term empty houses. The 4,400 figure was calculated before the EU referendum and therefore the figures need to be recalculated.
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	1			Objects to the apportionment as it has not been demonstrated to be achievable and should be viewed as a working target. The proposed scale of growth to Cherwell is a political solution to share the plan rather than a strategic approach to identifying the best areas to accommodate growth. At the heart of the matter is the principal that Oxford should be allowed to expand to meet its housing needs in surrounding Districts at any cost. The Parish states that, 'Gain for the City, Pain for the Districts', and that it flies in the face of the fundamental purpose of maintaining a Green Belt to restrict the growth of the City, and prevent coalescence.
PR-B-1271	Rebecca	Hodgson		1			No this figure is too large. It is based on estimated future need not what is needed now. It is based on assumptions that there will be a large employment growth in and around Oxford. There is no need for Oxford to zone land for employment while expecting other districts to meet their unmet housing needs. Oxford needs to prioritise land for housing and not employment with a robust policy for housing then they would be able to build a larger proportion within their own boundaries.
PR-B-1272	S G	Wakeling		1			4,400 is an excessive number of houses, most of the industry in Oxford is in the South and East. The new residents would have to travel into and through central Oxford. Thus increasing the air and noise pollution, which would have a severe detrimental effect on the health of the new residents, Kidlington and North Oxford's residents. Housing should be located on the South and East side of the city which would reduce journey times.
PR-B-1274	Andrea	Duffy		1			Do not know, it completely depends of the projected increase in population. This itself depends on the development policies of the council. If the council encourages the growth of jobs, then it will require more housing to house the workers attracted by the employment.
PR-B-1275	Dagmar	Carr		1			No. An extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations . They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-1276	John	Carr		1			No. An extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations . They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-1278	Helena	Boyce		1			No. An extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations . They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.

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PR-B-1280	Peter	Offord	Banbury and North Oxon Ramblers	1			Do not consider that 4,400 is an appropriate housing requirement for Cherwell to meet Oxford's needs and consideration needs to be given to increasing densities and to build on brownfield land. Wish to ensure that the open spaces and countryside of Oxfordshire are not developed unnecessarily as these are vital to support the health and well being of the residents of Cherwell District through outdoor recreation. CDC has already committed to build 22,800 homes by 2031, this additional requirement will put extra pressure on the countryside on which population depends for food production and recreation.
PR-B-1281	G M J	Taylor		1			Yes but not necessarily in Kidlington. That is far too high a number for this community to absorb and there is no justification for building that number of homes in the GB.
PR-B-1284	Simon	Barry	Boyer Planning on behalf of Bloor Homes	1			Based on the Fortismere report the OGB approved working assumption of 15,000, is not a true indication of Oxford's unmet need and it is now anticipating a need to be in the region of 22,000. On this basis, it is clear that the apportionment of housing between Oxfordshire Authorities is likely to be increased and therefore the 4,400 can be treated as a minimum.
PR-B-1286	Gary	Crone		1			No it's not. The already congested roads will become gridlocked and not able to cope with the increase of cars. Schools are already bursting , where will the new children be educated? will the current schools be expected to take them on? Doctors and hospitals are already struggling. It already takes up to three weeks to get an appointment at the doctors. The parking at the JR is an issue and made the BBC news, things will only get worse with the increase in the population. GB should be protected at all costs, the natural habitats will be lost forever.
PR-B-1287	Tenley	Soanes		1			Rather than it being an appropriate number for Cherwell, should be challenging the rather small number offered by Oxford City – 550 from them and many times that from adjoining districts is unfair. If the colleges where prevented from constantly building part time student accommodation, Oxford City would have land that they could use to build the affordable housing for their own electorates.
PR-B-1294	Giles	Hughes	West Oxfordshire District Council	1			WODC welcomes the positive steps taken by CDC to amend the LP in order to address the issue of Oxford City's unmet need. The 4,400 is set out in the apportionment agreed by the Oxfordshire Growth Board. The apportionment reflects the conclusions of the Growth Board strategic work programme and is consistent with the evidence base.
PR-B-1295	Natasha	Blackmore	Sheldon Bosley Knight on behalf of the Wright Family	1			Support the 4,400 homes apportionment for Cherwell. Cherwell needs to take a large proportion of the unmet housing need. In addition to the disputed apportionment for SODC should be redistributed and Cherwell will need to take additional proportion.
PR-B-1296	Graciela Inglesias	Rogers		1			No having lived in the area for 21 years, believe that far from helping Oxford's needs, to build an extra 4,400 houses north of the city would make things worse. House prices would increase due to demand for city accommodation. Extending Oxford at the edges would result in increased traffic issues. Schools, social and health services become more stretched. Air, noise and light pollution which Oxford is known for will spread to the GB areas. GB will not act as the green lung. Heritage walks, views, flora and fauna habitats will be lost. Quality of life will suffer both inside and outside of the city.
PR-B-1297	Simon	Handy	Strutt and Parker LLP on behalf of Dairystock Ltd	1			4,400 is an appropriate housing requirement to assist Oxford in meeting its unmet need. Work carried put by OGB provides evidence and justification for this figure for Cherwell, and that this figure should be formally adopted for the LPP1 PR moving forward. Disagree that the potential allocation solely accommodated across the three areas immediately to the north of Oxford (to the south of the A34), in the vicinity of Begbroke (to the west of Kidlington and north of Yarnton), and to the south-east of Kidlington (north of the A34). Developing the land immediately to the north of Oxford is likely to result in coalescence between Kidlington and the city, which would conflict with one of the key purposes of the Oxford Green Belt. It is therefore considered that greater consideration should be given to the land to the north of Kidlington (identified as sites PR14 and PR27 in the Options Paper) as an alternative location for some of the housing growth.

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PR-B-1298	James	Jocelyn		1			No. According to every demographic and economic projection in the SHMA, Cherwell's commitment to house building in the Local Plan 2011-2031 is already at the extreme end of what can be considered sustainable under NPPF and PPG. The SHMA is equally clear that Oxford's 'unmet housing need' is overwhelmingly a need for more affordable housing, and according to CDC's Plan, only 33% of new housing is to be classified as affordable. Thus, according to the Council's own documents at least 67% of the additional 4,400 homes will not be 'affordable. This rep details objections based on the SHMA outcome and Cherwell's Initial Sustainability Appraisal. It suggests that CDC should look at increasing the percentage of affordable housing in planned development as it engages with Oxford City to achieve a sustainable result.
PR-B-1300	Julia	Hammett		1			An extra 4,400 houses is completely unsustainable. The calculations have come from OxLEP/Growth Board who are looking at growth in an area that has high levels of employment. The area will be concreted over resulting in the loss of countryside and wildlife habitats. The settlements around Oxford will merge with the city Additional houses will add to the traffic issue and local service will be stretched.
PR-B-1301	Nigel	McGurk	The Blenheim Palace Estate / Vanbrugh Unit Trust	1			Agree with the apportionment of 4,400 homes
PR-B-1302	Clare	Creese		1			No. More creative urban development and financing needed in Oxford, including development of Oxford Brownfield sites.
PR-B-1303	Steve	Gerrish		1			Have responded to questions 4, 9, 10 and 24 below …
PR-B-1304	Tim	Wakeman		1			Why not use the former brownfield site at Upper Heyford. The houses would boost the local economy and provide jobs for local builders and suppliers. A tram system to connect to trains at Banbury, Oxford and Bicester would be good. Giving major access to cities and work opportunities in the area. Kidlington has a growing population and housing isn't affordable other options need consideration. Oxford Parkway and Langford Lane could be considered for social housing, giving locals priority thus preventing investors and buy to let landlords looking in this area.
PR-B-1305	Cllr Polly	Foster	Fritwell Parish Council	1			Objects to the housing requirement for Cherwell. The OGB's estimates are speculative and aspirational and should be challenged. Target seems to be delivered to produce the housing needed for workers in Oxford.
PR-B-1306	Frank	Vreede		1			No. Oxford's housing need is an estimation made before Brexit. The current housing shortage is due to development outpacing housing provision and taking employment form other areas such as reducing services at Banbury Hospital. Oxford has multiple recreational spaces and huge GB whereas North Kidlington has one small playground and limited GB, the same applies to schools. Roads are congested at peak times despite recent upgrades. An extra 4,400 homes north of Oxford would increase traffic problems and air and noise pollution. Oversubscribed schools and health services would be stretched further and the GB which provides open space would be reduced. CDC should support development to the north of the county where there is no housing crisis.
PR-B-1307	Victoria	Campbell		1			No. Cherwell should challenge the SHMA figures that have been based on assumptions of very high growth in jobs around Oxford and the need for more people to move into the county. The evidence predates the EU referendum. Oxford City could do more to increase dwellings within the city. Oxford City is the main driver for employment growth and they need to ensure that its employment growth and strategy is more consistent with its own housing provision capability.

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PR-B-1308	Alaric	Rose		1			Do not think that number is appropriate. The SHMA needs to redone due to the result of the EU referendum. Funding in science and universities will be reduced, to which this would have been integral to the Science Vale and Knowledge Spine that formed a large part of the data the SHMA was based on. This demonstrates the plans are unsustainable. There will be less funding for infrastructure from central government and the EU. The amount awarded from the Local Growth Fund will not address the current shortfalls or the demands for the expanding population. The rep. has provided a link to two websites with reference to funding. Cherwell appears to be taking on a disproportionate level of the unmet housing. To which these are being planned North and North West of the City. The employment areas are East and South East of the City. Infrastructure between these areas will need vast improvement. Schools and health centres in Kidlington and Yarnton are not suitable for expansion, they are already overstretched. Is there funding for these to support the growth.
PR-B-1309	Kate	Miklaszewska-Gorczyca		1			No. An extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations . They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-1310	Tara	Prayag		1			No. An extra 4,400 houses north of the city is not sustainable. Traffic problems increase, the commuter times in Gosford are already suffering with the new S5 routes to Bicester. Schools and health services become more stretched. GB will be sacrificed Kidlington and Gosford have no parks unlike Oxford City Centre GB is their park. If you build on this you contradict your own policy on housing and access to green areas. Walks, views and habitats lost, is there a list of environmental concerns. Quality of life will suffer, air, noise and light pollution will increase, GB balances this. They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county. No allowance for any growth or requirements of the wider county. It is very City centred and whilst it impacts on the entire county does not take their concerns into any kind of consideration.
PR-B-1311	Keith E	Stratford		1			Absolutely not. The extra 4,400 houses north of the city is not sustainable. Traffic congestion increases, this is already a major issue around Kidlington which also adds to pollution. Schools and health services become further stretched like Gosford Hill and Marlborough secondary schools. Resulting in travelling further a field which adds to congestion and pollution. GB, walks and views sacrificed, these need to be preserved for our future generations. Destruction of many natural habitats which enhance all of our lives. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations . They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county. The current infrastructure can not cope or absorb the 4,400 additional families.
PR-B-1312	Carl	Parker		1			No. An extra 4,400 houses north of the city is not sustainable and is at no point justified. Traffic will become much worse despite the recent expensive infrastructure improvements. There will be a need for extensive infrastructure work to take place throughout Kidlington so that it can cope with the extra demand. Difficulty already to obtain a doctor's appointment and schools are oversubscribed. Further pressure on these services could result in their decline, they need improving. Kidlington and surrounding villages charm and character is due to the close vicinity to the unspoilt GB countryside, enjoyed by many local residents who chose to live in this area. It's not acceptable to scarf ice this . Quality of life will suffer, air, noise and light pollution will increase. Natural habitats and wildlife will be destroyed. 4,400 is based on dubious calculations . They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.

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PR-B-1313	Helen	Broxap		1			No. An extra 4,400 houses north of the city is not sustainable. Traffic problems will increase, it already takes 45 minutes on public transport to central Oxford. Schools and health services will become more stretched. It can take up to five weeks to wait for an appointment at the Key surgery. GB will be sacrificed, choosing to live alongside the canal to appreciate the views and walks. Concerned that the bats in the area would have their ecosystem destroyed which would be a concern for The Bat Conservation Trust. There is a wide variety of birds and mammals who's habitats would be destroyed. For those who work in the city it Is important to protect the GB, so that the open countryside can be enjoyed by all for walking and cycling. Quality of life will suffer, air, noise and light pollution will increase. Flood plains would be put under pressure. 4,400 is based on dubious calculations. They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county. The houses will not attract locals to the area but London commuters with access to the new railway link. Surely this defeats the objective. Perhaps focus on Bicester and Didcot who have room for growth.
PR-B-1314	Nicole and Eugene	Brooks and Griffin		1			No, this level of development is not sustainable for this area. The current traffic issues already affect the lives of the residents and this will only get worse for commuters through Yarnton and surrounding villages. Despite the improvements around the Wolvercote roundabout. GB should be preserved, not sacrificed at the proposed levels. CDC has committed to protect this and should continue to do so. Extensive population growth adds to traffic, noise, pollution and overcrowding. Public services, health services and schools places are also put under immense pressure. The area would attract London commuters and therefore not meet the requirement of local housing needs.
PR-B-1315	Joel	Phipps		1			No. An extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations . They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-1316	Christian	Gilliam		1			No. An extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations . They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-1317	Rachel	Walton		1			No. 4,400 extra homes in Cherwell are not appropriate. Believe the number allocated to CDC has been calculated using now outdated assessment. Since Brexit, a major employer in Oxford, the university has made predictions regarding a decrease in European funding and a reduction in recruitment. The 2014 SHMA may now not be valid. Oxford City should look within its own boundaries and prioritise housing over industrial parks. 4,400 houses north of Oxford is not sustainable, traffic is already heavy and journey times long. Schools and health services will be even more stretched and GB, countryside and wildlife will be damaged. The proposals are unlikely to ease Oxford's housing needs. As developers find themselves unable to provide 30% affordable housing and the proximity to Oxford Parkway attracts London commuters.

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PR-B-1318	Laura	Walton		1			No. Kidlington has minimal and overstretched facilities and an increase in homes will add to the strain that they are already under. It takes four weeks to get a doctors appointment. Bus services to Oxford are packed during rush hour and it takes over 45 minutes to get to Oxford, Kidlington will become gridlocked, the roads can not cope. The current sewage system can not cope. GB should not be built upon, it should be protected and not lost for ever. Wildlife habitats will be destroyed. Some of the areas are prone to flooding, development will make it worse and move it into other areas if there are no green run off areas. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. This is Oxford's quota and it is questionable why Cherwell is meeting their needs. Oxford need to look at previously developed areas first before expecting other councils to sort their issue. The housing will not be affordable for the local people, buy to let or London commuters will buy them and the prices will increase and be out of the reach of local residents who work in the area.
PR-B-1319	Mr and Mrs	Unwin		1			No. An extra 4,400 houses north of the city is not sustainable. Traffic problems between Kidlington and Oxford will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing. The figure of 4,400 is reported to be based on dubious calculations that rely on assumptions of high growth in jobs around Oxford. These are not reliable enough to justify building on GB. The impact from Brexit needs to be taken into consideration.
PR-B-1320	Vassilis	Athanassoglou		1			No. An extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations . They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-1321	Catherine R	Mundell		1			No. An extra 4,400 houses north of the city is not sustainable. Traffic problems will increase already several times a day it is standstill between Kidlington and Oxford, it has not helped with the Oxford Parkway station. With a dedicated bus lane it can take up to an hour for a 35 minute journey. Extra time needs to be allowed for even a four to five mile journey. Schools and health services become more stretched. To get to see a GP can take up to four weeks. GB sacrificed along with walks and views enjoyed and used by many Kidlington residents would be lost. Natural habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations . They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county. It is questionable if the addition of these homes around Kidlington with the new Oxford Parkway station will have a benefit for all the local residents who work locally. It has been reported of a sharp price increase in Kidlington already due to the commuter influx. It's almost certain that these houses would be swallowed up by commuter demand and the idea that they will remain affordable is quite laughable.
PR-B-1322	Judy	East		1			No. An extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations . They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-1323	Karen	Suter		1			No. An extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations . They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.

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PR-B-1324	Katie L	Stratford		1			Absolutely not. The extra 4,400 houses north of the city is not sustainable. Traffic congestion increases, this is already a major issue around Kidlington which also adds to pollution. Schools and health services become further stretched like Gosford Hill and Marlborough secondary schools. Resulting in travelling further a field which adds to congestion and pollution. GB, walks and views sacrificed, these need to be preserved for our future generations. Destruction of many natural habitats which enhance all of our lives. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations . They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county. The current infrastructure can not cope or absorb the 4,400 additional families.
PR-B-1325	Richard	Lodge		1			No. An extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations . They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county. The new improved links to London will encourage London commuters. The new houses will not be affordable for the local's as the prices would be inflated making it difficult for first time byers. Can the housing be made affordable, so that it can support our young community.
PR-B-1326	Jan and Chris	Lacey and Plant		1			No. An additional 4,400 houses in the Cherwell area will mean. Traffic problems increase. Schools, health services and other infrastructure become more stretched. The time for a GP appointment is ridiculously long. GB sacrificed, walks, views that attract visitors to the area and natural habitats, flora and fauna would be lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations . They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-1327	John	Pilgrim		1			No. An extra 4,400 houses north of the city is not sustainable. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life in Kidlington will suffer, with air, noise and light pollution increasing. The figures are based on heavily criticised calculations from the SHMA reliant on high growth in jobs around Oxford. The SHMA was conducted pre Brexit by non independent consultants and should be challenged. Oxford and Kidlington have high employment and low unemployment and do not need extra developments and creation of jobs. There are significant numbers of unoccupied houses in Oxford and land allocated for business and retail such as the Northern Gateway that could be used. The golf course, ancient meadows and GB of Kidlington are no less important than those assets in Oxford. Previous developments such as Lucy's Waterways have not provided enough affordable housing and this proposal is unlikely to address the shortage for local people as it will attract investors and London commuters.
PR-B-1330	N M	O'Mahoney		1			No. An extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations . They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-1333	Zoe	Christodoulou		1			No. If Cherwell agree to 4,400 houses north of the city it will increase Traffic problems. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations . They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.

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PR-B-1334	Jenny	Betts		1			No. Extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations . They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-1335	Natalie	Usher		1			No, the planning documents lack evidence to justify this projection and the methodology is unclear. 2014 is when the projection was made and has no account for Brexit, which could have a negative impact on Oxford, possible the University and the surrounding area. The figure is arbitrary and is not taking into account the uncertainty of the area.
PR-B-1337	Marcus	Lloyd		1			No. Extra 4,400 houses north of the city is not sustainable. Traffic problems will increase. Six years ago it would take an hour each day by bus to get from Kidlington to Oxford city centre. Now travel 20 miles north and get there much quicker. Improvements have not helped. Schools and health services become more stretched, with already long waiting times for appointments. GB sacrificed. Isn't this to stop the encroachment of urban areas. Walks and views the areas that Kidlington residents can enjoy open spaces, flora and fauna would be lost. Natural habitats lost. Quality of life will suffer, air, noise and light pollution will increase. The area is already under an AQMA along the Bicester Road and also Oxford City. This would be compromised if the areas are joined and fail the targets of reduction. 4,400 is based on dubious calculations . They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county. Unemployment isn't an issue in this area, it will only attract London commuters to this cheap area.
PR-B-1338	Philip	Camp		1			No. Extra 4,400 houses north of the city is not sustainable. Loss of villages character in an unacceptable merging and in fill is not viable with village life with the loss of green space between Begbroke, Yarnton and Kidlington. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations . They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-1339	Dr Christopher	Wedge		1			No. Extra 4,400 houses north of the city is not sustainable. Traffic problems in Kidlington and Cutteslowe will exacerbate. Open countryside that GB protects will be sacrificed along with natural habitats. Building near or on flood plains leads to flooding in Kidlington, Botley and Osney. Schools and health services become more stretched. Walks and views will be lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations . They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.
PR-B-1340	Sophia	Argyris		1			No. Extra 4,400 houses north of the city is not sustainable. Traffic problems increase and are already bad. Schools and health services become more stretched and it take ages to get an appointment. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. Oxford is known for terrible air quality and excessive amounts of lung diseases such as asthma. 4,400 is based on dubious calculations which have been criticised since made public.

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PR-B-1341	Olga Lascano	Choperena		1			No. Extra 4,400 houses north of the city is not sustainable. Traffic problems will increase. Six years ago it would take an hour each day by bus to get from Kidlington to Oxford city centre. Now travel 20 miles north and get there much quicker. Improvements have not helped. Schools and health services become more stretched, with already long waiting times for appointments. GB sacrificed. Isn't this to stop the encroachment of urban areas. Walks and views - the areas that Kidlington residents can enjoy open spaces, flora and fauna would be lost. Natural habitats lost. Quality of life will suffer, air, noise and light pollution will increase. The area is already under a AQMA along the Bicester Road and also Oxford City. This would be compromised if the areas are joined and fail the targets of reduction. 4,400 is based on dubious calculations . They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county. Unemployment isn't an issue in this area, it will only attract London commuters to this cheap area.
PR-B-1342	Laura	Precious	Quod on behalf of Albion Land	1			CDC should considered their site at south east Bicester as a strategic site to meet Oxford's unmet need. The apportionment was based on an assumption that strategic development could potentially be accommodated in three of these areas (A, B and E). Have provided a detailed statement in response to this question in the representation.
PR-B-1343	Shaun	Richards	Cerda Planning Ltd on behalf of Cala Homes Ltd	1			No. The 4400 homes figure is not the appropriate housing requirement. The evidence base suggests a requirement of 18000homes to meet the need. In addition whatever SODC does not accept has to be redistributed across the other four districts and Cherwell's Part 1 Plan does not take this in to account. The rep goes on to give a detailed analysis and critique on the work of the OGB and the SHMA.
PR-B-1344	Jonathan	Harbottle	Land and Partners Ltd	1			Agree, and consider that this figure is based on robust OAN evidence. However this was agreed based on the remainder of the unmet requirement being shared between the other Oxfordshire districts. South Oxfordshire District Council has not agreed to the future recommended to them. If South Oxfordshire cannot accept all of the recommended contribution to the unmet need, then other districts including Cherwell may have to increase the requirement from 4,400 in order to address the unmet need in full.
PR-B-1346	Neil	Tiley	Pegasus on behalf of the Dorchester Group	1			Have provided a very long explanation in response to the apportionment of Oxford's housing need. A further review of the SHMA and an early review of the Local Plans would be needed to accommodate the real housing need for Oxford's and London's growth.
PR-B-1347	Zahra	Alrashed	Nathaniel Litchfield and Partners on behalf of Kenley Holdings	1			Supports the minimum of 4,400 as an appropriate requirement for Cherwell. However they acknowledge that the final figure may be higher.
PR-B-1352	Liz	Boden	Pegasus on behalf of Richborough Estates	1			Cherwell has to take additional numbers to compensate for SODC and that 4,400 is actually too low a figure. The Initial SA examined options for 'significantly more' development than the 4,400 and that this recorded significant positive effects with regard to SA objectives concerned with ensuring opportunities to live in decent, sustainably constructed and affordable housing, high and stable levels of employment and improving accessibility to all services and facilities - but the 'Quantum Options Sustainability Effects' were only tested using Areas of Search A and B, on the assumption that the growth would all be located within these sustainable locations.
PR-B-1358	Ian	Lough-Scott	Upper Heyford Village Group	1			Do not believe that a valid case has been made for this number of houses. Doubt that this number of homes is likely to be built within the timescale suggested. Proposals will not address the real problem of meeting the needs of people on the housing register, or provide homes for young families unless a completely different approach is taken to the current developer-led arrangements.

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PR-B-1274	Andrea	Duffy		2	A,B		No, do not think that we have that obligation. Oxford City has promoted the increase of employment unrelated to its traditional industries. The business parks would be better located where the unmet demand is not for land or houses but jobs. These areas do exist in England. Oxford city centre is already congested and travelling seven miles takes up to an hour. Concerned that options A and B will be preferred, with the focus on Kidlington as it is close to Oxford and therefore attractive to developers. GB will be destroyed if building between arterial roads and rail lines; essential workers deserve better. Kidlington is not in an AONB but there are areas outside the village that enhance the quality life for it's residents like the nature park along the Cherwell River. Some developments have already encroached on its edge. More development would lose the nature park and be replaced with a suburban park.
PR-B-1342	Laura	Precious	Quod on behalf of Albion Land	2	E		Agree, but considers that Area E should be included in the area of search. Have provided a detailed statement in response to this question in the representation.
PR-B-0019	Edward	Dowler	Middle Aston Parish Meeting	2			Yes
PR-B-0033	Henry	Munday		2			Object to Kidlington providing houses for Oxford as was done in the 1960's. Oxford City council should address their social housing policy which would include housing for people with disabilities. Oxford could build on Port Meadow instead of Kidlington's meadows.
PR-B-0039	Susan	Cooper		2			Yes, the city is important and does not have the land to solve its housing shortage. Many people depend on it for work, culture and services. Key workers who support Oxford cannot afford to live in the city.
PR-B-0055	Cynthia	Hall		2			No, Oxford has full employment and development should only be on brownfield sites.
PR-B-0057	Matthew	Taylor	Aitchison Rafferty	2			Yes. Oxford has a worsening housing crisis. There is a shortage of land suitable for housing within the City's boundary. Development beyond the green belt to allow homes to be built sustainably should be considered. The 2014 URBED report proposed the expansion of Bicester and Didcot and their surroundings, linked by improved train/tram services. Site WG019 at Weston on the Green provides opportunity to deliver housing and sustainably commute to the wider area.
PR-B-0058	Anthony	Hall		2			No. If Oxford were serious about meeting its housing needs, it would not exacerbate them by building an industrial estate (fatuously titled “Northern Gateway”) in the green belt in the most congested tangle of roads in the area.
PR-B-0060	Sue	Mackrell	Bicester Town Council	2			If CDC have to accommodate additional housing for Oxford's needs, this should be built as close as possible to the city.
PR-B-0119	C A	McCall		2			No, Kidlington and CDC should not meet Oxford's requirements. They should consider brownfield sites.
PR-B-0120	E	Tonkin		2			No specifically convincing account has been provided.
PR-B-0122	A	Dyer		2			No.
PR-B-0153	Paul	Goulding QC		2			No, The importance of affordable housing for local people in Oxford is undeniable, however, does not provide ‘exceptional circumstances’ sufficient to justify the release of land from the GB. The Five GB Purposes remain valid and essential to a balanced coherent and environmentally-sustainable plan for the whole of Oxfordshire. It is important to discourage Oxford sprawl into the surrounding GB. The housing needs of Oxford should be addressed in other ways that avoid unacceptable erosion of the surrounding GB, including building more affordable homes within the City and beyond the GB.
PR-B-0156	Val	Colby	Berrys on behalf of Cancer Research UK	2			Yes. Oxford City is a compact urban area tightly surrounded by Green Belt. The opportunity for the city to meet its housing needs is limited. Cherwell has already made a commitment to accommodate some of the City's housing needs through its adopted Local Plan.
PR-B-0169	Colin	Carrit		2			Yes. Cherwell, West Oxfordshire, the Vale and South Oxfordshire.
PR-B-0171	Peter	Worth		2			Yes because Oxford is the regional economic hub. Kidlington and Yarnton by their close vicinity to Oxford are in demand. If housing is further afield it will add to the congestion, so additional housing needs to be provided close to Oxford on the good bus route.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0184	Roger	Prince		2			Apart from the flaw in the figures, extra houses in the north of the city would be inappropriate due to the chronic traffic problems. The improvements to the Wolvercote and Cutteslowe roundabouts have had little impact and with the forthcoming Northern Gateway traffic will increase. Kidlington has seen widespread residential and commercial development over the years and the approval for a Technology Park at Langford Lane will make matters worse without an additional 4,400 homes .Air and noise pollution will reduce quality of life for everyone and the "Kidlington Gap" along with GB, with its walks, views and natural habitat will be lost. The health services in Kidlington is already stretched and the schools will come under pressure.
PR-B-0186	Paul	Walker	Oxford Bus Company	2			The majority of travel demands arising from this , will by definition be seeking destinations within the City. It would be easier to provide attractive public transport options if this housing were to be located adjoining the City. Nearby high frequency bus-routes could be made available to early and successive phases by incremental extensions, and journey time advantages over private car use can be achieved owing to existing in bus priority. This is before potential further improvements are identified.
PR-B-0200	John and Elizabeth	Gittings		2			Yes
PR-B-0209	Patrick and Julia	Jennings		2			No Cherwell should be looking at developing its own economic activity in and around other hubs such as Bicester and Banbury, which are well connected to Oxford. The model that Cherwell should be building large quantities of housing for people to commute into Oxford every day is flawed and does not align with some of the stated objectives regarding traffic, facilities and the environment
PR-B-0234	Prof Roger	Davies		2			Not unless the transport infrastructure is significantly improved to cater for the increased population. Routes to the north of Oxford are congested and The Rapid Transit lines although welcome, would not be achievable in the time.
PR-B-0238	D A	Burt		2			No, there has been a report that Oxford City are looking at developing a 39 acre site near the BMW works as a sports complex. This appears to be misuse of land, prioritising business over housing.
PR-B-0260	Chris	Pack		2			No, Oxford's housing needs have been wildly exaggerated. They are based not upon exiting need but by jobs that may or may not be created. There are empty houses within the city.
PR-B-0267	Carole	Pack		2			Not as much as this proposal. Oxford's housing needs are exaggerated.
PR-B-0447	Laura, John, Benito	Wainwright		2			No, we do not. Oxford is generating a housing demand by prioritising the development of business parks such as the Northern Gateway, even though unemployment is not a problem in Oxfordshire.
PR-B-0637	Prof Martin LG	Oldfield		2			No, CDC should seek only to meet its own needs. Sacrificing GB for Oxford housing will ruin the local environment for all.
PR-B-0643	L	Allen		2			No. This rep has provided a detailed and lengthy objection to meeting Oxford's needs.
PR-B-0653	Peter	Webber		2			CDC should only assist Oxford City to meet its housing needs when they cannot be met within the city. I believe the City council needs to thoroughly explore all possibilities within Oxford to satisfy its own housing needs. Attention is drawn to a recent planning application for 45 flats in William Morris Close that was rejected within its boundaries.
PR-B-0655	Christina Mary	Shirley		2			No, the environment will be damaged beyond repair forever.
PR-B-0656	Mary G	Shirley		2			No
PR-B-0658	Susan	Oldfield		2			No, I do not. Oxford city has scope for meeting its own housing needs within its boundaries. It could use brownfield sites, unoccupied buildings and build close to its ambitious industrial and business developments. New houses in our area are likely to provide a dormitory for London commuters than for Oxford workers.
PR-B-0704	J	Kershaw	Wright Hassall Solicitors LLP on behalf of Mr J Kershaw	2			Concerned that the houses provided will be purchased by London commuters rather than people who work locally. However, the real issue is the Green Belt which is a fundamental demarcation between Oxford and Cherwell. The rep describes in detail the five purposes of the Green belt as set out in the NPPF and assesses the proposals against them. It also sets out detailed comments as to why Green belt exceptions do not apply.

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PR-B-0705	Nick	Small	Stagecoach	2			Strongly agrees. This need should be met as close as possible to where the need arises, and thus releases from the green belt should be carefully considered, as they are likely to be much better able to sustainably meet Oxford's housing needs rather than greenfield land beyond its outer edge.
PR-B-0710	Selwyn	Phillips		2			Oxford need to be clear on why the need this growth and how it benefits the population of Oxfordshire. Note that there are no obvious documents referring to this requirement.
PR-B-0711	Anthony	Matthews	Shipton-on-Cherwell and Thrupp Parish Council	2			If the housing requirement as established and agreed is specifically for Oxford City needs then it should be specifically designed and provided to meet this need.
PR-B-0723	RA	Humphreys	Humphreys and Co Solicitors LLP on behalf of Oxford Programs Limited	2			Strongly disagree that there is a clear and demonstrable need for CDC to meet Oxford's housing need. CDC makes provision for 22,840 new homes in the adopted local plan, which will deliver a very significant supply of housing more than sufficient to satisfy the requirements set out in the NPPF.
PR-B-0731	Ioana	Davies		2			No. Cherwell has a clear relationship with Oxford, but focusing on development to the North of Oxford will cause major problems. Already congested roads taking an hour to travel 5 miles into the city centre. The potential rapid transit illustration would not be built or approved in time to meet the need for those living in the North.
PR-B-0743	John	Tremlett		2			Yes.think it is obviously necessary to coordinate plans regionally, that most new employment will be in Oxford and other urban areas and that therefore Oxford's suburbia needs to expand.
PR-B-0745	Dr Ian	Scargill	Oxford Green Belt Network	2			Do not agree that Oxford's needs have been correctly assessed and hugely exaggerated based on Ox LEP's estimated job growth. The approach to encourage growth away form Oxford should continue.Oxford City could make a contribution to the strategy and it could use some of the land it has currently allocated for employment, together with other previously developed land, for well planned high density housing.
PR-B-0746	Adrian	White and 79 others	Petition with 80 signatories	2			It is not clear how rural areas in the northern part of Oxfordshire can contribute to the housing required for those working in Oxford and avoid contributing to the already heavily congested road infrastructure without major expenditure on new infrastructure.
PR-B-0751	Dr Katrin	Kiessling		2			If Oxford needs housing outside of Oxford it needs to be in a commutable range without the destruction of the GB.
PR-B-0755	Martin	Palmer		2			No. Do not see that Oxfords problems are the responsibility of Cherwell.
PR-B-0759	R L	Davies		2			Not unless the transport infrastructure is significantly improved due to increased population. Routes to the north of Oxford are already highly congested. The Rapid Transit lines shown on P.8 of the Summary Leaflet would be welcome but are not achievable on the timescale considered for the housing to be built.
PR-B-0765	Layla	Vidal-Martin	NLP Nathaniel Lichfield and Partners on behalf of Taylor Wimpey	2			Have made a very detailed response to this question on the spatial relationship to Oxford. Submit that it is important that the search process is not undertaken on too narrow a basis. I.e. not rejecting options from further analysis at too early a stage. Concerned about the adopted local plan strategy of concentrating growth at Banbury and Bicester. The ability of other settlements e.g. Bloxham must be fully assessed through the Partial Review process. Subsequent iterations of the Transport and Sustainability analysis must assess the individual context of the Cat A villages. A more balanced spread of housing should be sought.
PR-B-0769	Debbie	Jones	Bidwells on behalf of City of Oxford Charity	2			Development should be well connected to Oxford by public transport/cycle routes. Development should encourage the use of public transport. It follows that development should be located on existing effective public transport routes and those routes that are included in the Interim Transport Assessment.
PR-B-0770	Steve	Pickles	West Waddy ADP on behalf of JA Pye (Oxford) Ltd	2			Yes. Strongly support statement in Para 3.38. Development in parts of the district where there is poor transport access to Oxford, particularly by public transport, would clearly not help to meet Oxford's unmet housing need.

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PR-B-0786	Jane	Olds	Caversfield Parish Council	2			Does not agree that Cherwell needs to specifically meet Oxford's needs. If Oxford re-allocated the large areas of land set aside for employment to high density, affordable housing there would be less need for other areas. This would also reduce the amount of vehicles travelling longer to get to work in Oxford.
PR-B-0793	Philip	Morley	North Oxford Golf Club	2			Consider that the complex issues require collaborative problem-solving and long term housing needs cannot, in our view, be treated with a “Not In My Back Yard” mentality. Hope and expect that all the Oxfordshire Councils will take the same constructive and inclusive approach that appears to be being adopted by CDC. Note that the land of Oxford Golf Club (previously Southfield GC) was, to quote from Section 4.4 of the 2010 Inspector’s Report, “rightly excluded” by Oxford City from its Core Strategy because of its “importance in recreational terms”.Believe that NOGC’s location and role provides even stronger arguments for its continued role as Green Belt and as a recreational facility.
PR-B-0796	David	Tighe		2			No
PR-B-0797	Clive	Booth	Oxford Civic Society Planning Group	2			Agree
PR-B-0799	Ian	Sheppard		2			No, do not agree
PR-B-0802	Peter J	Frampton	Framptons on behalf of db Symmetry	2			It is agreed that Cherwell should meet Oxford's unmet housing needs. However, the spatial requirements of existing businesses, and particularly the requirement for new logistics floorspace to meet the needs of existing employers and the increasing demand for electronic retailing should not be frustrated by the belief that additional employment land will necessarily give rise to increased housing land requirements. The Framework makes clear that strategies for housing and employment in local plans should be integrated. It is in the interests of sustainable development that existing manufacturing industries within the Oxford area, are adequately served by component supplies through the logistic supply chain. The rep provides a detailed argument to support this approach.
PR-B-0808	Chris	Robbins		2			Yes. The purpose of GB in preventing coalescence of communities needs to be given more weight, GB sites selected should not compromise this purpose.
PR-B-0809	Karen	Selway		2			No. Oxford City need to consider building more than 550 houses, not pass the problem on to neighbouring, rural villages where the impact on services and infrastructure will be vast.
PR-B-0819	Tim	Green	The Harbord Road Area Resident Association	2			Disagree that Cherwell should specifically meet Oxford's needs in planning for additional housing development. Oxford should be expected to do more of its own housing needs first. Building houses outside Oxford so that people can travel into the City each day is a flawed plan and Cherwell should develop its own employment and related housing.
PR-B-0820	Liam	Ryder	Gladman Developments Ltd	2			Yes. The need to address the issue is urgent. If Oxford's unmet needs are not provided for, the economy of the area is threatened. Spatially Cherwell is very closely linked to Oxford both in terms of transport connections and in travel to work patterns. As such it is not essential that allocations are located in close proximity to the City.
PR-B-0821	Alan and Suzanne	McIvor		2			No do not agree. The idea that Cherwell should build large quantities of housing so that people can travel into Oxford each day is flawed. Cherwell should continue to develop its own economic hubs in areas that it deems sustainable on the basis of its own criteria. The City should be expected to meet more of its own housing need as explained in question 1.
PR-B-0825	Simon	Joyce	Strutt and Parker on behalf of Mrs A Darbishire	2			Yes, agree that Cherwell should specifically meet Oxford's needs in planning for additional housing development.
PR-B-0826	Alan	Dobson		2			Yes, some of them.
PR-B-0827	Paul	Staniforth		2			No the GB should not be infringed.
PR-B-0830	Nigel	Buttler		2			Only if this is provided in close proximity to Oxford, otherwise it is unlikely to meet Oxford’s needs

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PR-B-0831	Natasha	Eliot	Oxford Preservation Trust	2			Pleased to see the CDC is working closely with Oxford City. However,consider that City should look more closely and creatively within its own boundaries to create the 'new balanced' communities mentioned at Question 4 and to ask them to look to allocate sites for housing wherever possible, and to discourage the current trend towards supplying speculative student accommodation on sites which would be suitable to provide more permanent homes.
PR-B-0832	Richard	Hills		2			Yes. Oxford's population is growing as people choose to live there, and the city boundaries are too tight for the existing geographical area. New housing to support Oxford must be built as close to the city as is possible. Building further away will only increase commuting misery and pollution.If the surrounding areas do not support this, there is a strong argument that Oxford's geographical boundaries should expand to reflect its growing population, to allow it to meet its own housing requirement.
PR-B-0837	David	Jackson	Savills on behalf of Christ Church, Exeter College, Merton College and OUP	2			The most sustainable way of meeting Oxford's need is to locate it as close as possible to the City. It is right for CDC to contribute towards the housing need of Oxford given that it has land that directly adjoins the northern boundary of the built up area of Oxford.
PR-B-0838	David	Jackson	Savills on behalf of University of Oxford, Christ Church, Exeter, Magdalen, Merton and St John's Colleges	2			The most sustainable way of meeting Oxford's need is to locate it as close as possible to the City. It is right for CDC to contribute towards the housing need of Oxford given that it has land that directly adjoins the northern boundary of the built up area of Oxford.
PR-B-0839	Mark	Rose	Define on behalf of William Davies Ltd	2			A district wide approach should be applied to considering additional opportunities for allocating residential land. An over emphasis and reliance on a small number of locations increases the risk of the need not being met in the Plan period. The District has excellent transport links that support a district-wide approach. This approach reflects the strategy in the adopted local plan. It should include consideration of the potential role of the higher order Cat A Service Villages that have already been identified as sustainable locations for future development.
PR-B-0840	Mike	Gilbert	Mike Gilbert Planning Ltd	2			Yes
PR-B-0841	Darren	Bell	David Lock Associates on behalf of Hallam Land Management Ltd	2			Agree that an additional housing requirement for Cherwell should be identified to meet Oxford's unmet needs. Cherwell and Oxford are part of the Oxfordshire HMA and they have a strong relationship.
PR-B-0842	Alex	Wilson	Barton Willmore on behalf of A2 Dominion Group Ltd	2			Bicester is already identified as a location in which the bulk of the proposed growth in Cherwell will be accommodated. Bicester has good links to Oxford City. Consider there is capacity/opportunity to accommodate further growth to meet unmet need. The Government's announcement of Garden City status confirms its support for the development of Bicester.
PR-B-0844	Peter J	Frampton	Framptons on behalf of EP Barrus	2			Yes.
PR-B-0847	Richard	Cutler	Bloombridge LLP	2			Yes. The OGB position statement gives the District no room for manoeuvre.
PR-B-0856	David	Smith		2			No.
PR-B-0861	Tim	Perkins	TMP Planning Ltd on behalf of Gosford and Water Eaton PC	2			This is not proven. The PC fully accepts that there are housing problems within Oxford, especially regarding affordability which is a key issue for workers looking for accommodation. Accept that much work has been carried out to look at Oxford's housing capacity, note that the Updated Advice Note on Oxford's Development Capacity prepared by Fortismere Associates Aug 2015 made a number of recommendations, and that these still need to be addressed through review of the Oxford Local Plan. These unanswered questions need to be addressed before land is released in other Districts, especially in the GB. Therefore do not agree that Cherwell should accept Oxford's housing needs on the scale proposed given the likely impact on the GB, communities and the environment.

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PR-B-0862	Peter	Nicholson		2			Objects, and considers that this perceived need for housing appears to arise from city/county plans for aggressive, unsustainable, economic= growth in Oxford and around the County as a whole. Has provided a more detailed statement in the representation.
PR-B-0866	Matt	Todd		2			No. Oxford has housing and transport issues currently, so it needs to be considered whether adding more homes would exacerbate these problems or solve them?
PR-B-0868	Jennifer	McFadden		2			No, it is not agreed that you “need to specifically meet Oxford's needs in planning for the additional housing development". It makes sense for councils to work together, but unclear why Cherwell should meet Oxford's needs in this area and on such a scale. Is a much larger city being planned, is coalescence inevitable.
PR-B-0871	Patricia	Redpath		2			No. Regardless of NPPF requirements, where there is no suitable land for development that is it. Cherwell has worked hard to accommodate its own numbers and enough is enough.
PR-B-0877	David	Flavin	Oxfordshire County Council	2			Agree
PR-B-0878	Jane	Olds	Wendlebury Parish Council	2			No. The Parish considers that Oxford should do more to provide accommodation for key workers and affordable homes. They suggest redeveloping Osney Mead site for housing which also improve access to the site.
PR-B-0882	Julia	Trowles		2			Planning for developments in Cherwell should be based on Cherwell's needs.
PR-B-0883	Peter	Trowles		2			Planning for developments in Cherwell should be based on Cherwell's needs.
PR-B-0887	Paul	Buckley		2			Yes
PR-B-0890	Chris	Dicks		2			Yes a holistic approach is good but South Cherwell cannot be considered in isolation to Oxford city. Oxford must try harder to meet its own needs and it must not be at the expense of the GB or Kidlington, Yarnton and Begbroke's identities.
PR-B-0895	Dr Alison and Dr Simon	Street		2			No. Cherwell should only agree once clear evidence that existing brownfield sites and sites within the ring road have been analysed for potential housing first. SHMA suggests a greater need for affordable rental property in Oxford. It would seem more appropriate to develop within the ring road.
PR-B-0896	Lucy and Richard	Miles		2			Majority of workers in Oxford work in Headington, Cowley and the city centre, the opposite side of Oxford from Cherwell, it seems inappropriate to meet Oxford's needs in Cherwell adding to the pressure of infrastructure and network. Both the A34 and A44 are currently unable to cope with traffic levels. Houses built in option A would be used for London commuters using Oxford Parkway rather then travelling into Oxford. Houses should be built near to Headington, Cowley and the city centre to avoid added pressure on the transport and roads from the north of Oxford.
PR-B-0897	Rob	Lawrence		2			No. Oxford's public transport system is utterly inadequate and cars are not practical in the city. Its time consuming and the journeys are unpleasant, until the problems have been fixed like a subway system, no houses should be built. Oxford should be do more to address their own housing needs.
PR-B-0905	Theresa	Goss	Bloxham Parish Council	2			Yes. Oxford City has identified the need for affordable housing in the right location, close to the city with good connections to the city, which could improve it's housing stock particularly in the rented sector. The Green Belt around Oxford should be redesignated and used for development. Sites close to Oxford could maximise developer contributions to allow real improvements already identified around the city.
PR-B-0907	Alison	Forfar		2			When Oxford has exhausted its land then some additional housing may need to be planned for Cherwell. Transport infrastructure needs to be in place for this to work as it already inadequate.

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PR-B-0910	Ken	Pelton		2			No. The question attempts to presuppose the answer. There is no evidence Oxford has an unmet housing need. There are not a large number of people living on the streets, there are unfortunately some. Oxford could accommodate for this need, which would be closer to the source of jobs and be far more sustainable. Large employers in Oxford are the public sector, this is not the sector that should be increasing employment. It needs to be focused on companies that are growing who would be better placed on business parks within reach of Oxford, but there is no need to be within the City or on the surrounding GB. Housing for the employees can be dispersed over a wide area of Oxfordshire and surrounding counties and if this is the case the existing and new transport infrastructure has the chance of coping.
PR-B-0911	Andrew	Smith	Hampton Gay and Poyle Parish Meeting	2			Understand the economic and cultural importance for Oxfordshire, but Kidlington should not be scarified for Oxford. Retaining the green gap, recreational value of the Countryside, etc are important to Kidlington residents.Oxford City's housing strategy should be revisited. Considerations should be given to moving current facilities out of the City, where they can more easily be accommodated in the countryside and free up land for redevelopment.
PR-B-0912	David	Mason		2			In part only, but proportionately.
PR-B-0913	Helen	Marshall	CPRE Oxfordshire	2			Do not consider that Oxford's needs have been correctly assessed. They also consider that Oxford City could do much more to meet its own needs for e.g. by proposing large-scale employment-generating development, by relocating employment sites for housing and by increasing density of development. Object to and question how development on greenfield sites should be more financially attractive than within Oxford City limits on brownfield sites. Therefore, as a minimum, issues such as the proportion of affordable housing must be agreed between Councils. Have provided more detailed arguments discussing Oxfordshire SHMA in their representation. Suggest that the affordable housing requirement should be 50%.
PR-B-0924	Jan	Molyneux	Molyneux Planning for SBPC on behalf of Earthline Ltd and U-Stay Ltd	2			Yes, the purpose of the provision of sites under the Duty to Cooperate is to meet Oxford's unmet need. Whilst there is an argument that the provision of any additional housing will assist in meeting need within an area, it is likely that residents will wish to retain a significant social and economic link with the city.
PR-B-0926	Dr Eric	Sidebottom		2			No.
PR-B-0931	Jane	Olds	Fringford Parish Council	2			"The urban capacity of Oxford is yet to be confirmed" The parish accepts Duty to Co-operate. However considers that Oxford also should be asked to complete a partial review and consider London densities to accommodate all of its proposed housing need within its own boundaries, and that it should reduce its employment aspirations and future employment growth should be targeted towards Oxford-Cambridge corridor in line with Govt. Strategy. Any proposed external sites are likely to be less 'sustainable' than the sites within Oxford. The proposed number of extra homes need further negotiation if general feedback within Cherwell is not supportive of accepting number.
PR-B-0933	Peter	Bateman	Framptons on behalf of the Donger Family	2			Cherwell has a duty to cooperate with the City. Does Cherwell fit within Oxford's HMA - Yes. But the Framework is clear that accommodating any proven unmet development needs from neighbouring authorities should only take place where meeting that need does harm the principles and policies of the Framework.
PR-B-0935	David	Lock	David Lock Associates on behalf of Gallagher Estates	2			Supports the approach to identify an additional housing requirement in Cherwell to help meet Oxford's unmet needs. Cherwell sits within the Oxfordshire HMA and has strong functional and economic links to Oxford City.
PR-B-0937	Philip	Rawle	Greenlight Developments	2			An underlying theme in the Options document is that Oxford has significantly different housing market characteristics and issues relating to it than the rest of the HMA (Oxfordshire as a whole). We do not agree with these assertions, which in turn underpins the very approach being taken. i.e. to meet Oxford's unmet housing needs as close to the City as possible (resulting in GB releases). The rep analyses the SHMA in some detail.

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PR-B-0944	David	Stone		2			Yes, agree CDC has a responsibility to assist with this requirement. Do not accept the term ' Spatial Relationship to Oxford.' It is completely unsustainable and unbalanced to place any or all of the 2,200 houses or more, between and around Oxford and Kidlington. Suggesting "it is Oxford's problem, have it back on your doorstep!" Does not lead to an effective, sustainable, balanced solution. This fails to offer the solutions suggested in your documents and it result in the irreversible damage to community cohesion, transport, ancillary services and the removal of the essential purpose of the GB much affecting neighbouring environments.
PR-B-0948	Tim	del Nevo		2			See the need to assist Oxford in its housing needs but not to the extent proposed.
PR-B-0949	Peter	Monk	Banbury Civic Society	2			Given the 'Duty to Co-operate' Cherwell has little choice than to identify sites that can be used to meet this requirement, but also given recent national decisions (e.g. Brexit) there is no urgent need to programme the development of such sites until the need is actually identified through accurate and timely monitoring. In addition , notwithstanding the provisions of LTP4, it will be necessary to put in place any appropriate transport and environmental infrastructure to ensure that any development can function properly from the outset.
PR-B-0956	Mark	Recchia	Banbury Town Council	2			Agrees, but is concerned that in doing so the development needs of settlements where Oxford's unmet housing need end up located are overlooked or worse adversely affected, like Option H sites around Banbury. Outside of strategic housing sites allocated in the Local Plan, emphasis should be on smaller housing developments concentrating on brownfield sites within the existing footprint of the town alongside mixed-use development in town centre location as advanced by the Banbury Masterplan.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	2			Agrees, and consider that this does seem to the point of the Partial Review of the Local Plan.
PR-B-0966	E	Nicholson		2			No, believe that Oxford City should meet its own housing needs. This need results from pursuing an unsustainable growth policy that should have been foreseen. Growth should have been limited to a level that could be supported within its boundaries. If development in Cherwell went ahead it is likely to be occupied by London commuters, not solve the deficit and ruin the countryside and GB.
PR-B-0970	Ken	Martin	Noke Parish Meeting	2			The housing need for Oxford is exaggerated. Brownfield sites in the City should be utilised before any sites are identified in Cherwell.
PR-B-0973	Jonathan	Harbottle	Land and Partners Ltd	2			Yes, as Cherwell forms part of the same Housing Market Area.
PR-B-0984	Jane	Burrett		2			Only if appropriate for employment in Headington, Cowley and the city itself. and if the journey times are reasonable which they are not at peak times from Bicester to Oxford. If transport possibility and costs are affordable with the salaries and wages paid. Any unmet housing needs to be as near to Oxford.
PR-B-0985	Peter	Collins	Islip Parish Council	2			It would have been far better if Oxford City had focussed on building new commercial development rather than providing additional employment opportunities until it had built sufficient transport infrastructure and sufficient housing within the city to facilitate the desired strategic growth. The Parish Council agree, but consider that we should never have been put in this position.
PR-B-1003	Simon	Turner	Launton Parish Council	2			Yes
PR-B-1005	SP and SA	McQuillan		2			There may be some need, the quantum is not proven. Oxford's needs are unlikely to be met with new commuter areas of 5-10 miles from the city. Pressure on car travel will follow and there are no costing's or timings to address this matter. The areas will attract London commuters who will use the new Oxford Parkway. This is the exact opposite of CDC's aim. London will benefit while the cost of services, schools, doctors etc. remain in the local community.
PR-B-1006	Ruth	Powles	Kirtlington Parish Council	2			Support Cherwell rather than agree to this need.

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PR-B-1015	Daniel	Hatcher	Rosconn Group	2			Agree with the spatial relationship to Oxford and therefore agree with Cherwell meeting Oxford's needs for additional housing in the Cherwell area.
PR-B-1016	Ben	Simpson	WYG on behalf of Bonnar Allan Ltd	2			It is right for the Review to meet Oxford's unmet housing needs. The question of where that growth should be is different. Until now there has been no public input in to possible locations. Despite the existence of 2 railway lines providing direct services to Oxford (and related road corridors) the potential locations identified by the Growth Board are all on or close to the edge of Oxford, within the GB. The rep continues by discussing the historic growth of Oxford and the problems this has created , particularly traffic congestion. It is argued that further growth on the edge of the City will only exacerbate these problems. The rep then goes on to discuss the merits of creating a new community at New Alchester, including the ability of people living in Bicester to travel by rail and then on to the 'Science Vale' and the creation of a 'Garden Park of Oxfordshire'.
PR-B-1017	Oliver	Burton-Taylor	Simply Land (Oxford) Ltd	2			Yes
PR-B-1024	Andrew	Hornsby-Smith		2			Disagrees, or at least not exclusively. Considers that proximity to Oxford should not be the only material consideration in assessing these sites. Discusses the SA, ITA and Growth Board's assessment of sites and that very little if any of the criteria was used to assess the impact on the Green Belt, and that the Growth Board's Green Belt study is partial, inaccurate and skewed. Has provided a detailed statement on the assessment of the SA and ITA in the representation, in particular to the access to infrastructure and key services and facilities in the area and air quality. Objection is not so much that the Council should meet Oxford's needs, but that Oxford's preferred option within Cherwell should not be the main weighting that is applied in the evaluation of options.
PR-B-1027	Jonathan	Porter	Archstone Projects Ltd	2			It is logical to seek to provide Oxford's unmet need which relate closely to the City. While directly attributing certain sites and ring fencing housing supply to Oxford alone is convenient, it is an artificial and questionable approach.
PR-B-1030	Jonathan	Harbottle	Land and Partners Ltd	2			Yes, as Cherwell forms part of the same Housing Market Area.
PR-B-1032	David	Burson	JPPC on behalf of the Tripartite and the University of Oxford	2			The strategy should focus upon the City and development opportunities in close proximity to ensure strong links. This is in keeping with the objectives of LTP4 and the existing travel patterns of commuting movement in to the City from the outlaying single housing market. Connections with Oxford require strengthening through investment in sustainable transport infrastructure whilst simultaneously siting Cherwell's allocations in sustainable locations near existing or new transport corridors. For example, through the new rail station and Park and Ride at Begbroke proposed in the masterplan.
PR-B-1036	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford	2			Agree to the spatial relationship to Oxford. Additional housing should be directed towards sites that are sustainably located and in close proximity to Oxford, by developing housing on sites that are (or have the potential to be) well connected to the City and its associated employment. In light of the statement on page 30 of the Options Paper, support and consider that it is right for Cherwell District to contribute towards housing for Oxford's needs as there is land with the District that is well connected to Oxford and has the potential to meet its needs.
PR-B-1037	Alice	Suttie	Boyer Planning on behalf of Redrow Homes and Wates Developments	2			It is the 'unmet' needs of Oxford that CDC should jointly work with other Oxon authorities to meet (as opposed to Oxford's needs' as referred to in the question). It is important to clearly set out and agree what these unmet needs actually are. There is currently a lack of certainty over exactly what these unmet needs are and in order to ensure the soundness of the plan, robust evidence is required to clearly establish these needs to ensure the proposed strategy is justified and effective.
PR-B-1038	Mrs Margaret	Sidebottom		2			No.

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PR-B-1039	Igor Niladri	Dyson		2			No. Cherwell is being pressurised into this. The unmet housing need comes from a wish to grow population and to drive the economic growth. Regardless of the damage to the environment, heritage and social benefits. Sustainable is not an appropriate word describing development on any existing GB. Consideration should be given to previously developed land, be affordable and house the current population first.
PR-B-1069	JP	Lyes		2			No. Kidlington needs to preserve a separate identity to Oxford. A public enquiry should look at how Oxford is resolving its housing crisis in order to ensure its making headway on affordable housing as well as achieving a balance between industrial and residential development. At present it appears to be generating industrial ahead of residential.
PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council	2			This is a requirement for Oxford City. It seems logical that any housing falling in this category should be located as close as possible to the City. Cherwell should not concede to the City's need therefore no need for a vision.
PR-B-1095	Val	Russell	Bodicote Parish Council	2			Only if this is close to Oxford - otherwise the housing will not be to meet Oxford's needs.
PR-B-1096	Greg	Blaquiere	Terence O'Rourke Ltd on behalf of the Vanbrugh Unit Trust and Pye Homes	2			A long and comprehensive response which in summary states that where sites are demonstrated to be appropriate and capable of providing housing in the form of sustainable development, these should be delivered to increase the supply of new homes. Where it is identified that Cherwell has capacity to deliver housing, these sites should be brought forward as a positive opportunity to increase supply of new homes.
PR-B-1099	Alan	Storah	Oxford City Council	2			Cherwell should contribute to meeting Oxford's needs.
PR-B-1102	James and Kate	Hamilton		2			No do not need to meet Oxford's needs. Oxford has many acres of undeveloped brownfield sites within its boundaries which could be used for housing rather than industry. Likewise there is land in Kidlington earmarked for Industry. CDC should challenge Oxford City on this.
PR-B-1108	Tom	Hockaday		2			Some additional developments in the Cherwell District areas closest to Oxford are reasonable; for example Kidlington, Begbroke, Bicester, and within the GB.
PR-B-1109	Keith	Johnston		2			No. Oxford City must review its growth plans, be more realistic about actual demand and accommodate it's needs in a more imaginative and less intrusive ways.
PR-B-1110	Iain	Johnson		2			No. CDC is not Oxford City, the city needs to look after its own needs and ask the University, its major landowner, to consider what can be done to meet housing pressure.
PR-B-1111	Pat	Clissold		2			Oxford had a commuter population of 16,000 in 2011. If this number could be reduced there would be more houses available for essential workers in Oxford. Houses built outside Oxford will contribute to its traffic problems, as workers commute in. 9,500 people commuted from Cherwell into Oxford City in 2011 consensus. Only 54% of people who work in Oxford also live in Oxford.
PR-B-1126	Jamie	Lewis	Hunter Page Planning on behalf of M and G Real Estate	2			It is agreed that Cherwell should be responding directly to meet the needs of Oxford, based on a sustainable and connected relationship with the City. This should utilise the existing good transport links within the district. However, the pressures on existing identified growth points will need to be assessed and in addition the need to expand development in smaller settlements will need to be considered to meet the increased housing requirement as a whole.
PR-B-1127	David	Betts		2			No, this is premature. The SHMA needs to be revisited as these figures appear to be based on an optimistic growth in jobs and events such as the EU referendum need to be considered. There is little evidence that Oxford has examined its ability to accommodate more housing before building on GB.
PR-B-1132	Linda	Ward	Kidlington Development Watch	2			Do not agree that CDC need to meet Oxford's needs as these have not been correctly assessed. Oxford has not done enough to accommodate further housing within the city's boundaries. Oxford should also substantially reduce the number of sites it has identified for employment purposes and should reallocate that land for housing. It should also embark on a strategy to divert employment growth elsewhere to areas that need and would welcome it both in Oxfordshire and the country as a whole. By taking these actions its assessed needs (grossly overestimated as they are) would be reduced further.

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PR-B-1133	Philip	Towler		2			Accept that Oxford has housing needs but need to be based on robust analysis and sensible projections. The figures were derived from the SHMA, not a truly independent body, and the methodology is flawed. These figures need further assessment and the impacts of Brexit considered. Oxford City should bear a proper share of the burden.
PR-B-1139	Ken	Martin		2			No, Oxford could meet their own needs by using neglected brownfield sites currently used or earmarked for commercial and industrial purposes. The universities must be stopped from the relentless push for growth within the city and students housed in high density accommodation rather than family homes. Oxford exacerbated the problem by allowing Oxford Brookes to move accommodation from Wheatley to the city centre.
PR-B-1140	Catherine	Richenburg		2			No, Oxford should not expand if it does not have the space. Research and innovation hubs should be developed elsewhere in England where jobs are needed, housing is cheap and there are excellent universities i.e. Durham and Newcastle. This is the approach by the CPRE in seeking to protect the historic city of Oxford from overdevelopment.
PR-B-1142	Alan	Lodwick		2			No. The flawed Oxfordshire SHMA does not correctly assess Oxford's needs. Oxford City could address its own needs better for example by substantially reducing its proposed employment sites, reallocating them for housing and making better use of brownfield sites.
PR-B-1145	Richard	Bennett		2			No, not individually which this plan is suggesting each Cherwell district do. Why not go further afield where brown belts are available and more suitable?
PR-B-1146	DJ	French	Deddington Development Watch	2			Agrees. Seeking to promote additional employment generating development in Cherwell is inconsistent with the priority of providing housing to meet the accommodation needs of Oxford's employment market.
PR-B-1147	Joan	Tossell		2			No, the city has created a housing problem and has done little to solve it. Development in Oxford in recent years has been aimed primarily at attracting commercial and retail investment - the Northern Gateway for example. Figures from 2013 show that 1,300 dwelling in Oxford are unoccupied these could be bought back into use to solve the problem. The SHMA allocation of 550 new homes in Oxford is a disgrace, the county cannot pick up the problem when it needs to meet its own housing needs. South Oxford is challenging this allocation CDC should do the same.
PR-B-1148	Terry	Tossell		2			No, the city has created a housing problem and has done little to solve it. Development in Oxford in recent years has been aimed primarily at attracting commercial and retail investment - the Northern Gateway for example. Figures from 2013 show that 1,300 dwelling in Oxford are unoccupied these could be bought back into use to solve the problem. The SHMA allocation of 550 new homes in Oxford is a disgrace, the county cannot pick up the problem when it needs to meet its own housing needs. South Oxford is challenging this allocation CDC should do the same.
PR-B-1154	Jim	Spencer		2			Yes, Oxford is a geographically compact city and does not have the space to meet its housing requirements
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	2			Do not think that there is an obligation to do this although understand why this would appear attractive. However, consider the green belt to be vital demarcation between the city and our villages.

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PR-B-1157	Nicola and Giles	Lewis		2			No, do not agree, Oxford needs to do more to meet its own needs as the fifth objective in the Planning Policy Network is designed to encourage. Oxford should prioritise housing over employment generating development and provide housing for existing workers before attracting more. Employment generation could be proposed for areas such as Bicester to share wealth creation opportunities elsewhere. The most important need is to preserve the GB to stop urban sprawl destroying the historic character of the city. To prevent coalescence of Oxford, Kidlington, Begbroke and Yarnton and safeguard the countryside from encroachment. The GB preserves the setting and special character of historic towns, Begbroke is mentioned in the 'Doomsday Book'. Oxford City needs to consider recycling derelict and other urban land before looking outside of the city. Any housing to the north of Oxford will be attractive to London commuters.
PR-B-1158	Elizabeth	Leckie		2			Oxford's needs and preferences should not be placed above the interests and preferences of Cherwell's residents. Oxford shouldn't impose high density dormitory housing on the surrounding GB to service its own ambitions and prestige projects. Congestion in and around Gosford and Kidlington would be exacerbated, whereas new housing within Oxford would not add to this congestion. Given the proximity to Oxford Parkway new houses would attract London commuters and not fulfil Oxford's unmet housing needs.
PR-B-1159	Tamsin	Leckie		2			Oxford's needs and preferences should not be placed above the interests and preferences of Cherwell's residents. Oxford shouldn't impose high density dormitory housing on the surrounding GB to service its own ambitions and prestige projects. Congestion in and around Gosford and Kidlington would be exacerbated, whereas new housing within Oxford would not add to this congestion. Given the proximity to Oxford Parkway new houses would attract London commuters and not fulfil Oxford's unmet housing needs.
PR-B-1162	Roger	Bellamy	Hornton Parish Council	2			No. Even though Cherwell is adjacent to Oxford City Council, transport and facilities would still be needed to access the city.
PR-B-1163	Catherine	Arakelian		2			No, there is no need for Cherwell to meet Oxford's unmet housing needs and it is not an 'exceptional circumstance' for encroaching on the GB. It is premised on economic growth which runs counter to current trends and if the growth board believes 35,000 houses will be needed they should have a more imaginative scheme i.e. a new town. There may be room within the Oxford ring road to accommodate a significant number of houses for example the Pear tree interchange if it is relocated.
PR-B-1165	Caroline	Johnson		2			There appears to have been little discussion of Oxford's figures and do not consider that they are soundly based. It would be more appropriate for employment to be generated in Oxfordshire rather than in Oxford and for housing to be located in proximity. There are successful science parks in South Oxfordshire and the same could be achieved in North Oxfordshire. This should be CDC's objective. The current areas to which people commute are Cowley, Headington and the centre so building houses near to these jobs would reduce pressure on transport. It would be more appropriate to get the employment opportunities sited in CDC's area. Areas of land that Oxford City currently has allocated for employment should be used for housing.
PR-B-1167	Jodi	Stokes	Persimmon Homes Midlands	2			It is key that this strategic growth should be met within sustainable patterns of development with good transport links and connections to Oxford. Kidlington and Bicester should look to plan for additional homes, as they are sustainable settlements in close proximity to Oxford. The characteristics of these towns are outlined. Banbury should also not be ruled out for taking strategic housing sites.
PR-B-1174	Ellis	Davies		2			No. Attracting more business into Oxford will add to the housing needs. Other Major cities with equally historic buildings have managed to build at much higher densities. There need to be consideration to how many people living in Oxford commute to London and the Midlands.

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PR-B-1180	RA	Humphreys	Humphreys and Co Solicitors on behalf of Oxford Programs Ltd	2			Strongly disagree that there is a clear and demonstrable need for the Cherwell district to meet Oxford's needs. The existing housing commitment in the adopted local plan is more than sufficient to satisfy the NPPF requirement to significantly increase the supply of housing.
PR-B-1181	Heidi	Lancaster		2			No, if Oxford cannot meet their housing needs development needs to stop. The traffic system of Oxford is already at capacity and the flood plains around the city provide a natural limit. Need to retain the character of individual cities and villages which attracts tourists. Oxford should consider building on areas identified for business development as housing should take priority and business will further increase the housing demand.
PR-B-1188	Carol	Matheson		2			It is accepted that Oxford believes it requires more houses and there is a need for affordable housing for key workers. However this will not be achieved by releasing expensive developer land around Gosford/ Kidlington where it will be bought by London commuters. Planners should look at developing brownfield sites and filling in gaps within the built up parish areas of Gosford and Water Eaton. Policy villages 1 categorises Gosford and Water Eaton as a category A village where only minor developments or infilling is allowed. Have concerns regarding Oxford, Water Eaton and Gosford merging together and Local Plan Policy ESD14 seeks to prevent this and encroachment on the GB. Building on the edges of the parish will not enhance the character or appearance of Gosford and Water Eaton as Policy ESD13 seeks to do.
PR-B-1192	Robert	Selway		2			No. Oxford City needs to consider building more than 550 houses and not pass the problem onto neighbouring, rural villages where the impact on services and infrastructure would be vast.
PR-B-1224	Theresa	Goss	Adderbury Parish Council	2			Yes, particularly for more affordable housing and starter homes. However APC hopes planners will avoid the creation of affordable 'ghettos' where housing is of poor quality and which creates issues for the future.
PR-B-1225	Paul	Butt	Paul Butt Planning on behalf of Shyde Investments Ltd	2			Yes
PR-B-1226	Andrew	Garraway	Turnberry on behalf of Exeter College - Frieze Farm	2			Yes
PR-B-1227	Richard	Silvester		2			It is not logical for Oxford to expect other District Councils to help to meet its housing needs as it could feasibly develop additional accommodation within its own boundaries if land usage was allocated more sensibly.
PR-B-1229	Henry	Brougham		2			Yes, subject to the qualifier in Q1 regarding a review of the figure in the light of Brexit.
PR-B-1230	T M M	Green		2			No do not agree. Oxford Citys hould be expected to meet more of its own housing need and employment is based in Headington and Cowley. Any houses built between Kidlington and North Oxford are likely to be purchased by London commuters using the new Parkway station.
PR-B-1232	Mark	Schmull	Nathaniel Litchfield and Partners on behalf of The Church Commissioners	2			The starting point should be locations close to Oxford. It follows logically that where there are opportunities to meet this need in sustainable locations with strong transport connectivity to the source of the need these should be considered. Islip would be capable of growing without increasing the risk of coalescence with Oxford. It's location along the Oxford-Cambridge-Milton Keynes 'Growth Corridor' further enhances this case.
PR-B-1233	Simon	Gamage	RPS Planning and Development on behalf of Mr R Bratt	2			Agrees that CDC should specifically plan to meet Oxford's unmet housing needs and has no further comment to make at this time.
PR-B-1235	Ed	Barrett	Catesby Property Group on behalf of Catesby Estates Ltd	2			Yes it is agreed that CDC need to specifically meet Oxford's needs when planning for additional housing development.
PR-B-1236	Richard	Boother	RPS Planning and Development on behalf of Mr R Davies	2			Yes. It is agreed that the Oxfordshire SHMA (2014) provides the objective assessment of need and that it is consistent with the NPPF that CDC and other Oxfordshire councils have, through the OGB, apportioned housing throughout the county in order to meet the unmet need identified.

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PR-B-1240	Suzanne	Willson-Higgins		2			Disagrees and considers that this is not proven. Fully accepts that there are housing problems in Oxford, especially affordable housing for key workers. Refers to Fortismere report 2015 which made a number of recommendations and that these still need to be addressed through review of the Oxford housing capacity. These unanswered questions need to be addressed before releasing land within the GB and in other districts.
PR-B-1243	Kazimiera	Kantor		2			Since the demand estimates are based on flimsy theoretical assessments, it would be unwise to proceed with this project. The infrastructure cannot cope. If Oxford City believe that their estimates are sound they should utilise the brownfield sites within the City which already have planning permission and the as yet unexploited land in areas which will not test the infrastructure. Oxford City should be responsible for balancing its commercial developments and residential needs.
PR-B-1245	Jason and Petra	Tyrell		2			No, it is not Cherwell's responsibility. In addition the proposed developments are within Cherwell District but the impact of the developments would be on Oxford and their already constrained infrastructure network.
PR-B-1251	Susan	Silvester		2			It is not logical for Oxford to expect other District Councils to help meet its housing needs when it could feasibly develop additional accommodation within its own boundaries if land usage was allocated more sensibly.
PR-B-1252	Philip	Boxall		2			The duty to cooperate is a good thing. Note the suggestion in section 4.18 that in return Oxford City should contribute to funding infrastructure within Cherwell and would agree with that.
PR-B-1254	Philip	Redpath		2			Cherwell and West Oxon have met their own needs which has been a difficult task, they should not be expected to take additional large numbers to accommodate another district.
PR-B-1255	Kezia	Sheppard		2			Not 'we' specifically- other non-GB sites would be suitable.
PR-B-1256	Nicola	Mallows	Gresswell Environmental Trust	2			Oxford should develop its own land bank for its housing. It needs to stop dumping its quota onto other district councils. Just as Local District Councils have a duty to co-operate with each other, so too does Oxford City have a duty to respect its outlying villages, and to acknowledge the health benefits that the Green Belt offers. Oxford has an obligation to serve its existing residents, most of whom value the benefit from the easy access to open agricultural or amenity land in the GB. There is a case for strategic planning over the whole of the Oxford area so that there is no loss of quality of life, so that green corridors such as the Green Belt, open land and environmentally sensitive areas such as the Thames Valley and Otmoor are protected forever from development. Oxford will be a lesser place if the amenity of the surrounding villages and open Green Belt land are in any way compromised. What makes Oxford a sustainable and a nice place to live work and breath, is the existing ease of access to open agricultural and amenity land. It is vital to our well being.
PR-B-1262	Andrew	Gant	Oxford City Council Lib Dem Group	2			Agrees, but if the infrastructure to connect housing to jobs, schools etc. in a sustainable way is properly factored in before the numbers are agreed and sites allocated. Oxford City Council's response to WODC's proposals for housing at Eynsham (including the so-called new "garden village") makes this point, and we agree with that document both in the context of WODC and CDC. In the past, sites have been allocated and plans adopted without the infrastructure being fully in place - the Northern Gateway AAP is an example
PR-B-1263	Katie	Silvester		2			It is not logical for Oxford to expect other District Councils to help to meet its housing needs as it could feasibly develop additional accommodation within its own boundaries if land usage was allocated more sensibly.

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PR-B-1268	Garry	Lancaster		2			This is essentially the same question as question 1. No. Cherwell should focus on Cherwell's needs. Oxford need to solve its own problems rather than delegate this onto the surrounding areas. The consultation states that Oxford does have a housing supply problem which leads to high house prices, but they don't have an unemployment issue. Oxford need to make housing affordable rather than concentrate on commercial development and work harder to identify and convert long term empty houses. The 4,400 figure was calculated before the EU referendum and therefore the figures need to be recalculated.
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	2			Accept in principle the spatial relationship to Oxford, and that genuine employment growth needs to be reflected in housing growth, and the quantum of need outside the City is untested and proven. More work needs to be done to establish genuine opportunities for accommodating growth within the City boundaries, in line with the Fortismere recommendations and other forthcoming sites from Northern Gateway and Oxford Southfield Golf Course.The problem is associated with excessive employment growth in Oxford City. Oxford City needs to commit to a policy of restraint in the future. If Green Belt is reduced as a strategic allocation, commensurate increases to maintain its function and a substantial area without new major development in the future. Selecting the closest land to Oxford is not proven as being the best way to accommodate growth. Green belt is intended to restrict uncontrolled growth. No consultation has been undertaken with Oxford City and there is concern about the potential loss of the long established 'Green Lungs', which provides a setting to Oxford.
PR-B-1271	Rebecca	Hodgson		2			No. Most of the planned investment and most of the industry is in South Oxford. Housing in the north of Oxford will place unnecessary pressure on the roads.
PR-B-1272	S G	Wakeling		2			Cherwell should consider Oxford's needs, but only if Oxford agrees to no more commercial or industrial developments north of the city. If there is a need for employment in the northern part of the city, Cherwell should address this need, but this small need should be outside of Oxford's GB. 4,400 is an excessive number of houses, most of the industry in Oxford is in the South and East. The new residents would have to travel into and through central Oxford. Thus increasing the air and noise pollution, which would have a severe detrimental effect on the health of the new residents, Kidlington and North Oxford's residents. Housing should be located on the South and East side of the city which would reduce journey times.
PR-B-1284	Simon	Barry	Boyer Planning on behalf of Bloor Homes	2			CDC should jointly work with other Oxfordshire authorities to meet Oxford's housing needs. However, the apportionment is likely to need to be increased and therefore the apportionment of 4,400 to CDC can only be treated as a minimum in order to ensure the soundness of the plan.
PR-B-1287	Tenley	Soanes		2			No. They should look at brown fields and building fewer short term accommodation student blocks, the solution is on their doorstep.
PR-B-1294	Giles	Hughes	West Oxfordshire District Council	2			Agree, because this concerns Oxford's unmet housing need it is important to consider the relationship of sites with Oxford and consider how well they contribute to helping meet Oxford's needs. Transport is a key aspect as it is important that future residents will be able to access Oxford's services and employment areas relatively easily
PR-B-1295	Natasha	Blackmore	Sheldon Bosley Knight on behalf of the Wright Family	2			Agree.The Oxford Green Belt and other special landscape designations, in particular the Cotswolds Area of Outstanding Natural Beauty mean that the objectively assessed housing land requirement cannot reasonably be accommodated within the administrative boundaries of the city. Due to the close proximity of Cherwell District to Oxford City, and other employment regions, it is necessary to directly meet the housing need. It is important for Cherwell District to accommodate an appropriate amount of this additional housing need within existing sustainable settlements.

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PR-B-1297	Simon	Handy	Strutt and Parker LLP on behalf of Dairystock Ltd	2			Agree that CDC should specifically meet Oxford's needs in planning for additional housing development. New housing development in Cherwell should be located near to Oxford so that the locations of housing demand and supply are not detached or disconnected. Development to the north of Kidlington (on sites PR14 and PR27) would help fulfil this aspiration due to the sites' close proximity to two of the three potential Rapid Transit lines (RT lines) identified for the city – which will link a network of new outer Park and Ride sites – and the sites' good relationship with existing walking, cycling and public transport routes in and out of the city. The SA concludes that these sites have no significant negative effects on Oxford and consequently, it is submitted that the two areas of land combine to form a logical opportunity for a strategic scale urban extension to the north of Kidlington, which would help meet the significant unmet housing need of Oxford City.
PR-B-1298	James	Jocelyn		2			No, this question is poorly put and shows a misunderstanding of Oxford's and Cherwell's needs as demonstrated by the SHMA. The SHMA shows that additional housing development cannot meet Cherwell's needs, as those needs have already been met in full by the Cherwell Local Plan 2011-2031. All additional housing is therefore surplus to requirements in Cherwell and fails the test of sustainable development set by the NPPF. The SHMA shows that Oxford's specific need is for more affordable housing. As Cherwell has set a target of 33% of new housing to be affordable, any additional housing development in Cherwell cannot be held to meet Oxford's needs. The Planning Practice Guidance states that the Duty to Cooperate is not a duty to agree. Cherwell should engage constructively, actively and on an ongoing basis with Oxford City to help address Oxford's needs.
PR-B-1301	Nigel	McGurk	The Blenheim Palace Estate / Vanbrugh Unit Trust	2			Agree with the need to meet Oxford's unmet needs for housing.
PR-B-1302	Clare	Creese		2			No, wherever increased car traffic is a result. And there is no clarity on how infrastructure needs would be met.
PR-B-1304	Tim	Wakeman		2			Should ignore Oxford's issues without the offer of funding. Oxford is attempting to deal with its statutory housing issues with the proposed purchase and rental of new properties in the new Barton development. If Oxford was to tackle the issue of buy to let landlord fees it has the ability to make Oxford the first affordable Housing City in Oxford. It can also develop to the west by putting in better transport systems and grow towards and around Witney and Eynsham.
PR-B-1305	Cllr Polly	Foster	Fritwell Parish Council	2			Housing for Oxford should be built in close proximity to the city. Housing in rural villages particularly Bicester and Banbury are likely to be occupied by commuters to London and not Oxford.
PR-B-1306	Frank	Vreede		2			No, Oxford should ensure that provision of housing keeps pace with its own development, or restrict development in line with its ability to provide housing. The majority of workers in Oxford have their main job east and south of the city centre i.e. towards Buckinghamshire and South Oxfordshire.
PR-B-1307	Victoria	Campbell		2			No, not until Oxford City has done all that it can to meet its own needs within the city. Encourage the universities to build on their own land for student accommodation. Higher density developments creating more housing capacity. Employment sites for housing or mixed employment and housing. Use the Oxford Golf Course and the Greyhound Stadium for housing. The residents and the GB should not be considered less important than Oxford's needs, they need to do more.

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PR-B-1308	Alaric	Rose		2			For the reasons detailed in answer to Question 1, no do not. Long term failures by Oxford City to manage a balance between residential and employment development. Oxford need to relook at their needs before relying on its neighbours. Criticism regarding the revised SHLAA by Oxford City. Areas within the ring road can be developed. Oxford can retain it's GB but expect other settlements to sacrifice theirs. A recent study identified 10,000 homes could be built on Southfield Golf Course, leaving enough space for a golf course. These would be close to two of Oxford's largest employment areas, Headington and the Business Parks of East Oxford.
PR-B-1333	Zoe	Christodoulou		2			No. Oxford City needs to do more, it is their problem not Cherwell or its residents. Approval of business developments such as Northern Gateway and Oxford Science Park should be used for housing and with continuing this policy Cherwell should refuse to consider their needs. The pressure is due to the large number of university students. Under no circumstances should CDC agree to development on our recreational space such as North Oxford Golf Course and Stratfield Brake. Whilst they refuse to develop Southfield Golf Course and their own leisure space.
PR-B-1335	Natalie	Usher		2			It is sensible to plan and support Oxford's growth, but the documents do not consider the needs of the Cherwell residents. More emphasis is required on Oxford and the wider area not solely serving the city. The documents do not give indications of any benefits to Cherwell residents beyond statements about economic growth and access to work.
PR-B-1343	Shaun	Richards	Cerda Planning Ltd on behalf of Cala Homes Ltd	2			Agree. The sole reason for undertaking a Partial Review is to meet Oxford's unmet housing needs. By implication these should be in locations well related to Oxford. The rep continues by analysing the various considerations to be taken in to account in determining what is 'well related'.
PR-B-1344	Jonathan	Harbottle	Land and Partners Ltd	2			Agree, and consider that Cherwell forms part of the same Housing Market Area.
PR-B-1346	Neil	Tiley	Pegasus on behalf of the Dorchester Group	2			Paragraph 47 of the NPPF requires that Local Plans meet the full OAN across HMAs for Oxfordshire. NPPF also requires LPA's to work together to address strategic priorities across local boundaries - joint working. It is therefore explicit in NPPF that the identified unmet needs of Oxford City are required to be addressed across HMA. OGB have worked in accordance with the NPPF. Cherwell should positively respond to this plan to deliver unmet needs to accord with the NPPF. Reference is made to recent joint strategies in Worcestershire, West Northamptonshire, and districts in Gloucestershire, which have identified specific sites that it is appropriate to meet the unmet needs of Oxford City
PR-B-1347	Zahra	Alrashed	Nathaniel Litchfield and Partners on behalf of Kenley Holdings	2			Supports the need to meet Oxford's unmet need
PR-B-1352	Liz	Boden	Pegasus on behalf of Richborough Estates	2			Acknowledges that Oxford has the strongest demand pressures for housing within the County it is clear that Cherwell does need to meet Oxford's needs. However, in some cases it may be that some sites are suitable to help meet City's needs as well as suitable as a Local Plan Part 2 housing allocation. Land at Grange Farm, Launton is entirely suitable as a sustainable site allocation to help meet either housing requirement.
PR-B-1358	Ian	Lough-Scott	Upper Heyford Village Group	2			Given its virtually full employment levels, there is no logical reason why Oxford City should continue to zone land for employment whilst expecting the Districts to meet its housing need. A need which is exaggerated. Upper Heyford is not a suitable site for a large settlement due to the site's isolated and unsustainable rural location. There is clearly no case for adding even more homes at Upper Heyford.

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PR-B-1272	S G	Wakeling		3	A		Developments should only be allowed if they are situated outside Oxford's GB and a fast green public transport system is in place before any the houses are completed. Currently the route from Oxford along the Banbury Road does not cope. Dedicated bus and cycle lanes are needed from North Kidlington to the centre of Oxford, present journey times are not acceptable. An electric bus or tram system is required as a matter of urgency. In area A there is a need for a park for Kidlington, this would be ideally placed to the west side of the Oxford canal, north of Sandy Lane, between Begbroke and Kidlington. Access for all Kidlington and Begbroke residents to use.
PR-B-0944	David	Stone		3	A, B		Yes, listen carefully to the views and experience of the people living in North Oxford and Kidlington, since the design and timing of this Consultation appears be flawed and deliberately intended to ignore and restrict the views of these important communities. You have failed to address any exceptional circumstances for completely removing the GB in North Oxford and Kidlington and to understand the effects and impact of removing the GB. You need to comply with national planning policy. The health and wellbeing of residents needs consideration and the scientific evidence around car pollution and its detrimental affect to health.
PR-B-1342	Laura	Precious	Quod on behalf of Albion Land	3	E		Agree, but considers that Area E should be included in the area of search. Have provided a detailed statement in response to this question in the representation.
PR-B-1102	James and Kate	Hamilton		3		PR14, PR27	Oxford is a historic university city protected by the GB and universally recognised and valued. It is not Oxford or Kidlington's GB but everybody's providing walks, space and historic views enjoyed by thousands. To destroy it when we have no clear idea how the future will unfold is crass and vandalism. Site PR14 and PR27 should be declared a Special Area of Conservation due to the wildlife seen there.
PR-B-0169	Colin	Carrit		3		PR22, PR25	Fully support the need for more housing in Woodstock, 600-800 houses over the course of the plan period seems appropriate, and would prevent the decline of the town and ensure infrastructure needs are met. However WODC are also proposing 670 homes so it's essential that CDC and WODC co-ordinate their planning response whilst consulting with the residents of Woodstock.
PR-B-1301	Nigel	McGurk	The Blenheim Palace Estate / Vanbrugh Unit Trust	3		PR23, PR24	Sites PR23 and PR24 are in sustainable location with a direct route to Oxford City via the A44. They comprise Cherwell's most sustainable sites, closest to Oxford City, within the A44 Corridor.
PR-B-0887	Paul	Buckley		3		PR38, PR50	Yes. Importance of protecting the GB must be central in considering the options, which is a feature missed from the review. Also realistic predictions of future infrastructure provision must be central to consideration of the options. The review accepts that Banbury Road through to North Oxford will provide an efficient rapid transport route which has not been addressed locally, to which site PR38 and PR50 seem to be favourable. Where is the funding for this transport link and will it happen by 2031.
PR-B-1036	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford	3		PR51	Unmet need must be provided in sustainable locations that will help Oxford, and therefore releasing these sites from the GB will be required. Support the statement in the Options Consultation that GB is not sacrosanct and that there are development opportunities within it, as highlighted within the responses to the Issues Paper in 2016, as this will be key to delivering homes to meet Oxford's unmet housing need. There is a strong and compelling set of exceptional circumstances which exist which justify a review of the GB boundaries to the north of Oxford City. Additionally consider that the site at Yarnton (PR51) provides a sustainable location for housing in close proximity to Oxford, which would provide a logical extension to an existing settlement, and which in turn provides a unique opportunity to bolster the local economy and expand the existing school and its catchment area, therefore benefiting the existing community.
PR-B-0019	Edward	Dowler	Middle Aston Parish Meeting	3			No

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PR-B-0033	Henry	Munday		3			Reference is made to 2.20 NPPF to prevent urban sprawl onto GB unless exceptional circumstances; helping another council is not. The railway station is in the wrong place and the Kidlington buses stop short at St Johns
PR-B-0041	David	Pratt		3			Areas that are within walking distance to Oxford Parkway, bus and cycle routes should be considered to reduce road traffic.
PR-B-0055	Cynthia	Hall		3			The unknown effect of Brexit should be considered. EU citizens may leave and employment opportunities shrink. Currently earmarked sites are lying empty due to shortage of bricks.
PR-B-0057	Matthew	Taylor	Aitchison Rafferty	3			Client is the owner of an 8.7ha site of which 1ha has approval for 20 dwellings at a density of 10 units per acre. Part of the remaining 7.7ha is identified in the SHLAA for further 50 houses (SHLAA ref: WG019). This site is also included in the draft Weston on the Green Neighbourhood Plan. Development of this 7.7ha site is more appropriate for the village than sites PR82 and PR83 which lie to the east of the B430.
PR-B-0060	Sue	Mackrell	Bicester Town Council	3			The appropriate road infrastructure, Park and Ride etc. must be built to cope with the additional movements of people into Oxford.
PR-B-0119	C A	McCall		3			Infrastructure i.e. schools, medical facilities and shops need to be considered along with additional traffic.
PR-B-0120	E	Tonkin		3			The word flood plain is mentioned as an objection to expanding in Oxford itself, why not in Kidlington. The High Street currently has adequate parking but will not allow for expansion, taking into account proposed development at the Co-op.
PR-B-0153	Paul	Goulding QC		3			Special consideration should be given to the unique character of village life in and around Noke and Islip and the importance of nature and wildlife at Otmoor. Public transport and infrastructure including sewerage and water needs to be taken into account.
PR-B-0156	Val	Colby	Berrys on behalf of Cancer Research UK	3			None of the points listed in para 4.18 refer to the issue of villages stagnating by the restrictive policy approach towards villages. To retain the vitality of rural communities and to support local services some growth in villages should be allowed, particularly in more sustainable ones.
PR-B-0171	Peter	Worth		3			The pressure on community services of doctors, dentists, schools, local highways (traffic congestion outside William Fletcher Primary School).
PR-B-0186	Paul	Walker	Oxford Bus Company	3			Recommends that new housing are either located near existing public transport corridors where possible or they concentrate where volumes can justify the provision of a bus service. Having higher concentration in a place that already has an established public transport links will allow this 'network' to grow for the benefit of all residents with 'cross town' connections possible opening up more direct journey opportunities.
PR-B-0200	John and Elizabeth	Gittings		3			Preservation of 'lungs' for Oxford. Minimal encroachment on green belt. Maintenance of a viable and much enjoyed 18-hole golf course.
PR-B-0209	Patrick and Julia	Jennings		3			See no discussion on creating alternative economic hubs in Oxfordshire, as opposed to trying to concentrate everything around Oxford, at the risk of destroying its unique character. Are new business and technology parks being created elsewhere in Oxfordshire that have space to provide suitable nearby housing. There are plenty of sites that are close to the M40, connected via rail and closer to London, but still close enough to have good connections to Oxford to benefit from Oxford as a knowledge centre.
PR-B-0447	Laura, John, Benito	Wainwright		3			The protection of the GB is the most important issue as laid down in the NPPF and committed to by the present government in its 2015 manifesto. There are no exceptional circumstances here to justify using the GB and losing well used countryside and protected wildlife habitats. Proposals would double the sizes of Kidlington, Yarnton and Begbroke resulting in the currently congested roads reaching gridlock.
PR-B-0637	Prof Martin LG	Oldfield		3			Yes, consider the strong local response to protect GB and give sufficient time for consultation, not just 2 weeks over Christmas.
PR-B-0643	L	Allen		3			Although healthcare is mentioned , specific provision for the elderly and infirm should be considered for every proposed development site. Similarly sufficient retail and schools should be considered.

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PR-B-0653	Peter	Webber		3			GB is not for development and Oxford City needs to look at areas under its control. CDC's first duty is to its own inhabitants. To prevent Cherwell becoming a dormitory for London more thought has to be given to creating employment in sustainable communities elsewhere.
PR-B-0655	Christina Mary	Shirley		3			Additional flooding, my garden is currently under water.
PR-B-0656	Mary G	Shirley		3			The increased volume of traffic.
PR-B-0658	Susan	Oldfield		3			It is unwise to add more traffic to congested roads. Health services and schools are already struggling to meet demand and the risk of flooding would be exacerbated. There would be irreparable damage to the countryside and historic sites.
PR-B-0704	J	Kershaw	Wright Hassall Solicitors LLP on behalf of Mr J Kershaw	3			Save for there being a review in five or six years time and further consideration of the impact of Brexit, the comments set out in para 4.18 of the consulation cover the key issues.
PR-B-0705	Nick	Small	Stagecoach	3			The list of issues is comprehensive. The only issue not signalled is the strategic role that Oxford Airport currently plays in the economy, and how that might develop in the future. Any allocations that affect or are influenced by the airport's existing or potential operations should be properly considered.
PR-B-0710	Selwyn	Phillips		3			What government support will be available from a political and financial stance. Is GB safe? We will also need a real commitment to transport improvements. Such as the A34, the railway and access to Oxford.
PR-B-0711	Anthony	Matthews	Shipton-on-Cherwell and Thrupp Parish Council	3			No other issues occur to us
PR-B-0723	RA	Humphreys	Humphreys and Co Solicitors LLP on behalf of Oxford Programs Limited	3			Connsider that careful consideration needs to be given to the capacity of the District to accept new development and the implications of so doing for its environmental character and quality.
PR-B-0743	John	Tremlett		3			No. At this level of detail think you have captured the issues.
PR-B-0751	Dr Katrin	Kiessling		3			No comment
PR-B-0755	Martin	Palmer		3			Transport and road infrastructure must be addressed, even for a small increase, otherwise Kidlington will become gridlocked.
PR-B-0769	Debbie	Jones	Bidwells on behalf of City of Oxford Charity	3			GB boundaries should continue to be reviewed. Land located within the GB in sustainable locations should be released and allocated for development.
PR-B-0770	Steve	Pickles	West Waddy ADP on behalf of JA Pye (Oxford) Ltd	3			It is considered that the issues listed in para 4.18 cover the main issues that need to be taken in to consideration. In particular, providing housing to meet Oxford's unmet need in a sustainable location close to Oxford will necessitate a review of the Oxford GB boundary around Kidlington.
PR-B-0786	Jane	Olds	Caversfield Parish Council	3			Within Caversfield, the loss of the local bus service. Cherwell area should not become a dormitory for Oxford City.
PR-B-0793	Philip	Morley	North Oxford Golf Club	3			State that they are not experts in the field of housing, but have commented on other areas which have been highlighted in their response to other questions in the consultation.
PR-B-0797	Clive	Booth	Oxford Civic Society Planning Group	3			Have no new issues CDC needs to consider
PR-B-0799	Ian	Sheppard		3			Yes, not only Cherwell's development options, but the proposed developments of the surrounding other local authorities.
PR-B-0802	Peter J	Frampton	Framptons on behalf of db Symmetry	3			It is submitted that the Partial Review should consider the employment needs for the provision of large scale logistics floorspace which is essential to efficient manufacturing and in response to the growth of electronic retailing. At the EIP CDC indicated that the needs of the large scale logistics sector would be addressed in Part 2 of the Local Plan. This has not occurred and hence the issue should be addressed within this Partial Review.
PR-B-0808	Chris	Robbins		3			Cherwell plan assumes the housing need for Kidlington will be met elsewhere in the district, provisions for Kidlington is inadequate. Relative lack of local provision within Kidlington may perhaps be remedied within the 4,400 homes proposed if, the SHMA figure exaggerates the City's need.

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PR-B-0809	Karen	Selway		3			Consider recalculating the figures for predicted housing needs, which were calculated 3 years ago prior to Brexit. Housing and businesses will be dramatically effected and a predicted down turn in the economy could mean the houses and commercial buildings are not needed?
PR-B-0820	Liam	Ryder	Gladman Developments Ltd	3			No
PR-B-0821	Alan and Suzanne	McIvor		3			No sense to continue to mass more and more employment in Oxford. Other areas with good transport links should be developed. Improve your consultation procedures because you did not engage and adequately consult the residents of Oxford City in North Oxford.
PR-B-0825	Simon	Joyce	Strutt and Parker on behalf of Mrs A Darbishire	3			No comment
PR-B-0826	Alan	Dobson		3			No
PR-B-0829	Fergus	Campbell	Oxfordshire Clinical Commissioning Group	3			Any significant housing development will have implications for health provision in Oxfordshire. This will apply particularly to GP practices, many of which will need infrastructure development to meet additional population demand. Have provided a detailed statement to this question in their representation as a separate note. The key principles are that Health and GP services are an important component of any new community. Any housing development has the possibility to impact locally on health service delivery. The Oxfordshire Clinical Commissioning Group would need to look to provide new facilities or support existing provision to expand. Much of the primary care estate is already at capacity and any development (especially over 200 units) is likely to need investment in primary care infrastructure such as expanding existing premises. In many areas, small branch surgeries are not seen as a cost effective model for delivering primary care. To support this increase in demand the Oxfordshire Clinical Commissioning Group would look for developer funding to support this important infrastructure development to ensure the health needs of the local population are met. They are undertaking a consultation on their healthcare strategy as part of the healthcare transformation programme mainly in relation to primary care. They welcome an opportunity to discuss further with Cherwell as these plans develop.
PR-B-0830	Nigel	Buttler		3			Consideration should be given to provide the 4,400 homes on a single development site in close proximity to Oxford, even if this would mean releasing some of GB area. The implications of the Local Plan Part 2 for the Cherwell area will need to be taken into account as they could have an impact on the areas identified in this consultation paper.
PR-B-0831	Natasha	Eliot	Oxford Preservation Trust	3			Oxford Preservation Trust is a charity which takes on a custodial role over the City and its setting, and for nearly a century, since the car factory was developed at Cowley, it has worked in a positive way to guide change, encouraging developers to keep the best of the old whilst encouraging the best of the new. Has an interest in the built environment of Oxford, its setting and views in and out of the City. It also owns land and buildings in order to protect Oxford and its setting for the people of Oxford and Oxfordshire to enjoy. In addition, it engages with planning matters in order to achieve this further. OPT has a unique knowledge of the City and its setting and how it has changed over time and is keen to share this knowledge as it sees the unprecedented amount of new development coming forward for the future. They have provided more detailed comments in their representation on the Green Belt and Flooding.
PR-B-0832	Richard	Hills		3			Why do these planning processes take so long to conclude. There is no reason why schooling, health and traffic provisions must be reconsidered each time a new development is brought. Streamlining the process could allow many more thousands of homes to be built in a sustainable way.
PR-B-0837	David	Jackson	Savills on behalf of Christ Church, Exeter College, Merton College and OUP	3			The issue of GB release needs to be specifically addressed. It is considered that there is a strong and compelling set of exceptional circumstances that justify a review of the GB. These are rehearsed in the rep. A clear case to support review of GB boundaries to the north of Oxford, in the vicinity of the Parkway station.

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PR-B-0838	David	Jackson	Savills on behalf of University of Oxford, Christ Church, Exeter, Magdalen, Merton and St John's Colleges	3			The presence of the GB represents a policy constraint on the consideration of suitable locations for development that are close to Oxford. It is considered that there is a strong and compelling set of 'exceptional circumstances' that justify a review of the GB being undertaken. The rep lists these. This approach has recently been endorsed by the Planning Minister in relation to the Birmingham Plan. The rep outlines the Minister's actions. It is argued that this approach is directly comparable to the situation in Oxford and therefore supports GB review.
PR-B-0840	Mike	Gilbert	Mike Gilbert Planning Ltd	3			No - but greater consideration needs to be given to the identified issue '*the need to avoid coalescence between settlements and the loss of village identity'*
PR-B-0841	Darren	Bell	David Lock Associates on behalf of Hallam Land Management Ltd	3			Need to consider the potential for Cat A villages. This should be done through a review of Cat A villages to assess which ones are the most sustainable and best able to meet Oxford's housing needs in relation to connectivity and sustainability. The issue of how housing requirements post 2031 will be met should also be addressed.
PR-B-0842	Alex	Wilson	Barton Willmore on behalf of A2 Dominion Group Ltd	3			Consideration must be given to a wide range of matters to establish the quantum, most suitable location and form of development required to meet need. A2D notes the issues listed in the consultation paper. The rep goes on to suggest 10 additional considerations.
PR-B-0847	Richard	Cutler	Bloombridge LLP	3			There is a need for a strategy that 1) meets Oxford's unmet housing needs whilst recognising that Oxford Parkway station and the GB here merit consideration for University related development; 2) is deliverable, and therefore 3) provides for a blended spatial strategy of short-term, smaller sites on the periphery of Kidlington. Two further issues to consider are existing infrastructure capacity, and planned infrastructure. The rep provides a detailed explanation and justification for these suggestions. Finally there is a detailed discussion relating to the constraints/potential benefits etc. to development in the North Oxford, Kidlington/Begbroke/Woodstock area.
PR-B-0856	David	Smith		3			Cherwell has already allowed huge expansion at Banbury, Bicester and Heyford. It's the responsibility of the District Council to now protect and enhance the residents quality of life. There is scope for further development infill including development of some land currently designated as GB.
PR-B-0861	Tim	Perkins	TMP Planning Ltd on behalf of Gosford and Water Eaton PC	3			In addition to those already identified in para 4.18 of the Options Paper: The importance of maintaining the separate identity of Kidlington/Gosford from Oxford; Ensuring that any new development includes substantial provision for affordable housing.
PR-B-0866	Matt	Todd		3			Absolutely! Loss of green belt, transport infrastructure, new housing merely adding population pressure.
PR-B-0869	Peter	Hainsworth		3			Transport needs much more consideration.
PR-B-0877	David	Flavin	Oxfordshire County Council	3			Funding for infrastructure continues to be an issue. Viable development options should be capitalised on what is already planned.
PR-B-0878	Jane	Olds	Wendlebury Parish Council	3			The Parish considers that it would have an effect on the existing infrastructure, amenities and quality of living for existing residents.
PR-B-0890	Chris	Dicks		3			Oxford Airport is a key asset and any new development should not prevent expansion in the future. Equally developments near the main rail lines need to be mindful of noise if they were to expand.
PR-B-0895	Dr Alison and Dr Simon	Street		3			No. Wish for stronger guarantees for improved education and health are included with CDC proposed scheme. Section 4.18 is a comprehensive list with little detailed referring to education and health needs. Consideration needs to be taken to Kidlington and Gosford Hill primary schools as regards to the temporary classrooms since 1980's. Previous negotiations to improve health care were not successful due to inadequate proposals by developers.
PR-B-0896	Lucy and Richard	Miles		3			With the strategic development of Banbury and Bicester, is it not more appropriate to increase the house numbers in these areas where the infrastructure considerations have already been taken in to account?

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PR-B-0905	Theresa	Goss	Bloxham Parish Council	3			Cherwell has been proactive in its approach to addressing its housing need. Cherwell should be rigorous in assessing further development options on the 5 year housing land supply. Will the two figures run side by side or will there be an overarching figure? Cherwell needs to be mindful of the "easy" option taken by developers in putting forward sites in unsustainable locations that are not well connected to the City.
PR-B-0907	Alison	Forfar		3			If property is built to meet Oxford's needs it should only be available for purchase or rent for people who can prove that they have a job in Oxford and have a covenant also preventing them being sold or let subsequently to anyone who doesn't work in Oxford.
PR-B-0910	Ken	Pelton		3			Questing if there are any concrete plans in the plan to deal with the existing road congestion around Oxford and much less the increased traffic that's in the pipeline with Cherwell's own building programme. More housing will impact the traffic on the roads unless there is a major transport infrastructure investment programme, of which there are none.
PR-B-0912	David	Mason		3			Brexit and wider national and international economics.
PR-B-0913	Helen	Marshall	CPRE Oxfordshire	3			Paragraph 81 of the NPPF requires LPA's to plan positively to enhance the beneficial use of the Green Belt 'to retain and enhance landscapes, visual amenity and biodiversity'. What steps will Cherwell DC be taking to fulfil this legal obligation? They have provided a very detailed statement on 'Affordability', which discusses average incomes and the availability of these houses to them in Oxfordshire. The Partial Review does not address the issue of affordability except in the vaguest terms (para 3.16): "there needs to be a careful examination of the alternative housing models which would be appropriate such as rent to buy or community based housing, and whether measures to provide options for key workers, could be supported." Have also provided a detailed statement on the density of housing in the representation, which should be 30%.
PR-B-0924	Jan	Molyneux	Molyneux Planning for SBPC on behalf of Earthline Ltd and U-Stay Ltd	3			The ability to provide a rail link should be a factor in the consideration of the suitability of sites. Also the ability to contribute to a mixed and balanced community. Ability to provide open space, recreational facilities. The Quarry is a brownfield site.
PR-B-0929	Rosie	Lodwick		3			The Council needs to rethink their broad ideas in this Plan and consider the possibility of a completely new village/small town instead of ruining the integrity of 3 existing well defined villages. There might be less opposition to such an idea, as it would not affect existing communities so directly. It would be designed on sustainable principles. It could be sited away from already congested roads. It could comply to a much greater degree with the Draft Vision. "to provide new well balanced communities..."
PR-B-0931	Jane	Olds	Fringford Parish Council	3			Key issues for consideration are sustainability, distance form Oxford and resultant travel pollution. The existing road system (A34 and M40) are inadequate with travel problems, the planned growth around Bicester will add to the congestion and environmental damage.
PR-B-0933	Peter	Bateman	Framptons on behalf of the Donger Family	3			The adopted Local Plan strategy seeks to direct growth to the two most sustainable locations in the district. The Partial Review should adhere to the examined and adopted spatial strategy. The two main towns have strong transport links with Oxford and directing a proportion of growth to these places for Oxford's needs is appropriate and will deliver sustainable development. If directions for growth are considered near the Oxford GB a review of the GB should inform site locations. This was not a prominent part of the Part 1 examination process and further demonstrates the Partial Review has the potential to be a significant deviation from the adopted strategy.
PR-B-0935	David	Lock	David Lock Associates on behalf of Gallagher Estates	3			The emerging strategy appears to rely solely on growth in Areas A and B. A critical part of Oxford's need is to adequately plan for the expansion of Oxford University. Consideration should therefore be given as to whether land close to Oxford should be dedicated to academic/research functions rather than being used for housing, when there are alternative development options available.

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PR-B-0937	Philip	Rawle	Greenlight Developments	3			The single biggest issue is to protect the GB. The NPPF's requirements regarding the GB are outlined. There are 2 key aspects at the heart of the Review: 1) the need to meet and deliver full, objectively assessed housing needs; and 2) only in exceptional circumstances should the GB be amended. Theses aspects are discussed in some detail. In conclusion the rep states that this results in Bicester being the focus for accommodating Oxford's unmet housing needs.
PR-B-0948	Tim	del Nevo		3			Consideration of the road transport network. Who will occupy these homes commuters from London and elsewhere, resulting in a commuter town. Fear that developers will chose to build large and expensive houses to maintain their profit margin, having had to provide affordable houses at a discount. Remember the need for smaller houses for sale.
PR-B-0949	Peter	Monk	Banbury Civic Society	3			Whilst the study is aimed at Oxford City's needs, it should not be overlooked that some (many ?) of the new residents could be employed south of the City in the area referred to as Science Vale and this infers two things (a) that the housing provision should be as far to the south of the District as possible (to minimise the need to commute), and (b) that transport facilities will be the key to the acceptability and success of the development of the site(s) selected - see comment 2 above.
PR-B-0956	Mark	Recchia	Banbury Town Council	3			The modal shift to public transport recommended by LTP4 is complicated by the ongoing review of bus subsidies within Banbury. New development would increase the reliance on private cars for travel to Oxford and lead to further congestion on the roads. This is contrary to 'The Highway Authority's Objectives for Oxford' outlined on p.26 of the consultation document. Focus development in locations which minimises the need to travel and encourage trips by sustainable transport choices.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	3			Welcomes the identification of “ensuring conservation of the historic environment and heritage assets” as an issue, although we would prefer “ensuring conservation and enhancement…….”. As this addresses our remit we have no suggestions for new issues.
PR-B-0959	Cllrs Neil and Maurice	Prestidge and Billington		3			The downgrading of the Horton Hospital has been left off the list. The hospital is used by the whole District, if this hospital were downgraded more pressure would be put on the John Radcliffe Hospital. Cherwell needs to do everything that it can to make sure that the Horton is not downgraded.
PR-B-0970	Ken	Martin	Noke Parish Meeting	3			Questions on the steps taken to ensure that these houses are provided for Oxford's unmet needs and not attracting commuters from London for London's unmet need..
PR-B-0973	Jonathan	Harbottle	Land and Partners Ltd	3			Detailed reference is made to the findings of the Taylor Report which outlines the change in working patterns, principally the increase in home working , and advocates sensible increases in housing supply in villages which would support their economic growth.
PR-B-0984	Jane	Burrett		3			Yes. The express way between Oxford and Cambridge. The outcome of the feasibility study for an additional junction between 8 and 9 on the M40. Changes to employment like at Cowley before the Brexit vote and housing need from the social economic changes in the region which will arise from Brexit., this will take time to become clear. Unclear to educational institutions because of Brexit as immigration decision are yet to be made.
PR-B-1003	Simon	Turner	Launton Parish Council	3			Areas outside Oxfordshire which will, with the new east/west rail and expressway, have good transport links with Oxford should be considered.
PR-B-1005	SP and SA	McQuillan		3			Do not agree the GB should be compromised in such a major and random manner. However, should that decision become legal policy than any and all development into the GB must be managed fairly. CDC should not be able to decide to overrule GB legislation for thousands of homes yet a typical house owner in a similar area is refused permission, for example, for a modest extension to their home because of GB restrictions.
PR-B-1006	Ruth	Powles	Kirtlington Parish Council	3			New housing for Oxford's housing needs should be adjacent to or near Oxford City and linked with off-road cycle routes and good public transport.
PR-B-1015	Daniel	Hatcher	Rosconn Group	3			No issues to consider.

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PR-B-1017	Oliver	Burton-Taylor	Simply Land (Oxford) Ltd	3			No
PR-B-1024	Andrew	Hornsby-Smith		3			Agrees, but should reassess the local transport issues, including congestion in the Kidlington to Oxford corridor, which was identified in the LTP as a major congestion area. Suggests phasing to reassess the actual need in 10 years to take account of economic growth post Brexit. Suggests a Rail Station near Oxford Airport if Areas A and B become the preferred option.
PR-B-1030	Jonathan	Harbottle	Land and Partners Ltd	3			Reference is made to the findings of the Taylor Review. Continued technological change means that working from home becomes more viable and commuting becomes more sustainable with zero emissions and self driving vehicles becoming more prevalent. This will reduce strain on existing infrastructure, whilst more home-workers and occasional commuters in rural areas will help support existing facilities to improve and maintain the vitality of rural settlements.
PR-B-1032	David	Burson	JPPC on behalf of the Tripartite and the University of Oxford	3			The challenge throughout the OHMA is the affordability of homes. A potential form of affordable housing could be the provision of key worker homes, particularly alongside employment sites. Such homes can be delivered alongside 'general market' housing to aid viability and ensure balanced and mixed communities. The need to demonstrate 'exceptional circumstances' to review green belt boundaries is also discussed.
PR-B-1037	Alice	Suttie	Boyer Planning on behalf of Redrow Homes and Wates Developments	3			No comment at this stage. We do however, reserve the right to comment on this topic in future rounds of consultation.
PR-B-1039	Igor Niladri	Dyson		3			YES. As climate change has already begun, the principle of the GB is now more imperative than ever, as a buffer against any further environmental degradation and destruction.
PR-B-1069	JP	Lyes		3			Yes, Brexit is one. Another is having a defined plan for affordable housing. It seems disingenuous of councils to talk this up as a key justification for this development when there seems to be no real plan to address the issue.
PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council	3			No
PR-B-1095	Val	Russell	Bodicote Parish Council	3			Support the release of Green Belt in principle if sites for housing cannot be found in or near Oxford. Suggest a new town concept with associated facilities and infrastructure rather than spoiling existing villages by continuing bolting on new areas of development. The Banbury Master Plan has only just been adopted. Local Plan Part 2, which is in preparation may have implications for the Cherwell area. Clarity is needed on Brexit, South Oxfordshire's apportionment (not agreed) and what will happen to Oxford's unmet need after 2031.
PR-B-1096	Greg	Blaquiere	Terence O'Rourke Ltd on behalf of the Vanbrugh Unit Trust and Pye Homes	3			Para 2.37 of the Options Paper states that the 4,400 apportionment is based on 3 areas and that subsequent local plan work may bring other sites forward , and it is for each of the local plans to allocate sufficient sites. In the context of a greater scale of need and the presumption in favour of sustainable development other sites would be required at this stage to demonstrate ability to accommodate an increased contribution and meet the tests of soundness.
PR-B-1099	Alan	Storah	Oxford City Council	3			The Key issues to be given full consideration are: impact on the GB, impact on landscape (LUC report), integration with Northern Gateway project, Oxford's affordable housing need. Housing developments conveniently located for railway stations with services to London could introduce the risk that it would effectively serve to meet the needs of existing London residents rather than those of Oxford.
PR-B-1109	Keith	Johnston		3			Infrastructure associated within areas of search, notably north of Oxford are already inadequate. Existing proposals regarding major road links in addition to major housebuilding programmes will inevitably lead to even less efficient transport, flooding and further uneconomic consequences in the county.

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PR-B-1110	Iain	Johnson		3			There is no mention in the consultation of the impact of Oxford Parkway station with its 1 hour commute time to London. This will skew the ownership of any nearby housing to commuters and exacerbate the housing shortage for local workers.
PR-B-1111	Pat	Clissold		3			Oxfordshire County Council already has a traffic plan and certain routes should be fast tracked now for better access by bus/tram to the hospitals going every 10 minutes. The JR, Nuffield and Churchill Hospitals create congestion and elderly patients struggle to get to appointments on time. Bus lanes should also be a priority as additional housing in Cherwell will contribute to problems in the city.
PR-B-1126	Jamie	Lewis	Hunter Page Planning on behalf of M and G Real Estate	3			See 4
PR-B-1127	David	Betts		3			Primarily interested landowners drive the issues and options paper and whilst deliverability is key to the soundness of the LP it should not be the primary driver for considering green belt issues. There is no reference to the Kidlington Master plan, which has recently been approved and is drafted on the premise that there is no development in the GB around Kidlington. It is important to retain the character and identity of Kidlington as a village as set out in the Master plan.
PR-B-1132	Linda	Ward	Kidlington Development Watch	3			The Kidlington Masterplan SPD has not been taken into account, which is written on the basis that the surrounding Green Belt remains fundamentally unchanged. Attention is drawn to the objective to strengthen Kidlington's distinctive character of a 'village set in the landscape' and the objective to 'protect and enhance Kidlington's landscape and biodiversity assets'. Kidlington is already a separate, distinct, balanced and socially cohesive community. CDC has not satisfactorily considered the employment component of the growth including technology park at Langford Lane, Begbroke Science Park, the Northern Gateway and Eynsham, which indicates a lack of co-ordination between the authorities in Oxfordshire.
PR-B-1133	Philip	Towler		3			The summary booklet shows a map of GB under threat and the purpose of GB, but none of the questions in this consultation make any reference to GB. How would concreting over GB land be sustainable? There is no discussion regarding the possible effects of Brexit which could impact on the country's housing needs.
PR-B-1139	Ken	Martin		3			To meet Oxford's need, how will CDC ensure that all the houses go to satisfying the 'Unmet Housing need of Oxford'? If it does not propose a watertight solution, there will be another call on the District in 10 years' time.
PR-B-1140	Catherine	Richenburg		3			Yes the effect of the Northern Gateway should be considered.
PR-B-1145	Richard	Bennett		3			Road, traffic, schools, social services, doctors, utilities and other infrastructures need to be in place before development.
PR-B-1146	DJ	French	Deddington Development Watch	3			Agrees, but question - How realistic or aspirational are the notional job creation projections on which the housing needs are based ?
PR-B-1147	Joan	Tossell		3			Yes, Kidlington is not automatically the answer. It will not provide affordable housing as house prices in Kidlington are higher than Oxford, and the new railway station is attracting London commuters. Roads into Oxford are already congested and could not cope with the traffic increase. As recognised In the Cherwell Local Plan summary leaflet there is a need to move Park and Ride facilities away from the city and to the north of Kidlington. Commuters would not wish to drive away from the city to reach them. Houses should be built further away with strategically placed railway stations and Park and Ride to encourage use of public transport thus reducing congestion and pollution. 4,400 homes would double the size of Kidlington and schools and doctors are already at capacity.

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PR-B-1148	Terry	Tossell		3			Yes. CDC needs to rethink its focus on Kidlington which would have a disastrous impact on transport, medical, education and other services. It is illogical in terms of the location of new housing in non-affordable areas and is out of step with your own local transport plan. It will not provide affordable housing as house prices in Kidlington are higher than Oxford, and the new railway station is attracting London commuters. Roads into Oxford are already congested and could not cope with the traffic increase. As recognised In the Cherwell Local Plan summary leaflet there is a need to move Park and Ride facilities away from the city and to the north of Kidlington. Commuters would not wish to drive away from the city to reach them. Houses should be built further away with strategically placed railway stations and Park and Ride to encourage use of public transport thus reducing congestion and pollution.
PR-B-1154	Jim	Spencer		3			yes, the announcement of the garden village in Eynsham makes it essential that transport infrastructure is completed first, including public transport.
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	3			Oxford City should re-examine its priorities for development in accordance with achieving a better balance between different types of development that have been slow to bring into use.
PR-B-1157	Nicola and Giles	Lewis		3			Green Belt: paragraph 81 of the NPPF confers a legal obligation on local planning authorities 'to retain and enhance landscapes, visual amenity and biodiversity' .One of the NPPF is that of the permanence of GB. Brexit is an issue that needs consideration before any further decisions are made.
PR-B-1158	Elizabeth	Leckie		3			The opening of the Oxford Parkway provides a quick and convenient route to London. Some of the assumptions made in the Partial Review were made on the findings of studies that were done well before Oxford Parkway opened. These assumptions need adjustment to take account of this change. See answers to questions 1 and 2.
PR-B-1159	Tamsin	Leckie		3			The opening of the Oxford Parkway provides a quick and convenient route to London. Some of the assumptions made in the Partial Review were made on the findings of studies that were done well before Oxford Parkway opened. These assumptions need adjustment to take account of this change. See answers to questions 1 and 2.
PR-B-1162	Roger	Bellamy	Hornton Parish Council	3			Yes. Changing National Migration Patterns. Overall Size and Placement Strategy. Transport Failings (current and future)
PR-B-1163	Catherine	Arakelian		3			The area of the lower Cherwell Valley is an area of significant biodiversity from deer and foxes to water voles, butterflies and wild flowers. What impact would building on such a scale have and how would it be mitigated?
PR-B-1165	Caroline	Johnson		3			Consideration needs to be given to preventing Kidlington, Yarnton and Oxford merging together and the need to safeguard the countryside from encroachment. The need for recycling of derelict and other urban land and the provision of transport connections, amenities and services.
PR-B-1167	Jodi	Stokes	Persimmon Homes Midlands	3			The predominant issue is meeting the agreed Duty to Cooperate numbers from Oxford as well as locating this increase in housing in the most appropriate and sustainable locations. There must be regard given to ensure a sufficient supply of housing is provided. This not only requires a buffer above housing numbers but also the use of the reserve sites to ensure the plan does not fall out of date immediately.
PR-B-1174	Ellis	Davies		3			Ensure that much higher densities of housing are undertaken with low cost housing. Proper infrastructure planning before development is undertaken. Contributions from developers should be much higher.
PR-B-1180	RA	Humphreys	Humphreys and Co Solicitors on behalf of Oxford Programs Ltd	3			Very careful consideration needs to be given to the capacity of the District to accept new development and the implications of doing so for its environmental character and quality.
PR-B-1182	Alison	Noel		3			Possible reduction in housing need following Brexit

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PR-B-1188	Carol	Matheson		3			Not developing in the GB has always been a strategy that has been respected by CDC and protection of this has always been included in their Local Plans. Developing in the GB around Gosford and Kidlington will lose their separate identities and the gap as they become part of Oxford urban sprawl. Local Plan Policy ESD 14 seeks to prevent the coalescence of settlements.
PR-B-1192	Robert	Selway		3			Consider recalculating the figures for predicted housing needs as these were calculated prior to the decision to leave the EU. Housing and business will be dramatically effected by this decision and a predicted down turn in the economy could mean houses and commercial buildings aren't needed.
PR-B-1224	Theresa	Goss	Adderbury Parish Council	3			Not at this stage
PR-B-1225	Paul	Butt	Paul Butt Planning on behalf of Shyde Investments Ltd	3			No
PR-B-1226	Andrew	Garraway	Turnberry on behalf of Exeter College - Frieze Farm	3			Future sustainability of Oxford as a university city given severe constraints on growth.
PR-B-1228	Juliet	West	ICOMOS-UK	3			Paras 4.13 and 4.14 refer to Local Plan policies for the protection of the historic environment. Previous comments received on Cherwell Issues (para 4.18) include 'ensuring conservation of the historic environment and heritage assets'. It should be made explicit that these include heritage assets outside but immediately adjacent to the Cherwell boundary - in particular the Blenheim World Heritage site, part of whose setting lies within Cherwell. Impact of development on such assets and their setting should be included in Cherwell issues relating to the historic environment.
PR-B-1229	Henry	Brougham		3			None additional to those raised in response to Q1 and 2 above
PR-B-1230	T M M	Green		3			The new station at Oxford Parkway has changed the local area which could easily become a dormitory for people working in London. The new station should not be used as a prop to allow other unwanted development such as a football stadium. The area between North Oxford and Kidlington is largely GB and should be kept as such.
PR-B-1233	Simon	Gamage	RPS Planning and Development on behalf of Mr R Bratt	3			No further comments to make at this time.
PR-B-1235	Ed	Barrett	Catesby Property Group on behalf of Catesby Estates Ltd	3			There is a general lack of clarity in the consultation documents as to whether the review document relates to the Part 1 review of the Local Plan or the new proposed Part 2 Local Plan.
PR-B-1236	Richard	Boother	RPS Planning and Development on behalf of Mr R Davies	3			No. The issues are comprehensive and wide ranging and provide an appropriate context within which consideration can be given as to how the District's share of Oxford's unmet need can be met.
PR-B-1240	Suzanne	Willson-Higgins		3			The draft vision should make reference to existing communities and the environment. Suggested rewording is “To provide new balanced communities that are Ill connected to Oxford, are of exemplar design and are supported by necessary infrastructure; that minimise impacts on existing communities and the environment that provide for a range of household types and incomes reflecting Oxford’s diverse needs; that support the city’s world-class economy and universities, that support its local employment base; and ensure that people have convenient, affordable and sustainable travel opportunities to the city's places of work, study and recreation and to its services and facilities.” Has provided detailed comments on this question.
PR-B-1252	Philip	Boxall		3			Although there is mention of conservation of the historic environment, the importance of preserving villages as distinct, small settlements spread over Oxfordshire but with green space in between is not specifically acknowledged.
PR-B-1254	Philip	Redpath		3			Local Planning Authorities will not, or are fearful to, address the fact that developers (and shareholders), universities, landowners and aspirational politicians are far too interested in making a profit. Giving total disregard to the nightmare scenarios that they are creating for our communities. Our communities need open space for wellbeing, clean air for our health and houses that are truly affordable.

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PR-B-1255	Kezia	Sheppard		3			Traffic congestion along with how busy the new train station is making the area already very over crowded. The train station would attract London commuters, this will not solve or achieve Oxford's housing issue.
PR-B-1262	Andrew	Gant	Oxford City Council Lib Dem Group	3			The principles of GB are permanent and must be maintained. This means, among other things, not closing the gap between Oxford and Kidlington (or indeed the gaps between Kidlington, Begbroke and Yarnton)
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	3			The character and future of Kidlington as an independent large village if large scale development was allocated to the village environs needs close study. The proposed scale of growth will overwhelm and be alien to the village, and create a dormitory extension to Oxford.
PR-B-1271	Rebecca	Hodgson		3			Oxford has a rural character. Any new developments must be in keeping with this character. Developments need to be placed together rather than spread around the whole surrounding area.
PR-B-1284	Simon	Barry	Boyer Planning on behalf of Bloor Homes	3			Have no comments at this stage, but do however reserve the right to comment on this topic in the future.
PR-B-1287	Tenley	Soanes		3			Maintaining the GB is critical to stop urban sprawl and unrelenting traffic. Has it been proven that in this instance to use GB is an exceptional need, because of Oxford City's failure to plan. Agree that housing is required but why on GB. The loss of North Oxford Golf Course and part of Otmoor, which is a green lung for the city along with surrounding land really impacts on the quality of life. Traffic danger and increased pollution from traffic now deemed to affect Dementia is also key. The current infrastructure isn't big enough to cope, if you restricted car ownership the issues moves to another area.
PR-B-1294	Giles	Hughes	West Oxfordshire District Council	3			There is need to consider the cumulative impact of options and growth in Cherwell together with that from planned growth in West Oxfordshire. Transport is a key issue. The two local planning authorities share the A44 corridor, and this together with the A40 feeds into the congested Wolvercote roundabout. Growth in Cherwell and West Oxfordshire may have implications for northern Oxford and for the A34. The impact on the A44 corridor needs to be carefully considered, and it is vital that both districts work together with the County Council to bring forward the proposed A40/A44 link. Education is another potential cross boundary issue given the lack of Primary School capacity in Woodstock. The two Councils should work together on their Infrastructure Delivery Plans.
PR-B-1297	Simon	Handy	Strutt and Parker LLP on behalf of Dairystock Ltd	3			The proximity of the potential development options/Areas of Search to Oxford is a key consideration. The key issues for Cherwell to consider is the problems associated with highway capacity including on the A34. There is a possibility that a new link road could be created between the A44 and the A34 as an extension of Langford Lane (south of Oxford Airport) heading east above Kidlington and through parcels PR14 and PR27 (the latter being their client's land). This potential link road could provide significant highways benefits and divert traffic away from Peartree interchange where the A44 and A34 currently meet. This could in turn improve highway capacity along both of these trunk roads, at least the sections closest to the city where congestion is often at its worst. Development on parcels PR14 and PR27 could therefore provide highways benefits, as well as additional housing growth.
PR-B-1302	Clare	Creese		3			There is no way to ensure that Oxford's worker housing needs could be met. There is not enough affordable housing to meet those needs. Likely that wealthier Birmingham or London bound commuter needs would be served. Infrastructure such as schools, surgeries, utilities, transport and Wi-Fi needs to be put in place.
PR-B-1305	Cllr Polly	Foster	Fritwell Parish Council	3			The issues on quality of life are supported. Achieving these aspirations should not be sacrificed to inflated, unnecessary housing and development targets.
PR-B-1306	Frank	Vreede		3			Yes, Brexit. The proposed development of a 2200 home garden village north of Eynsham.

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PR-B-1308	Alaric	Rose		3			The residents of Kidlington are in need of affordable housing . Currently houses are over occupied, the only social housing is in Bicester or areas of Banbury. Kidlington residents need to have easy access to any new affordable, key worker and social housing. Would also like to see that the Oxford threshold of 50% affordable housing is put on developments rather than Cherwell's 35% (which is rarely implemented anyway). Also, as any housing would be deemed to be helping Oxford meet its unmet housing needs, would Oxford City Council be making a CIL/Section 106 contribution?
PR-B-1343	Shaun	Richards	Cerda Planning Ltd on behalf of Cala Homes Ltd	3			It is important that the Partial review seeks to build upon the adopted Local Plan, and apply additional growth requirements to this. The current development strategy needs to be re-assessed to ensure that the distribution of the Oxford overspill between the settlements is realistic and will be delivered. All sustainable settlements (including Cat A villages) are capable of making a positive contribution. Reference is also made to the Bromsgrove Local Plan Review.
PR-B-1344	Jonathan	Harbottle	Land and Partners Ltd	3			The findings of the Taylor Report are increasingly relevant, this work outlines the change in working patterns, principally the increase in home working, and advocates sensible increases in housing supply in villages which would support their economic growth. The Taylor Report highlighted that "rural areas are no more unsustainable on the grounds of the environmental impacts of commuting to work than urban areas. The modes of travel and distance travelled are similar. Indeed although the distances are similar, rural journey times may be quicker (and therefore less polluting) due to less incidence of congestion compared to urban journeys." Continued technological change means that working from home becomes more viable and commuting becomes more sustainable with zero emissions and self driving vehicles becoming more prevalent. This will reduce strain on existing infrastructure, whilst more home-workers and occasional commuters in rural areas will help support existing facilities to improve and maintain the vitality of rural settlements.
PR-B-1345	Nick	Alston	Bilfinger GVA on behalf of Oxford Aviation Services Ltd	3			Greater attention should be given to the potentially significant social, economic, and environmental benefits to the district of accommodating a proportion of Oxford's unmet housing needs in the district. It is important that these potential benefits are identified now, and that realising and optimising those benefits should be a key driver behind the identification of preferred options and subsequent policies in the partial review of Local Plan Part 1. Suggest a joined up approach between housing site selection and the support that this might be able to provide existing local economic assets such as London Oxford Airport.
PR-B-1352	Liz	Boden	Pegasus on behalf of Richborough Estates	3			Whilst it is noted that the Council has received comments on the importance of considering the GB as a major component of the district's natural capital and acknowledge that the GB is not sacrosanct and that there may be development opportunities within it; there will need to be a balance struck between GB release and the utilisation of land beyond the GB, such as that at Grange Farm to assist in meeting Oxford's unmet needs.
PR-B-1358	Ian	Lough-Scott	Upper Heyford Village Group	3			Feel very strongly that CDC should accept that the settlement on the former Upper Heyford airbase is underway and that further development at Upper Heyford and in the adjacent villages must be resisted.
PR-B-1035	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford and Blenheim Palace	4		41	It is particularly important that new homes are well connected to Oxford and supported by any necessary infrastructure. These sites would be located in close proximity to Oxford and connected to it via cycle super routes (Oxford Transport Strategy), premium bus routes, Oxford Parkway and Park and Ride. An essential infrastructure for new housing would be the use of A44, A40 corridor and the new link between A44 and A40 that could be funded by other developments within the area in order to reduce congestion along these routes into Wolvercote roundabouts.

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PR-B-1035	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford and Blenheim Palace	4		124	It is particularly important that new homes are well connected to Oxford and supported by any necessary infrastructure. These sites would be located in close proximity to Oxford and connected do it via cycle super routes (Oxford Transport Strategy), premium bus routes, Oxford Parkway and Park and Ride. An essential infrastructure for new housing would be the use of A44, A40 corridor and the new link between A44 and A40 that could be funded by other developments within the area in order to reduce congestion along these routes into Wolvercote roundabouts.
PR-B-1035	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford and Blenheim Palace	4		177	It is particularly important that new homes are well connected to Oxford and supported by any necessary infrastructure. These sites would be located in close proximity to Oxford and connected to it via cycle super routes (Oxford Transport Strategy), premium bus routes, Oxford Parkway and Park and Ride. An essential infrastructure for new housing would be the use of A44, A40 corridor and the new link between A44 and A40 that could be funded by other developments within the area in order to reduce congestion along these routes into Wolvercote roundabouts.
PR-B-1147	Joan	Tossell		4		PR14, PR27	Sites PR14 and PR27 north of The Moors is a category 2 flood risk area and even if drainage is addressed the problem will only move down stream towards Kennington. Insurance premiums on houses will increase. This is an area of beauty enjoyed by walkers with views of open countryside and the conservation area of the village. This rep provides a detailed account and description of the area from the Ministry of the Environment Inspector and CDC's Kidlington Framework Master plan as to why it should be protected.
PR-B-1148	Terry	Tossell		4		PR14, PR27	Sites PR14 and PR27 north of The Moors is a category 2 flood risk area and even if drainage is addressed the problem will only move down stream towards Kennington. Insurance premiums on houses will increase. This is an area of beauty enjoyed by walkers with views of open countryside and the conservation area of the village. This rep provides a detailed account and description of the area from the Ministry of the Environment Inspector and CDC's Kidlington Framework Master plan as to why it should be protected.
PR-B-1096	Greg	Blaquiere	Terence O'Rourke Ltd on behalf of the Vanbrugh Unit Trust and Pye Homes	4		PR22, PR25	The draft vision expects exemplar design for housing to be delivered to assist Cherwell in meeting the housing needs of Oxford. The rep continues by outlining in some detail how the development of sites PR22 and PR25 will comply with this draft vision.
PR-B-0821	Alan and Suzanne	McIvor		4		PR38, PR50	No. don't believe Oxford's housing needs have been correctly assessed. They have been over-estimated on the basis of exaggerated forecasts of employment growth. Employment growth and housing should be encouraged away from Oxford. Building houses on sites PR38 and PR50, provides commuter housing.
PR-B-0019	Edward	Dowler	Middle Aston Parish Meeting	4			Yes, support, no changes required
PR-B-0033	Henry	Munday		4			If Cherwell does have to build, roads and railways need to be adequate, GB should be avoided and flats opposed to houses should be considered.
PR-B-0039	Susan	Cooper		4			Yes, support it.
PR-B-0041	David	Pratt		4			Wish to encourage anything that is adjacent to Oxford city in the first instance.
PR-B-0055	Cynthia	Hall		4			No, the government's projected figures are unsupported by evidence. The unused houses should be used first.
PR-B-0057	Matthew	Taylor	Aitchison Rafferty	4			In principle, yes. But also worth encouraging sustainable forms of transport from satellite towns rather than focussing on the direct connections from communities in to Oxford. The overriding objective should be to alleviate the wider traffic congestion Oxford suffers, whilst delivering housing growth. Site WG019 is within commutable distance of Bicester and its wider rail connections. It is also positioned off the proposed 'Park and Ride' premium bus service route between Bicester and Oxford City Centre.
PR-B-0058	Anthony	Hall		4			In principle yes.
PR-B-0060	Sue	Mackrell	Bicester Town Council	4			Agree, but consider that implementation is the issue.
PR-B-0119	C A	McCall		4			What can residents do in such a tight timescale? My primary concern is the threat to the GB.
PR-B-0120	E	Tonkin		4			Further evaluation needed.

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PR-B-0153	Paul	Goulding QC		4			Would like to see changes that preserve the traditional and peaceful character of village life, and foster the rural nature of the area surrounding Oxford. To maintain the countryside as a haven from the city and maintain the GB.
PR-B-0156	Val	Colby	Berrys on behalf of Cancer Research UK	4			Over 10,000 dwellings are allocated to Bicester in the adopted Local Plan. Bicester is already linked in part to Oxford and each serves its other needs in various ways. Support for the approach in the Partial Review to look throughout the district to accommodate the additional housing needs. There may otherwise be an imbalance of growth towards the south of the district placing pressure on infrastructure and services.
PR-B-0169	Colin	Carrit		4			Yes, fully support the vision statement.
PR-B-0171	Peter	Worth		4			Mostly agreeable, however there are other land opportunities that could be considered which provide less than 100 houses. If other pieces of land were said to be suitable, some would become available due to the increase in land value.
PR-B-0186	Paul	Walker	Oxford Bus Company	4			Suggests that in addition to promoting development on the urban edge of Oxford appropriate focus should also be given to smaller settlements. Many of these already benefit from the same regular bus services that link the larger towns. Consider that a commercially viable bus service is a good alternative to reliance on car travel. This is ever more important now that CDC has decided that no social needs are sufficiently great to warrant budgeting for financial support for bus services - all have to be sustained essentially through sufficient numbers of fare paying passengers.
PR-B-0209	Patrick and Julia	Jennings		4			Supportive of some aspects but would like to see amendments that support and compliment the city's world class economy, universities and outstanding environment. The vision should be clear that it aims to support existing local employment base opposed to encouraging further growth of Oxford by providing commuter housing for London workers.
PR-B-0260	Chris	Pack		4			No because the housing need is exaggerated and lacks credible evidence. The housing figure is unrealistic and unsustainable and the infrastructure required would damage the countryside.
PR-B-0267	Carole	Pack		4			No, the housing need is exaggerated and there is no evidence to support this amount.
PR-B-0447	Laura, John, Benito	Wainwright		4			No, it would be irresponsible to increase the population without the necessary infrastructure in place. Health services and schools would reach breaking point and traffic congestion increased.
PR-B-0637	Prof Martin LG	Oldfield		4			No, the vision is based on faulty premises, there are no exceptional circumstances to justify building on GB.
PR-B-0643	L	Allen		4			No, the vision statement needs to recognise that Oxford is not the only focus within Oxfordshire. There is a need to provide new balanced communities that are well connected to Oxford and other economic centres within Oxfordshire. They need to be of exemplary design, supported by the necessary infrastructure. Provide a range of household types that reflect Oxford's and Oxfordshire's diverse needs but not at the expense of the wildlife habitats and existing communities. Support our world class economy and ensure people have convenient, affordable and sustainable travel opportunities for work, recreation and services.
PR-B-0653	Peter	Webber		4			This rep objects to the wording used in the draft vision. It doesn't reflect the need for there to be balanced communities connected to each other as well as Oxford. That Cherwell has its own attributes and its communities need to develop their own identities.
PR-B-0655	Christina Mary	Shirley		4			Additional unused industrial sites should be used.
PR-B-0656	Mary G	Shirley		4			Yes, but unused industrial areas should be used first.
PR-B-0658	Susan	Oldfield		4			No, it should be scrapped.
PR-B-0704	J	Kershaw	Wright Hassall Solicitors LLP on behalf of Mr J Kershaw	4			Whilst disagreeing with the number of houses proposed to be located in Cherwell, broadly agree with the Council's redrafting of Oxford City Council's original vision.

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PR-B-0705	Nick	Small	Stagecoach	4			Strongly and unequivocally supports the Vision. It may be worthwhile to refer to active and healthy lifestyle objectives. Use of sustainable travel modes makes a very important contribution to an active lifestyle.
PR-B-0710	Selwyn	Phillips		4			There is no doubt that Cherwell can accommodate this level of housing, but there are two questions that have to be asked. Why and where. Kidlington is either a suburb or a separate conurbation, building needs to be for the right reasons.
PR-B-0711	Anthony	Matthews	Shipton-on-Cherwell and Thrupp Parish Council	4			Generally support the draft vision
PR-B-0723	RA	Humphreys	Humphreys and Co Solicitors LLP on behalf of Oxford Programs Limited	4			Have grave doubts that such as vision is achievable. In particular, the existing infrastructure, in terms of the local road network and provision for schools, healthcare and other essential services, is already under severe pressure.
PR-B-0731	Ioana	Davies		4			No, do not support the draft version. Cherwell has a clear relationship with Oxford, but focusing on development to the North of Oxford will cause major problems. Already congested roads taking an hour to travel 5 miles into the city centre. The potential rapid transit illustration would not be built or approved in time to meet the need for those living in the North.
PR-B-0743	John	Tremlett		4			Yes. support every word.
PR-B-0745	Dr Ian	Scargill	Oxford Green Belt Network	4			Objects to this vision because Oxford's needs have not been correctly assessed and based on highly exaggerated forecasts of future employment growth.The approach to encourage growth away form Oxford should continue. Oxford City could make a contribution to the strategy and it could use some of the land it has currently allocated for employment, together with other previously developed land, for well planned high density housing.
PR-B-0746	Adrian	White and 79 others	Petition with 80 signatories	4			Do not support the draft vision as development in Steeple Aston for people who work in Oxford is not sustainable development.
PR-B-0747	George A	Doucas		4			No objection to the vision but it is the implementation that is the issue. Reasonable for CDC to support the University but there needs to be a clear limit to the University expansion. Unfair for the rest of the country to suffer with huge bites of the GB being destroyed, and this GB is a significant factor to living in Oxford.
PR-B-0755	Martin	Palmer		4			Some areas East near Webbs Way are important as they are flood plain that are vital now and to the future. The land acts as a healthy break between the A34 and where people live.
PR-B-0765	Layla	Vidal-Martin	NLP Nathaniel Lichfield and Partners on behalf of Taylor Wimpey	4			Broadly supported subject to the requirement for new communities to be 'well connected to Oxford' not being interpreted as precluding other opportunities resulting in sustainable development.
PR-B-0770	Steve	Pickles	West Waddy ADP on behalf of JA Pye (Oxford) Ltd	4			Yes. It is considered to give a balanced overarching vision and is therefore strongly supported.
PR-B-0786	Jane	Olds	Caversfield Parish Council	4			Acceptable
PR-B-0793	Philip	Morley	North Oxford Golf Club	4			The draft vision is a clear one for Oxford City. It emphasises the need for “balanced communities” and for “recreation”, as well as other factors. Although the Green Belt is not explicitly mentioned in the draft vision, it would be an important part of the “balance”. At NOGC we do our best to promote a friendly, accessible and professional image of a community golf club that is closely associated with the attractions of Oxford and so would regard ourselves as an important part of the “recreation” in the draft Vision as it extends to Cherwell District.
PR-B-0796	David	Tighe		4			No
PR-B-0797	Clive	Booth	Oxford Civic Society Planning Group	4			Support the draft vision for meeting Oxford's unmet needs in Cherwell
PR-B-0799	Ian	Sheppard		4			No, do not support the draft vision and changes are required.
PR-B-0808	Chris	Robbins		4			In principle yes. A new balanced community might also encompass the possibility of a garden village type development similar to that proposed as Eynsham, perhaps located just outside the GB.

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PR-B-0819	Tim	Green	The Harbord Road Area Resident Association	4			Do not support the draft vision because it is based on Oxford's housing 'needs' which have been exaggerated. Further employment growth and housing should be encouraged away from Oxford and the Green Belt.
PR-B-0820	Liam	Ryder	Gladman Developments Ltd	4			Gladman supports the draft vision in principle. There must be a clear decision making process within the SA to outline why certain sites will have been identified to contribute towards meeting Oxford City's unmet needs, and why other sites have been discounted.
PR-B-0825	Simon	Joyce	Strutt and Parker on behalf of Mrs A Darbishire	4			Yes, support the draft vision and do not consider that any changes are required. Client's site would fulfil the aspirations of the draft vision.
PR-B-0830	Nigel	Buttler		4			Yes
PR-B-0831	Natasha	Eliot	Oxford Preservation Trust	4			Consider that the draft vision lies at the heart of the consultation as the question is how many houses could be provided in the exemplary new balanced communities with the necessary infrastructure etc. that is described in Cherwell District Council's 'vision'. It is not enough just to provide housing numbers; Cherwell District Council must provide places which have people's health and well-being at their heart. OPT cannot support developing in a way that might create problems for the future and sees this as paramount in terms of the 'vision'.
PR-B-0832	Richard	Hills		4			Support any plans for additional housing and infrastructure, including this one.
PR-B-0837	David	Jackson	Savills on behalf of Christ Church, Exeter College, Merton College and OUP	4			The draft vision is supported in that it includes the key points of providing housing that is well related to Oxford City to serve its economy and which is in a sustainable location with good infrastructure links including transport.
PR-B-0840	Mike	Gilbert	Mike Gilbert Planning Ltd	4			Yes, with a suggested change to include '…and protect the identity and character of individual settlements…..'
PR-B-0841	Darren	Bell	David Lock Associates on behalf of Hallam Land Management Ltd	4			The draft vision should have a stronger emphasis on delivering the new housing to meet Oxford's needs. 'Ensuring new housing is delivered to provide balanced communities…' should be added at the beginning.
PR-B-0847	Richard	Cutler	Bloombridge LLP	4			This is a detailed and lengthy response. Five points are suggested to be added to para 5.7. These mean that the Vision needs to change, to include references to deliverability, the integrity of the GB and the regeneration of Kidlington.
PR-B-0856	David	Smith		4			No. For "Oxford's diverse needs" substitute "Oxfordshire's diverse needs".
PR-B-0861	Tim	Perkins	TMP Planning Ltd on behalf of Gosford and Water Eaton PC	4			The draft vision should make reference to existing communities and the environment. Rewording is suggested. To achieve balanced communities, the needs of the existing villages, and their villagers, needs to be taken in to account. Local services are already under strain and cannot just deliver extra capacity for more inhabitants. The draft vision should recognise that meeting Oxford's needs must take account of the impact on the environment and local communities including: safeguarding the countryside from encroachment; loss of access to open countryside for the urban population; removing opportunities for outdoor sport and recreation near urban areas e.g. building on the North Oxford Golf Course; removing valuable agricultural land; and adding to parking problems and travel congestion, rather than providing sustainable travel opportunities for the existing and new villagers.
PR-B-0862	Peter	Nicholson		4			Agrees with the Draft Vision except for the intention to build new accommodation in Cherwell. Has provided a more detailed statement in the representation.
PR-B-0866	Matt	Todd		4			No. Too much focus on Oxford. Bicester has rail links and access to the M40. London commuters already in Oxford putting pressure onto housing, both availability and financial, without contributing necessarily to the city.
PR-B-0871	Patricia	Redpath		4			Yes. Changes are required to the draft version. CDC appears to make no assessment of impacts of developing sites when combined with the proposed neighbouring authorities. Areas A and B intertwined with Oxford City and West Oxfordshire, the boundary of WO straddles the main A4260 and A44 routes, proposals can not be viewed in isolation. Numbers are supposedly to meet the housing need. Considered sites should be for housing, submissions for additional employment generation need to de discounted.

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PR-B-0877	David	Flavin	Oxfordshire County Council	4			Supports the draft vision - more detailed comment is provided in the representation.
PR-B-0878	Jane	Olds	Wendlebury Parish Council	4			The Parish considers that this is not appropriate for Cherwell. Cherwell should be saying "lets develop the science parks here, create a high level high tech jobs to prevent the daily migration to Oxford and London". Oxford- Cambridge technology corridor provides the opportunity.
PR-B-0882	Julia	Trowles		4			Do not support Oxford City's proposal that new communities should "form part of Oxford". This leads to development in the GB to which is strongly objected to. Rapid development in telecommunications will reduced the need to travel to work or study over the planning periods to 2031.
PR-B-0883	Peter	Trowles		4			Do not support Oxford City's proposal that new communities should "form part of Oxford". This leads to development in the GB to which is strongly objected to. Rapid development in telecommunications will reduced the need to travel to work or study over the planning periods to 2031.
PR-B-0887	Paul	Buckley		4			Changes are required, it's too vague on the provision of infrastructure and the protection of quality of life for current residents. This rep. provides suggestions to changing words on line four and replacing words on line ten of the draft vision.
PR-B-0888	Haidrun	Breith	Berks, Bucks and Oxon Wildlife Trust	4			Support the draft vision. They consider that the its does not mention protection and enhancement of the natural environment. Ssuggest the following alteration (underlined) to the vision: To provide new balanced sustainable communities that are well connected to Oxford, are of exemplar design and are supported by necessary infrastructure; that provide for a range of household types and incomes reflecting Oxford's diverse needs; that support the city's world-class economy and universities, that support its local employment base; that conserve and enhance Oxford's and the District's natural environment; and ensure that people have convenient, affordable and sustainable travel opportunities to the city's places of work, study and recreation and to its services and facilities. Natural environment'
PR-B-0890	Chris	Dicks		4			In part yes, but not at the expense of the GB or loss of identity to surrounding villages. The statement needs to acknowledge those living and working in Cherwell and not just the needs of Oxford. There is little detail on how transport issues could be resolved and accommodate developments such as the Northern Gateway. Further housing at Bicester with its greatly improved transport links to Oxford should be considered before GB is lost.
PR-B-0895	Dr Alison and Dr Simon	Street		4			Support the draft vision but urge the Council to prioritise the list with particular attention to. Sustaining present GB south of P and R at Oxford Parkway preventing urban sprawl. Minimising the need for use of private cars and congestion. Creating homes near to employment areas such as Langford Lane.
PR-B-0897	Rob	Lawrence		4			No do not support the draft vision. It does not place sufficient emphasis on Oxford upgrading it transport infrastructure as part of the vision.
PR-B-0905	Theresa	Goss	Bloxham Parish Council	4			Supports the Draft Vision Statement. The final statement needs to be clearer on the housing type, e.g. suggest higher rented/shared ownership than presently in Cherwell.
PR-B-0907	Alison	Forfar		4			Do not support the plan in its current form. Not demonstrated sustainable travel opportunities for the proposed sites. Where are the plans for public transport, footpaths and cycle routes. This is crucial to reduce the pressure on the roads, the plans as they are only increase the pressure on local roads.
PR-B-0912	David	Mason		4			No comments
PR-B-0913	Helen	Marshall	CPRE Oxfordshire	4			Do not agree with the draft vision because of the underlying disagreement with the premise on which this question is founded, The draft vision surprisingly mentions nothing about preserving Oxford's unique natural setting, its heritage and preserving the environment which draws hundreds of thousands of people to visit each year. In this regard it is at odds with the Initial Sustainability Appraisal Report. The business generated from visitors is something that benefits the people of Oxford and its surroundings - jobs, business rates etc.

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PR-B-0924	Jan	Molyneux	Molyneux Planning for SBPC on behalf of Earthline Ltd and U-Stay Ltd	4			Support is given to the Draft Vision. Shipton Quarry will be capable of providing a new, balanced community, well connected to Oxford via existing and new transport routes.
PR-B-0926	Dr Eric	Sidebottom		4			Do not support the draft version.
PR-B-0929	Rosie	Lodwick		4			Objects to the Vision, predicted as it is on an exaggerated level of Oxford's unmet needs and it would change the character of their thriving and well linked communities.Not clear what the vision means. The range of household types in any future development should reflect the current socio-economic profile of Kidlington/Yarnton/Begbroke, not Oxford. Suggests that the Vision should provide "communities" ...."of exemplar design". Asks whether it is exemplar communities or physical design of buildings and places. If it is the latter, strongly agrees, however questions when and how this will happen. Suggests Co-op in Kidlington centre as a great example for a veritable carbuncle if ever there was one.
PR-B-0931	Jane	Olds	Fringford Parish Council	4			Acceptable
PR-B-0933	Peter	Bateman	Framptons on behalf of the Donger Family	4			It is not considered sustainable development to simply locate new development as close to Oxford as possible as this will simply result in everyone commuting in to the City via the existing routes which are perceived to be at or near capacity. A better option is a dispersal strategy which will ease the bottle neck. It is not considered sound for housing growth to occur without proportionate employment and economic development occurring in parallel. Thus the OGB should be distributing employment sites as well as considering locations other than Oxford to reduce the need for commuting to the City.
PR-B-0937	Philip	Rawle	Greenlight Developments	4			It is important to have in mind the vision for Cherwell set out in Para A.8 of the adopted Local Plan. The nine bullet points in the adopted vision equally apply to the Partial Review.
PR-B-0944	David	Stone		4			YES changes are required and very necessary, see previous comments above. Do not build on GB around Kidlington and North Oxford. Do not support the draft vision. Economic figures do not provide cohesive communities and the present vision will not achieve the objectives desired. It will illegally destroy GB and damage the open setting of Cutteslowe Park. The number of houses suggested for Kidlington and North Oxford are unsustainable, the existing services and roads will not cope.
PR-B-0949	Peter	Monk	Banbury Civic Society	4			The 'Draft Vision' is broadly supported within the constraints of the comment above, but previous experience indicates that, to succeed, such new communities must have access to, or facilities provided that will allow cultural, community, health and education activities to flourish. These aspects should be specified in the 'Vision'.
PR-B-0956	Mark	Recchia	Banbury Town Council	4			Supports the Draft Vision. It suggest that areas with immediate connectivity to Oxford should be explores as opposed to dormitory towns for Oxford. Support review of the Green Belt for outward expansion of Oxford.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	4			Objects to the draft vision. They consider that the Vision should include “that conserve or enhance the historic environment and heritage assets therein”.
PR-B-0966	E	Nicholson		4			No, do not support building houses in Cherwell's GB for Oxford City. Economic and population growth should be restricted to levels which can be met from existing housing capacity, the re-use of brownfield sites and land destined for employment use within Oxford. It is not desirable for a city to grow to unsustainable proportions. Concerned over the vague wording in the Draft Vision to provide "necessary infrastructure".
PR-B-0973	Jonathan	Harbottle	Land and Partners Ltd	4			The vision to contribute to Oxford's unmet need though new communities is unduly restrictive. It is an opportunity to maintain the vitality of rural settlements which could benefit from housing growth. A criteria based policy would ensure that sustainable development comes forward in the right places in an appropriate form. Also it would give greater flexibility to deliver any increase in housing requirement.

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PR-B-0984	Jane	Burrett		4			From my responses to Qs. 1 to 3 above it is clear that I regard the draft vision as unrealistic. An increase in the friction between the local authorities in the county seems inevitable.
PR-B-0985	Peter	Collins	Islip Parish Council	4			Supports the vision with a caveat that such developments must not be allowed to compromise the convenient, affordable and sustainable transport opportunities to the city's places of work, study and recreation and to its services and facilities, of the existing communities.
PR-B-1003	Simon	Turner	Launton Parish Council	4			No. It should consider areas outside Oxfordshire with good transport links.
PR-B-1006	Ruth	Powles	Kirtlington Parish Council	4			Supports CDC in its draft vision, but stresses that selecting sites adjacent to or near Oxford is essential.
PR-B-1015	Daniel	Hatcher	Rosconn Group	4			Have raised a number a concerns regarding the draft vision. Reference is made to creating new balanced communities, suggesting that the preferred option for accommodating Oxford's unmet needs has already been decided through new freestanding settlements and/or urban extensions to existing settlements which are well-connected by public transport to Oxford. Some settlements are capable of taking additional growth having the benefit of a good range of existing services and facilities which where necessary can be enhanced/improved through developer contributions and which are therefore able to deliver housing quickly in order to meet an immediate need during the Plan period. Reference is also made to such new communities having access via sustainable transport options to the city's places of work, study and recreation, and its services and facilities. This appears to suggest that new housing within Cherwell will only be required to be accessible to Oxford's recreational opportunities and its services and facilities. In reality, residents of such housing are more or equally likely to want to have access to day to day services and facilities close to their home as opposed to their place of work or study. There therefore needs to be recognition that new housing within Cherwell should have convenient access to local services and facilities to ensure new sustainable communities are achieved, including locations such as existing settlements that are well-connected by public transport to Oxford.
PR-B-1016	Ben	Simpson	WYG on behalf of Bonnar Allan Ltd	4			Support the draft vision but emphasise that the important point for the spatial strategy is the quality of the connections to Oxford and the main centres of employment related to the City's economy. The Vision will fail if the Council simply selects locations that abut or are physically close to the City.
PR-B-1017	Oliver	Burton-Taylor	Simply Land (Oxford) Ltd	4			Yes
PR-B-1024	Andrew	Hornsby-Smith		4			Disagrees, and considers that the draft vision should be reworded *'To provide new and extended existing communities that are of exemplar design and achieve high levels of sustainability based on the range of services and infrastructure available within Oxford and the Kidlington Housing Market Area, preserve the purposes of the Green Belt; that provide for a range of housing types and incomes reflecting Oxford and the Kidlington Housing Market Area's diverse needs; that support the city and neighbouring communities' economy and universities, that support the employment base within Oxford and the Kidlington Housing Market Area; and ensure that people have convenient, affordable and sustainable travel opportunities to Oxford and Cherwell District's places of work within the Kidlington Housing Market Area, major employment areas within and outside the city, study and recreation, and to Oxford and Cherwell's services and facilities. '* Suggests that this revision would recognise that people from Oxford work in Cherwell area and vice-versa. Also discusses the Kidlington Housing Market Area, which is the designation that includes Kidlington, Yarnton and settlements that share land values and characteristic of Oxford's housing market area, which are set out in Cherwell's own housing needs and viability assessment studies (2010, updated 2013) (SHLAA 2013?).

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PR-B-1027	Jonathan	Porter	Archstone Projects Ltd	4			The draft Vision refers to creating new communities and seems unduly skewed towards a vision for large strategic garden village type developments.
PR-B-1030	Jonathan	Harbottle	Land and Partners Ltd	4			The vision to contribute to Oxford's unmet need through new communities is unduly restrictive. A criteria based policy would ensure that sustainable development comes forward in the right places in an appropriate form. There are also indications from Oxford City that the unmet need could be 22,000 rather than 15,000. Criteria based policy would give greater flexibility to deliver any increase in housing requirement, and would be in the spirit of the NPPF.
PR-B-1032	David	Burson	JPPC on behalf of the Tripartite and the University of Oxford	4			The proposed vision is supported. It is considered fundamental that the proposed housing has a direct connection with Oxford both geographically and with the knowledge based economy which radiates from the City.
PR-B-1036	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford	4			The draft vision is currently not explicit spatially and is too heavily focussed upon "new" balanced communities. Whilst it is recognised that it is at an early stage, it is considered that "new" balanced communities may be required to accommodate Oxford's unmet needs, the balanced and sustainable expansion of the existing settlements in close proximity to Oxford will also be required. Suggest that the vision is amended to take account of this, as at present there is no mention of the balanced expansion of existing settlements in order to meet Oxford's unmet needs.
PR-B-1037	Alice	Suttie	Boyer Planning on behalf of Redrow Homes and Wates Developments	4			This partial Review is intended as an Addendum to the already adopted Local Plan. It can only be considered an Addendum if the vision and spatial strategy of the adopted plan is continued here. The focus for the bulk of the development should be in and around Bicester (as well as Banbury).
PR-B-1038	Mrs Margaret	Sidebottom		4			No do not support the draft version.
PR-B-1039	Igor Niladri	Dyson		4			No. Cherwell is being pressurised into this. The unmet housing need comes from a wish to grow population and to drive the economic growth. Regardless of the damage to the environment, heritage and social benefits. Sustainable is not an appropriate word describing development on any existing GB. Consideration should be given to previously developed land, be affordable and house the current population first.
PR-B-1069	JP	Lyes		4			No. This vision is just motherhood and apple pie. It needs to get real and be specific about preserving the identity and context of Kidlington.
PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council	4			This is the City's vision. Do not concede to meet their need; therefore there is no need for a vision. However, ultimately if it is conceded that Cherwell must meet part of City's need then it is suitable.
PR-B-1095	Val	Russell	Bodicote Parish Council	4			Agrees on this vision.
PR-B-1099	Alan	Storah	Oxford City Council	4			Supports Cherwell's draft vision and it reflects the fact that the spatial relationship of new development to Oxford is vitally important.
PR-B-1102	James and Kate	Hamilton		4			Fully support the CDC aspiration for exemplar design, supported by necessary infrastructure, vigorously maintained and observed. There is no indication as to where essential infrastructure, schools, medical centres, shops might go in Kidlington. There is a natural anxiety about this as there are signs of failure to deliver a school and road at Bicester.
PR-B-1104	Lawrence Michael	Colvin		4			Not if it means doubling the size of Kidlington, which is already a balanced community with a cohesive social fabric. Adding 4,400 homes over a short period of time doesn't allow for social adjustment and increases pressure on traffic and schools already with difficulties. .
PR-B-1108	Tom	Hockaday		4			The draft vision refers to developments in areas that are ‘well connected to Oxford’. The key is physical proximity to Oxford. Banbury is not well connected as roads are congested, bus service poor and trains infrequent.
PR-B-1109	Keith	Johnston		4			No. Not whilst the ‘vision’ is no clearer than accommodating an unsubstantiated need.
PR-B-1110	Iain	Johnson		4			Do not support this vision, it is too high and relies too heavily on removing GB.

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PR-B-1111	Pat	Clissold		4			Oxford is unique in its history, architecture and universities. Priority must be given to providing housing for University staff, research staff, and conservationists of the fabric of Oxford's iconic buildings, the tourist trade (hotels, restaurants, museums etc.). Other forms of employment except for the motor industry at Cowley should be put on hold until Cherwell has sorted out its own plans
PR-B-1126	Jamie	Lewis	Hunter Page Planning on behalf of M and G Real Estate	4			As detailed in our response to Q2, the pressures on existing settlements and growth points should be examined, having key regard to the need to expand smaller settlements. Delivering sustainable development should be key for the vision document, not just the provision of housing within the district which supports the growth of the city.
PR-B-1132	Linda	Ward	Kidlington Development Watch	4			Objects to the draft Vision for reasons provided in questions 1, 2 and 3
PR-B-1133	Philip	Towler		4			Do not support the draft vision as it makes no reference to the natural environment which attracts people to the area. The GB is a key part of the environment and must be respected
PR-B-1140	Catherine	Richenburg		4			No, Oxford should not expand if it does not have the space. Research and innovation hubs should be developed elsewhere in England where jobs are needed, housing is cheap and there are excellent universities i.e. Durham and Newcastle. This is the approach by the CPRE in seeking to protect the historic city of Oxford from overdevelopment.
PR-B-1142	Alan	Lodwick		4			No. Do not agree that Cherwell should subscribe to this vision because disagree with the assumption that Cherwell has to meet Oxford's needs as these have been incorrectly assessed by the SHMA.
PR-B-1145	Richard	Bennett		4			Yes changes are required. Road, traffic, schools, social services, doctors, utilities and other infrastructures need to be in place before development.
PR-B-1146	DJ	French	Deddington Development Watch	4			Agrees with the draft vision, but consider that it needs amending to mention the protection and enhancement of the natural environment for future generations, including the Oxford Green Belt.
PR-B-1147	Joan	Tossell		4			No for the reason given above and building on GB is unacceptable. The governments manifesto, the newly adopted Kidlington Framework Master plan agreed by CDC and the NPPF protect the GB. Oxford city is not willing to part with its own GB, so neither should we.
PR-B-1148	Terry	Tossell		4			No for the reason given above and building on GB is unacceptable. The government's manifesto, the newly adopted Kidlington Framework Master plan agreed by CDC and the NPPF protect the GB. Oxford city is not willing to part with its own GB, so neither should we.
PR-B-1154	Jim	Spencer		4			Yes, whole heartedly
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	4			Do not support the draft vision and it is not exceptional case for the release of land next to Oxford in the Green Belt. Residents of villages affected will have their convenience affected and these properties will certainly not be balanced or affordable.
PR-B-1157	Nicola and Giles	Lewis		4			The review of Cherwell's own plan has been imposed on it by the Growth Board and so does not accurately represent the situation. The vision should make it clear that GB will not be available for development and should encourage Oxford City to find its own housing provision for its own workers and to meet actual, evidence-based requirements not assumptions of future employment creation. It needs also to mention the need to preserve Oxford's own unique natural setting, its history and everything that makes it an attractive place to visit as expressed in objective 1 of the NPPF. Allowing Oxford to sprawl will destroy the historic character also as expressed in objective 4 of the NPPF.
PR-B-1162	Roger	Bellamy	Hornton Parish Council	4			No and Yes

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PR-B-1163	Catherine	Arakelian		4			Do not support the “draft vision”. The statement does not qualify for a “vision”. It is a quagmire of undefined jargon. In its disregard of the local people in Kidlington and District, it is the equivalent of a diktat. It has no merit and pays lip service to developer greed and pusillanimous politicians. The proposed Review does not provide “new balanced communities” and says little about “necessary infrastructure”. The city’s “world-class economy” is built on the backs of the workers unable to buy, and whose children cannot rent. It is a city which reflects the inequality of our age. There is little that is “convenient, affordable and sustainable” in the travel opportunities on offer. A vision for the city’s future would need to include imagination and accountability – both lacking in this “vision”
PR-B-1165	Caroline	Johnson		4			No, consider it to be based on subjective data and Cherwell should not adopt the vision. Oxford's needs have not been correctly assessed and are based on exaggerated forecasts of employment growth. At the consultation meeting the CDC's officers said they could not enforce mixed housing types. The vision should be to provide employment in the county to the benefit of its economy rather than Oxford city's.
PR-B-1167	Jodi	Stokes	Persimmon Homes Midlands	4			Support the draft vision.
PR-B-1174	Ellis	Davies		4			No. Not at the expense of the GB. Poor bus services that fail to provide the needs of the communities and contribute to more use of cars and hence greater traffic volumes.
PR-B-1181	Heidi	Lancaster		4			Do not support the draft vision as it is built on flawed logic. If Cherwell is forced to meet some of Oxford's housing need, Kidlington should not bear the brunt of development. There are good transport links into Oxford from Banbury and Bicester. In rush hour, a bus journey from Kidlington to the city centre can take 45 minutes or more. Someone can travel from Banbury on the train in less than that time.
PR-B-1188	Carol	Matheson		4			In order to achieve balanced communities you need to take into account their needs. Amenities such as schools and doctors are already strained in Kidlington, Water Eaton and Gosford. There is traffic congestion and parking problems in Kidlington which would increase with 4,400 additional cars. Consideration needs to be given to losing agricultural land to housing when food production should be important.
PR-B-1224	Theresa	Goss	Adderbury Parish Council	4			Supports CDC's draft vision and the preference for areas A and B and in case of further pressure Areas C to H. Area I is not considered sustainable.
PR-B-1225	Paul	Butt	Paul Butt Planning on behalf of Shyde Investments Ltd	4			yes
PR-B-1226	Andrew	Garraway	Turnberry on behalf of Exeter College - Frieze Farm	4			Yes. It is in the best interests of both Kidlington and Oxford to focus spatial solutions in and around North Oxford. The concentration of development in this area will support greater infrastructure and service provision, reducing pressure on existing communities in both North Oxford and Kidlington.
PR-B-1229	Henry	Brougham		4			Support, but as these will be in GB the design should achieve high densities that minimise the impact on GB objectives with exemplary environmental standards.
PR-B-1230	T M M	Green		4			No do not support this draft vision. The GB between Oxford and Kidlington should be respected and retained. It was put in place to stop the spread of suburbs and areas becoming merged together.
PR-B-1232	Mark	Schmull	Nathaniel Litchfield and Partners on behalf of The Church Commissioners	4			Our client supports this draft vision and considers that their proposals for the land at Islip are deliverable and would meet the aims of this vision.
PR-B-1233	Simon	Gamage	RPS Planning and Development on behalf of Mr R Bratt	4			Supports the view that any potential release of land from the GB would require site specific investigation and examination, and that as far as possible, sites that come forward are socially and economically linked to Oxford. The Council's preference for Areas A and B is noted. In the event that sites within Areas A and B cannot accommodate all Oxford's needs it is considered that sites within Area H, in the vicinity of Banbury, have the potential to make an important contribution, in keeping with the spirit of the draft vision.

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PR-B-1235	Ed	Barrett	Catesby Property Group on behalf of Catesby Estates Ltd	4			No comments at this stage.
PR-B-1236	Richard	Boother	RPS Planning and Development on behalf of Mr R Davies	4			Yes. The draft vision is supported.
PR-B-1243	Kazimiera	Kantor		4			This is not a vision it is an imposition. Our village communities have individual and historic antecedence which the proposals will wipe out forever. A huge Oxford urban sprawl would be created which would not agree with any vision that would enhance the city or the countryside. If it is absolutely necessary for housing to be built outside the city, infrastructure needs to be in place first and building on GB a last resort. Moreover, how can this plan be a "vision" if it is based on incomplete work; no proper assessment of demand, no infrastructure plan, no plan for exploiting brownfield sites etc.
PR-B-1254	Philip	Redpath		4			The draft Cherwell vision does not take into consideration the effect on communities that abut the North and West. With the combination of West Oxon Local Plan and Cherwell's proposals this will overload the current and any planned infrastructure. There needs to be disregard towards increased economic development. The numbers in themselves have been set specifically to provide for existing additional economic development proposals. We import half of our food and yet continue to build on productive farmland.
PR-B-1255	Kezia	Sheppard		4			No.
PR-B-1256	Nicola	Mallows	Gresswell Environmental Trust	4			It is completely inappropriate to even ask this question – since there is absolutely no reason for Cherwell to visualize this level of development. Oxford Growth Board and LEP may wish Oxford to become the central economic hub of England, but the residents do not. Small scale sustainable growth is one ting – but economic conjecture and developmental greed is quite another. Oxford needs to provide for its own housing sites rather than force 'new communities' on to the surrounding GB.
PR-B-1262	Andrew	Gant	Oxford City Council Lib Dem Group	4			Agrees with the objective, but not the detail as the range of households, types and incomes for teachers, nurses, young academics, etc. have relatively low incomes, not just social housing/market housing. The plans don't suggest how they will meet that need-in fact they will make it worse by creating more demand for school places, hospital visits, etc. and this must be built into plans now. Do not agree with the statement in a report to Oxford City Council CEB (19/1/2017) that "Didcot and Bicester are considered to be within reasonable commuting distance [to Oxford] for low-waged households"
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	4			The Draft Vision is deficient in failing to consider the importance of impacts on existing communities. Suggest an additional phrase: "without unacceptable harm to the character and sustainability of existing communities and protected rural areas".
PR-B-1272	S G	Wakeling		4			Do not accept Cherwell's draft vision which includes building and decimating on GB around Kidlington. There are no exceptional circumstances to warrant considering using GB. If part of GB has to be considered then there should be a GB "Passage" 200m wide between any present housing area and any other land offered for new development. This is particularly necessary along the West side of the Oxford canal, which would be ideally placed for a park for the Kidlington and Begbroke residents.
PR-B-1284	Simon	Barry	Boyer Planning on behalf of Bloor Homes	4			LP P1 PR is an addendum to the adopted Cherwell LP. In this regard the spatial strategy for Cherwell is summarised as follows: * Focusing the bulk of the proposed growth in and around Bicester and Banbury, * Limiting growth in our rural areas and directing it towards larger and more sustainable villages. * Aiming to strictly control development in open countryside.' The wording of the draft vision of the LPP1 Addendum is considered to be capable of being compatible with the existing spatial strategy of the already adopted LPP1.
PR-B-1294	Giles	Hughes	West Oxfordshire District Council	4			Support CDC's draft vision

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PR-B-1296	Graciela Inglesias	Rogers		4			Do not support the draft version with the present wording. Do not deny that more accommodation is required. Object strongly to development in the GB. GB around Kidlington (option A and B) has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. There are credible and effective alternatives to housing development in the GB. Use proposed employment sites. Invest in lower polluting forms of public transport such as trams. Invest on the expansion and improvement of broadband networks. These ideas were undertaken by Strasbourg in 1990's with great success.
PR-B-1297	Simon	Handy	Strutt and Parker LLP on behalf of Dairystock Ltd	4			Support the draft vision and do not consider that any changes are required. Consider that their client's land PR27 would fulfil the aspirations in the draft vision. These are detailed in the representation.
PR-B-1298	James	Jocelyn		4			No. The Vision as written is redundant as it fails to address the specific nature of Oxford's unmet housing need, that it is overwhelmingly for affordable housing. The SHMA makes it clear that the 'new balanced communities' mentioned in the Vision would be unsustainable given the demographic and economic projections, and even considering 'committed economic growth'. All planning referring to Oxford's unmet need must be clear in that it is addressing a need for affordable housing, not a need for net growth in housing and that it conforms to the sustainability requirements of the NPPF.
PR-B-1301	Nigel	McGurk	The Blenheim Palace Estate / Vanbrugh Unit Trust	4			The Vision should ensure that land allocated to meet Oxford's unmet need actually meets Oxford's unmet need. It should therefore emphasise that the land must be located within the A44 Corridor with excellent connectivity to Oxford/scope to continue to enhance such connectivity.
PR-B-1303	Steve	Gerrish		4			This rep makes reference to the summary leaflet page 12 - "To provide new balanced communities …" This is an opportunity to ensure that the new housing meets the highest environmental standards. Houses built to current Part L1A of the building regulations can be significantly improved upon. There are already example at North west Bicester and Graven Hill. The rep provides specific details of how this could be achieved.
PR-B-1304	Tim	Wakeman		4			Do not support the draft version the vision is to narrow. It does not look at options of money available or address the needs of local people in this instance in Kidlington area.
PR-B-1305	Cllr Polly	Foster	Fritwell Parish Council	4			Homes to benefit Oxford should be near to Oxford, not in the wider Cherwell area.
PR-B-1306	Frank	Vreede		4			No.Do not see how building an additional 4400 homes will provide a balanced community anywhere in Cherwell if the houses are to be lived in by people commuting to Oxford. Commuters do not feel part of the community. A vision is needed for reducing Oxford's housing need and moving employment to where people already live.
PR-B-1308	Alaric	Rose		4			Support the draft vision as long as points raised in the previous questions are addressed as the Draft Vision would support many of the residents.
PR-B-1335	Natalie	Usher		4			The "vison" neglects to mention working with Cherwell and City residents, who must be included as active participants. This is a very serious oversight, and the document does not give any details on how local people will be involved beyond the legal consultation processes.
PR-B-1342	Laura	Precious	Quod on behalf of Albion Land	4			Supports the draft vision in principle. Have provided a detailed statement in response to this question in the representation.
PR-B-1343	Shaun	Richards	Cerda Planning Ltd on behalf of Cala Homes Ltd	4			Support the draft vision if it includes a range of sites to meet the identified need, which may include modest expansions to existing villages, towns and a new settlement. The terms 'exemplar design' is queried.

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PR-B-1344	Jonathan	Harbottle	Land and Partners Ltd	4			The vision is unduly restrictive. The unmet need is an opportunity to maintain the vitality of rural settlements which could benefit from housing growth. Criteria based policy would ensure that sustainable development comes forward in the right places in an appropriate form. The apportionment of the unmet need between the districts has not been finalised; with South Oxfordshire disputing its recommended contribution. Furthermore, it has been indicated that the unmet figure could be higher than initially stated. Criteria-based policy would give greater flexibility to deliver any increase in housing requirement, and would be in the spirit of the NPPF and its aim to significantly boost the. supply of housing.
PR-B-1345	Nick	Alston	Bilfinger GVA on behalf of Oxford Aviation Services Ltd	4			The Vision should make reference to realising potentially significant local (social, economic, and environmental) benefits associated with accommodating a proportion of Oxford's unmet housing needs in the district
PR-B-1346	Neil	Tiley	Pegasus on behalf of the Dorchester Group	4			State that, 'it is not clear what is meant by balanced communities'. Support the vision and suggest that, if would benefit from being reworded to require that developments are well-designed and responsive to their surroundings.
PR-B-1352	Liz	Boden	Pegasus on behalf of Richborough Estates	4			Support the Draft Vision. Launton has a close physical relationship with Bicester, which has good rail links and is therefore well connected to Oxford, meaning that the site at Grange Farm is very well placed to assist in meeting Oxford's unmet needs.
PR-B-1358	Ian	Lough-Scott	Upper Heyford Village Group	4			Greater emphasis is required to ensure the additional homes are located within the city boundary or very adjacent to Oxford, and that a much greater priority is given to providing homes for families on the housing register and young people hoping to buy or rent. This implies a need for social housing, since the market will not produce the really low-cost homes that are needed.
PR-B-0019	Edward	Dowler	Middle Aston Parish Meeting	5			Yes
PR-B-0033	Henry	Munday		5			Oxford City built at Kidlington in the 1960's it is unfair they now want the rest of Kidlington and Gosford. We pay Cherwell officers to look after Cherwell not Oxford.
PR-B-0039	Susan	Cooper		5			Yes, support it.
PR-B-0055	Cynthia	Hall		5			No, do not believe that Oxford has an unmet housing need that would not be addressed by the 4,400 empty houses and brownfield development.
PR-B-0057	Matthew	Taylor	Aitchison Rafferty	5			Yes. Co coordinating between the City and County Councils can help unlock development and maximise opportunities. This is relevant to the infrastructure improvements/requirements identified in the Interim Transport Assessment.
PR-B-0060	Sue	Mackrell	Bicester Town Council	5			Agrees to the Objective SO16.
PR-B-0119	C A	McCall		5			Have the district councils been hi-jacked into this objective?
PR-B-0120	E	Tonkin		5			Why Kidlington and not perhaps Banbury's need for more economic development.
PR-B-0153	Paul	Goulding QC		5			Yes, subject to Cherwell's contribution being proportionate to that of Oxford and other districts. GB being preserved and protected and in keeping with unique character of village life.
PR-B-0156	Val	Colby	Berrys on behalf of Cancer Research UK	5			Agree with this objective.
PR-B-0169	Colin	Carrit		5			Yes, fully support the SO16 statement.
PR-B-0171	Peter	Worth		5			Yes, it has be delivered due to the geographic relationship of Kidlington and Yarnton to Oxford.
PR-B-0184	Roger	Prince		5			It is hard to agree with this objective when the starting point is that "Oxford's unmet housing needs" are based on a flawed SHMA. It is not too late to dispute the figures. Co-operation is the only way forward, of course, but working with the City and County Councils should not mean giving in to their demands if the end result reduces the quality of life for many Cherwell residents.

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PR-B-0186	Paul	Walker	Oxford Bus Company	5			Request that the wording in the policy needs to be clear, it needs to state how three authorities will work together in delivering sustainable solutions of housing in the city. Consider that this policy is fragmented across three authorities. With no single authority responsible or meeting this housing need there is little political imperative to deliver the numbers identified in the way set out in the policy wording. In addition there is a £1.7bn infrastructure investment gap in Oxfordshire and the actual amount needed to support the scale of development predicted up until 2030. Suggest amending the policy wording to outline how the infrastructure and housing can be jointly delivered with key stakeholders during the plan period. The wording as it stands is limited in its ability to deliver.
PR-B-0209	Patrick and Julia	Jennings		5			Supportive of some aspects but would like to see amendments that support and compliment the city's world class economy, universities and outstanding environment. The vision should be clear that it aims to support existing local employment base opposed to encouraging further growth of Oxford by providing commuter housing for London workers. To work with Oxford City Council and Oxfordshire County Council in delivering an appropriate contribution in the Cherwell Area to meeting Oxford's unmet housing needs by 2031.
PR-B-0447	Laura, John, Benito	Wainwright		5			?
PR-B-0637	Prof Martin LG	Oldfield		5			No, changes are required to preserve the GB, Cherwell should not seek to accept the housing figures from Oxford, they are too high.
PR-B-0641	J	Willoughby		5			No, I have not sufficient knowledge.
PR-B-0643	L	Allen		5			No, the existing local plan as agreed in 2015 should prevail. Suggest that reference to other district councils is included as it affects everyone not just Oxford and Oxford City.
PR-B-0653	Peter	Webber		5			Only if Oxford City can fully demonstrate its housing needs and has considered that it may have reached capacity. It may be more sustainable to create growth elsewhere in the region.
PR-B-0655	Christina Mary	Shirley		5			No, there are not sufficient doctors or emergency services.
PR-B-0656	Mary G	Shirley		5			No
PR-B-0658	Susan	Oldfield		5			No, it should be scrapped.
PR-B-0704	J	Kershaw	Wright Hassall Solicitors LLP on behalf of Mr J Kershaw	5			The Localism Act 2011 introduced the Duty to Cooperate on strategic priorities with cross-boundary impacts. Such strategic priorities include policies concerning homes and jobs needed in the area. Given this statutory duty not sure why the Council feels it requires a further Strategic Objective. However, rep suggests an amended text.
PR-B-0705	Nick	Small	Stagecoach	5			Strongly supports and welcomes SO16
PR-B-0710	Selwyn	Phillips		5			It seems to be very one sided, it appears that Oxford is the lead agency for Oxfordshire. All of the councils should work together on the decision making it appears that we are being dictated to.
PR-B-0711	Anthony	Matthews	Shipton-on-Cherwell and Thrupp Parish Council	5			Generally support the draft strategic objective SO16
PR-B-0723	RA	Humphreys	Humphreys and Co Solicitors LLP on behalf of Oxford Programs Limited	5			Have grave doubts that such as vision is achievable. In particular, the existing infrastructure, in terms of the local road network and provision for schools, healthcare and other essential services, is already under severe pressure.
PR-B-0743	John	Tremlett		5			Yes. support SO16 very strongly
PR-B-0745	Dr Ian	Scargill	Oxford Green Belt Network	5			Disagree with the basis on which the unmet housing need has been assessed and do not consider that Cherwell should have to meet the level as assessed (4,400). Rather it should work with the City and Council to develop a strategy which disperses realistically assessed growth away from Oxford and its GB. The City Council should itself discourage further employment generating development in Oxford and use some of the land it has currently allocated for employment, together with other previously developed land, for well planned high density housing.

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PR-B-0751	Dr Katrin	Kiessling		5			Agree that the council should work together for a co-ordinated approach.
PR-B-0755	Martin	Palmer		5			No do not support, unless major infrastructure of transport, traffic, and roads can be achieved before large scale housing is built. Yes changes are required.
PR-B-0770	Steve	Pickles	West Waddy ADP on behalf of JA Pye (Oxford) Ltd	5			The objective is supported
PR-B-0786	Jane	Olds	Caversfield Parish Council	5			Support the draft objective.
PR-B-0796	David	Tighe		5			No
PR-B-0797	Clive	Booth	Oxford Civic Society Planning Group	5			Agree,it is in fact a statutory requirement under the Duty of Local Authorities to Cooperate.
PR-B-0799	Ian	Sheppard		5			Do not support the draft objectives.
PR-B-0802	Peter J	Frampton	Framptons on behalf of db Symmetry	5			Changes are required to ensure that the economic needs of Oxford are properly addressed - through provision of a regional distribution centre to serve manufacturers and the growth in electronic retailing.
PR-B-0808	Chris	Robbins		5			Yes, it makes sense for local authorities to co-operate.
PR-B-0820	Liam	Ryder	Gladman Developments Ltd	5			Yes
PR-B-0821	Alan and Suzanne	McIvor		5			No. Economic growth can be focussed away from Oxford and its GB. Oxford City should use land that it has allocated for employment to build high-quality high-density housing.
PR-B-0825	Simon	Joyce	Strutt and Parker on behalf of Mrs A Darbishire	5			Support this strategic objective and do not consider that any changes are required.
PR-B-0826	Alan	Dobson		5			SO16 is OK in principle, but.
PR-B-0830	Nigel	Buttler		5			Yes
PR-B-0831	Natasha	Eliot	Oxford Preservation Trust	5			Supports SO16 and considers that the delivery of the new balanced communities described at Question 4 but must question whether the allocated housing numbers can be achieved until a proper assessment is made.
PR-B-0832	Richard	Hills		5			Yes – see above for comments about Oxford's growing population.
PR-B-0837	David	Jackson	Savills on behalf of Christ Church, Exeter College, Merton College and OUP	5			Draft SO16 is supported. The Partial Review should take in to account the County Council's Oxford Transport Strategy and how this can best be integrated with the bringing forward of strategic sites on the northern edge of Oxford. CDC will also need to work with a number of other key stakeholders, including landowners to ensure that the sites within the locations identified are deliverable. For completeness, it is suggested that the strategic objective should quantify the minimum housing contribution that Cherwell will make to Oxford's unmet need as prescribed by the OGB.
PR-B-0838	David	Jackson	Savills on behalf of University of Oxford, Christ Church, Exeter, Magdalen, Merton and St John's Colleges	5			SO16 is supported. It will be important for the Council to work with Oxford City Council to deliver housing that best meets Oxford's needs. It is also important to work with Oxfordshire County Council on transport matters. Reference is made to the Oxford Transport Strategy (OTS) and specific schemes in it. The Partial Review should take account of this range of transport interventions and how these can best be integrated with bringing forward strategic development sites in the district.
PR-B-0840	Mike	Gilbert	Mike Gilbert Planning Ltd	5			Yes
PR-B-0842	Alex	Wilson	Barton Willmore on behalf of A2 Dominion Group Ltd	5			SO16 should be amended to state that CDC will work with member districts and Oxford City in delivering Cherwell's contribution to meeting Oxford's unmet housing needs by 2031.
PR-B-0847	Richard	Cutler	Bloombridge LLP	5			Support SO16 but suggest that the overall approach could be enhanced by also continuing the Kidlington Master Plan process. The Partial Review deals with Oxford's unmet need, but the spatial consequences unavoidably require Kidlington to be part of the solution, unless it is thought sustainable to avoid Areas of Search A and B.
PR-B-0856	David	Smith		5			Yes but without giving priority to Oxford's needs over any others.

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PR-B-0861	Tim	Perkins	TMP Planning Ltd on behalf of Gosford and Water Eaton PC	5			Whilst the objective can be supported, the PC has major concerns about how the unmet housing need and apportionment has been determined. Suggest rewording 'To work with Oxford City Council and Oxfordshire County Council in delivering Cherwell's appropriate contribution to meeting Oxford's unmet housing needs by 2031'.
PR-B-0866	Matt	Todd		5			No. Do not support. Disagree on how the unmet housing has been assessed, Cherwell should not have to meet the 4,400 requirement. Need to work with the City and County Councils to develop a strategy to realistically assess growth away from Oxford and its GB. City Council needs to discourage further employment generating development in Oxford. Use land currently allocated to employment along with previously developed land for well planned high density housing.
PR-B-0869	Peter	Hainsworth		5			No, because it has been inadequately thought through and consultation has been exceptionally poor.
PR-B-0877	David	Flavin	Oxfordshire County Council	5			Supports SO16 - more detailed comment is provided in the representation.
PR-B-0878	Jane	Olds	Wendlebury Parish Council	5			Unable to respond - Insufficient time to consider the issues in detail
PR-B-0887	Paul	Buckley		5			Yes
PR-B-0890	Chris	Dicks		5			Yes, but not at the expense of the GB or loss of identity to surrounding villages. The statement needs to acknowledge those living and working in Cherwell and not just the needs of Oxford. There is little detail on how transport issues could be resolved and accommodate developments such as the Northern Gateway. Further housing at Bicester with its greatly improved transport links to Oxford should be considered before GB is lost.
PR-B-0895	Dr Alison and Dr Simon	Street		5			Would support the objective if Cherwell is satisfied that Oxford City has realised the full potential within its own boundaries. Would support it if there can be a proviso clause inserted. The number, density and location needs periodically reviewed to ensure that the need is evident, with particular reference to social infrastructure in Kidlington due to the aging population needs to be taken into consideration.
PR-B-0896	Lucy and Richard	Miles		5			How can Cherwell work with Oxford City given that it seems that Oxford is imposing its demands on Cherwell?
PR-B-0897	Rob	Lawrence		5			No. It needs to change to include action by Oxford to deal with the completely inadequate transport links to and around the city (NOT more buses).
PR-B-0905	Theresa	Goss	Bloxham Parish Council	5			Suggest that the Strategic Objective should be on sustainable sites rather than increase pressure on surrounding infrastructure
PR-B-0907	Alison	Forfar		5			Oxford should look to use all its own land especially brownfield before asking other areas to support their needs. Building in surrounding areas will increase traffic and increase air pollution which is detrimental to the health of the population in Cherwell. Inadequate public transport and to get into Oxford by public transport you have to drive a distance to get onto a bus or train.
PR-B-0909	Mark	Lowen		5			Agree with draft strategic objective SO16 , however Oxford City needs to cooperate with Cherwell and avoid commercial development within the city boundaries which hampers their ability to build houses. Consideration should be given to using the Northern Gateway for housing and greater commercial development at Begbroke Science Park, Langford Lane and Kidlington Airport to reduce traffic going into Oxford.
PR-B-0910	Ken	Pelton		5			The question presupposes that Cherwell should make a contribution. I don't think it should.
PR-B-0911	Andrew	Smith	Hampton Gay and Poyle Parish Meeting	5			Understand the economic and cultural importance for Oxfordshire, but Kidlington should not be sacrificed for Oxford. Retaining the green gap, recreational value of the Countryside, etc. are important to Kidlington residents. Oxford City's housing strategy should be revisited. Considerations should be given to moving current facilities out of the City, where they can more easily be accommodated in the countryside and free up land for redevelopment.
PR-B-0912	David	Mason		5			Yes and no.

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PR-B-0913	Helen	Marshall	CPRE Oxfordshire	5			Disagree with SO16. Consider that CDC should work with the other Oxfordshire authorities to divert growth away from Oxford and that Oxford City Council should do much more to meet its own genuine needs, for example by not proposing further large-scale employment-generating development, by re-allocating employment sites for housing and by increasing density of development.
PR-B-0924	Jan	Molyneux	Molyneux Planning for SBPC on behalf of Earthline Ltd and U-Stay Ltd	5			The strategic objective is reasonable and does not require changes.
PR-B-0926	Dr Eric	Sidebottom		5			No.
PR-B-0929	Rosie	Lodwick		5			Objects to SO16. There is a legal duty for local authorities to cooperate, but Oxford should look within its own boundaries for future development, on brownfield as well as greenfield sites, and by using higher building densities. It should use land for housing, not employment. By allocating land to employment instead of housing within Oxford City, even more “unmet needs” are generated. The Northern Gateway area, and any other areas now zoned for employment, should be rezoned for housing. Promotes new town/settlement concept.
PR-B-0931	Jane	Olds	Fringford Parish Council	5			Yes
PR-B-0933	Peter	Bateman	Framptons on behalf of the Donger Family	5			Ye, this objective accords with the emphasis of the Framework.
PR-B-0937	Philip	Rawle	Greenlight Developments	5			The OGB apportionments relates to all four of the Oxfordshire districts, therefore they should all be referred to in this objective. This would also be consistent with the requirements of the Duty to Co-Operate.
PR-B-0944	David	Stone		5			Yes, this is rhetorical question? The obligations of Oxford City and Cherwell mean co-operation is necessary and essential. But this should not result in collusion and underhand practice by avoidance in full engagement with residents most affected in North Oxford, Cutteslowe and Kidlington? The needs should not mean that these Councils have right to ride roughshod over the needs and rights of residents or indeed destroy as a consequence existing community cohesion.
PR-B-0948	Tim	del Nevo		5			Yes, clearly all the local councils need to work together but very rarely do so for political reasons.
PR-B-0949	Peter	Monk	Banbury Civic Society	5			Agree to SO16, but only within the framework outlined above. Transparent, accurate and timely monitoring of relevance of need is essential to ensure that sites are brought forward in good time to meet the required demand.
PR-B-0956	Mark	Recchia	Banbury Town Council	5			Supports Objective SO16, however would also welcome an explicit reference to town and parish councils' roles, in delivering Cherwell's contribution to meeting Oxford's unmet housing needs by 2031.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	5			Supports SO16.
PR-B-0973	Jonathan	Harbottle	Land and Partners Ltd	5			Yes, however, the council should also work with neighbouring authorities to help deliver contributions towards Oxford's unmet housing need. It is noted that SODC's contribution has not been agreed and it is unclear how this need will be met.

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PR-B-0984	Jane	Burrett		5			By 2021 there will be another census, understand the assessment of housing need is based in part of the 2011 census. We're in 2017 my comments on Q3, the situation in Oxford City employment may change. The Express Way between Oxford and Cambridge. The outcome of the feasibility study for an additional junction between 8 and 9 on the M40. Changes to employment like at Cowley before the Brexit vote and housing need from the social economic changes in the region which will arise from Brexit., this will take time to become clear. Unclear to educational institutions because of Brexit as immigration decision are yet to be made. 2031 seems unrealistic, interim reviews of targets have to be built into this objective. The birth rate in Bicester is on the raise which will lead to a high demand for local employment and local infrastructure, what serious challenges will they face in 2031.
PR-B-0985	Peter	Collins	Islip Parish Council	5			Objective SO16 does not make reference to the need to avoid sacrificing the quality of life enjoyed by Cherwell residents and businesses.
PR-B-1003	Simon	Turner	Launton Parish Council	5			Yes, no changes required.
PR-B-1006	Ruth	Powles	Kirtlington Parish Council	5			Supporting SO16 seems necessary, but hope that CDC will take a robust line.
PR-B-1016	Ben	Simpson	WYG on behalf of Bonnar Allan Ltd	5			Support SO16 and our new community at New Alchester will assist in the achievement of this Objective.
PR-B-1017	Oliver	Burton-Taylor	Simply Land (Oxford) Ltd	5			Yes
PR-B-1024	Andrew	Hornsby-Smith		5			There is a legal duty to collaborate (co-operate), but considers that Oxford City should not predetermine or have a veto on where Cherwell delivers the unmet housing need, nor the weighting of the criteria that go to inform that allocation.
PR-B-1030	Jonathan	Harbottle	Land and Partners Ltd	5			Yes, however the council should also work with neighbouring authorities to help deliver contributions towards Oxford's unmet needs. It is noted that SODC's contribution has not been agreed and it is unclear how this need will be met.
PR-B-1032	David	Burson	JPPC on behalf of the Tripartite and the University of Oxford	5			The suggested cooperation with Oxford City Council and Oxfordshire County Council is welcome. The objective should also include cooperative working with other Oxfordshire district councils, this is particularly important due to the uncertainty surrounding the role of South Oxfordshire in delivering homes required for Oxford.
PR-B-1036	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford	5			Support Draft Objective SO16 in principle, and consider that it is of critical importance that CDC continues to work with Oxford City and County in delivering Cherwell's contribution to meeting Oxford's unmet housing needs by 2031. However, consider that Cherwell should make a firmer commitment to deliver a minimum of 4,400 net additional new homes or more within the Strategic Objective. Provide a more detailed argument in the representation to make a case for Cherwell to provide 5000+ homes.
PR-B-1037	Alice	Suttie	Boyer Planning on behalf of Redrow Homes and Wates Developments	5			SO16 is supported.
PR-B-1038	Mrs Margaret	Sidebottom		5			No.
PR-B-1039	Igor Niladri	Dyson		5			No. Cherwell is being pressurised into this. The unmet housing need comes from a wish to grow population and to drive the economic growth. Regardless of the damage to the environment, heritage and social benefits. Sustainable is not an appropriate word describing development on any existing GB. Consideration should be given to previously developed land, be affordable and house the current population first.
PR-B-1069	JP	Lyes		5			No. It is not an objective but rather a method. The objective for Kidlington should be about protection of its strengths and attributes as a pleasant place to live and work.
PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council	5			The wording is satisfactory if Cherwell concedes to City's need under joint working.
PR-B-1095	Val	Russell	Bodicote Parish Council	5			Agrees on this vision.

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PR-B-1096	Greg	Blaquiere	Terence O'Rourke Ltd on behalf of the Vanbrugh Unit Trust and Pye Homes	5			Draft SO16 is a requirement of NPPF para 178 and is therefore supported. The provision of at least 1,100 new homes on Land NW of Oxford Airport and Land E of Marlborough School will provide for the sustainable development of new homes to support Oxford City's unmet need.
PR-B-1099	Alan	Storah	Oxford City Council	5			Supports SO16.
PR-B-1108	Tom	Hockaday		5			It is sensible and reasonable to work together. The change that is required is for Oxford to find ways of allowing development in the GB
PR-B-1109	Keith	Johnston		5			There is an urgent need to explore all options to accommodate Oxford City's housing need within its boundary and thus determine the urban capacity of the city. Oxford City's website states that 52% of Oxford is open space. This should be no more, or less precious than GB surrounding the city which acts as a buffer to prevent over-urbanisation.
PR-B-1110	Iain	Johnson		5			Yes but Oxford City needs to take a greater role in planning for the growth of the city. Working with existing landowners in the city , identifying brownfield as well as greenfield sites and perhaps considering boosting jobs in surrounding towns rather than in an overcrowded city.
PR-B-1111	Pat	Clissold		5			Yes, if the number of houses proposed is reduced and the number of commuters is reduced. If public transport to the hospitals is fast tracked and bus lanes precede any development. Oxford has to find a way to live within its means and avoid growing into a mega city losing its historic attractive character.
PR-B-1126	Jamie	Lewis	Hunter Page Planning on behalf of M and G Real Estate	5			The draft objectives are supported, however, the key focus should be to deliver sustainable development across the Cherwell district. As well as responding to the unmet housing need of Oxford, this should ensure that development is brought about in a sustainable manner, supporting the district of Cherwell as a whole.
PR-B-1132	Linda	Ward	Kidlington Development Watch	5			Objects to SO16 for reasons provided in questions 1, 2 and 3
PR-B-1133	Philip	Towler		5			Do not support it in its current form, because Cherwell's contribution has been set too high relative to that apportioned to Oxford City.
PR-B-1142	Alan	Lodwick		5			No. Do not support Strategic Objective SO16 because disagree with the assumption that Cherwell has to meet Oxford's needs as these have been incorrectly assessed by the SHMA.
PR-B-1145	Richard	Bennett		5			Not fully. It needs to include all districts and be joined up with other districts.
PR-B-1154	Jim	Spencer		5			Yes, given the far reaching implications close working between the different authorities is essential
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	5			Do not support this objective . Support the interactive Local Plan adopted in 2015.
PR-B-1157	Nicola and Giles	Lewis		5			Have no objection to councils working together as long as the interests of those living in the relevant district are protected and their interests given priority. Strategic Objective SO16 should be subject to a review in five years when there is a clearer view of actual employment growth, especially following Brexit. It should also prioritise brownfield development and CDC should do its utmost to uphold GB policy. Cherwell and other district councils should divert employment growth away from Oxford and that Oxford City should use land for current housing needs rather than employment.
PR-B-1158	Elizabeth	Leckie		5			Cherwell, not Oxford, should decide where Cherwell's apportionment is to be sited. There is a significant conflict of interests: Oxford city, in insisting on putting the vast majority of its own 'unmet housing needs' outside the city, is prioritizing its own desire for growth and prestige developments over both the quality of life and wellbeing of the residents of Gosford and Kidlington. The GB benefits the residents of Oxford as well.
PR-B-1159	Tamsin	Leckie		5			Cherwell, not Oxford, should decide where Cherwell's apportionment is to be sited. There is a significant conflict of interests: Oxford city, in insisting on putting the vast majority of its own 'unmet housing needs' outside the city, is prioritizing its own desire for growth and prestige developments over both the quality of life and wellbeing of the residents of Gosford and Kidlington. The GB benefits the residents of Oxford as well.

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PR-B-1162	Roger	Bellamy	Hornton Parish Council	5			No and Yes. Oxford has to meet its own needs and allotted targets.
PR-B-1163	Catherine	Arakelian		5			No. Cherwell should act as a critical friend to its neighbouring councils and challenge them to recognise that these would be the wrong houses in the wrong place, for the wrong people at the wrong price. I understand that Oxford desperately needs housing for its key workers young people, but estate agents and developers view Oxfordshire countryside as prime land for large gated communities. This “vision” is without any genuine attempt to protect the homes for the people who need them. An allocation of 90% of these houses to key workers and young people is needed but would be unviable to developers. These premium houses, if built, would contribute to a spiral of rising house prices pushing even more people out of the area, worsening traffic flows, air pollution, and having damaged the countryside irreparably. SO16 will contribute nothing to sustaining the local economy, it is growth without sustainability.
PR-B-1165	Caroline	Johnson		5			Disagree with the strategic objective SO16. The basis for the unmet housing need is not firmly based. Do not agree that Cherwell should have to meet the unmet “need” for 4,400 houses. Cherwell should work with Oxfordshire and Oxford to develop a coherent strategy to have a sustainable distribution of employment and housing across the county.
PR-B-1167	Jodi	Stokes	Persimmon Homes Midlands	5			Support SO16. However, it is vital that all of the OGB authorities work together to ensure that all of Oxford's DC numbers are met and that the 2,750 apportionment to South Oxon does not fail to be provided.
PR-B-1174	Ellis	Davies		5			No
PR-B-1181	Heidi	Lancaster		5			No, do not support SO16. Oxford should work harder to meet their own housing needs by building on brownfield sites and limiting business expansion so as to not cause further demand for housing.
PR-B-1182	Alison	Noel		5			No, do not support this objective.
PR-B-1188	Carol	Matheson		5			Am in favour of working with Oxford City to meet Oxford's housing needs but it needs to be a genuine requirement based on verified and validated figures. If development goes ahead at North Oxford Golf course the same should happen at South Oxford Golf course.
PR-B-1224	Theresa	Goss	Adderbury Parish Council	5			Supports SO16
PR-B-1225	Paul	Butt	Paul Butt Planning on behalf of Shyde Investments Ltd	5			No. Changes are required to reflect para B95 of the Local Plan Part 1 (which commits the Council to seeking to address the unmet housing needs arising from elsewhere in the OHMA particularly Oxford City) and para 17 of the Inspector's 9 June 2015 report on the examination into the Local Plan ('Clearly a joint approach involving all the relevant Councils is required on a co-operative basis to fully address the OANs of the whole county as one overall strategic housing market areas.') SO1 should therefore read: 'To work with all the relevant Councils in delivering Cherwell's contribution to meeting Oxford's unmet housing needs by 2031'.
PR-B-1226	Andrew	Garraway	Turnberry on behalf of Exeter College - Frieze Farm	5			Yes. It is universally accepted amongst Oxfordshire's district councils and Oxfordshire County Council that Oxford cannot fully meet its own housing need, due to the compact nature of the city's urban area and the green belt and environmental constraints which surround the city.
PR-B-1227	Richard	Silvester		5			Do not support this – Cherwell, Oxford and the county councils should be developing a joint strategy which disperses realistically assessed growth away from Oxford and its GB.
PR-B-1229	Henry	Brougham		5			Support. No changes required.
PR-B-1230	T M M	Green		5			No do not support this. Economic growth should be focussed away from Oxford and its GB. Oxford City should use land that it has allocated for employment to build high-quality high-density housing.

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PR-B-1233	Simon	Gamage	RPS Planning and Development on behalf of Mr R Bratt	5			Supports SO16. Do not, however, agree with the conclusion at para 7.21 of the SA in respect of how Area H performs against SO16. Area H is well connected by public transport, with Oxford (18 minds by train). As a major town Banbury is socially and historically linked to Oxford and presents a realistic origin point for commuting to Oxford, for economic and leisure purposes. Directing development towards Area H would likely have a neutral effect on the delivery of SO16.
PR-B-1235	Ed	Barrett	Catesby Property Group on behalf of Catesby Estates Ltd	5			No comments at this stage.
PR-B-1236	Richard	Boother	RPS Planning and Development on behalf of Mr R Davies	5			Yes. Draft SO16 is supported.
PR-B-1240	Suzanne	Willson-Higgins		5			Whilst the objective itself can be supported the Parish Council has major concerns about how the unmet housing need and apportionment has been determined. A suggested amendment to the Objective would be: “To work with Oxford City Council and Oxfordshire County Council in delivering Cherwell's appropriate contribution to meeting Oxford's unmet housing needs by 2031.”
PR-B-1243	Kazimiera	Kantor		5			Only if it actually means that Councils work collaboratively together and plan the development thoroughly, gradually and carefully. Work should start on brownfield sites and infrastructure should precede the building of houses. Leaving the infrastructure to a random developers’ levy is unacceptable.
PR-B-1251	Susan	Silvester		5			Do not support this as Oxford and the county councils should be developing a joint strategy which disperses realistically assessed growth away from Oxford and its GB.
PR-B-1252	Philip	Boxall		5			Some sense of Oxford City Council’s reciprocity needs to be added and also a qualifier about sustainability of the planned growth to be supported.
PR-B-1255	Kezia	Sheppard		5			No.
PR-B-1256	Nicola	Mallows	Gresswell Environmental Trust	5			Does not support SO16. Consider that Cherwell should work with Oxford City Council to keep development away from the Oxford Green Belt. Oxford should build for Oxford, within the city. Oxford does not need to be the economic hub of England. It does not need to further increase its business or commercial development, no increase its student capacity. Oxford needs to build houses to service its present need. These houses should be as close to the centre as possible.
PR-B-1260	Elizabeth	Sheppard		5			No
PR-B-1262	Andrew	Gant	Oxford City Council Lib Dem Group	5			Agrees with S016. The record of Councils working is woeful and wants this to work better in the medium term, and be replaced by a more efficient system of local government as soon as possible.
PR-B-1263	Katie	Silvester		5			Do not support this. Cherwell, Oxford and the county councils should be developing a joint strategy which disperses realistically assessed growth away from Oxford and its GB.
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	5			Recommend a change to allow flexibility/away from the agreed 4,400 as 'the contribution' as this quantum has yet to be fully assessed in terms of deliverability. E.g. 'To work with Oxford City and Oxfordshire County Council in delivering an appropriate contribution to meeting Oxford's unmet housing needs by 2031, within Cherwell District.
PR-B-1272	S G	Wakeling		5			Changes are required to SO16. Limitations on number of houses in line with my comments in answers to questions 1 and 2. Conditions of cooperation with Oxford should be in terms of agreement to the conditions set out in answers to questions 3 and 4.
PR-B-1284	Simon	Barry	Boyer Planning on behalf of Bloor Homes	5			Support SO16. Without a robust approach to this matter, the plan cannot be found sound. Indeed it was only on the basis of the paragraphs confirming how this unmet need would be addressed within the adopted Local Plan (in particular paragraph B.95) that the Cherwell LPP1 was found sound and the Inspector considered that CDC had appropriately met their duty to cooperate requirements

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PR-B-1287	Tenley	Soanes		5			Agree about building on Pear Tree Park and Ride – but sort out A40 as well or the transport congestion in Kidlington and A44 will be hideous as people attempt to avoid A40.
PR-B-1294	Giles	Hughes	West Oxfordshire District Council	5			Support effective delivery arrangements for Cherwell's contribution towards Oxford's unmet housing needs.
PR-B-1295	Natasha	Blackmore	Sheldon Bosley Knight on behalf of the Wright Family	5			Supports SO16, and considers that this objective accords with the NPPF Duty to Cooperate as an authority within the Oxford Housing Market Area. Collaborating with other stakeholders will ensure that not only are the housing numbers met, the dwellings are located in accessible and appropriate areas.
PR-B-1297	Simon	Handy	Strutt and Parker LLP on behalf of Dairystock Ltd	5			Support SO16 and do not consider that any changes are required.
PR-B-1298	James	Jocelyn		5			Yes.
PR-B-1301	Nigel	McGurk	The Blenheim Palace Estate / Vanbrugh Unit Trust	5			Supports SO16 . Para 178 of the NPPF requires public bodies to co-operate on cross-boundary planning issues, particularly those that relate to strategic priorities. It is a statutory duty and not a matter of choice.
PR-B-1306	Frank	Vreede		5			No. Cherwell's local plan is exactly that. The four additional draft objectives do not address local issues, as evidenced by the outcry of local residents to these proposals. The additional draft objectives do not in any way complement the local plan, nor do they benefit the local residents. Yes, changes are required. The additional draft objectives should be scrapped.
PR-B-1308	Alaric	Rose		5			Support the draft vision as long as points raised in the previous questions are addressed as the Draft Vision would support many of the residents.
PR-B-1342	Laura	Precious	Quod on behalf of Albion Land	5			Support S016. Have provided a detailed statement in response to this question in the representation.
PR-B-1343	Shaun	Richards	Cerda Planning Ltd on behalf of Cala Homes Ltd	5			Support SO16.
PR-B-1344	Jonathan	Harbottle	Land and Partners Ltd	5			Support SO16. The council should also work with neighbouring authorities to help deliver contributions towards Oxford's unmet housing need. It is noted that South Oxfordshire's contribution has not been agreed and it is unclear how this need will be met.
PR-B-1346	Neil	Tiley	Pegasus on behalf of the Dorchester Group	5			Welcome Objective SO16. However, the commitment to joint working should also make reference to the other districts in order to ensure that the housing needs are met at the most appropriate locations across Oxfordshire.
PR-B-1352	Liz	Boden	Pegasus on behalf of Richborough Estates	5			Richborough Estates are fully supportive of SO16 and acknowledge that co-operation between all the authorities will be necessary to deliver Cherwell's contribution to meeting Oxford's unmet housing needs. In addition, it is essential that CDC engage with landowners and developers to ensure the deliverability of housing land in meeting the required housing targets for the District and for Oxford City.
PR-B-1358	Ian	Lough-Scott	Upper Heyford Village Group	5			Spreading 4400 new homes across Cherwell District will not meet the needs of those on low incomes, or key workers with jobs in Oxford; it will just add to the many thousands already commuting to London and Oxford.
PR-B-0019	Edward	Dowler	Middle Aston Parish Meeting	6			Yes
PR-B-0033	Henry	Munday		6			More employment is needed in Cherwell not Oxford. City. Don't join Kidlington/Gosford with Oxford, or Kidlington to Begbroke or Yarnton.
PR-B-0037	Clifford	Jones		6			Do not support this objective because it is based on the "projected economic growth which underpins the agreed Oxfordshire Strategic Housing Market Assessment 2014". A revised assessment is required following the results of the United Kingdom European Union membership referendum, 23 June 2016.
PR-B-0039	Susan	Cooper		6			Yes, support it.
PR-B-0055	Cynthia	Hall		6			Oxford has full employment and as it's surrounded by flood plains cannot safely expand. Bicester would benefit from large scale commercial development.
PR-B-0057	Matthew	Taylor	Aitchison Rafferty	6			Yes. Housing growth should support the rural economy, and the role of Local Enterprise Partnerships can help ensure this.

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PR-B-0058	Anthony	Hall		6			No. Further economic growth in Oxford is clearly unsustainable – as witness all the problems that are created by the present overheated economy and about to be exacerbated by the Northern Gateway.
PR-B-0060	Sue	Mackrell	Bicester Town Council	6			Agrees to the Objective SO17.
PR-B-0119	C A	McCall		6			It is all being done in a rush, and are CDC committing to something future generations will regret.
PR-B-0120	E	Tonkin		6			Why Kidlington and not perhaps Banbury's need for more economic development.
PR-B-0153	Paul	Goulding QC		6			No. The projected economic growth is insufficiently supported by robust evidence, of doubtful sustainability, and of questionable validity when measured against the potential harm to the countryside and the cohesion of existing communities.
PR-B-0156	Val	Colby	Berrys on behalf of Cancer Research UK	6			Agree, provided it is accepted that the current adopted Local Plan in part already achieves a level of support to Oxford by the extent of allocations at Bicester.
PR-B-0169	Colin	Carrit		6			Yes, fully support the SO17 statement.
PR-B-0171	Peter	Worth		6			Yes, it has to be delivered due to the geographic relationship of Kidlington and Yarnton to Oxford
PR-B-0184	Roger	Prince		6			Do not support this objective, as the figures in the SHMA are unrealistically optimistic and have been criticised in the past by several council leaders, MPs, and planning expert .One independent planning expert concluded that the estimated figures in the SHMA are likely to be “grossly overstated” by a factor of over two. The only people who seem still to be giving the SHMA any credibility are the commercial property consultants who prepared it, property developers and landowners who see an opportunity to make some significant profits and, regrettably, some members of the local councils. The fact that the Inspector has accepted the figures should be no barrier to local politicians disputing the validity of the SHMA on behalf of the people they represent.
PR-B-0186	Paul	Walker	Oxford Bus Company	6			Support SO17
PR-B-0209	Patrick and Julia	Jennings		6			Agree that the plan should aim to provide a significantly reduced Cherwell contribution to Oxford’s current unmet housing needs, but not to support uncontrolled economic growth for Oxford.
PR-B-0447	Laura, John, Benito	Wainwright		6			Cannot support any contribution to meeting Oxford's housing needs when the figures are based on the dubious 2014 SHMA. Supporting projected economic growth will produce any open-ended commitment to providing houses with infrastructure requirements.
PR-B-0637	Prof Martin LG	Oldfield		6			No, changes are required to preserve the GB.
PR-B-0641	J	Willoughby		6			No, I have not sufficient knowledge.
PR-B-0643	L	Allen		6			No, concentration should be on developing other industries across Oxfordshire and remove the need to travel to Oxford. Oxfordshire is well placed to allow travel to other areas - London, Midlands, south coast and South Wales.
PR-B-0653	Peter	Webber		6			Only if Oxford City can demonstrate its housing needs are genuine and if Cherwell's economic growth is promoted as well.
PR-B-0655	Christina Mary	Shirley		6			No, do not wish to live on a housing estate.
PR-B-0656	Mary G	Shirley		6			No
PR-B-0658	Susan	Oldfield		6			No.
PR-B-0704	J	Kershaw	Wright Hassall Solicitors LLP on behalf of Mr J Kershaw	6			The projected economic growth underpinning the SHMA needs to be reassessed by 2022 so that any further housing requirements for Oxford better reflects the actual economic situation. No-one knows the effect that Brexit will have on the UK economy therefore it would be prudent to reassess the situation when the UK has exited the EU.
PR-B-0705	Nick	Small	Stagecoach	6			Strongly supports and welcomes SO17
PR-B-0710	Selwyn	Phillips		6			Is the growth assessment still a reasonable projection. The future for Kidlington seems to be a medium style town. Oxford sprawl is not a satisfactory growth strategy.
PR-B-0711	Anthony	Matthews	Shipton-on-Cherwell and Thrupp Parish Council	6			Generally support the draft strategic objective SO17

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PR-B-0723	RA	Humphreys	Humphreys and Co Solicitors LLP on behalf of Oxford Programs Limited	6			Have grave doubts that such as vision is achievable. In particular, the existing infrastructure, in terms of the local road network and provision for schools, healthcare and other essential services, is already under severe pressure. These facilities are limited in Yarnton and, are not capable of accommodating additional housing development on the scale proposed. Furthermore, there is nothing to suggest that realistic and deliverable plans are in place to provide the necessary infrastructure improvements. LTP seeks to reduce pressure on the local road network by encouraging the location of housing close to jobs where people can more easily walk or cycle to work and in places where people will be able to use high quality public transport to get to work.
PR-B-0743	John	Tremlett		6			Yes. support SO17 very strongly
PR-B-0745	Dr Ian	Scargill	Oxford Green Belt Network	6			Strongly oppose draft Strategic Objective SO17. The projected economic growth has been put forward by the Ox (LEP) to support its bids for external funding. It relies on a large number of commercial property development proposals actually coming to fruition and ignores the possibility of job losses and competition from other areas. It is unlikely that anything like the estimated numbers of jobs will be created in practice and, therefore, the housing requirement for the putative new employees is also much too high.
PR-B-0751	Dr Katrin	Kiessling		6			The projections appear optimistic in the light of the Brexit vote and should be revised after Brexit has been initiated and its effects can be better evaluated.
PR-B-0755	Martin	Palmer		6			Only if current transport problems are addressed and no development to join Kidlington with Oxford is considered.
PR-B-0770	Steve	Pickles	West Waddy ADP on behalf of JA Pye (Oxford) Ltd	6			The objective is supported
PR-B-0786	Jane	Olds	Caversfield Parish Council	6			Yes, if Oxford cannot be persuaded to change their employment policy.
PR-B-0793	Philip	Morley	North Oxford Golf Club	6			SO17 relates to economic growth. Figure 5 of the consultation shows that more people in 2011 worked on the east of the City (Headington and Cowley) than in the City Centre. Economic, social and technology trends are likely to mean that proportionately fewer people will work in the City Centre in fifteen years' time. Suggest that CDC revisits the housing and transport assumptions behind SO17.
PR-B-0796	David	Tighe		6			No
PR-B-0797	Clive	Booth	Oxford Civic Society Planning Group	6			Oxford's unmet housing need is more underpinned by issues of unaffordability than by economic growth, as evidenced by the SHMA. This point is partially addressed by SO18, but is not identified as a key driver.
PR-B-0799	Ian	Sheppard		6			Do not support the draft objectives.
PR-B-0802	Peter J	Frampton	Framptons on behalf of db Symmetry	6			For the same justification as the submission in response to Q5, SO17 to be extended to include the economic needs of Oxford.
PR-B-0808	Chris	Robbins		6			Reservations about the SHMA. Failure to meet Oxford's unmet needs will impact adversely on Oxfordshire's economy. Have doubts about the precise figures, Accept the general desirability of ensuring housing development matches economic growth.
PR-B-0819	Tim	Green	The Harbord Road Area Resident Association	6			Do not support SO17 because the economic growth forecasts are exaggerated and over-estimated the housing.
PR-B-0820	Liam	Ryder	Gladman Developments Ltd	6			Yes
PR-B-0821	Alan and Suzanne	McIvor		6			No. The economic growth forecasts are exaggerated and over-estimate the housing requirement.
PR-B-0825	Simon	Joyce	Strutt and Parker on behalf of Mrs A Darbishire	6			Support this strategic objective and do not consider that any changes are required.
PR-B-0826	Alan	Dobson		6			?
PR-B-0830	Nigel	Buttler		6			Yes

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PR-B-0831	Natasha	Eliot	Oxford Preservation Trust	6			Supports SO17, and considers that the drive for economic growth at Oxford is putting unprecedented pressure on Oxford to expand beyond its current boundaries. OPT is not in a position to stop this but it does want to play its part in ensuring that the place we all leave for future generations is an Oxford/shire of which we can be justly proud. OPT's aims and objectives are to protect and enhance Oxford and its green setting. Principles of good strategic planning should be embedded in and central to the development plan process – cannot have the economic growth without the housing and the housing should only be allowed where sustainable and balanced communities can be achieved (Question 3 and 4). In short, OPT believes that planning should be part of the economic plan and not following on its coat tails as at present. It encourages Cherwell District Council to put pressure on the LEP to do this.
PR-B-0832	Richard	Hills		6			Yes
PR-B-0837	David	Jackson	Savills on behalf of Christ Church, Exeter College, Merton College and OUP	6			Draft Strategic Objective SO17 is supported. This is a robust approach endorsed by NPPF, which requires that the evidence base and policies for housing and employment should be aligned. Having a strategic objective which supports the projected economic growth and which underpins the SHMA is therefore supported. The strategic objective should though more explicitly reflect the need to locate housing in a way that best serves the Oxford economy.
PR-B-0840	Mike	Gilbert	Mike Gilbert Planning Ltd	6			Yes
PR-B-0842	Alex	Wilson	Barton Willmore on behalf of A2 Dominion Group Ltd	6			In considering housing sites careful thought must be given to economic links with Oxford City and the wider area. NW Bicester is consistent with this spatial pattern.
PR-B-0847	Richard	Cutler	Bloombridge LLP	6			Support SO17 but suggest the addition of the following wording at the end '…..as well as assisting the growth and regeneration of Kidlington' A detailed justification for this amendment, including references to the Alan Baxter study, is provided.
PR-B-0856	David	Smith		6			Insufficient knowledge to speak but gut reaction "No".
PR-B-0861	Tim	Perkins	TMP Planning Ltd on behalf of Gosford and Water Eaton PC	6			The objective is unbalanced in that it takes no account of environmental or social factors which need to be weighed in any decision about supporting economic growth. Reword 'To provide Cherwell's contribution to meeting Oxford's unmet housing needs so that it supports the projected economic growth which underpins the agreed Oxfordshire Strategic Housing Market Assessment 2014 and the local economies of Oxford and Cherwell whilst ensuring that this is balanced with the needs of existing communities and protection of the environment.'
PR-B-0862	Peter	Nicholson		6			Objects to SO17. Considers that economic growth from Oxford City which adversely affects the environment and quality of life in neighbouring districts should not be welcomed. Does not think that the projected growth of Oxford is at all desirable if it means that Cherwell would be swamped with 4,400 extra dwellings to support it. Concerned about the harm to the landscape, rural character and the GB. Has provided a detailed statement in the representation.
PR-B-0866	Matt	Todd		6			No. Strongly oppose. Projected economic growth has been put forward by Oxfordshire LEP to support bids for external funding. Relies on large number of commercial proposals coming into fruition, ignoring job loss and competition from other areas. Unlikely the estimated jobs will be created and the housing requirement is too high. Focus on the welfare of the Oxfordshire residents and not commercial opportunities.
PR-B-0869	Peter	Hainsworth		6			No, because it has been inadequately thought through and consultation has been exceptionally poor.
PR-B-0877	David	Flavin	Oxfordshire County Council	6			Supports SO17
PR-B-0878	Jane	Olds	Wendlebury Parish Council	6			Unable to respond - Insufficient time to consider the issues in detail
PR-B-0882	Julia	Trowles		6			No. The projected economic growth that underpins the agreed Oxfordshire SHMA 2014 is unrealistically high and exaggerates the housing need, Cherwell's allocation of Oxford's unmet housing need is disproportionately high, compared to other district councils.

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PR-B-0883	Peter	Trowles		6			No. The projected economic growth that underpins the agreed Oxfordshire SHMA 2014 is unrealistically high and exaggerates the housing need, Cherwell's allocation of Oxford's unmet housing need is disproportionately high, compared to other district councils.
PR-B-0887	Paul	Buckley		6			The number is too high, partly based on Oxford's needs and their natural evolution up to 2031, which has been amplified by their predicted employment growth, which depends on future planning decisions made by Oxford City with the priority they give to land for houses versus employment. The SHMA assumes that employment growth will replicate what various employers in Oxford wish for without consideration to sustainability the consequences in terms of housing required. Destruction of GB and increased commuter traffic. This is an unacceptable approach. Sustainability consequences of housing required should be central to any planning decisions to provide building for further employment in Oxford. If this were the case, Oxford's future 'unmet housing need' would definitely be lower than the SHMA predicts. The rep. has made suggestions to where changes are required. Economic growth, avoiding urban sprawl and merging of district communities and levels of commuting.
PR-B-0890	Chris	Dicks		6			In part, but Oxford's growth should not be at the expense of the GB. There are opportunities for housing in Oxford and opportunities for business elsewhere in Oxfordshire, such as Bicester, Kidlington Langford Locks and Milton Park. The statement needs to acknowledge those living and working in Cherwell and not just the needs of Oxford. There is little detail on how transport issues could be resolved and accommodate developments such as the Northern Gateway.
PR-B-0895	Dr Alison and Dr Simon	Street		6			Prefer to see housing is envisaged to support growth in Cherwell as a priority, rather than economic growth, as the latter will add to congested roads and extra pollution.
PR-B-0897	Rob	Lawrence		6			No. do not support this. The burden has fallen unfairly on Cherwell. It is based on SHMA which is itself inaccurate.
PR-B-0905	Theresa	Goss	Bloxham Parish Council	6			Support
PR-B-0907	Alison	Forfar		6			No because economic growth projections underlying the estimate for the housing need in Oxford has been exaggerated to attract investment. This is not the basis for concreting over the Cherwell area. It needs to be realistic and only proceed of economic growth thresholds are achieved.
PR-B-0910	Ken	Pelton		6			Again the question presupposes that Oxford has an unmet housing need and Cherwell should meet it. Disagree with both these assumptions.
PR-B-0911	Andrew	Smith	Hampton Gay and Poyle Parish Meeting	6			Understand the economic and cultural importance for Oxfordshire, but Kidlington should not be scarified for Oxford. Retaining the green gap, recreational value of the Countryside, etc. are important to Kidlington residents. Oxford City's housing strategy should be revisited. Considerations should be given to moving current facilities out of the City, where they can more easily be accommodated in the countryside and free up land for redevelopment.
PR-B-0912	David	Mason		6			No , it is based on an old survey of assessed housing needs, this needs to be updated next year.
PR-B-0913	Helen	Marshall	CPRE Oxfordshire	6			Fundamentally object to SO17. The employment growth will be substantially lower than projected. Note that a large number of employment sites in and around Oxford currently remain undeveloped or incomplete, e.g. Oxford Science Park and Business Park. Have listed the top 10 employers as set on County Council's website, and seven of these are heavily dependent on Govt. funding which is under severe pressure. Question the evidence behind the envisaged growth by these organisations and 'accelerated economic growth' claimed by the City Council, as this does not mean anything. Have provided a more detailed statement on economic growth and SHMA in response to this question in their representation.
PR-B-0924	Jan	Molyneux	Molyneux Planning for SBPC on behalf of Earthline Ltd and U-Stay Ltd	6			The strategic objective is reasonable and does not require changes.

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PR-B-0926	Dr Eric	Sidebottom		6			No.
PR-B-0929	Rosie	Lodwick		6			Objects to SO17 and considers that Cherwell should not support the projected economic growth and therefore the SHMA. Cherwell should question the assumptions upon which the projections are based. Any development, whether for employment or housing, should be planned incrementally, as and when required. By planning 15 years ahead, future land use is set in concrete, whatever happens to the local or national economy.
PR-B-0931	Jane	Olds	Fringford Parish Council	6			Yes
PR-B-0933	Peter	Bateman	Framptons on behalf of the Donger Family	6			Housing delivery should complement employment delivery and in this sense clients supportive of housing supporting projected economic growth. But needs to consistent with the Framework.
PR-B-0937	Philip	Rawle	Greenlight Developments	6			It should be Cherwell's contribution to meeting Oxford's full, objectively assessed unmet housing needs. SO17 should be referring to the 'Oxfordshire Knowledge Spine'.
PR-B-0944	David	Stone		6			This seems remarkably like previous questions! It would appear repetition of similar questions are introduced to provide selective interpretation of results? I do not believe the projections given by OSHMA 2014 it provides a form of guidance which is excessively overplayed and it completely counterproductive to rural communities, cities and towns. Equally it is causing “overdevelopment of South East England which will destroy communities and harmonious social integration. Future economic circumstances may vary and needs to be treated with caution and not destroy the GB causing coalescence and urban sprawl.
PR-B-0948	Tim	del Nevo		6			No do not. See little need for Oxford to grow so much.
PR-B-0949	Peter	Monk	Banbury Civic Society	6			This must be an obvious prerequisite within the framework outlined above. The viability of the economies of both areas is an essential requirement, otherwise the demand for additional housing will not materialise - unless commuter dormitories are envisaged and we do not wish that outcome.
PR-B-0956	Mark	Recchia	Banbury Town Council	6			Supports SO17 and considers that every effort is made to ensure that any prospective development brings benefits to both Oxford and Cherwell
PR-B-0966	E	Nicholson		6			The main focus of this objective is unclear. I support creating accommodation to meet demands of economic growth but not past the point which threatens the environment, GB, transport capacity and health and school provision. That point has now been reached. New houses north of Oxford would not serve Oxford's predicted industrial growth but attract London commuters.
PR-B-0973	Jonathan	Harbottle	Land and Partners Ltd	6			Yes
PR-B-0984	Jane	Burrett		6			Clearly do not. The SHM Assessment cannot be considered fixed.
PR-B-1003	Simon	Turner	Launton Parish Council	6			No, we do not believe that the supposedly agreed, but widely criticised, SHMA is correct.
PR-B-1006	Ruth	Powles	Kirtlington Parish Council	6			The economic growth in the SHMA was exaggerated , but at this stage, this is not discussed, as perhaps it should be, but support CDC's effort to find sites near Oxford.
PR-B-1016	Ben	Simpson	WYG on behalf of Bonnar Allan Ltd	6			Yes, support SO17 and new community at New Alchester will assist in the achievement of this Objective.
PR-B-1017	Oliver	Burton-Taylor	Simply Land (Oxford) Ltd	6			Yes if South Oxfordshire meet its portion. No otherwise.
PR-B-1024	Andrew	Hornsby-Smith		6			Agrees, but only in a provisional sense. Suggests that the Council should build in 'subject to a process of review after a period of 10 years' or equivalent clause, which would take into consideration the real growth and the release of land at Pear Tree Park and Ride.
PR-B-1030	Jonathan	Harbottle	Land and Partners Ltd	6			Yes
PR-B-1032	David	Burson	JPPC on behalf of the Tripartite and the University of Oxford	6			This is supported including a commitment to support the projected economic growth which underpins the Oxfordshire SHMA.

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PR-B-1035	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford and Blenheim Palace	6			Supports Objective SO17 in principle, however consider that there is a need to balance new housing need and new infrastructure alongside the approach to help boost the local economies of Oxford and Cherwell. As housing numbers are needed to support economic growth; to support the delivery of affordable housing, they consider that the Strategic objective should be amended to state the need for Cherwell's contribution to be located in sustainable location in proximity to Oxford, as the key issue is to meet Oxford's unmet housing need and help deliver the economic objectives in the Local Plans. Therefore, location of housing growth along the A44 and A40 corridors should be supported by initiatives to improvements to it.
PR-B-1036	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford	6			Support SO17 in principle, and consider that it is critical that Cherwell contributes to meeting Oxford's unmet housing needs so that it supports economic growth which underpins the agreed Oxfordshire Strategic Housing Market Assessment 2014 and the local economies of Oxford and Cherwell. Consider that the Strategic Objective should be amended to state the need for Cherwell's contribution to be located in sustainable locations in proximity to Oxford, as this is the key issue for the Local Plan in supplying housing that will meet the demands of Oxford's and therefore help to deliver the economic objectives set out above.
PR-B-1037	Alice	Suttie	Boyer Planning on behalf of Redrow Homes and Wates Developments	6			Yes, this is broadly supported. It is however important to provide an appropriate evidence base to justify the level of Oxford's unmet housing needs.
PR-B-1038	Mrs Margaret	Sidebottom		6			No.
PR-B-1039	Igor Niladri	Dyson		6			No. Cherwell is being pressurised into this. The unmet housing need comes from a wish to grow population and to drive the economic growth. Regardless of the damage to the environment, heritage and social benefits. Sustainable is not an appropriate word describing development on any existing GB. Consideration should be given to previously developed land, be affordable and house the current population first.
PR-B-1069	JP	Lyes		6			Not a credible objective if it is founded on the widely discredited SHMA.
PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council	6			The wording is satisfactory if Cherwell concedes to City's need.
PR-B-1095	Val	Russell	Bodicote Parish Council	6			Cherwell's contribution is too high - more homes should be provided by Oxford itself, as this is where the unmet housing need has been identified.
PR-B-1096	Greg	Blaquiere	Terence O'Rourke Ltd on behalf of the Vanbrugh Unit Trust and Pye Homes	6			Draft SO17 aims to provide Cherwell's contribution to meeting Oxford's unmet needs so that it supports the projected economic growth which underpins the agreed Oxfordshire SHMA and local economies of Oxford and Cherwell. The delivery of the promoted sites at Woodstock will provide c1,100 new homes and a subsequent increase in the population of the local area. Situated close to Oxford , and with strategic employment sites on the route in between, the sites are exceptionally well located to support the economic growth of the area.
PR-B-1099	Alan	Storah	Oxford City Council	6			Supports SO17.
PR-B-1109	Keith	Johnston		6			No.
PR-B-1110	Iain	Johnson		6			No, basing housing on “expected” growth in such an uncertain economic climate is a strategic risk and it has not been considered carefully enough. Groups such as the Oxford GB network and CPRE have disputed this figure. Also, a high proportion of any new housing in Oxford is not bought by people working in Oxford.
PR-B-1111	Pat	Clissold		6			Oxford is a unique city. It is a huge tourist attraction and the tourist industry provides much employment of all grades. It must maintain its historic centre, museums, colleges and parks first and foremost. There are few cities in the UK with such a history ,to allow this to be diluted by creation of jobs unrelated to the character of Oxford would be a mistake.
PR-B-1126	Jamie	Lewis	Hunter Page Planning on behalf of M and G Real Estate	6			See Q5 above.

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PR-B-1132	Linda	Ward	Kidlington Development Watch	6			Objects to SO17 because the projected economic growth referred to is hugely overestimated for reasons given in our answers to questions 1, 2 and 3. These projections of jobs growth are highly exaggerated in order to support funding bids from the unelected and unaccountable Local Enterprise Partnership. What jobs growth does occur can and should be directed away from the City to areas which would welcome it wherever possible. The economical considerations have been overemphasised and the outcome of this will be an unbalanced and unsound plan.
PR-B-1133	Philip	Towler		6			No. The SHMA is inherently flawed. The projections are inflated, and Oxfordshire cannot accommodate the numbers of houses claimed to be needed without substantial and irreparable damage to the environment.
PR-B-1142	Alan	Lodwick		6			No. Object to the basis for allocating this number, namely the SHMA. Support and refer to criticisms in a report for the CPRE criticising the validity of The SHMA. Employment figures are based on highly exaggerated estimates in an area that has almost full employment. Some of the actual growth that will occur should be diverted elsewhere to the mutual benefit of every location.
PR-B-1145	Richard	Bennett		6			Don’t know, this question is not clear to us.
PR-B-1146	DJ	French	Deddington Development Watch	6			Objects to SO17. The economic growth projections which underpin the 2014 SHMA are only forecasts which pre-date Brexit and the current economic uncertainty. It is questionable whether this ambitious level of growth can be achieved.
PR-B-1154	Jim	Spencer		6			Yes
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	6			Objects to Objective SO17. It supports local economic growth reducing demand on Oxford City in terms of employment and travelling.
PR-B-1157	Nicola and Giles	Lewis		6			No, economic growth is only projected and is likely to be unrealistic. The GB shouldn't be sacrificed for a mistaken and exaggerated economic forecast driven by an alliance between the unelected LEP and developers. There is growing national concern about the issue of building on GB and the undemocratic process that's driving it. Given that there is virtually full employment in and around Oxford land should be used to meet current housing needs.
PR-B-1162	Roger	Bellamy	Hornton Parish Council	6			No. Cherwell cannot meet Oxford’s growth needs without a huge infrastructure investment that currently could not be funded.
PR-B-1163	Catherine	Arakelian		6			No. The projected economic growth is based on unfounded and unsustainable premises. Much has happened since the SHMA, including the process of exiting the EU, the growth forecast should be rethought basing it on the constraints of the City. The City should not increase the strain by encouraging employment without houses. Our own CDC seems to have a poor record of mixed development where houses and jobs are co-located.
PR-B-1165	Caroline	Johnson		6			Do not support the SO17. The projected growth figures were arrived at to support bids by the LEP for funding. It is optimistic and takes no account of reductions in some areas of employment or of competition from other areas or universities. In practice the employment created is liable to be below the estimates and thus the projected unmet housing need is also over estimated.
PR-B-1167	Jodi	Stokes	Persimmon Homes Midlands	6			As per our response to Q5, it is vital that all OGB authorities work together to ensure that all of Oxford's Duty to Cooperate numbers are met.
PR-B-1174	Ellis	Davies		6			No. Should be reducing expansion of Oxford city. There are other regions of the country that have far greater needs of development. Employment should be local to the area, thus reducing commuting.
PR-B-1181	Heidi	Lancaster		6			No, do not support SO17.
PR-B-1182	Alison	Noel		6			No, do not support this objective.
PR-B-1188	Carol	Matheson		6			This objective fails to take into account the existing communities needs and protecting the environment. Consideration needs to be given to the existing traffic problems in Kidlington and the local medical centres and schools which could not accommodate an extra 8,000 people. Building on the GB which is used as water catchment will increase the risk of flooding in both Kidlington and Oxford.

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PR-B-1224	Theresa	Goss	Adderbury Parish Council	6			Supports SO17 with the proviso that it should also benefit Cherwell's economic growth. It suggests CDC consider reinforcing this element within SO 17.
PR-B-1225	Paul	Butt	Paul Butt Planning on behalf of Shyde Investments Ltd	6			Yes. No changes are required.
PR-B-1226	Andrew	Garraway	Turnberry on behalf of Exeter College - Frieze Farm	6			Yes. Given the position of South Oxfordshire there exists the opportunity for Cherwell to grasp some of this additional unmet need to further enhance the local economy in the District, and increase the range and quality of services available to local people, focusing on sustainable locations which support Oxford and Cherwell's future strategic growth in accordance with SO17.
PR-B-1227	Richard	Silvester		6			Do not support this because it is based on questionable projected economic growth patterns from the LEP which will inevitably prioritise commercial interests rather than unmet housing need for the local population
PR-B-1229	Henry	Brougham		6			Do not support as it stands. The projected economic growth and the housing needs should be reviewed in the light of post-BREXIT forecasts of lower growth.
PR-B-1230	T M M	Green		6			No, do not support this.
PR-B-1233	Simon	Gamage	RPS Planning and Development on behalf of Mr R Bratt	6			Supports SO17 and the conclusion that all the Areas of search would make a minor positive contribution towards the delivery of SO17, namely sustaining and developing economic growth and innovation, an educated/skilled workforce and support the long term competitiveness of the district.
PR-B-1235	Ed	Barrett	Catesby Property Group on behalf of Catesby Estates Ltd	6			No comments at this stage.
PR-B-1236	Richard	Boother	RPS Planning and Development on behalf of Mr R Davies	6			Yes. Draft SO17 is supported.
PR-B-1240	Suzanne	Willson-Higgins		6			The objective is unbalanced in that it does not take account of environmental or social factors. Suggestion is, "To provide Cherwell's contribution to meeting Oxford's unmet housing needs so that it supports the projected economic growth which underpins the agreed Oxfordshire Strategic Housing Market Assessment 2014 and the local economies of Oxford and Cherwell whilst ensuring that this is balanced with the needs of existing communities and protection of the environment."
PR-B-1243	Kazimiera	Kantor		6			No. The irretrievable loss of the GB on the back of ill-founded demand estimates is unacceptable.
PR-B-1251	Susan	Silvester		6			Do not support this because it is based on questionable projected economic growth patterns from the LEP which will inevitably prioritise commercial interests rather than unmet housing need for the local population.
PR-B-1252	Philip	Boxall		6			Qualify the objective to support a sustainable portion of the projected economic.
PR-B-1255	Kezia	Sheppard		6			No.
PR-B-1256	Nicola	Mallows	Gresswell Environmental Trust	6			Strongly oppose SO17. They consider that the SHMA 2014 and the LEP figures are grossly exaggerated: pure economic conjecture drummed up by a development lobby. Undemocratic in practice, with no respect for the planning guidelines regarding the preservation and value of the Green Belt, as set out in the NPPF. The Oxford Green Belt is a planning constraint with a purpose: its aim is to stop urban sprawl, and to keep historic Oxford in scale with its historic surrounding landscape. It is supported by the NPPF and should be non negotiable.
PR-B-1260	Elizabeth	Sheppard		6			No
PR-B-1262	Andrew	Gant	Oxford City Council Lib Dem Group	6			Agrees with SO17, as long as the growth figures are still objectively robust in the light of e.g. Brexit.

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PR-B-1263	Katie	Silvester		6			Do not support this because it is based on questionable projected economic growth patterns from the LEP which will inevitably prioritise commercial interests rather than unmet housing need for the local population.
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	6			Has serious concerns regarding this objective, with Brexit the 2014 data needs to be reviewed and forecasts revised. This objective should be widened or an additional objective including character, landscape, settlement identity and other assets in Cherwell. Suggested addition to the objective: 'without unacceptable harm to the predominantly rural character of the District and its settlements'.
PR-B-1272	S G	Wakeling		6			Only within the constraints of all the answers to questions 1 to 4.
PR-B-1284	Simon	Barry	Boyer Planning on behalf of Bloor Homes	6			Support SO17. It is however important to provide an appropriate evidence base to justify the level of Oxford's unmet housing needs, i.e. 4,400 as a minimum.
PR-B-1294	Giles	Hughes	West Oxfordshire District Council	6			Support CDC's draft objective SO17 and the link to projected economic growth. There will be a need to strengthen the local economy of Cherwell to support the increased population.
PR-B-1297	Simon	Handy	Strutt and Parker LLP on behalf of Dairystock Ltd	6			Support SO17 and do not consider that any changes are required.
PR-B-1298	James	Jocelyn		6			No. This is entirely redundant. Cherwell's Local Plan 2011-2031 already supports the projected economic growth which underpins the SHMA and the local economies of Oxford and Cherwell. The extent to which availability of affordable housing may constrain or be affected by the consequences of the economic growth projected in the SHMA is at no point considered in detail in the SHMA or in related documentation.Indeed, the SHMA states in relation to its assessment of affordable housing need: 'the figures derived should be used with caution.
PR-B-1301	Nigel	McGurk	The Blenheim Palace Estate / Vanbrugh Unit Trust	6			Supports SO17, subject to ensuring that land is allocated within the A44 Corridor, as otherwise they would not necessarily support the local economies of Cherwell and Oxford.
PR-B-1304	Tim	Wakeman		6			Nothing in this draft is supported.
PR-B-1305	Cllr Polly	Foster	Fritwell Parish Council	6			Objects. The Oxfordshire SHMA 2014 should be robustly challenged. It should also be more clearly recognised that housing built in the Bicester area is likely to be used by workers in London, not meeting Oxfordshire's needs.
PR-B-1306	Frank	Vreede		6			Providing Cherwell's contribution to meeting Oxford's unmet housing need may well support the local economies of Oxford and Cherwell, but to the cost of the local quality of life in Cherwell. No, do not support this objective.
PR-B-1308	Alaric	Rose		6			Do not believe the projected economic growth figures are relative or accurate since the EU referendum result has put funding in jeopardy.
PR-B-1342	Laura	Precious	Quod on behalf of Albion Land	6			Have provided a detailed statement on the Oxfordshire HMA and Cherwell's contribution to meeting Oxford's housing needs in the representation.
PR-B-1343	Shaun	Richards	Cerda Planning Ltd on behalf of Cala Homes Ltd	6			Support SO17.
PR-B-1344	Jonathan	Harbottle	Land and Partners Ltd	6			Support SO17
PR-B-1345	Nick	Alston	Bilfinger GVA on behalf of Oxford Aviation Services Ltd	6			Supports SO17 and consider that, greater attention should be given to the opportunity to boost/support the local and county-wide economy as a consequence of accommodating a proportion of Oxford's housing need in the district.
PR-B-1346	Neil	Tiley	Pegasus on behalf of the Dorchester Group	6			SO17 is unclear whether it is seeking to deliver 4,400 homes, or the economic growth in the SHMA or the OAN identified in the SHMA (which is at least 150 homes greater than the identified unmet needs); or sufficient housing to support the economies of Oxford and Cherwell. Each of these objectives are distinct and would necessitate a different policy response in the Local Plan Part 1 Partial Review. This would benefit from clarification.
PR-B-1352	Liz	Boden	Pegasus on behalf of Richborough Estates	6			Supports SO17. Grange Farm at Launton would assist in contributing towards meeting Oxford's unmet housing needs.

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PR-B-1358	Ian	Lough-Scott	Upper Heyford Village Group	6			Spreading 4400 new homes across Cherwell District will not meet the needs of those on low incomes, or key workers with jobs in Oxford; it will just add to the many thousands already commuting to London and Oxford.
PR-B-0944	David	Stone		7		PR38, PR41, PR178, PR177, PR168, PR167, PR126, PR128, PR124, PR1243, PR12, PR122, PR118, PR9	The object in it's present form is not realistic and it unsustainable. It relies on a flawed assumption of geographic proximity enhancing the 'relationship to Oxford. New houses north of Oxford will not provide affordable houses, healthy living conditions or economic bliss. I strongly object to plans to build in areas specified. Oxford Parkway is close to these sites and will provide houses for London commuters not affordable houses that are needed. Developers will maximise their returns and traffic congestion will result in detrimental declining health for existing residents.
PR-B-0002	Kerry	Wilce		7			This is meaningless and imprecise. It should specify, sustainable developments located where environmental standards and public transport links to centres of employment already exist. Any development should enhance and compliment existing communities.
PR-B-0019	Edward	Dowler	Middle Aston Parish Meeting	7			Yes, Supports the provision of new affordable housing that can remain permanently affordable
PR-B-0033	Henry	Munday		7			Don't agree with people in Cherwell paying for Oxford houses and it will increase the land prices in Cherwell.
PR-B-0039	Susan	Cooper		7			Yes, support it, but feel it needs strengthening .Housing needs to be affordable and for people who work locally not commuting into London. Affordable needs clarification and a mechanism in place to keep it affordable in years to come.
PR-B-0055	Cynthia	Hall		7			Would like to see affordable housing in Oxford, but without government incentives don't believe this will be delivered, due to buy-to-let.
PR-B-0057	Matthew	Taylor	Aitchison Rafferty	7			It is important to encourage affordable access to the housing market for new entrants, key workers and key employment areas and ensure that development responds to both need and local context.
PR-B-0058	Anthony	Hall		7			Yes in principle, but since developers never honour their initial promises to provide affordable housing, and are always let off the hook by complaisant local authorities, I don't believe it has any meaning
PR-B-0060	Sue	Mackrell	Bicester Town Council	7			Suggest that the employment could be moved away from the city and reduce demand and consider Bicester for employment sites.
PR-B-0119	C A	McCall		7			This is to support Oxford city's need and not Kidlington's. It is a rushed decision that may be regretted.
PR-B-0120	E	Tonkin		7			No, CDC needs to develop less economically successful locations.
PR-B-0153	Paul	Goulding QC		7			Agree to providing access to the housing market for new entrants and key workers -NHS workers and state school teachers. Not however those requiring access to Oxford's key employment areas sine this is insufficiently defined. Particular weight should be attached to 'developments that respond to local context' meaning the existing character of properties in GB. Cherwell's' contribution should also be proportionate.
PR-B-0156	Val	Colby	Berrys on behalf of Cancer Research UK	7			Agree, provided it is accepted that the current adopted Local Plan in part already achieves a level of support to Oxford by the extent of allocations at Bicester.
PR-B-0169	Colin	Carrit		7			Yes, fully support the SO18 statement.
PR-B-0186	Paul	Walker	Oxford Bus Company	7			It is critical that any new affordable housing to facilitate economic growth with the transport network designed to enhance this. It needs to be of suitable density to enable viable public transport connections from where affordable housing in located to areas of employment so that residents can be economically active.
PR-B-0209	Patrick and Julia	Jennings		7			Agree with the statement, but not the extent of the contribution.

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PR-B-0447	Laura, John, Benito	Wainwright		7			Cannot support any contribution to meeting Oxford's housing needs when the figures are based on the dubious 2014 SHMA. Supporting projected economic growth will produce any open-ended commitment to providing houses with infrastructure requirements.
PR-B-0637	Prof Martin LG	Oldfield		7			No, changes are required to preserve the GB.
PR-B-0641	J	Willoughby		7			No, I have not sufficient knowledge.
PR-B-0643	L	Allen		7			No, the vision is not achievable due to market forces beyond the control of councils and is inversely influenced by the presence of good transport and other facilities. The opening of the London link via Water Eaton is a prime example. However council houses would offer a solution despite being a long payback for any developers or investors.
PR-B-0653	Peter	Webber		7			Only if Oxford City can demonstrate its housing needs are genuine and if Cherwell's economic growth is promoted as well.
PR-B-0655	Christina Mary	Shirley		7			No, it will create urban sprawl and unhappy neighbourhoods
PR-B-0656	Mary G	Shirley		7			No
PR-B-0658	Susan	Oldfield		7			No.
PR-B-0704	J	Kershaw	Wright Hassall Solicitors LLP on behalf of Mr J Kershaw	7			The City Council has provided a wholly inadequate level of affordable housing. Fail to see how any housing situated near the City can be built to an affordable level, especially in the Kidlington area with its access to Oxford Parkway station. Whilst the objective is welcome it is unachievable.
PR-B-0705	Nick	Small	Stagecoach	7			Strongly supports and welcomes SO18
PR-B-0710	Selwyn	Phillips		7			Kidlington will become an extension of North Oxford. There is no chance that key workers will be able to afford to live there, try Bicester. Key workers need to live in areas that are away from the centre with provision of good transport links. All areas around Oxford city with the exception of Blackbird Leys would be too expensive.
PR-B-0711	Anthony	Matthews	Shipton-on-Cherwell and Thrupp Parish Council	7			Generally support the draft strategic objective SO18
PR-B-0723	RA	Humphreys	Humphreys and Co Solicitors LLP on behalf of Oxford Programs Limited	7			Have grave doubts that such as vision is achievable. In particular, the existing infrastructure, in terms of the local road network and provision for schools, healthcare and other essential services, is already under severe pressure. These facilities are limited in Yarnton and, are not capable of accommodating additional housing development on the scale proposed. Furthermore, there is nothing to suggest that realistic and deliverable plans are in place to provide the necessary infrastructure improvements. LTP seeks to reduce pressure on the local road network by encouraging the location of housing close to jobs where people can more easily walk or cycle to work and in places where people will be able to use high quality public transport to get to work.
PR-B-0743	John	Tremlett		7			Yes. support SO18. Think it would be improved by incorporating a reference to a range of household types and incomes as in the draft vision before Q4.
PR-B-0755	Martin	Palmer		7			Only if it does not mean Kidlington becoming part of Oxford. As long as it does not gridlock Kidlington, a certain amount of commuting into Oxford will be acceptable.
PR-B-0770	Steve	Pickles	West Waddy ADP on behalf of JA Pye (Oxford) Ltd	7			The objective is supported
PR-B-0786	Jane	Olds	Caversfield Parish Council	7			Yes, if Oxford cannot be persuaded to change their employment policy.
PR-B-0796	David	Tighe		7			No
PR-B-0797	Clive	Booth	Oxford Civic Society Planning Group	7			Agrees as SO18 is, on the basis of the SHMA, more important than SO17.
PR-B-0799	Ian	Sheppard		7			Do not support the draft objectives.
PR-B-0808	Chris	Robbins		7			Affordable housing should be a significant element in any development resulting from this review. Consideration should be given to adopting Oxford City's requirement of 50% affordable housing in any development intended to provide for Oxford's needs.
PR-B-0819	Tim	Green	The Harbord Road Area Resident Association	7			Do not support SO18

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PR-B-0820	Liam	Ryder	Gladman Developments Ltd	7			Yes, although the objective should make it clear that a wide range of market housing is needed as well as affordable housing.
PR-B-0821	Alan and Suzanne	McIvor		7			No
PR-B-0825	Simon	Joyce	Strutt and Parker on behalf of Mrs A Darbishire	7			Strongly support this strategic objective and do not consider that any changes are required.
PR-B-0826	Alan	Dobson		7			Yes in principle, but have little confidence that this development would meet the needs of the target groups for affordable housing.
PR-B-0829	Fergus	Campbell	Oxfordshire Clinical Commissioning Group	7			Key worker housing is an issue for Health and would welcome a discussion across the health economy on how this can best be achieved. Have provided a detailed response in a separate statement as part of their representation.
PR-B-0830	Nigel	Buttler		7			Yes
PR-B-0831	Natasha	Eliot	Oxford Preservation Trust	7			Supports SO18 and considers that the aim of providing housing that is affordable and well-designed responding to local needs and the local context in sustainable and balanced communities once it is known that sites can be found and weighed against the previous criteria described above.
PR-B-0832	Richard	Hills		7			Yes – but need to make housing cheaper for all, not just new entrants and key workers.
PR-B-0837	David	Jackson	Savills on behalf of Christ Church, Exeter College, Merton College and OUP	7			SO18 is supported. But would add clarity if the plan were to have separate objectives relating to firstly providing housing to serve those employed in Oxford and secondly having well designed development that responds to needs and the local context. Housing should be provided to serve all those with a need to live close to Oxford.
PR-B-0840	Mike	Gilbert	Mike Gilbert Planning Ltd	7			Yes
PR-B-0842	Alex	Wilson	Barton Willmore on behalf of A2 Dominion Group Ltd	7			The viability of housing development must also be considered. Homes should be provided where existing services and employment opportunities exist or can be enhanced.
PR-B-0847	Richard	Cutler	Bloombridge LLP	7			Suggest the addition of the following text '……in a way that maximises the benefits to Cherwell residents and the district's economy, whilst maintaining the integrity of the Green Belt.'
PR-B-0856	David	Smith		7			No. Yes if you delete "for Oxford".
PR-B-0861	Tim	Perkins	TMP Planning Ltd on behalf of Gosford and Water Eaton PC	7			The PC supports this objective, and agrees that this needs to be fully addressed in any development proposals. As the main impetus is to deliver a supply of affordable homes for local employees - then the Plan should consider specific affordable housing quotas of at least 50% as applies within Oxford. The PC would like to deliver a small number of low cost, affordable housing within its urban gaps to meet the needs of key workers. Reference is made to adopted policies ESD 14 and H6. Affordability will be an issue especially if company and landlord purchases are allowed. Housing within new developments should not only be about affordability but accessibility to individuals and families.
PR-B-0862	Peter	Nicholson		7			Objects to SO18 .Concerned that the 'key workers' etc. this housing is aimed at would not necessarily be potential buyers. The Oxford Parkway Station offers good connections to London, which would attract London commuters. Has provided a detailed statement in the representation.
PR-B-0869	Peter	Hainsworth		7			No, because it has been inadequately thought through and consultation has been exceptionally poor.
PR-B-0877	David	Flavin	Oxfordshire County Council	7			Supports SO18 - more detailed comment is provided in the representation.
PR-B-0878	Jane	Olds	Wendlebury Parish Council	7			Unable to respond - Insufficient time to consider the issues in detail
PR-B-0882	Julia	Trowles		7			No. Providing affordable access to the housing market for new entrants and key workers should be an objective relating to all housing provided in Cherwell, not only housing provided for Oxford.
PR-B-0883	Peter	Trowles		7			No. Providing affordable access to the housing market for new entrants and key workers should be an objective relating to all housing provided in Cherwell, not only housing provided for Oxford.
PR-B-0887	Paul	Buckley		7			Yes

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PR-B-0890	Chris	Dicks		7			Yes, but not at the expense of the GB. The key statement of SO18 is “local context” – Kidlington, Yarnton and Begbroke are separate entities with valuable rural space around them and it must be respected. There is little detail on how transport issues could be resolved and accommodate developments such as the Northern Gateway. Further housing at Bicester with its greatly improved transport links to Oxford should be considered.
PR-B-0895	Dr Alison and Dr Simon	Street		7			Prefer to have the clause focused on design as a separate sentence. The design and layout is important, any development should be of mixed housing so as to be affordable for a range of people.
PR-B-0896	Lucy and Richard	Miles		7			Support the principle of SO18, but fail to see how Cherwell can provide this housing as key workers and employment areas are a distance from Cherwell, which puts pressure on existing infrastructure within and outside of Cherwell.
PR-B-0897	Rob	Lawrence		7			No. do not support this. It needs to change to include action by Oxford to deal with the completely inadequate transport links to and around the city (NOT more busses).
PR-B-0905	Theresa	Goss	Bloxham Parish Council	7			Suggest inserting "sustainable" housing for Oxford.
PR-B-0907	Alison	Forfar		7			If the objective is to be affordable for new entrants the housing needs to be in Oxford as the cost of travelling into Oxford from Cherwell negatively impacts affordability.
PR-B-0910	Ken	Pelton		7			What does “substantively” mean. If Cherwell provides additional housing it should reflect the mix that local communities would like to see. Any housing in Cherwell should be appropriate for the employment in Cherwell whilst Oxford should offer the housing mix that Oxford employees need.
PR-B-0911	Andrew	Smith	Hampton Gay and Poyle Parish Meeting	7			Broadly agrees that wherever housing allocation is identified in Cherwell it should provide affordable access to the housing market for key workers in the long term. They are concerned that housing between Kidlington and Cutteslowe would become a commuter belt for London workers using the new Oxford Parkway station.
PR-B-0912	David	Mason		7			On its own no do not support this, it should not be regarded as a separate strategic objective, it must be considered along with the infrastructure requirements.
PR-B-0913	Helen	Marshall	CPRE Oxfordshire	7			It would be helpful to them to understand what mechanisms CDC believes it has at its disposal, under current planning law, to restrict the building of new homes to those that are key workers or those requiring access to Oxford’s key employment areas. Without such mechanisms, it is clear that any new housing built will not meet this objective.
PR-B-0924	Jan	Molyneux	Molyneux Planning for SBPC on behalf of Earthline Ltd and U-Stay Ltd	7			The strategic objective is reasonable and does not require changes.
PR-B-0929	Rosie	Lodwick		7			Objects to SO18 as it implies that development will be well designed, but id development is determined by profits, it almost ensures low design quality.Oxford already has sufficient brownfield and greenfield (e.g. Northern Gateway) sites to absorb its need. Questions how Cherwell proposes to limit new homes to those "requiring access to Oxford's key employment areas"? The new train station will be a honey pot to London commuters, and far from lowering the cost of housing, is already pushing up the cost of housing in the area.
PR-B-0931	Jane	Olds	Fringford Parish Council	7			Yes
PR-B-0933	Peter	Bateman	Framptons on behalf of the Donger Family	7			The Strategy should not limit itself to housing in locations geographically close to Oxford as alternative sustainable options can ensure new entrants to the housing market, key workers and all those commuting to Oxford have realistic alternatives.
PR-B-0937	Philip	Rawle	Greenlight Developments	7			Oxford's future housing requirements, in terms of house types, is the same as that of the wider HMA. SO18 should reflect these points and not continue to assume that Oxford has significantly different housing market characteristics and issues relating to it than the rest of the HMA.
PR-B-0948	Tim	del Nevo		7			No do not. Fear that the houses will be occupied by commuters.

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PR-B-0949	Peter	Monk	Banbury Civic Society	7			Strongly object to SO18. They consider that the means of achieving this object are not specified and more clarity is required on this point. Reliance on private sector developers is not enough and a 'lead' by the public sector via some mechanism is necessary in order to prioritise dwellings for rental and / or shared rent / buy is an absolute MUST.
PR-B-0956	Mark	Recchia	Banbury Town Council	7			Supports SO18 and feels it is important that key workers reside close to Oxford. It should also be viewed as a successful means of providing affordable housing.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	7			Supports SO18
PR-B-0966	E	Nicholson		7			Agree with providing key workers with affordable housing but not where it sacrifices GB, particularly GB of another district.
PR-B-0973	Jonathan	Harbottle	Land and Partners Ltd	7			Yes, although it should be noted that a significant amount of existing local stock can already serve those requiring access to Oxford's key employment areas. New development to serve local needs can release this existing stock.
PR-B-0984	Jane	Burrett		7			Where you build the houses commuters will require affordable and rapid transport into Oxford's key employment areas. CDC documents note that employment in Headington and Cowley in the 2011 Census accounted for 35,300 jobs. If South Oxfordshire district will not contribute to the need it places an impossible burden for sustainable transport into Oxford from the other districts. It will mean more and more car journeys.
PR-B-0985	Peter	Collins	Islip Parish Council	7			Supports the need to provide affordable access to the housing market. The Low Cost Housing Survey in 2010 undertaken by the Parish identified the need for 11 homes. They are now looking for suitable rural exception sites.
PR-B-1003	Simon	Turner	Launton Parish Council	7			Yes, no changes required.
PR-B-1006	Ruth	Powles	Kirtlington Parish Council	7			Supports SO18.
PR-B-1016	Ben	Simpson	WYG on behalf of Bonnar Allan Ltd	7			Yes and proposed new community at New Alchester will assist in the achievement of this Objective.
PR-B-1017	Oliver	Burton-Taylor	Simply Land (Oxford) Ltd	7			Yes
PR-B-1024	Andrew	Hornsby-Smith		7			Disagrees and considers that the wording should be amended to reflect the fact that Oxford residents also work in Kidlington area, and that there is economically a close link between Oxford and the Kidlington area. It is this relationship that has facilitated the employment growth at Begbroke Science Park and the Oxford Technology Park. Suggests that this should be amended to read: '.... *those requiring access to Oxford's and the Kidlington housing area's key employment areas,..* ..' Also suggests that what should be reinforced is the fact that several other district council's bordering Oxford enforce far higher affordable housing targets. Discusses in more detail the different affordable housing requirements of the neighbouring authorities; therefore considers that it is reasonable to expect that a 50% affordable homes target should and could be achieved.
PR-B-1030	Jonathan	Harbottle	Land and Partners Ltd	7			Yes, although it should be noted that a significant amount of existing local stock can already serve those requiring access to Oxford's key employment areas. New development to serve local needs can release the existing stock.
PR-B-1032	David	Burson	JPPC on behalf of the Tripartite and the University of Oxford	7			This is supported. It is imperative that the Plan provides affordable access to housing, particularly for key workers in order that the vision for the District, City and County are realised. Support the provision of access from new housing to Oxford's employment areas to encourage delivery of sustainable transport links.

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PR-B-1036	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford	7			Support SO18 in principle, and consider that it should take account of the fact that in substantively providing affordable access to the housing market for new entrants, key workers and those requiring access to Oxford's key employment areas, additional growth needs to be directed to sustainable locations within proximity to the City of Oxford, associated infrastructure and sustainable transport links. Furthermore the provisions of housing should not be limited to new entrants, key workers and those requiring access to Oxford's key employment areas but also the wider Oxford community with aspirations for a home. Key worker accommodation on an allocated site should be considered to fully meet any requirement to provide affordable housing. Key worker housing could be defined as follows: Key worker housing is intermediate housing that includes a condition of tenancy or lease that at least one full-time occupier of each unit or sub-unit, at the point of that person's first occupation, be in paid employment with one or more of the following occupations: Universities and colleges: academic staff, early career research staff and other priority staff (both technical and support) at any College, Division or the Administration within the University of Oxford.
PR-B-1037	Alice	Suttie	Boyer Planning on behalf of Redrow Homes and Wates Developments	7			A clear evidence base to justify the approach being taken, including appropriately justifying the level of Oxford's unmet need is required to provide a response to this question. Without such an evidence base, it is not possible to confirm whether the plan and proposed approach is sound or otherwise.
PR-B-1039	Igor Niladri	Dyson		7			Agree that there is a need for affordable housing for Oxford's existing residents, but not at the expense of the existing GB. The Westgate Shopping Centre should have been allocated for affordable housing.
PR-B-1069	JP	Lyes		7			No. Surely this is the job of Oxford City?
PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council	7			The wording is satisfactory if Cherwell concedes to City's need.
PR-B-1095	Val	Russell	Bodicote Parish Council	7			Agrees.
PR-B-1096	Greg	Blaquiere	Terence O'Rourke Ltd on behalf of the Vanbrugh Unit Trust and Pye Homes	7			Draft SO18 seeks to provide housing for Oxford so that it provides access to the housing market for new entrants, key workers and those requiring access to Oxford's key employment areas, together with development that responds to needs and local context. The development of the promoted sites at Woodstock meets this objective.
PR-B-1099	Alan	Storah	Oxford City Council	7			Supports SO18 and shares these laudable intentions
PR-B-1109	Keith	Johnston		7			No. More than 50% of employment within Oxford City is to the East and South. With four other authorities bordering the city and feeding the centre with its 'external' employment base, It is disproportionate to expect CDC to accept 30% of the city's 'unmet' housing need.
PR-B-1110	Iain	Johnson		7			Yes. Agree that affordable housing is needed but past experience shows that developers will follow profit and am sceptical that the affordable houses will get built in the numbers required
PR-B-1111	Pat	Clissold		7			Yes, with the provisos already stated above.
PR-B-1126	Jamie	Lewis	Hunter Page Planning on behalf of M and G Real Estate	7			See Q5 above.
PR-B-1133	Philip	Towler		7			Partially. It is important to provide affordable access to housing for key workers in and around Oxford. However, the commitment to provide affordable housing is not being met – recent developments have fallen far short of the stated % of affordable housing set as a target by Cherwell. Is it not acceptable for developers to seek to avoid their responsibilities in this respect by pleading 'non-viability'.
PR-B-1140	Catherine	Richenburg		7			Much of the new housing may end up in the buy-to-let market and so will not provide affordable housing for new entrants. Measures should be taken to prevent this.

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PR-B-1145	Richard	Bennett		7			As long as it's supported with good infrastructure plans and it helps to provide not solely provide.
PR-B-1152	Helen	Pattison		7			It would be best if most to the houses being built in and for Oxford were defined as affordable to help alleviate the housing crisis.
PR-B-1154	Jim	Spencer		7			Yes, genuinely affordable housing is a key driver.
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	7			Accommodation anywhere is bound to be expensive especially near to Oxford Parkway. This particular provision is for London and other city commuters - not for Oxford.
PR-B-1157	Nicola and Giles	Lewis		7			In principle, yes, as long as previous objectives have been amended to ensure protection of the GB. Such housing should be genuinely 'affordable' to those earning less than £50,000, this is unlikely to be achievable, to the north of the city with its access to Oxford Parkway station. Developers are consistently seen to fall short of their promised quota of affordable housing – as seen in the Coop development in Kidlington where only 15% has been provided due to it not being viable. And presumably due to the realisation that proximity to the station can command higher prices.
PR-B-1162	Roger	Bellamy	Hornton Parish Council	7			No. As outlined above, one of the reasons too much of Oxford's current housing is unaffordable is due to low levels of house building. Building this housing in outlying areas (even if enough truly sustainable sites could be found) would only add transport costs and travelling time to those working in Oxford, and adding congestion overall. Oxford's private housing stock would only increase in cost overall, due to the law of supply-and-demand.
PR-B-1163	Catherine	Arakelian		7			No. The phrase "substantively provides affordable access to the housing market" is not adequately defined. 90% affordable would be substantive. Only 35% seems to be on offer at present – although the City has 50%. Why would any council planner, knowing that developers want the smallest percentage of affordable homes allow this selling off of land? Because the government has relaxed the law and prevented Councils from building council houses. Without such safeguards as public ownership, the strategic objective is unobtainable and thus meaningless . If the Growth Board, the LEP and individual councils are aware that this land will not "substantively provide affordable housing", then they are misleading the public.
PR-B-1165	Caroline	Johnson		7			Council Officers told me that they could not force this. Conceded that housing by Oxford Parkway would be developed for people commuting to London. New entrants, key workers and those requiring access to Oxford's key employment areas needs are best met by location near those employment areas not by being located in a "dormitory".
PR-B-1167	Jodi	Stokes	Persimmon Homes Midlands	7			Support SO18.
PR-B-1181	Heidi	Lancaster		7			No, do not support SO18.
PR-B-1182	Alison	Noel		7			No, do not support this objective.
PR-B-1188	Carol	Matheson		7			Low cost affordable housing for new entrants and key workers can be provided by building on cheaper land not commuter belt land. Expensive land would render the building of cheap affordable houses as not viable as outlined in Policy H6 - Local Plan chapter 2: Housing. Brownfield sites close to Oxford need looking at as need to house key worker and young people rather than those commuting to London.
PR-B-1224	Theresa	Goss	Adderbury Parish Council	7			Supports SO18 with the proviso that particularly for more affordable housing and starter homes. However APC hopes planners will avoid the creation of affordable 'ghettos' where housing is of poor quality and which creates issues for the future.
PR-B-1225	Paul	Butt	Paul Butt Planning on behalf of Shyde Investments Ltd	7			Yes. Whilst changes are not required it would be helpful if 'new entrants', 'key workers' and 'key employment areas' are defined.
PR-B-1226	Andrew	Garraway	Turnberry on behalf of Exeter College - Frieze Farm	7			Yes. The College would like to enter in to a dialogue with CDC on how collegiate accommodation can serve as key worker affordable housing, similar to NW Cambridge. The acceptance of discretionary charitable relief on CIL for charitable investment purposes would assist in maximising the provision and delivery of affordable housing to support the development of the wider University.

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PR-B-1229	Henry	Brougham		7			Support, but as these will be in GB the design should achieve high densities that minimise the impact on GB objectives with exemplary environmental standards.
PR-B-1230	T M M	Green		7			No,do not support this.
PR-B-1232	Mark	Schmull	Nathaniel Litchfield and Partners on behalf of The Church Commissioners	7			Request that it is amended as follows: 'To provide housing for Oxford so that it substantially provides affordable access to the housing market for new entrants, key workers and those requiring access to Oxford's key employment areas, in locations that, in the first instance, are located on existing strategic transport corridors, and well designed development that responds to both needs and local context...'
PR-B-1233	Simon	Gamage	RPS Planning and Development on behalf of Mr R Bratt	7			No comments to make.
PR-B-1235	Ed	Barrett	Catesby Property Group on behalf of Catesby Estates Ltd	7			No comments at this stage.
PR-B-1236	Richard	Boother	RPS Planning and Development on behalf of Mr R Davies	7			Yes. Draft SO18 is supported.
PR-B-1240	Suzanne	Willson-Higgins		7			Supports SO18 and agrees that this needs to be fully addressed in any development proposals. Suggests 50% affordable should apply. Has provided a detailed response.
PR-B-1243	Kazimiera	Kantor		7			Only if it preserves the GB and is based on properly constructed demand figures. If there is a need for workers in Oxford then should provide such homes in Oxford and construct properties commensurate with the workers financial abilities.
PR-B-1252	Philip	Boxall		7			Agree with well designed developments. However the objective of providing housing “for those requiring access to Oxford’s key employment areas” seems to be hard to focus meaningfully. The design, price and financing of housing can directly be aimed at new housing and key workers but then how can housing be distinguished between those who require access to Oxford and those who don’t.
PR-B-1255	Kezia	Sheppard		7			No do not support.
PR-B-1260	Elizabeth	Sheppard		7			No
PR-B-1262	Andrew	Gant	Oxford City Council Lib Dem Group	7			Agrees with SO18, and considers that the plans don't propose how the unmet need will be met through the plans for key workers who are on low incomes. Suggest considering imaginative models such as, 'Smart homes', 'Pocket homes' and the willingness to rethink assumptions around definitions of affordable housing and pooling of decision-making in Cambridge, creating a new model of cooperation with the University. These plans must not proceed on the basis of the old Local Plan assumptions around policies like Balance of Dwellings, percentages of affordable/ market/ mixed ownership; height; density. Openness to creative thinking will also allow better use to be made both of existing sites and of any that are brought forward, both within CDC and within Oxford. “Well-designed development” means factoring in health and well-being: footpaths, cycle lanes and real community centres to encourage healthy life-styles and interaction between all generations and residents. In design terms, this is an opportunity to create a vision for our part of the history of our region.
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	7			Request that the affordable housing quota be 50% prioritising key workers, etc. These affordable homes should also be available to residents in need within Kidlington, as these are equally important local employees. Suggested revision: 'Seek a quota of 50% Affordable Housing on all new strategic sites designated for the purpose of meeting Oxford's needs in Cherwell'.
PR-B-1272	S G	Wakeling		7			Cherwell should only be providing low cost housing, 100% for Oxford key workers. There is already an abundance of medium to high cost housing in Kidlington and rest of the Cherwell.

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PR-B-1284	Simon	Barry	Boyer Planning on behalf of Bloor Homes	7			Object to SO18. The apportionment is likely to be increased and therefore the apportionment of 4,400 to CDC can only be treated as a minimum.
PR-B-1294	Giles	Hughes	West Oxfordshire District Council	7			Support SO18 and consider that affordability is a key aspect.
PR-B-1297	Simon	Handy	Strutt and Parker LLP on behalf of Dairystock Ltd	7			Support SO18 and do not consider that any changes are required. New housing on sites PR14 and PR27 would be ideal for new entrants, key workers and those requiring access to Oxford's key employment areas due to the close proximity of the land to the city and the good location of the land in relation to the existing and emerging transport network.
PR-B-1298	James	Jocelyn		7			The word 'substantively' should be removed. Consider its insertion here to be a deliberate attempt to fudge the issue of Oxford's unmet need being overwhelmingly for affordable housing and thereby enable the pursuit of inappropriate and unsustainable development as long as it can be shown in some way to 'provide affordable access to the housing market.
PR-B-1301	Nigel	McGurk	The Blenheim Palace Estate / Vanbrugh Unit Trust	7			Supports SO18. Sites PR23 and PR24 can provide for a range of housing, including affordable housing, key worker housing and Starter Homes.
PR-B-1305	Cllr Polly	Foster	Fritwell Parish Council	7			Supports this objective, but to achieve this housing must be located close to Oxford.
PR-B-1306	Frank	Vreede		7			No. Commuting into Oxford from the north, is not efficient, enjoyable, affordable or even safe, and providing housing for more commuters will make it even less so.
PR-B-1308	Alaric	Rose		7			Support the draft vision as long as points, particularly the 50% threshold for affordable/keyworker/social housing, raised in the previous questions are addressed.
PR-B-1343	Shaun	Richards	Cerda Planning Ltd on behalf of Cala Homes Ltd	7			Support SO18.
PR-B-1344	Jonathan	Harbottle	Land and Partners Ltd	7			Support SO18, and it should be noted that a significant amount of existing local stock can already serve those requiring access to Oxford's key employment areas. New development to serve local needs can release this existing stock.
PR-B-1346	Neil	Tiley	Pegasus on behalf of the Dorchester Group	7			SO18 is not sufficiently clear whether this refers to provision of affordable housing or to an overall improvement of the affordability of the housing market. It only seeks to provide affordable access to certain groups, so for example, it would not address the affordable needs or affordability problems (whichever it relates to) of established households who work outside the key employment areas in Oxford City or who do not work. This would be both contrary to national policy and would also not be enforceable. Suggest rewording the objective to "To provide a mix of affordable and market housing for Oxford City which meets the needs of the population in locations which are accessible to the employment offer and services of Oxford City."
PR-B-1352	Liz	Boden	Pegasus on behalf of Richborough Estates	7			Supports SO18. Grange Farm at Launton would assist in providing a range of housing to assist in contributing towards Oxford's unmet housing needs.
PR-B-1358	Ian	Lough-Scott	Upper Heyford Village Group	7			Spreading 4400 new homes across Cherwell District will not meet the needs of those on low incomes, or key workers with jobs in Oxford; it will just add to the many thousands already to commuting London and Oxford.
PR-B-0966	E	Nicholson		8	A, B	PR20, PR48, PR51, PR75, PR92, PR23, PR24, PR74,	Improvements to the transport network should be ongoing and not contingent on new housing developments. Oxford and its environs have significant congestion that needs addressing. It's encouraging to see ideas in the transport strategy but concerning to note the OTS high forecasts for additional traffic. This rep provides a detailed analysis of the OTS and its provision at sites within search areas A and B.
PR-B-1036	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford	8		PR51	Support SO19 in principle given that it seeks to meet Oxford's need in such a way that it complements the LTP, which promotes sustainable transport initiatives including Park and Ride facilities. PR51 is an unconstrained site which is highly suitable and logical for housing to meet Oxford's needs and could also potentially include an appropriately situated Park and Ride facility, as set out in the Oxfordshire County Council Report - Oxford Park and Ride - Future Strategy Report (May 2016). The location of housing, Park and Ride and other complementary uses is provided on an attached masterplan.
PR-B-0019	Edward	Dowler	Middle Aston Parish Meeting	8			Yes

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PR-B-0033	Henry	Munday		8			Have not read the local transport plan, but before building commences rail and roads need widening. Suggest a new ring road further out from Oxford and an elevated road if Wendlebury is built over
PR-B-0039	Susan	Cooper		8			Yes, support it and would like to see more emphasis on efficient public transport as opposed to Park and Rides.
PR-B-0055	Cynthia	Hall		8			Oxfordshire County Council needs to invest in public transport for commuters, to ease congestion on the roads.
PR-B-0057	Matthew	Taylor	Aitchison Rafferty	8			Yes. The proposed transport schemes within the Connecting Oxfordshire Local Transport Plan to deliver A41 infrastructure improvements and bus priority, together with Park and Ride facilities would be welcomed.
PR-B-0058	Anthony	Hall		8			Yes
PR-B-0060	Sue	Mackrell	Bicester Town Council	8			Concerned that the Strategic Transport Plan is not robust enough and traffic issues will continue to escalate.
PR-B-0119	C A	McCall		8			This is Oxford city's unmet housing needs which is being foisted onto vulnerable villages in the district.
PR-B-0120	E	Tonkin		8			No, CDC needs to develop less economically successful locations. Congestion would increase in Kidlington.
PR-B-0153	Paul	Goulding QC		8			Yes, subject to improvement of public transport services and links in and around Oxford. However, there has to be a realistic assessment of the lack of public transport links (e.g. bus services) to villages in the Cherwell District (e.g. Noke) and the improbability of any material improvement in the future. This is a strong reason not to build more houses in those villages with poor transport links.
PR-B-0156	Val	Colby	Berrys on behalf of Cancer Research UK	8			Agree, provided it is accepted that the current adopted Local Plan in part already achieves a level of support to Oxford by the extent of allocations at Bicester.
PR-B-0169	Colin	Carrit		8			Yes, fully support the SO19 statement.
PR-B-0171	Peter	Worth		8			Yes, it has to be delivered due to the geographic relationship of Kidlington and Yarnton to Oxford. It will help key workers, it may need additional bus routes i.e. direct to the JR hospital.
PR-B-0186	Paul	Walker	Oxford Bus Company	8			Have concerns about the aspirations of these plans. They question its ability to deliver infrastructure required against the clear gap between aspiration and funding. Oxfordshire County Council's Bus Rapid Transit schemes to help buses to get to the city more quickly are not mature enough to demonstrate how the highway will be used to facilitate this and therefore what journey time improvements can be made that would be sufficient and deliverable alternative to what is being proposed by the applicant. Suggest phasing to allow infrastructure to be delivered that enables development to be sustainable. This includes how developments will be connected and initiatives to ensure journey times are reduced and journey time reliability if enhanced.
PR-B-0209	Patrick and Julia	Jennings		8			Agree that any contribution should be integrated with a Transport Plan, but in the absence of more detail cannot currently agree that the Transport plan looks sound. Still argue that it is better to locate jobs in another hub away from Oxford and locate affordable housing closer to where people can walk or cycle to work (Headington and Cowley) rather than increasing traffic around ring roads.
PR-B-0447	Laura, John, Benito	Wainwright		8			Any contribution by CDC to meet Oxford's housing needs would have to be conditional on the Local Transport Plan. As it stands it is inadequate for coping with the transport needs of a vastly increased population in Kidlington, Yarnton and Begbroke.
PR-B-0637	Prof Martin LG	Oldfield		8			No, changes are required to preserve the GB.
PR-B-0641	J	Willoughby		8			No.

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PR-B-0643	L	Allen		8			No, at present there appears to be no achievable transport plan. The councils do not have the ability to influence commercial operators as is seen with the bus services running between Oxford and Kidlington, which miss out Begbroke and Yarnton. Emphasis would also be better focused on diverting traffic that is passing through Oxfordshire, away form the congested areas around the city.
PR-B-0653	Peter	Webber		8			Only if there is continual investment in transport within and around local communities, and it gives access to Oxford, Banbury and Bicester. Housing added to existing sites with Park and Ride facilities will only reduce rural community bus services.
PR-B-0655	Christina Mary	Shirley		8			No, there has been insufficient thought. Do not wish to live like Bicester. Each new house will have two or three cars, increasing pollution and causing gridlock.
PR-B-0656	Mary G	Shirley		8			No
PR-B-0658	Susan	Oldfield		8			Not sure how currently insoluble traffic problems can be solved by adding more cars.
PR-B-0704	J	Kershaw	Wright Hassall Solicitors LLP on behalf of Mr J Kershaw	8			Capacity improvements are needed on the A34, A40 and A44 to deal with the current levels of traffic let alone in relation to the future provision of housing. These key strategic roads require a vast level of investment alongside the initiatives outlined in the LTP because these initiatives alone are not going to make much difference to current residents. It would be wrong for the Council to act like some banks where the best deals are reserved for new customers leaving existing customers to a large extent ignored.
PR-B-0705	Nick	Small	Stagecoach	8			Strongly supports and welcomes SO19. In addition the Plan should take full advantage of suitable additional opportunities presented by the selected development strategy and specific development schemes supported by the strategy, to effectively and sustainably enhance the operation and sustainability of the local transport network.
PR-B-0710	Selwyn	Phillips		8			Oxford city has been unable to demonstrate a sound transport strategy and continue to carry out a piecemeal approach to working. This level of building requires national support to improve the transport arteries.
PR-B-0711	Anthony	Matthews	Shipton-on-Cherwell and Thrupp Parish Council	8			Generally support the draft strategic objective SO19
PR-B-0723	RA	Humphreys	Humphreys and Co Solicitors LLP on behalf of Oxford Programs Limited	8			Have grave doubts that such as vision is achievable. In particular, the existing infrastructure, in terms of the local road network and provision for schools, healthcare and other essential services, is already under severe pressure. These facilities are limited in Yarnton and, are not capable of accommodating additional housing development on the scale proposed. Furthermore, there is nothing to suggest that realistic and deliverable plans are in place to provide the necessary infrastructure improvements. LTP seeks to reduce pressure on the local road network by encouraging the location of housing close to jobs where people can more easily walk or cycle to work and in places where people will be able to use high quality public transport to get to work.
PR-B-0743	John	Tremlett		8			Yes. support SO19
PR-B-0746	Adrian	White and 79 others	Petition with 80 signatories	8			It is difficult to understand how supporting housing development in Steeple Aston could contribute to a sustainable transport aspiration even with a S106 contribution towards public transport provision if public transport is not then used.
PR-B-0755	Martin	Palmer		8			Should be asking why Oxford is not addressing much of its requirement, rather than allowing vast business parks to be built such as that at Cowley.
PR-B-0770	Steve	Pickles	West Waddy ADP on behalf of JA Pye (Oxford) Ltd	8			The objective is supported
PR-B-0786	Jane	Olds	Caversfield Parish Council	8			Yes

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PR-B-0793	Philip	Morley	North Oxford Golf Club	8			SO19 relates to the Local Transport Plan. Have a concern that this consultation, the Local Plan before it, and the Local Transport Plan, are not taking sufficient account of the rapid changes in transport that are arising from social and technology changes. As an example would draw CDC's attention to the deal, already live, between Uber and a city in New Jersey. Its aim is to reduce the need for future carparks to be built. Such changes are mentioned in the Local Transport Plan, but only in a cursory way. Indeed, local companies, such as Oxbotica, are at the core of these technology changes. 2031 could see dramatically fewer vehicles on the road than 2017. Also believe that the consultation and related documents may not be taking enough account of the ageing population and the consequent growth in requirements for hospital and specialist care, even allowing for adoption of new technologies and medical knowledge. Oxford hospitals are clustered on the east side of the City, and so sites to the east of the Banbury Road could have more significance for housing.
PR-B-0796	David	Tighe		8			No
PR-B-0797	Clive	Booth	Oxford Civic Society Planning Group	8			Agree, but state that, SO19 should also recognise ongoing work by the Oxfordshire Growth Board to evaluate existing transport infrastructure capacity.
PR-B-0799	Ian	Sheppard		8			Do not support the draft objectives.
PR-B-0808	Chris	Robbins		8			Reservations about some of the County Council transport plans. It does make sense for housing developments and transport improvements to be mutually compatible.
PR-B-0819	Tim	Green	The Harbord Road Area Resident Association	8			Do not support SO19. Traffic around this area is already very congested. At times the traffic queues back for miles in many directions. There are already very significant housing developments in the pipeline all of which will add to this traffic - e.g. Northern Gateway, Barton Park, Elsfield Way, Wolvercote Paper Mill etc. The effect of these on traffic should be measured before any further large scale development is planned on one of the main routes into Oxford. In addition the well documented problems on the A34 and A40 have not yet been resolved and it is by no means certain that planned measures to deal with these roads will help. Recent multi-million pound works to the Wolvercote and Cutteslowe roundabouts have not improved the traffic flow. Will however have increased pollution due to the amount of stationary traffic.
PR-B-0820	Liam	Ryder	Gladman Developments Ltd	8			Rewording suggested as follows ' To provide Cherwell's contribution to meeting Oxford's unmet needs in such a way that it complements the County Council's LTP, including where applicable, its Oxford Transport Strategy and so that it facilitates wherever possible and appropriate, demonstrable and deliverable improvements to the availability of sustainable transport for access to Oxford'
PR-B-0821	Alan and Suzanne	McIvor		8			No. Transport plan is unrealistic and sound. Traffic around Oxford is extremely congested, building more houses will make it worse. Recent "improvements" to the Cutteslowe and Wolvercote roundabouts have not significantly improved the traffic flow. Large number of traffic lights, always stationary traffic at these roundabouts increasing air pollution. A4144 and A4165 into Oxford already congested. Your reports suggesting to the contrary are incorrect and misleading.
PR-B-0825	Simon	Joyce	Strutt and Parker on behalf of Mrs A Darbishire	8			Support this strategic objective and do not consider that any changes are required.
PR-B-0829	Fergus	Campbell	Oxfordshire Clinical Commissioning Group	8			Have provided a detailed statement in response to this question in their representation. They highlight the proportionate need for primary care, including all types of assisted living, extra care housing, care/nursing homes, etc. would be needed with an increase in population and some secondary care too!. They consider that the growth in population is likely to represent a significant additional workload for GPs and will exponentially impact on the capacity of a practice to accommodate growth. It would be helpful for CCG to engage in discussions relating to any of these development as early as possible.
PR-B-0830	Nigel	Buttler		8			More homes should be provided by Oxford.

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PR-B-0831	Natasha	Eliot	Oxford Preservation Trust	8			Supports SO19 and considers that sustainable transport, public transport, cycling and walking as well as cars, lies at the heart of the success of any housing development in Cherwell district and this should be a key criterion in assessing where development can go (Question 3 and 4).
PR-B-0832	Richard	Hills		8			Yes
PR-B-0837	David	Jackson	Savills on behalf of Christ Church, Exeter College, Merton College and OUP	8			This is supported. It should also be recognised that the identification of sites should be informed by additional criteria that define sustainable development. It should also refer to the NIC Interim Report on the Oxford-Milton Keynes-Cambridge Corridor. There is also opportunity to contribute towards Cherwell's own housing need in locations that will benefit from investment in the east West Rail Line and the Oxford-Cambridge Expressway.
PR-B-0838	David	Jackson	Savills on behalf of University of Oxford, Christ Church, Exeter, Magdalen, Merton and St John's Colleges	8			SO19 is supported. The report should also refer to the NIC interim report on the Oxford-Milton Keynes-Cambridge Corridor and the commitment to an Oxford to Cambridge Expressway; and the East West rail line. The NIC states that this could be the UK's Silicon Valley
PR-B-0840	Mike	Gilbert	Mike Gilbert Planning Ltd	8			Yes
PR-B-0842	Alex	Wilson	Barton Willmore on behalf of A2 Dominion Group Ltd	8			This is in general accordance with para 30 of the NPPF.
PR-B-0847	Richard	Cutler	Bloombridge LLP	8			SO19 should be more specific. It needs to refer to the delivery of public transport improvements to Langford Lane and Banbury Road. This needs to be set up as the principal axis for travelling in to Oxford. This approach will preserve the countryside (and GB) setting of the A44 south of the airport.
PR-B-0856	David	Smith		8			Yes.
PR-B-0861	Tim	Perkins	TMP Planning Ltd on behalf of Gosford and Water Eaton PC	8			The Parish supports this objective, however very concerned about the potential impact of large scale development on existing transport infrastructure given the congestion on the road network at peak times, the cutting of bus services by Oxfordshire County Council and existing parking problems. Question how new development can be successfully accommodated without exacerbating these problems.
PR-B-0862	Peter	Nicholson		8			The objective implies that only through meeting City's unmet housing will new sustainable transport measures be delivered in the Oxford area. Not confident that Oxfordshire County Council will deliver the transport improvements. Therefore difficult to believe that "demonstrable and deliverable improvements to the availability of sustainable transport for access to Oxford really will happen with the extra new housing. Discusses in more detail the ITA and transport issues in the representation.
PR-B-0869	Peter	Hainsworth		8			No, because it has been inadequately thought through and consultation has been exceptionally poor.
PR-B-0877	David	Flavin	Oxfordshire County Council	8			Supports SO19
PR-B-0878	Jane	Olds	Wendlebury Parish Council	8			Unable to respond - Insufficient time to consider the issues in detail
PR-B-0887	Paul	Buckley		8			Yes. But actually it's meaning is obscure so it is difficult to be sure. It is unclear what ‘it’ is in the 5th line up. If it is ‘Cherwell’s contribution’ then it is hard to see how that can facilitate ‘improvements to the availability of sustainable transport’.
PR-B-0890	Chris	Dicks		8			The importance is how this can actually be achieved as the A44, A34, Banbury Road corridor is already at capacity. Oxford Parkway provides good access to Oxford but must be reached on the same road network. The Local Transport plan should be revised in light of the cuts to rural bus services and poor management of the North ring road improvements.
PR-B-0895	Dr Alison and Dr Simon	Street		8			Yes. Sustainable transport links are key. Links between centres within Cherwell, for example Banbury to Bicester to Kidlington should be given as much importance as their access to Oxford, by consideration of areas of employment growth outside the city.

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PR-B-0897	Rob	Lawrence		8			No. do not support this because It is not fit for purpose from the perspective of Cherwell residents. Radical changes are needed by Oxford with public transport to and within the city. Road access to Banbury railway station car park is convoluted and need streamlining to prevent traffic congestion at peak times. Banbury to Oxford train is overcrowded at peak times. Park and Ride requires a direct metro link to Oxford and not rely on buses.
PR-B-0905	Theresa	Goss	Bloxham Parish Council	8			Support
PR-B-0907	Alison	Forfar		8			The objective is not meet by the local plan. To complement the transport plan, sites for development need to have safe walking and cycling and have a bus service to the nearest transport hub. No evidence to make the roads safer for cycling or provide local bus services.
PR-B-0909	Mark	Lowen		8			This appears to be the wrong way around as transport strategy should follow the housing strategy. However it's questionable that Oxfordshire County Council can deliver any such transport strategy.
PR-B-0910	Ken	Pelton		8			Criticism towards the lack of a transport strategy now and for the future. The prospect of the rapid transit links being built is little, if it is just more buses these would compete with the cars on the inadequate roads at peak times. A34 northbound and A40 eastbound are slow with no fix in place. The Parkway to Marylebone rail link is tremendous but to along time to implement, any new rapid transit link will take time to develop, housing will get built and there will be gridlock. People will still want to use cars as they are convenient and flexible, not to be forced to use public transport. Cycling should be encouraged and enjoyed with a safer provision around in and around Oxford.
PR-B-0911	Andrew	Smith	Hampton Gay and Poyle Parish Meeting	8			Does not have confidence that the Oxfordshire County Council LTP will deliver sustainable transport to deliver improvements to the current situation as well as handling the additional burden of those needing access to Oxford from the new housing developments.
PR-B-0912	David	Mason		8			Yes, but only if Oxfordshire County Council's transport strategy does not adversely impact on CDC in comparison with other District Councils.
PR-B-0913	Helen	Marshall	CPRE Oxfordshire	8			The LTP does not put forward proposals to sort out Oxford transport issues. Have discussed some of the issues with the roads and rail in the LTP in their representation. Consider that the reference to Rapid Transport is vague, and are concerned that there is no planned infrastructure for the planned growth. Transport is a huge problem and is unlikely to resolved. They question how CDC proposes to solve this problem within the proposed timeline for the increased housing, when the means of improvement are not even at planning stage.
PR-B-0924	Jan	Molyneux	Molyneux Planning for SBPC on behalf of Earthline Ltd and U-Stay Ltd	8			Yes, the draft SO19 complements the LTP and the Oxford Transport Strategy.
PR-B-0929	Rosie	Lodwick		8			Objects to SO19 and does not believe that this can be implemented. The existing transport infrastructure for access to Oxford from surrounding settlements is already over-stretched. There are plans for Rapid Transit public transport, but has not seen any evidence of upgrading road systems and any rapid transit. On the contrary the traffic system should be used to take traffic away form Oxford centre. Suggests that a retail park be built at the Northern Gateway area. This would act as a pressure valve for Oxford city centre, helping to stem the ever increasing number of buses, cars and pedestrians that currently clog it. That would welcomed by the residents of north Oxford, Kidlington and many outlying villages.
PR-B-0931	Jane	Olds	Fringford Parish Council	8			Yes
PR-B-0933	Peter	Bateman	Framptons on behalf of the Donger Family	8			Linking the housing growth to the LTP is a suitable objective, however it should be considered with the evidence of a complete county wide IDP to be robust.

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PR-B-0937	Philip	Rawle	Greenlight Developments	8			Should refer to Cherwell's contribution to meet Oxford's needs. SO19 could be extended to state that it will build upon existing public transport and capacity improvements. Examples are given. Trying to emphasise that Oxford's local area of influence is greater than perhaps SO19 suggests. Bicester is highlighted as an example.
PR-B-0944	David	Stone		8			Totally disagree with this assertion. Any proposals from Oxfordshire County Council will not meet the needs of the present horrendous traffic congestion around Oxford and will completely exacerbate limited capacity reducing vehicle movement and journey times to work especially as a majority of employment sites are south of the City of Oxford. The sites proposed in areas A and B do nothing to reduce over whelming traffic conditions.
PR-B-0948	Tim	del Nevo		8			Fear that this will just not be delivered. There is a crying need for there to be a relief or link road between the A40 from Witney through to Peartree. See no sign of it. What is said in your document are just fine words but with no prospect of delivery.
PR-B-0949	Peter	Monk	Banbury Civic Society	8			So far as can be ascertained LTP 4 does not make provision for increased movement into / out of Oxford City from sites to the north and therefore a modification to LTP 4 will be necessary when the 'unmet needs' sites have been selected. Given that the employment focus will be the City area (or to the south of the City) it is obvious that the site search must be in the south of the District (i.e. south of a line from Bicester to Woodstock) if the sustainability criteria is to be met.
PR-B-0956	Mark	Recchia	Banbury Town Council	8			Supports SO19, the ongoing review of the bus subsidies to reduce services does not complement Oxford Transport Strategy and is likely to increase in private car travel from Banbury to Oxford. This will not facilitate sustainable transport improvements to Oxford.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	8			Supports SO19
PR-B-0973	Jonathan	Harbottle	Land and Partners Ltd	8			The contribution to meeting Oxford's unmet need should be delivered in a way that ensures sustainable transport is available for access to Oxford. This might be delivered through improvements not already envisioned through the LTP.
PR-B-0984	Jane	Burrett		8			Support this, as it is a key element in the whole partial review. Good bus service from Bicester to Oxford via the dual carriageway, despite the improvements to the A41 and A34 crossing at J9 of the M40 there are still long delays at peak times and you do not know when you will arrive in Oxford. To gain access to the bus to Oxford you walk via a churchyard, but on the way have you to walk across four lanes of fast moving busy traffic on the A41, often in the dark.
PR-B-1003	Simon	Turner	Launton Parish Council	8			Yes, no changes required.
PR-B-1006	Ruth	Powles	Kirtlington Parish Council	8			Support improvements to on and off-road links to Oxford from new sites near Oxford. Do not support improvements to the road networks just for the purpose of new developments at greater distances in Cherwell district, thus encouraging more commuter traffic into Oxford.
PR-B-1016	Ben	Simpson	WYG on behalf of Bonnar Allan Ltd	8			Should be amended to refer to connections to key employment areas in the Science Vale. We suggest the following wording be added to the end of SO19: 'and core Science Vale locations at Culham, Milton Park and Harwell'.
PR-B-1017	Oliver	Burton-Taylor	Simply Land (Oxford) Ltd	8			Yes
PR-B-1024	Andrew	Hornsby-Smith		8			Agrees in principle, but considers that LTP rationale for building new Park and Rides north of Oxford to reduce congestion at Pear Tree Interchange has nowto be amended to keep the Park and Ride at Pear Tree open, which would have provided an opportunity to free up brownfield land for housing rather than encroaching on the Green Belt. Also refers to the direct links between Kidlington/Begbroke and East Oxford employment areas in the LTP, but considers that Peartree undermines the viability of the replacement sites and discusses these issues in more detail in the representation.

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PR-B-1030	Jonathan	Harbottle	Land and Partners Ltd	8			The contribution to meeting Oxford's needs should be delivered in a way which ensures sustainable transport is available for access to Oxford. This might be delivered through improvements and in locations, not already envisioned through Oxfordshire County Council's Local Transport Plan.
PR-B-1032	David	Burson	JPPC on behalf of the Tripartite and the University of Oxford	8			The LTP also encourages a reduction in the need to travel, and effective transport systems. It is fundamentally important that housing built outside the City in Cherwell to meet Oxford's housing needs is easily accessible to Oxford. In order to avoid worsening the existing traffic congestion and transport emissions of pollutants this accessibility needs to be provided via sustainable transport means. The LTP4 and Oxford Transport Strategy provides the means to achieve this.
PR-B-1035	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford and Blenheim Palace	8			Agree to Objective SO18. Consider that the need to provide housing in a way that complements the County Council's Local Transport Plan and the Oxford Transport Strategy is recognised and supported. The provision of existing and potential new sustainable transport links into and out of the city of Oxford should be a key consideration in the identification of sites for housing to meet Oxford's unmet need.
PR-B-1037	Alice	Suttie	Boyer Planning on behalf of Redrow Homes and Wates Developments	8			Yes, this is broadly supported. It is clear that the strong sustainable transport connections (outlined in the rep) between Bicester and Oxford which have been and are proposed to be delivered, facilitate the ability to meet Oxford's unmet needs in a way which complements the aims and objectives of the LTP.
PR-B-1039	Igor Niladri	Dyson		8			Using low or zero emission transport is good. Sustainable transport always respects the integrity of the existing natural environment and heritage with the inclusion of GB. Encourage communication technology to minimise commuting and enabling dispersed employment.
PR-B-1069	JP	Lyes		8			Yes. Essential regardless of number of homes to be built.
PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council	8			The wording is satisfactory if Cherwell concedes to City's need.
PR-B-1095	Val	Russell	Bodicote Parish Council	8			Agrees, but considers that Cherwell's contribution is too high and Oxford should provide more housing within the City.
PR-B-1096	Greg	Blaquiere	Terence O'Rourke Ltd on behalf of the Vanbrugh Unit Trust and Pye Homes	8			The development of land NW of Oxford Airport and Land E of Marlborough School will support the aims of SO19. The rep includes detailed Transport Strategy documents in support of the promoted sites which provide a detailed assessment of the transport implications on existing and future networks.
PR-B-1099	Alan	Storah	Oxford City Council	8			Suggests an amendment to SO19 to state: "To provide Cherwell's contribution to meeting Oxford's unmet housing needs in such a way that its locations complement the County Council's Local Transport Plan, including where applicable, its Oxford Transport Strategy, so that it minimises the need to travel and maximises the use of sustainable modes of transport whilst also facilitating demonstrable and deliverable improvements to the availability of sustainable transport for access to jobs and services in Oxford." to adhere to the principle of minimising the need to travel in this particular context.
PR-B-1109	Keith	Johnston		8			No. It appears CDC is being held to ransom with no infrastructure improvement without accommodating an unsubstantiated, unmet housing need.
PR-B-1110	Iain	Johnson		8			Yes agree that a sustainable transport plan is needed.But must not add to the traffic problems around Oxford without additional infrastructure being in place first.
PR-B-1111	Pat	Clissold		8			Put intra city transport first.
PR-B-1126	Jamie	Lewis	Hunter Page Planning on behalf of M and G Real Estate	8			See Q5 above.

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PR-B-1132	Linda	Ward	Kidlington Development Watch	8			Objects to SO19 and question how building 4400 houses can “facilitate demonstrable and deliverable improvements to the availability of sustainable transport for access to Oxford.” This is meaningless. The Local Transport Plan is full of impressive sounding terms which will mean little in reality. See little hard evidence that it will be possible to satisfactorily deal with existing problems let alone accommodate the traffic growth implied by 15,000 additional houses around Oxford (of which the 4,400 is just part).
PR-B-1133	Philip	Towler		8			The transport infrastructure in North Oxford and Kidlington has regular gridlock, particularly around Pear Tree and access to the A34. Any development will make the situation worse. Improvements at Cutteslowe and Kidlington roundabouts were poorly planned, badly managed and have delivered little improvement. Have no confidence in the count council's ability to deliver its Local Transport plan.
PR-B-1145	Richard	Bennett		8			Yes support this objective. Again though infrastructure plans are essential before development.
PR-B-1146	DJ	French	Deddington Development Watch	8			Supports SO19, but consider that providing it positively promotes the use of sustainable modes of transport (i.e. high quality "welcoming" public transport, cycling, walking) and reduces dependence on the private motor car.
PR-B-1154	Jim	Spencer		8			Yes, although strategic changes will be required.
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	8			Objects to Objective SO19 - The current service is between Woodstock, Kidlington, Oxford Parkway, and Summertown. No consideration is given to Begbroke and Yarnton. Loss of K2 bus service have not been addressed by Oxfordshire County Council. Current transport issues are unmanageable with little scope for future improvement. The recent "improvements" on the A40 at Cutteslowe and Wolvercote will only be short term.
PR-B-1162	Roger	Bellamy	Hornton Parish Council	8			No. There is nothing in the County Council Local Transport Plan’s Oxford Transport Strategy that could suggest several thousand additional cars per day at commuter peaks from outlying districts could be adequately handled. With reduced resources for buses and greater distances mitigating against cycling it is hard to see any new way of bringing commuters into central Oxford from outlying areas. Increased numbers = unsustainable transport demand.
PR-B-1163	Catherine	Arakelian		8			No. Traffic flow down the A34, A44 and A4126, have not been properly assessed and additional traffic would be a disaster. Both the County Local Transport Plan and the Oxford Transport Strategy appear to be chronically underfunded, over-ambitious and so unachievable in the current climate. It is highly likely that infrastructure needed to support housing and jobs would not be built before the houses.
PR-B-1165	Caroline	Johnson		8			The Local Transport Plan has no substance. Before additional housing and employment is added to Oxford there needs to be delivery of transport improvements. Oxford City can barely contain the current transport movements and any perturbation results in major disruption. Any contribution that Cherwell makes will be exacerbating the transport issues in Oxford.
PR-B-1167	Jodi	Stokes	Persimmon Homes Midlands	8			Support SO19
PR-B-1174	Ellis	Davies		8			Am not sure County Council's Local Transport Plan is anything to go by when it has cut bus services forcing people to use cars.
PR-B-1180	RA	Humphreys	Humphreys and Co Solicitors on behalf of Oxford Programs Ltd	8			The LTP and Oxford Transport Strategy seek to reduce pressure on the local road network by encouraging the location of housing close to jobs where people can more easily walk or cycle to work and in places where people will be able to use high quality public transport to get to work. Yarnton is a relatively small rural settlement and, in sustainability terms, is not well located in relation to main employment and public transport facilities.
PR-B-1181	Heidi	Lancaster		8			No, do not support SO19. If there was no additional development the transport plan would still probably not meet the transport needs.
PR-B-1182	Alison	Noel		8			No, do not support this objective.

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PR-B-1188	Carol	Matheson		8			Support a linked up transport system that serves all, however there is already congestion in and around Kidlington and parking is a problem. The new station and parking charges at Water Eaton Park and Ride has exacerbated the parking problems before additional cars are added. Having a good public transport link from a new development area into Oxford would alleviate the current congestion.
PR-B-1224	Theresa	Goss	Adderbury Parish Council	8			Supports SO 19 but also requests that, should other Search areas be used for the apportionment, that areas H and E are considered due to their public transport connections with Oxford.
PR-B-1225	Paul	Butt	Paul Butt Planning on behalf of Shyde Investments Ltd	8			Yes. No changes are required.
PR-B-1226	Andrew	Garraway	Turnberry on behalf of Exeter College - Frieze Farm	8			Yes. This is a long and detailed response which refers to Oxfordshire County Council's Local Transport Plan and questions the findings of the Council's preliminary Transport and Sustainability Assessments. It goes on to state that the site has been designed to reduce car use and is located in a sustainable location for fast and direct commuting in to central Oxford and to other destinations.
PR-B-1229	Henry	Brougham		8			Support. It is critical that links between development sites in Cherwell and employment areas of heading ton and Cowley are in place early in the plan. Rapid Transit Line 3 and Chiltern Railways proposed service to East Oxford.
PR-B-1230	T M M	Green		8			No, do not support this. The transport plan is unrealistic. Traffic around Oxford is extremely congested and building more houses will make this worse, especially when the Northern Gateway is taken into account. The A4144 and A4165 routes into Oxford are already very congested and your reports that suggest the contrary are incorrect and misleading.
PR-B-1232	Mark	Schmull	Nathaniel Litchfield and Partners on behalf of The Church Commissioners	8			Request that it is amended as follows: 'To provide Cherwell's contribution to meeting Oxford's unmet housing needs in such a way that it complements the County Council's Local Transport Plan (LTP) including where applicable, its Oxford Transport Strategy, and/or that takes opportunities to provide new transport connections that are identified outside of the LTP or Transport Strategy, and so that it.....
PR-B-1233	Simon	Gamage	RPS Planning and Development on behalf of Mr R Bratt	8			No comments to make.
PR-B-1235	Ed	Barrett	Catesby Property Group on behalf of Catesby Estates Ltd	8			No comments at this stage.
PR-B-1236	Richard	Boother	RPS Planning and Development on behalf of Mr R Davies	8			Yes. Draft SO19 is supported.
PR-B-1240	Suzanne	Willson-Higgins		8			Supports SO19, however is concerned about the potential impact of large scale development on existing transport infrastructure given the congestion on the road network at peak times, cutting of bus services by Oxfordshire CC and parking problems. Questions how new development can be successfully accommodated without exacerbating these problems.
PR-B-1243	Kazimiera	Kantor		8			Only if the objectives includes the provision of infrastructure prior to building more homes and if there is clarity regarding the protection of the GB. The provision of 4400 homes which could result in over 10,000 additional adults and children in the area requires consideration to facilities, such as roads, transport, schools, and medical facilities.
PR-B-1255	Kezia	Sheppard		8			No do not support.
PR-B-1260	Elizabeth	Sheppard		8			No
PR-B-1262	Andrew	Gant	Oxford City Council Lib Dem Group	8			Agrees with SO19, but the plans should not just “complement” LTP4, they should enhance it. If you build segregated, well-lit cycle lines along wish-lines and dedicated bus lanes which will be quicker than driving, people will use them. If you don’t, they will take their car. This needs to be hard-wired into the plans now.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	8			Supports this objective, but considers that this requires genuine and certain delivery of the transport infrastructure in parallel with new housing.
PR-B-1272	S G	Wakeling		8			Only under the transport conditions. Developments should only be allowed if they are situated outside Oxford's GB and a fast green public transport system is in place before any the houses are completed. Currently the route from Oxford along the Banbury Road doesn't cope. Dedicated bus and cycle lanes are needed from North Kidlington to the centre of Oxford, present journey times are not acceptable. An electric bus or tram system is required as a matter of urgency
PR-B-1284	Simon	Barry	Boyer Planning on behalf of Bloor Homes	8			Supports SO19, and consider that focussing growth within and adjacent to the key urban areas also supports the delivery of new bus services, allowing new routes to be concentrated along key corridors, maximising the viability of investment in these services.
PR-B-1294	Giles	Hughes	West Oxfordshire District Council	8			Support SO19, and the link to the County Council's Local Transport Plan and the Oxford Transport Strategy. The impact on the A44 corridor needs to be carefully considered, and it is vital that both districts work together with the County Council to bring forward the proposed A40/A44 link.
PR-B-1295	Natasha	Blackmore	Sheldon Bosley Knight on behalf of the Wright Family	8			Support SO19, and consider that Cherwell's contribution complements LTP, including where applicable, its Oxford Transport Strategy, so that its facilitates demonstrable and deliverable improvements to the availability of sustainable transport for access to Oxford. Distributing housing allocations so that they complement the Transport Plan will ensure that the residents of any new developments are connected to the existing and proposed transport network to reduce isolation and ensure ease of access to Oxford City where many residents will be commuting to.
PR-B-1297	Simon	Handy	Strutt and Parker LLP on behalf of Dairystock Ltd	8			Support SO19 and do not consider that any changes are required.
PR-B-1298	James	Jocelyn		8			Yes.
PR-B-1301	Nigel	McGurk	The Blenheim Palace Estate / Vanbrugh Unit Trust	8			Supports SO19. Sites PR23 and PR24 complement wider strategic plans of the County Council. The A44 provides a direct, major and largely dual route to Oxford incorporating premium bus routes, connecting Oxford City with Begbroke and beyond. Have provided a detailed comment in the representation.
PR-B-1305	Cllr Polly	Foster	Fritwell Parish Council	8			Broadly supports this objective.
PR-B-1306	Frank	Vreede		8			Having commuted for many years and tried all transport options available, they are all either time consuming, expensive, inconvenient, dangerous or a combination of these. Recently upgraded train line and roundabouts have improved but not solved the situation. Short of creating a new direct bidirectional bus or tram lane through Kidlington into Oxford any additional commuters would overwhelm any "sustainable transport" routes.
PR-B-1308	Alaric	Rose		8			Support the draft vision as long as points raised in the previous questions are addressed as the Draft Vision would support many of the residents. However, the transport must be in place before any housing is built.
PR-B-1343	Shaun	Richards	Cerda Planning Ltd on behalf of Cala Homes Ltd	8			Support SO19.
PR-B-1344	Jonathan	Harbottle	Land and Partners Ltd	8			Support SO19. The contribution to meeting Oxford's unmet housing needs should be delivered in a way which ensures sustainable transport is available for access to Oxford. This might be delivered through improvements not already envisioned through the County Council's Local Transport Plan. Reliance on the transport plan should not prejudice sustainable development in locations not considered by the County Council.
PR-B-1352	Liz	Boden	Pegasus on behalf of Richborough Estates	8			Supports SO19.
PR-B-1358	Ian	Lough-Scott	Upper Heyford Village Group	8			Spreading 4400 new homes across Cherwell District will not meet the needs of those on low incomes, or key workers with jobs in Oxford; it will just add to the many thousands already commuting to London and Oxford.

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PR-B-0731	Ioana	Davies		9	A		Yes. Object strongly to development in the Oxford GB. It protects historic Oxford from the effects of over development. Option A closest to Oxford. GB around Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB.
PR-B-0828	Roger	Smith	Savills on behalf of Croudace Homes	9	A		Croudace Homes controls land at St Frideswide Farm which is owned by Christ Church. A site plan is provided. The site is located within the administrative boundary of Oxford City Council, but it adjoins the boundary with CDC and therefore land east of Banbury Road which forms part of Area A. The merits of this site are described in the rep. Area A is considered the most appropriate location for strategic housing development to help meet Oxford's unmet needs.
PR-B-0837	David	Jackson	Savills on behalf of Christ Church, Exeter College, Merton College and OUP	9	A		The general approach to identifying areas of search is considered acceptable. Area A represents the most sustainable location for sites to meet Oxford's unmet need.
PR-B-0838	David	Jackson	Savills on behalf of University of Oxford, Christ Church, Exeter, Magdalen, Merton and St John's Colleges	9	A		As a general approach to identifying areas of search this may be valid, but it overlooks the key consideration in the context of looking for sites to meet Oxford's unmet need. i.e. proximity to the City. Locations close to Oxford are the most sustainable. Area of search A is best suited to meet Oxford's unmet needs. After that the preferred area of search would be Area B
PR-B-0924	Jan	Molyneux	Molyneux Planning for SBPC on behalf of Earthline Ltd and U-Stay Ltd	9	A		Many of the sites proposed occupy the strategic gap between Oxford and Kidlington. This gap contains a major transport hub. East-west routes through this area are already congested and would be further slowed by local traffic from additional development within this area.
PR-B-0930	Philip	Marsh	Knights on behalf of Philip King Homes and Oxford City Charity	9	A		Area A is supported as the most appropriate location for strategic housing development to meet Oxford's unmet need. The site east of Kidlington and west of the A34 is a sustainable location with excellent access to public transport to a range of destinations such as Oxford and Bicester.
PR-B-0948	Tim	del Nevo		9	A		If you develop area A, Kidlington it will become part of Oxford. GB and the green lung needs to be maintained between these two. Developing on the land close to Cutteslowe Park will have a significant and detrimental effect on this wonderful open space.
PR-B-1006	Ruth	Powles	Kirtlington Parish Council	9	A		Option A is considered appropriate for Oxford's unmet need, in particular the southern parts. Every effort should be made for good road and off-road links to Oxford.
PR-B-1140	Catherine	Richenburg		9	A		Option A is especially inappropriate as development will damage Kidlington as a distinct and separate community, affect the GB and compound traffic problems on the A4165.
PR-B-1158	Elizabeth	Leckie		9	A		Area A is GB and am opposed to development in the Oxford GB which absorbs harmful pollution, supports a wide range of wildlife and provides a space for healthy leisure activities. The GB in area A ensures that Gosford and Kidlington retain a clear identity from Oxford allowing a sense of community and social cohesion. Government guidance states that unmet housing need is not a legitimate reason to build on GB and CDC's policy to protect it must be upheld.
PR-B-1159	Tamsin	Leckie		9	A		Area A is GB and am opposed to development in the Oxford GB which absorbs harmful pollution, supports a wide range of wildlife and provides a space for healthy leisure activities. The GB in area A ensures that Gosford and Kidlington retain a clear identity from Oxford allowing a sense of community and social cohesion. Government guidance states that unmet housing need is not a legitimate reason to build on GB and CDC's policy to protect it must be upheld.

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PR-B-0751	Dr Katrin	Kiessling		9	A		Area A needs revision as this is GB which needs to be protected for many reasons. More sense to build on the Headington and Cowley side of Oxford. The traffic description in the Kidlington development plan is incorrect, there is congestion on a few routes already and building will only exacerbate the problem. Concerns with the flood plains and already existing flooding in the area, this will increase if built upon. New houses near the Oxford Parkway station/Kidlington etc. are not going to be more affordable as local estate agents are selling and advertising already houses to London commuters. This does not help Oxford nor local residents.
PR-B-1297	Simon	Handy	Strutt and Parker LLP on behalf of Dairystock Ltd	9	A		Area of Search A is the most suitable location to accommodate Oxford's unmet need, excluding the land immediately to the north of Oxford which is likely to result in coalescence between Kidlington and the city. Any housing growth not met just to the north of Oxford could be met through a combination of sites PR14 and PR27.
PR-B-0747	George A	Doucas		9	A, B		CDC favours areas A and B, which are entirely in the GB. If released this would lead to coalescence of Oxford, Kidlington, Yarnton, Begbroke and possibly Woodstock, thus a violation almost of the purpose of the existence of the GB. To use the GB is unjustified and the Council should reject this.
PR-B-0890	Chris	Dicks		9	A, B		Search areas A and B are fundamentally flawed as they will have a significant and unjustified impact on the GB and rural setting. Kidlington, Yarnton and Begbroke will lose their identities and all suffer from insufficient amenities at present. Local roads are limited and trunk roads are at capacity with Oxford Parkway contributing to this. The rural setting of the canal and river will be impacted and there is limited local employment.
PR-B-0959	Cllrs Neil and Maurice	Prestidge and Billington		9	A, B		Agree with the Areas of Search A and B. However consider that when choosing the sites the Council needs to ensure that Oxford does not surround any of the settlements to the north of Oxford, and that none of these settlements join together by leaving enough green space around all of them.
PR-B-0966	E	Nicholson		9	A, B		Search areas A and B are for the most part within the GB and totally disagree with the proposal to build there. The Government's NPPF states that GB is to prevent urban sprawl and safeguard the countryside from encroachment, this must be respected. Development could threaten the SSSI, Special Area of Conservation and local wildlife sites. Villages such as Islip, Shipton-on-Cherwell, Begbroke and Yarnton would become disproportionately large, saturated with traffic and pollution. They lack the infrastructure and amenities for a large development. There is no justifiable exception for building on the GB and CDC's policy to protect it must be upheld.
PR-B-1003	Simon	Turner	Launton Parish Council	9	A, B		Options A and B are most suitable in all respects except green belt restrictions.
PR-B-1036	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford	9	A, B		Gerald Eve support the recognition of the defined area A on the basis that it is a sustainable location.Area B is not appropriate as it does not offer sustainable locations suitable to meet Oxford's unmet housing needs and would increase travel times and congestion to areas of employment in Oxford, in turn impacting upon economic efficiency and quality of life. On the basis that Oxford's unmet housing needs need to be met in sustainable locations in close proximity to Oxford, Area A is the only appropriate option as an area for housing growth to meet the identified need. Do not consider that the introduction of more regular buses to Oxford would provide a suitable alternative means of sustainable transport for housing delivered in Area of Search A.
PR-B-1099	Alan	Storah	Oxford City Council	9	A, B		Agree with the Areas of Search A (immediately north of Oxford) and B (key transport corridors).
PR-B-1133	Philip	Towler		9	A, B		Too much focus has been placed on areas A and B, areas outside the GB should be investigated more. If the bulk of the 4,400 homes were to be sited in areas A and B the character of Kidlington village would change beyond recognition. They need to be dispersed among different areas to reduce the impact.

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PR-B-1143	Dr Pamela	Roberts		9	A, B		The majority of sites in areas A and B are in the Oxford GB and should remain protected by CDC's policy ESD14. The GB shelters wildlife, stores carbon, removes pollutants and absorbs rainwater. It also provides recreation and views for our well-being.
PR-B-1163	Catherine	Arakelian		9	A, B		Support the objections to Areas A and B submitted by the parish councils of Yarnton, Begbroke and Kidlington and the objections raised by Kidlington Development Watch. “We object strongly to development in the GB around Kidlington which is pleasant, unspoilt countryside with many well-used footpaths appreciated and enjoyed by the residents. It protects the historic city of Oxford from overdevelopment and unmet housing need is not a reason for building in the GB. The Government’s Manifesto promise and CDC's existing policy to protect the GB must be upheld.” Local residents are custodians of this countryside. Were consulted at length over the creation of the Kidlington Masterplan adopted by CDC in 2016, this should be the basis for future development. Giving up areas around Kidlington will damage our opportunities to provide for our own needs in the future.
PR-B-1165	Caroline	Johnson		9	A, B		The document favours areas A and B for further investigation. Most of these sites are in the Oxford GB this should not be the preferred area for development. Strongly object.
PR-B-1272	S G	Wakeling		9	A, B		Only parts of Area A and very limited sections of Area B make sense, and then these should only be consider within the constraints of responses to questions 1 to 5 and question 7 above.
PR-B-1287	Tenley	Soanes		9	A, B		Seems like areas A and B are the done deal. Make sure that all the options are looked at properly and at same level of detail and rigour as the A and B.
PR-B-1296	Graciela Inglesias	Rogers		9	A, B		Yes. Strongly object to development in the Oxford GB. GB around Kidlington (option A and B) has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government’s Manifesto promise and Cherwell’s existing policy to protect the GB must be upheld.
PR-B-1317	Rachel	Walton		9	A, B		Strongly to development in search areas A and B around Kidlington which are in GB which is a permanent designation. The GB around Kidlington is mainly pleasant, unspoilt countryside which is well used and enjoyed by many. The Government's promise and CDC's policy to protect it should be upheld. Brownfield sites should be inexhaustibly researched for development before the GB. There has been no assessment on the impact to Kidlington's transport, local facilities and services or the flood risk.
PR-B-1358	Ian	Lough-Scott	Upper Heyford Village Group	9	A, B		Considered to be the most suitable because of their closeness to the City and the best location for public transport.
PR-B-0770	Steve	Pickles	West Waddy ADP on behalf of JA Pye (Oxford) Ltd	9	A, B, C, D, G, H, I		Areas A and B close to Kidlington are by far the best related to Oxford in terms of proximity. Given the good public transport connections they are also the most sustainable locations in terms of accessibility. Many of the other locations are very poorly related to Oxford including Options D, G, H and I. It would be difficult to provide good public transport links to these locations. Option C is closer to Oxford than some other options but is in a location where there are existing congestion issues.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1268	Garry	Lancaster		9	A,B	PR167, PR178, PR50, PR122, PR125, PR23, PR24, PR34, PR74, PR91, PR92	As a Kidlington resident my comments concern areas A and B. Many of the sites are in GB, to which only exceptional circumstances can this be developed on. Pressure to build can not be viewed as exceptional. The character of existing urban areas needs to be preserved. Kidlington is one of the UK's largest villages and we are proud of this. GB also prevents the joining of urban areas, to develop on sites PR167, PR178, PR50, PR122 and PR125 between Kidlington and Cutteslowe would effectively join Kidlington to Oxford. Also sites PR23, PR24, PR34, PR74, PR91 and PR92 west of Kidlington and near to Begbroke would merge these two separate villages. Many sites in areas A and B are in flood zones. There are current developments already in a flood prone zone south-east of Kidlington, further developments will affect drainage and increase the risk of flooding to all residents. Traffic on the Banbury and Oxford Road towards Oxford during rush hour often reaches near standstill and also other routes into Oxford. Cycling is often quicker than taking the car or bus. It's too soon to see the affect of the new train route and the improvements made to the Oxford ring road. Would welcome a modest increase in affordable housing, however the sheer scale of the plan which seems to indicate that development will be near Kidlington make it impossible to do anything but other than object robustly.
PR-B-0924	Jan	Molyneux	Molyneux Planning for SBPC on behalf of Earthline Ltd and U-Stay Ltd	9	B		Development to the north of Kidlington would avoid the exacerbation of the transportation issues created by Option A sites as it does not constitute development within the strategic transport gap between Kidlington and Oxford. The rep sets out the benefits of developing the Quarry site.
PR-B-1096	Greg	Blaquiere	Terence O'Rourke Ltd on behalf of the Vanbrugh Unit Trust and Pye Homes	9	B		Whilst parts of Option B are within GB, it is significant to note that the promoted sites are not. They are also the first locations to be arrived at from Oxford outside the designation. Land NW of Oxford airport would have the potential to form a new garden neighbourhood community served by its own local facilities to meet the needs of the community, with the Land East of Marlborough School extending the existing Woodstock settlement.
PR-B-0808	Chris	Robbins		9	B, I		Bletchingdon and Kirtlington which lie outside or on the edge of the GB to be included in area B rather than area I. They lie on a public transport route to Oxford which could increase if Upper Heyford proposals proceed. 100-200 houses in these villages could help sustain the viability and contribute to Oxford's unmet need.
PR-B-0984	Jane	Burrett		9	C		Area C is of particular relevance for the village of Wendlebury because of J9 of the M40. Since the M40 extension in 1992, and the dual carriage of the A34 and A41 section to Bicester, there is now an air quality problem, resulting in children and adults using asthma hailers. The rep. provides a quote from Weston Front Group of Villages referring to air pollution at the Weston Otmoor proposal in 2008. There would be a threat to new residents health.
PR-B-1358	Ian	Lough-Scott	Upper Heyford Village Group	9	C, D, E, G, H		All too far from Oxford and totally unsuitable on environmental and transport grounds.
PR-B-0786	Jane	Olds	Caversfield Parish Council	9	C, E		Option C should be avoided due to the potential traffic challenges. Option E should be avoided coalescence between the town of Bicester and the surrounding villages.
PR-B-0890	Chris	Dicks		9	C, E		Search areas C and E provide a better and more sustainable option for significant housing developments. There would be no impact on the GB and it's not in a rural setting. It's directly located on the M40 with good rail connections and better town centre amenities with local employment opportunities. Development would be an expansion of Bicester opposed to merging towns together and there's good availability of ex-MOD land.
PR-B-0802	Peter J	Frampton	Framptons on behalf of db Symmetry	9	C, G		Areas of Search C and G are the two locations where a regional scale distribution centre would be best located to meet the needs of the manufacturing industry and serve market demand for electronic retailing. The opportunity to locate a regional distribution centre at these locations is illustrated on the accompanying plans. Either location is well located to provide employment opportunities within the logistics sector for economically active residents in Areas of Search A and E

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PR-B-1342	Laura	Precious	Quod on behalf of Albion Land	9	E	PR3	Agree, but considers that Area E should be included in the area of search. Preference towards areas A and B is inappropriate. Have provided a detailed statement and the reasons why the site is suitable, deliverable and available for development in response to this question in the representation.
PR-B-0825	Simon	Joyce	Strutt and Parker on behalf of Mrs A Darbishire	9	E		Area of Search E is the most suitable location to accommodate Oxford's unmet need. The Council's adopted Local Plan highlights Bicester and the surrounding area as a key growth location. Reference is made to LTP 4, the development of the 'Knowledge Spine' and the East-West rail project. Given the level of national and local investment being made in and around Bicester and its excellent links with Oxford it is logical that further sustainable development in this part of the District would be appropriate to meet Oxford's unmet housing need. However, acknowledge that it is inappropriate for Bicester itself to grow further. It is submitted that our client's land at Launton is well placed to sustainably provide a proportion of the 4,400 homes required. Further details on site characteristics of this site can be found in our response to Q13.
PR-B-0842	Alex	Wilson	Barton Willmore on behalf of A2 Dominion Group Ltd	9	E		Due to its strong economic and transport connections with Oxford City, consider Bicester would be a logical location in which to bring forward new homes to meet the unmet need of Oxford City. A2D therefore welcomes the identification of Bicester in Areas of Search Option E.
PR-B-0937	Philip	Rawle	Greenlight Developments	9	E		This is a lengthy response assessing each of the areas of search. It concludes by stating that Option E is the preferred area of search, and that development options here need to be fully explored and exhausted before development sites in the Oxford GB are even considered.
PR-B-1140	Catherine	Richenburg		9	E, F		Options E and F as well as rural dispersal are probably the best choices. Bicester has already undergone considerable expansion with new facilities and good transport links.
PR-B-1229	Henry	Brougham		9	F		Provision of good public transport access to Oxford form Heyford Park is problematic and so should be excluded.
PR-B-1346	Neil	Tiley	Pegasus on behalf of the Dorchester Group	9	F		The Areas of Search identify options to meet the needs of both Cherwell and Oxford City. Area of Search F provides a sustainable option to meet the unmet needs of Oxford City as it is well-related to Oxford by way of a rail connection. Area of Search F also provides the most sustainable, deliverable option to meet the needs of Cherwell in the longer-term. Have provided a detailed comment in the representation.
PR-B-1347	Zahra	Alrashed	Nathaniel Litchfield and Partners on behalf of Kenley Holdings	9	F		Support the inclusion of the Former RAF Upper Heyford and surrounding area (search option F). The SA and ITA findings for Letchmere Farm in Area F are recorded as having significant positive effects; therefore it should be considered within site assessments.
PR-B-1358	Ian	Lough-Scott	Upper Heyford Village Group	9	F		Further development at Upper Heyford and in the adjacent villages must be resisted.
PR-B-1229	Henry	Brougham		9	G		M40 J10 has no large settlement nearby so should be excluded.
PR-B-0820	Liam	Ryder	Gladman Developments Ltd	9	H		Area of Search H seems too tightly drawn and should be expanded to include settlements such as Bloxham which are located in close proximity and with good transport links to Banbury
PR-B-0956	Mark	Recchia	Banbury Town Council	9	H		The map of these areas (pg.45) demonstrates why 'Option H', is unsuitable for Oxford's unmet need.
PR-B-1108	Tom	Hockaday		9	H		Area H is the furthest from Oxford and transport is the least favourable of all the areas. It is already absorbing huge numbers of new houses under the Cherwell plan and does not address Oxford's opportunities for economic growth.
PR-B-1229	Henry	Brougham		9	H		Banbury has its own travel to work area and should therefore be excluded.
PR-B-0153	Paul	Goulding QC		9	I		Area I (Remainder of District/Rural Dispersal) is particularly notable for its rural beauty and views, distinctive and unique village life, and limited infrastructure and public transport links. These factors should weigh heavily in future development of the Plan.

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PR-B-1027	Jonathan	Porter	Archstone Projects Ltd	9	I		Combining all the sites within the rest of the district and rural areas in to one area of search (Option I) does not make sense for assessment. They vary hugely geographically and relate to different centres and transport links within the District. Option I should therefore be broken down so that the sub areas are assessed accordingly and more fairly.
PR-B-1126	Jamie	Lewis	Hunter Page Planning on behalf of M and G Real Estate	9	I		For reasons set out elsewhere M and G Real Estate believes that Option I will be a necessary element of meeting the housing requirement in a sustainable manner.
PR-B-1236	Richard	Boother	RPS Planning and Development on behalf of Mr R Davies	9	I		Agrees that it is appropriate to identify areas of search across the whole District. However, question Area of Search I and whether it would make it easier to refine the proposals if this was split in to geographically more appropriate areas.
PR-B-1358	Ian	Lough-Scott	Upper Heyford Village Group	9	I		Should be dismissed as it will simply add more and more expensive homes in the countryside without addressing the real needs of people seeking a home in Oxford.
PR-B-1146	DJ	French	Deddington Development Watch	9	I		See the logic of defining Areas of Search around urban areas or other 'focal points', but do not understand the logic of Option I (Remainder of District/Rural Dispersal), which represents a 'scatter gun' approach for the sake of appearing to be inclusive. Self-evidently, development on the scale contemplated to meet Oxford's unmet housing needs in the rural areas would not be sustainable for a variety of reasons. This is confirmed by the Interim Transport Assessment and the Initial Sustainability Appraisal.
PR-B-1016	Ben	Simpson	WYG on behalf of Bonnar Allan Ltd	9	I, A-G		Area I is unhelpful as it is too general to be useful and the Banbury area is too remote from Oxford to be relevant. The Areas of Search should be restricted to areas A-G. New Alchester is within Area C together with proposals at Weston on the Green. New Alchester is close to the built up area of Bicester and falls within the Garden Town Masterplan area. It does not relate well to Weston on the Green. It should therefore be considered as part of the area around Bicester. (Area E).
PR-B-1033	Matthew	Symons	Hollins Strategic Land	9	I, E		It is demonstrated that Ambrosden should be removed from Option I and included within Option E. Have provided more detailed information in their submitted representation
PR-B-0931	Jane	Olds	Fringford Parish Council	9		A, B, C, E, I	Preference is Option A and B, avoid Option C, Option E needs careful consideration, and Option I consider maintaining rural character and sustainability in terms of available services and travel in villages.
PR-B-1233	Simon	Gamage	RPS Planning and Development on behalf of Mr R Bratt	9		H	Welcomes the approach to the identification of the potential areas of search and the inclusion of Area H 'Banbury and Surrounding Area'. Questions whether Area I is well connected, or spatially close to Oxford. Noted that Area H includes land to the south of Bodicote. This is welcomed and in RPS view confirms that the land south of Bodicote represents a sustainable location for further development.
PR-B-0267	Carole	Pack		9		PR14, PR27	Sites PR14 and PR27 behind The Moors is one of our most beautiful stretches of meadowland and important area of biodiversity. It needs to be preserved.
PR-B-0907	Alison	Forfar		9		PR157	Why has site PR157 been included if this site has been categorised as unsustainable in two previous local plans. Nothing has changed to the village. Development would constitute village extension which has been previously refused. Your proposal would suggest that 200 homes could be added to a village that currently has 55 homes with no local infrastructure or transport links would be in any way sustainable. It would not.
PR-B-0848	Rob	McLennan	Rob McLennan Planning on behalf of Mr RF Kendall	9		PR161	The additional allocation of housing should be provided in accordance with and in compliance with the sound planning principles set out in the adopted Cherwell Local Plan. Quotes the vision and states that the spatial strategy of the plan. Considers that growth should be directed towards the larger and more sustainable towns and villages rather than this site. Has provided a very detailed statement setting out the reasons why this site is not suitable for development and development should be carried out in accordance with the adopted Cherwell Local Plan and the NPPF.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0848	Rob	McLennan	Rob McLennan Planning on behalf of Mr RF Kendall	9		PR192	The additional allocation of housing should be provided in accordance with and in compliance with the sound planning principles set out in the adopted Cherwell Local Plan. Quotes the vision and states that the spatial strategy of the plan. Considers that growth should be directed towards the larger and more sustainable towns and villages rather than this site. Has provided a very detailed statement setting out the reasons why this site is not suitable for development and development should be carried out in accordance with the adopted Cherwell Local Plan and the NPPF.
PR-B-0904	Jill	Grain		9		PR20	Object strongly to development in the Oxford GB. GB around Kidlington has unspoilt countryside, to build here would destroy the villages identity along with Yarnton and Begbroke if site PR20 were developed. Footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. Building on GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. CDC adopted the Local Plan to protect GB.
PR-B-1076	Jana	Gnappova		9		PR20, PR24	Yes, especially PR20 and PR24, see general comments
PR-B-1221	Martin	Perisi		9		PR20, PR24	Yes, especially PR20 and PR24, see general comments
PR-B-0653	Peter	Webber		9		PR20, PR24, PR126	The areas near to Oxford Parkway will be attractive to London commuters and therefore won't be affordable houses. If Oxford airport was relocated to another local airfield in conjunction with developing sites PR20, PR24, and PR126 it would support sustainable transport and a significant new railway station within site 20.
PR-B-1254	Philip	Redpath		9		PR22, PR25	Land North West of Oxford Airport is located in the parish of Shipton-on-Cherwell and is therefore in Cherwell's district. The effect though is on Woodstock, which is already being targeted in the revised West Oxfordshire Local Plan. This site in 2014 was rejected by CDC for good reasons and there have been no changes to the situation. Apart from the infrastructure and environmental issues relating to the site it will have an adverse impact on the Blenheim World Heritage Site and has been opposed by ICOMIS which advises Unesco accordingly. The land is adjacent to GB land and has a claim to be made GB so that it can protect historic Woodstock. The farmland is very production and tenants have already objected to its loss. Land East of Marlborough School, Woodstock. This site is isolated from the town of Woodstock and cannot be easily integrated. It also ignores the fact that there are other proposals for Woodstock causing overload to the local infrastructure. It breaks the Cherwell policies of development in villages and should not be considered.
PR-B-1081	Lynn	Pilgrim		9		PR32, PR14, PR27	Building on GB meadows adjacent to Kidlington conservation area, sites PR14, PR27 and PR32 GB would completely disregard the NPPF. It would destroy ancient ridge and furrow, wildlife, and flora. It would increase flood risk and impact on the setting of listed buildings.
PR-B-0267	Carole	Pack		9		PR37	Site PR37 lies within the conservation area and was described by the inspector as an "area of high landscape value", it should be preserved.
PR-B-1110	Iain	Johnson		9		PR38	The development between Oxford and Kidlington will fill the green space between the two and double the size of the suburb of Cutteslowe. This important space with views of the countryside will be lost. GB is there to protect against such urban sprawl. There is no provision to deal with the road congestion and no consideration of the additional cars, sources of particulate pollution degrading the air quality and health.
PR-B-0944	David	Stone		9		PR38, PR39, PR41, PR123, PR124, PR125, PR125*(sic)* PR167, PR168, PR177, PR178	Yes, strongly object to building on the GB between Kidlington and Oxford which is essential to preserving the openness and setting of Kidlington and North Oxford. These plans are unsound and unsustainable. Particularly object to building next to Cutteslowe Park and the destruction of North Oxford Golf Course for misleading assertions of economic gain. I object to development on the sites listed. Have slight sympathy for smaller commercial development such as Oxford United Stadium/ sports complex to replace the Gosford facilities with better solutions to facilitate community needs, this as far as erosion of the Green Belt is any way acceptable.

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PR-B-0742	Keith and Hilary	Prince		9		PR38, PR50	No. GB should not be developed, as it's a vital green space between Kidlington and Oxford for wildlife and recreational use . Business sites in Oxford need to be utilised as this is the better solution to traffic congestion. Absolutely do not want to come under jurisdiction of Oxford City. Development of Sites PR38 and PR50 will encourage to try and increase their area, if development is allowed the other side of the A34 too, Kidlington will eventually become part of Oxford City itself.
PR-B-0799	Ian	Sheppard		9		PR38, PR50	Sites PR38 and PR50 have no consideration for the destruction of the GB and the impact on the local surrounding areas. Do not agree with the excepted circumstances stated. Used as a commuter belt for London etc. No consideration into the CPRE survey which 76% surveyed in Oxford want GB protected. Oxford City has enough brownfield sites to develop.
PR-B-0801	Janet	Stott		9		PR38, PR50	Strongly object to development in the Oxford GB. GB policy to prevent urban sprawl, keeping land permanently open. GB between Kidlington and Oxford is unspoilt, we walk in the fields of sites PR38 and PR50 , value its biodiversity, views and its role as a green lung for the area. GB protects historic Oxford, do not accept that the exceptional circumstances exist to justify housing on GB close to Oxford, once this land is lost, there will be a continuous sprawl of housing from Oxford city centre to the far end of Kidlington, and a loss of open space. In a public survey commissioned by the CPRE Oxfordshire 76% of Oxfordshire residents were in favour of protecting the GB with the majority seeing housing as the greatest threat.
PR-B-0812	Tim	Stott		9		PR38, PR50	Strongly object to development in the Oxford GB. GB policy to prevent urban sprawl, keeping land permanently open. GB between Kidlington and Oxford is unspoilt, we walk in the fields of sites PR38 and PR50 , value its biodiversity, views and its role as a green lung for the area. GB protects historic Oxford, do not accept that the exceptional circumstances exist to justify housing on GB close to Oxford, once this land is lost, there will be a continuous sprawl of housing from Oxford city centre to the far end of Kidlington, and a loss of open space. In a public survey commissioned by the CPRE Oxfordshire 76% of Oxfordshire residents were in favour of protecting the GB with the majority seeing housing as the greatest threat.
PR-B-1227	Richard	Silvester		9		PR38, PR50	Agree with CDC's adopted Local Plan Part 1 which states that Oxford GB was "designated to restrain development pressures which could damage the character of Oxford City and its heritage through increased activity, traffic and the outwards sprawl of the urban area". If sites PR38 and/or PR50 are developed traffic would inevitably increase between North Oxford and Kidlington along with noise and pollution. Open spaces, used by many for recreation would be lost. This would compound the problems already arising due to large scale development happening nearby, the West Barton development and the proposed Northern Gateway. In a public survey commissioned by CPRE 76% of Oxfordshire residents were in favour of protecting the GB.
PR-B-1251	Susan	Silvester		9		PR38, PR50	Agree with CDC's adopted Local Plan Part 1 which states that Oxford GB was "designated to restrain development pressures which could damage the character of Oxford City and its heritage through increased activity, traffic and the outwards sprawl of the urban area". If sites PR38 and/or PR50 are developed traffic would inevitably increase between North Oxford and Kidlington along with noise and pollution. Open spaces, used by many for recreation would be lost. This would compound the problems already arising due to large scale development happening nearby, the West Barton development and the proposed Northern Gateway. In a public survey commissioned by CPRE 76% of Oxfordshire residents were in favour of protecting the GB.

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PR-B-1263	Katie	Silvester		9		PR38, PR50	Agree with Cherwell's adopted Local Plan part 1 which states that Oxford GB was "designated to restrain development pressures which could damage the character of Oxford City and its heritage through increased activity, traffic and the outwards sprawl of the urban area". If sites PR38 and RR50 were developed, then traffic would increase on the Banbury Road between North Oxford and Kidlington. Noise and other pollution would increase and green spaces for recreational activities would be lost. This would add to the large scale developments like West Barton and the Northern Gateway. A public survey commissioned by the CPRE Oxfordshire 76% of Oxfordshire residents were in favour of protecting the GB with the majority seeing housing as the greatest threat.
PR-B-1226	Andrew	Garraway	Turnberry on behalf of Exeter College - Frieze Farm	9		PR39	The historic development patterns of Kidlington have preserved the setting of the historic core of the village, whilst resulting in a more urban form that is car-orientated and lacking in services. The historic development of Oxford has resulted in a north-south urban area consisting of a number of distinct yet linked settlements. Site PR39 will compliment this historic development of Oxford and will provide for a more sustainable and higher quality development with easy access to key transport links than would be achievable at a 'South of Kidlington' location.
PR-B-0019	Edward	Dowler	Middle Aston Parish Meeting	9			No, do not support Option I as a sustainable location for Oxford's unmet need. Dispersing Oxford's unmet need across district's rural communities would be an approach that is incompatible with Council's draft vision. It would not deliver the good connectivity and convenient, sustainable and affordable travel opportunities to Oxford City that such a growth would require.
PR-B-0029	Sonia	Morgan		9			The government's promise in its last manifesto to protect GB must be upheld. I strongly object to development in the GB around Kidlington, where it is a pleasant, well used space which protects the historic city of Oxford from over development.
PR-B-0033	Henry	Munday		9			Think the areas of search are extensive, frightening and disruptive, and people may move away.
PR-B-0036	David	Blowers		9			Objects strongly to development on GB which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise to protect it should be upheld.
PR-B-0037	Clifford	Jones		9			Objects strongly to development on GB which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise to protect it should be upheld.
PR-B-0046	Caroline	Thompson		9			I object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise to protect it should be upheld.
PR-B-0055	Cynthia	Hall		9			The GB is a beautiful and vital part of the environment and should be maintained with vigour. Only brownfield sites should be considered.
PR-B-0057	Matthew	Taylor	Aitchison Rafferty	9			7.7has remains of SHLAA ref WG019. The remaining land falls within areas of search C, E and I.
PR-B-0058	Anthony	Hall		9			No except, that you have obviously decided that the choice of A and B is a foregone conclusion
PR-B-0060	Sue	Mackrell	Bicester Town Council	9			Agree that the only sensible areas for housing working in Oxford are Options A and B.
PR-B-0078	Anthony	Churchill		9			Objects strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise to protect it should be upheld.
PR-B-0081	Linda	Beattie		9			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise to protect it should be upheld.
PR-B-0082	Felicity	Emptage		9			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise to protect it should be upheld.

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PR-B-0119	C A	McCall		9			Option A Flood plains and overcrowding.
PR-B-0119	C A	McCall		9			Option B Loss of GB and potential merging of Kidlington to Oxford City.
PR-B-0120	E	Tonkin		9			No, CDC needs to develop less economically successful locations. Congestion would increase in Kidlington.
PR-B-0150	Patrick and Julia	Marcks		9			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise to protect it should be upheld.
PR-B-0151	Prof John	Batchelor		9			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise to protect it should be upheld.
PR-B-0152	Henrietta	Batchelor		9			Objects strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise to protect it should be upheld.
PR-B-0154	Hannah	Hale		9			Objects strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise to protect it should be upheld.
PR-B-0156	Val	Colby	Berrys on behalf of Cancer Research UK	9			No comment
PR-B-0171	Peter	Worth		9			Mostly agreeable however there are other land opportunities that could be considered which provide less than 100 houses. If other pieces of land were said to be suitable, some would become available due to the increase in land value.
PR-B-0175	Mr D and Mrs S	Rudd		9			Objects strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise to protect it should be upheld.
PR-B-0181	Diane and Darryl	Bates-Brownsword		9			Objects strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise to protect it should be upheld.
PR-B-0184	Roger	Prince		9			Yes, the GB is a permanent designation and government guidance states, unmet housing needs are not a reason for building there. CDC policy is also to protect GB, which provides footpaths used and enjoyed by many, and prevents urban sprawl.
PR-B-0185	Terrence	Yeatman		9			Objects strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise to protect it should be upheld.
PR-B-0186	Paul	Walker	Oxford Bus Company	9			Agree with the identified areas of search, in particular concentrating the areas of search adjacent to existing settlements, most noticeably are Kidlington and Bicester. Support the approach to develop sites over 100 houses as well as the need to develop sites that can enable infrastructure, including ability to support viable public transport provision.
PR-B-0201	Dr Catherine	Grebenik		9			Objects strongly to development on GB around Kidlington, which is well used and enjoyed by many. It is a haven for wildlife with large populations of badgers, foxes and roe deer. It protects the historic City of Oxford from over-development, and the government's promise and Cherwell's policy to protect it should be upheld.

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PR-B-0209	Patrick and Julia	Jennings		9			Area A and B are in Oxford's GB which prevents irreversible urban sprawl and ensure access to the countryside and nature for existing Oxford residents. It's there for a reason and should be respected. Article 7.30 outlining results from the Interim Transport Assessment states that 'exceptional circumstances need to be demonstrated to release of any land from the Green Belt.' However this is in direct contradiction to your statement that Areas A and B are the most sustainable broad locations for identifying sites and have therefore untaken an early assessment of the 38 sites in A and B. To actually respect and not breach 'National Policy' areas C should be prioritised over GB. The fact that you have undertaken an early assessment and appear to already have formulated a conclusion before the consultation process is over actually suggests you do not plan to seriously assess other areas or respect the National GB Policy.
PR-B-0213	Linda	Browning		9			Objects strongly to development on GB around Kidlington, which is pleasant, unspoilt, well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld.
PR-B-0222	Malcolm	Axtell		9			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld.
PR-B-0234	Prof Roger	Davies		9			Strongly object to development in the GB, it's a permanent designation and unmet housing needs do not justify building on it. Some of the areas to the north and east of Kidlington contain precious natural habitats and well used footpaths. GB's purpose is to prevent urban sprawl and the present governments manifesto promise and CDC's policy to protect it should be upheld.
PR-B-0238	D A	Burt		9			Strongly object to the loss of GB it is a permanent feature and unmet housing needs do not justify building on it. It allows people to enjoy the countryside with its walks and prevents urban sprawl.
PR-B-0240	Mrs Carole	Walton		9			Object strongly to development on GB around Kidlington, which is mainly unspoilt countryside, well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld.
PR-B-0241	Richard	Walton		9			Object strongly to development on GB around Kidlington, which is mainly unspoilt countryside, well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld.
PR-B-0260	Chris	Pack		9			It is clear that Kidlington and the surrounding area in the GB are the principle target and it would have a devastating impact upon Kidlington.
PR-B-0262	Peter and Christine	Stevenson		9			The area of search is an important part of the GB and too valuable as such to build upon. There are no exceptional circumstances to justify building on GB.
PR-B-0447	Laura, John, Benito	Wainwright		9			Brownfield sites, previously developed land and areas next to busy roads and junctions should always be considered before GB; therefore Options A and B are not appropriate sites. The numbers suggested would destroy Kidlington as a village and put stress on infrastructure and traffic. It is unreasonable that Banbury based CDC should nominate it as its preferred area of search.
PR-B-0637	Prof Martin LG	Oldfield		9			Option A and B are in the GB and there are no exceptional circumstances to justify building in the GB. Oxford's overcrowding problems should be solved by dispersed new villages and industrial centres rather than new houses in the periphery impacting on the transport crisis.
PR-B-0641	J	Willoughby		9			It would destroy a large proportion of quiet, unspoilt land of great benefit to residents. We use it daily.
PR-B-0643	L	Allen		9			The GB and open spaces must be preserved, to prevent loss of identity between existing communities and maintain wildlife corridors for the survival of species. In the partial review document, the value of the open countryside is grossly underestimated in providing free amenity for everyone, and supporting wildlife.

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PR-B-0648	Patricia	Perisi		9			Object strongly to the proposed development of 4,400 houses on GB, which should be protected. Have lived in Kidlington 80 years and do not want to see my village joined to Oxford and lose its character. The development will destroy the countryside and wildlife and bring chaos to the area. Traffic is already heavy and the doctors surgery at capacity
PR-B-0655	Christina Mary	Shirley		9			Purchased our property on the understanding we were in GB, this should not be changed without consultation.
PR-B-0656	Mary G	Shirley		9			It is far too large.
PR-B-0658	Susan	Oldfield		9			They represent a wholly unacceptable destruction of GB, which is your responsibility to protect.
PR-B-0670	Mary	Phipps		9			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic city of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld.
PR-B-0671	David	Phipps		9			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic city of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld.
PR-B-0673	Joyce M	Morris		9			Object strongly to development in the Oxford GB which will result in north Oxford becoming one large urban sprawl. The historic nature of Oxford as a city will be destroyed. The government's promise and CDC's policy to protect it should be upheld.
PR-B-0676	John F	Morris		9			Strongly object to development on GB with its well used public footpaths. Government guidance states that unmet housing needs are not a reason to use GB, and so their manifesto promise and CDC's policy to protect it must be upheld.
PR-B-0682	Felicity	Peacock		9			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld.
PR-B-0695	Mark	Bale		9			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld. The destruction on GB is irreversible, please consider such developments as the Westgate in the 1960's which involved the demolition of St Ebbe's, which is still lamented.
PR-B-0704	J	Kershaw	Wright Hassall Solicitors LLP on behalf of Mr J Kershaw	9			Object to any areas of search in the green belt as they would contravene the five purposes of the Green Belt which must be protected and enhanced.
PR-B-0705	Nick	Small	Stagecoach	9			Strongly agrees that a 'Policy off' approach should be taken to identifying and defining areas of search. The Green Belt should not be considered sacrosanct as exceptional circumstances exist.
PR-B-0710	Selwyn	Phillips		9			Yes. There are other choices, such as new garden villages, the area around Bunkers Hill and a major expansion of Upper Heyford.
PR-B-0712	Sonya	Willoughby		9			Object strongly to development in the Oxford GB. GB around Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-0723	RA	Humphreys	Humphreys and Co Solicitors LLP on behalf of Oxford Programs Limited	9			Questions the suitability of Yarnton for significant additional development.
PR-B-0728	Verity	Westgate		9			Object strongly to development in the Oxford GB. GB around Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.

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PR-B-0729	Tamara	Lucas		9			Strongest objection to erosion of unspoilt green belt around Kidlington. The old part of the town is a heritage site. Unmet housing need is not a reason for building in the green belt. The Government's manifesto promise and Cherwell's existing policy to protect the Green Belt must be upheld.
PR-B-0736	Kieran	Ward		9			Object strongly to development in the Oxford GB. GB around Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-0739	G	Gelder		9			Object strongly to development in the Oxford GB. GB around Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-0740	Richard and Linda	Jurd		9			Object strongly to development in the Oxford GB around Yarnton. Already lost old footpaths due to intolerant landowners over the past 25 years, the plan will take many more away. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB, this should be supported by our local Member of Parliament. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-0743	John	Tremlett		9			No.
PR-B-0745	Dr Ian	Scargill	Oxford Green Belt Network	9			Note that Areas A and B are favoured for further investigation and that most of the sites in these areas are in the Oxford Green Belt. Furthermore the initial three sites identified in the Growth Board Spatial Options report and on which the figure of 4,400 homes was based were all in the Green Belt. Strongly object to development in the GB which was designated to restrain development pressures which could damage the character of Oxford City and its heritage..." as stated in Policy ESD14 of the adopted Cherwell Local Plan. Support the five purposes of the GB, and in particular protect the setting band character of the historic city of Oxford. The reference to the character of the City, as referred to in Cherwell's local plan is often overlooked but it is a crucial arm of the GB policy. The City is already under substantial pressure and this is likely to become intolerable if expansion on the edge of the city is not restricted. The City's never-ending traffic problems are testimony to this, and there have been calls for even the number of buses in the centre to be limited. Do not consider that exceptional circumstances exist to justify development in the GB and suggest adhering to Policy ESD14 and maintain the existing GB boundaries.
PR-B-0746	Adrian	White and 79 others	Petition with 80 signatories	9			Steeple Aston is too distant from Oxford to warrant serious consideration as an area of search.
PR-B-0749	Dr and Mrs M	Wallace		9			Object strongly to development in the Oxford GB. GB around Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the Green Belt must be upheld.

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PR-B-0750	Niels	van Kuijk		9			Object strongly to development in the Oxford GB. GB around Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-0752	Keeley	Middleditch		9			Object strongly to development in the Oxford GB. GB around Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-0754	Philippa Jane	Nelson		9			Object strongly to development in the Oxford GB for reasons outlined to question 1. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the Green Belt must be upheld.
PR-B-0755	Martin	Palmer		9			All areas would mean that Kidlington becoming part of Oxford, with the loss of GB that needs to be avoided at all costs.
PR-B-0757	Martin	Palmer		9			Object strongly to development in the Oxford GB. GB Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the Green Belt must be upheld.
PR-B-0759	R L	Davies		9			Areas are in the GB, present government promised to protect in its 2015 manifesto along with Cherwell's existing policy. Strongly object to building on GB as the purpose of GB is to prevent urban sprawl. Areas north and east of Kidlington contain precious natural habitats, enjoyed by all, why build here.
PR-B-0764	Steven	Daggitt		9			Object strongly to development in the Oxford GB around Kidlington it has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the Green Belt must be upheld. How can GB stop urban sprawl if boundaries can be moved when they are considered inconvenient?
PR-B-0765	Layla	Vidal-Martin	NLP Nathaniel Lichfield and Partners on behalf of Taylor Wimpey	9			Do not consider it is appropriate to identify 'Areas of Search'. Further concerns about the application of the site search methodology within these Areas of Search.
PR-B-0776	Anthony	East		9			Object strongly to development in the Oxford GB around Yarnton, Begbroke and Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the Green Belt must be upheld.
PR-B-0779	David C	Hinde	Hinde Law Ltd	9			Object strongly to development in the Oxford GB. GB around Yarnton has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0782	Andrew and Emma	Mundy		9			Object strongly to development in the Oxford GB around Yarnton, Begbroke and Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the Green Belt must be upheld.
PR-B-0796	David	Tighe		9			Object strongly to development of the GB. GB policy to prevent urban sprawl. GB between Oxford and Kidlington is an unspoilt green lung, appreciated by many local residents. GB helps protect historic Oxford. This is not exceptional circumstances. A public survey commissioned by the CPRE Oxfordshire 76% of Oxfordshire residents were in favour of protecting the GB with the majority seeing housing as the greatest threat.
PR-B-0797	Clive	Booth	Oxford Civic Society Planning Group	9			Disagree. The areas of search more remote from Oxford lie beyond its economic or principal travel-to-work area, so are less relevant in the context of specifically meeting Oxford's unmet housing need.
PR-B-0805	Tamara	Frishberg		9			Too much concentration in the Kidlington and Oxford area. Development to be sited in smaller villages, increasing the population to keep schools, shops and bus services running. Strongly feel that the bulk of GB between Oxford and Kidlington needs to be reserved.
PR-B-0807	Justin	Scroggie		9			Yes. Cherwell have committed to protecting and upholding the GB in the district. This is a direct contradiction and the areas identified most lie within the GB. Health and well-being of Kidlington residents are under threat by Cherwell plans. The more that this is damaged the greater burden on the NHS. Local services already under strain or being closed, these would be overwhelmed by the almost doubling of the homes in Kidlington.
PR-B-0809	Karen	Selway		9			Yes. All GB areas should be removed from the consultation. GB created to check unrestricted urban sprawl, preventing merging into towns. The GB should only be built on in exceptional circumstances - and these are not. Consider other areas like Peartree Park and Ride.
PR-B-0819	Tim	Green	The Harbord Road Area Resident Association	9			Object to the areas of search included in the GB land. Public opinion surveys by CPRE show that the majority of people think that GB land should not be developed. GB designation is intended to be permanent, only to be amended in exceptional circumstances which have not been demonstrated. GB around Oxford prevents urban sprawl and protects Oxford's setting. GB around Oxford is accessible open space and it is well used but many local communities for exercise and recreation.
PR-B-0821	Alan and Suzanne	McIvor		9			Told by CDC Planning that areas A and B are "preferred". Most of the sites are in the GB. Concerned this view has been formulated, before consultation has been completed. CDC should revisit and avoid building on GB. Object strongly to the development of GB. GB is permanent only to be changed in exceptional circumstances, which this is not. GB around Oxford fulfils preventing urban sprawl, protecting the character and heritage. Provides open space used by local communities. Pubic opinion surveys show that the majority of people think the GB should be protected.
PR-B-0826	Alan	Dobson		9			Thought key principles of having a GB included preventing urban sprawl and providing a green buffer between conurbations. Cannot see how the proposals square with the 'Five GB Purposes' on p.5 of the summary booklet. Footpaths in this area are an amenity enjoyed by residents of Oxford, Cherwell and other areas, they should be protected. The presence of the golf course provides a green lung to help reduce pollution in the area. The green lung argument, of course, applies to both sides of Banbury Road.
PR-B-0829	Fergus	Campbell	Oxfordshire Clinical Commissioning Group	9			Note that the more remote or rural areas pose additional challenges due to distance from existing surgeries, and lack of sustainable options for new local surgeries. Have provided a detailed response in a separate statement as part of the representation.
PR-B-0830	Nigel	Buttler		9			The Areas of Search should be limited to those areas much closer to the City of Oxford boundary

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PR-B-0831	Natasha	Eliot	Oxford Preservation Trust	9			The importance of the key criteria of the Green Belt should be paramount in protecting the green setting of Oxford. OPT is strongly opposed to any development which will act to coalesce Oxford and Kidlington and therefore cannot support the sites within the Kidlington Gap (sites 38, 39, 41, 50, 122, 123, 124, 167, 168, 177 and 178). All sites must be assessed against the criteria set in Questions 3 and 4 on the main purposes of the Green Belt, Oxford's setting and flooding issues.
PR-B-0832	Richard	Hills		9			It is a good start. More areas must be identified. Planning applications for development from outside these areas should be welcomed too.
PR-B-0833	Cas	Lester		9			Object strongly to development in the Oxford GB. The GB around Kidlington has many well-used footpaths and 'green spaces' is much appreciated and enjoyed by large numbers of local residents. It also helps to protect the historic city of Oxford from the effects of over-development. Government guidance states that unmet housing need is NOT a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the Green Belt must be upheld.
PR-B-0834	Eleanor	Williamson		9			Concentrated heavily on Kidlington and not equally dispersed around the district. The village would become engulfed and disfigured beyond recognition. Concerns regarding the population growth. Concerns about the impact to the loss of rural landscape, amenity and the effect on the quality of life. Residents chose to live in Kidlington to avoid the urban -suburban sprawl of Oxford so they can enjoy the surrounding countryside. GB is sacrosanct and strongly oppose building upon it. Government guidance states that unmet housing need is not a reason for building in the GB. The Government's promise must be upheld. Cherwell's policy is also to protect the GB which needs to be upheld.
PR-B-0840	Mike	Gilbert	Mike Gilbert Planning Ltd	9			No
PR-B-0841	Darren	Bell	David Lock Associates on behalf of Hallam Land Management Ltd	9			Serious concerns expressed about the Areas of Search. It has, in effect, predetermined the assessments by ruling out deliverable sites in other sustainable locations. Option I is far too broad. There are strong opportunities to deliver additional housing in Cat A villages. It is not appropriate that these opportunities are sifted out at the high level. This is of fundamental importance so that CDC has properly and fully assessed all alternatives. It is suggested that a further Area of Search is included which draws on updated evidence on Cat A villages and assesses 'Category A villages with public transport connectivity to Oxford'
PR-B-0847	Richard	Cutler	Bloombridge LLP	9			Area A is the key area of search. Area B is already separated from Oxford by the River Cherwell. Suggestions for a revised GB boundary to the north of Kidlington are put forward. Banbury, Bicester and U Heyford have already received substantial amounts of housing and the other Areas of Search are too remote from Oxford and will not deliver the pressing need for housing within the time required.
PR-B-0856	David	Smith		9			Only that areas And B need to be looked at in conjunction with the adjoining local authority and that these extended areas are the logical ones to look at if the objective is solely to provide overflow for Oxford.
PR-B-0857	Mark	Christodoulou		9			Major objection is to the development on GB should Kidlington be chosen for 4,400 homes. CDC previously adopted their local plan to pledged to protect the GB. it's their policy to do so. No exceptional circumstance have been presented to revise this position. The original policy of CDC to protect GB must be preserved.
PR-B-0861	Tim	Perkins	TMP Planning Ltd on behalf of Gosford and Water Eaton PC	9			No comment at this stage.
PR-B-0862	Peter	Nicholson		9			CDC should not accept the undemocratically-allocated housing quota; therefore strongly objects to the Ares of search A and B on that basis. Objects to development in the Green Belt. Has provided a very detailed statement in response to this question in the representation.
PR-B-0866	Matt	Todd		9			Favourable inclination to areas A and B which are in the GB. Imperative that GB is preserved. These are not exceptional circumstance when many options available.

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PR-B-0868	Jennifer	McFadden		9			Totally opposed to the decimation of the Oxford GB. Encroachment of this area already with the Northern Gateway development. GB's aim is to protect undeveloped areas from becoming urban sprawl. GB provides open spaces and footpaths that many residents use and it's important for mental well-being. Sites PR38 and PR50 would join Kidlington to Oxford becoming one large urban area. Circumstance do not justify the use of GB. Health concerns linked with busy roads and dementia. A public survey by CPRE Oxfordshire finds 76% of Oxfordshire residents want GB to be protected. Site PR50 has a footpath and bridleway that would disappear. Views at Cutteslowe Park would be affected and air quality decreased due to more cars in the area.
PR-B-0869	Peter	Hainsworth		9			Strongly in favour of maintaining the GB, unless there are greater benefits to be gained from development for the inhabitants of Oxford and Kidlington. GB is a valued and well used amenity for all. Development will have a negative impact on the day to day lives of many, these new homes will likely serve London commuters via Oxford Parkway.
PR-B-0871	Patricia	Redpath		9			Reference to land North West of Oxford Airport. Suggestions that submitted for employment, retail and residential use which is unacceptable. Debate regarding the appropriateness use of GB, overriding factors that are important to keeping the GB undeveloped. Site borders GB so its an impact on its "openness" contrary to para 79 of NPPF. GB protects historic towns like Woodstock. Cherwell and Oxford should not seek to undermine this. In 2014 a previous application was rejected. Rather then destroying the site it needs to be protected and made GB. There's no change to the circumstances to fulfil another authority's needs. There are other proposals for Woodstock and surrounding areas that are in debate put upon West ODC.
PR-B-0871	Patricia	Redpath		9			Reference to land East of Marlborough School Woodstock. No acknowledgement of the impact on Woodstock. The site is poorly related to Woodstock both in terms of access to the town and from a landscape perspective. Due to the site's isolated nature, it is difficult to see how the site could be successfully integrated into the town. It is not taking into consideration the other proposals for Woodstock in the West Oxfordshire Local Plan and is against the Cherwell plan of development of the rural areas - being actually situated in Shipton-on-Cherwell but at a distance.
PR-B-0873	Jenyth	Worsley		9			Object very strongly to the development in the Oxford GB. GB was set up to prevent urban sprawl, which is now threatened. The green lung between Oxford and Kidlington has been there since after the war. Oxford is a historic city and should not be allowed to sprawl towards the north. Do not accept that exceptional circumstances exist to justify housing on GB close to Oxford. Over 76% of Oxfordshire residents want to protect the GB from housing.
PR-B-0877	David	Flavin	Oxfordshire County Council	9			Provides detailed comments for all the options on Transport Strategy and Health and Education in its representation.
PR-B-0878	Jane	Olds	Wendlebury Parish Council	9			Questions the status of the Growth Board and whether the or not the publication of these sites is in direct contravention of the principles of LPP1. Why has the Authority done a 'U' turn by encouraging landowners and speculative developers to put forward schemes by drawing a red line on a map? This action has placed stress and concern on this community and the others affected by this process.
PR-B-0880	Rhiannon	Davies		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the Green Belt must be upheld.

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PR-B-0882	Julia	Trowles		9			Object strongly to development in the Oxford GB. GB around Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Do not agree that search areas A and B are reasonable options.
PR-B-0883	Peter	Trowles		9			Object strongly to development in the Oxford GB. GB around Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Do not agree that search areas A and B are reasonable options.
PR-B-0887	Paul	Buckley		9			No
PR-B-0888	Haidrun	Breith	Berks, Bucks and Oxon Wildlife Trust	9			Agree with the areas of search in broad terms although some areas are a long distance from Oxford and not well connected by sustainable modes of transport. They suggest that some areas should be combined as they affect the same communities. This could also assist in assessing impacts comprehensively and cumulatively as well as providing appropriate infrastructure (including green infrastructure). * Areas A and B: Area A and B both affect Kidlington and are located in the Oxford Green Belt. Development in area A (and B) also raises concerns with regard to potential impacts on the SAC as well as potentially resulting in Kidlington and Oxford growing together. * Areas C and E: Areas around J9 (M40) and Bicester; * Areas F and G: Upper Heyford, (Lower Heyford) and Ardley.
PR-B-0891	Katherine	Simpson		9			Object strongly to development in the Oxford GB. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. GB around Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development.
PR-B-0892	Richard	Simpson		9			Object strongly to development in the Oxford GB. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. GB around Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development.
PR-B-0895	Dr Alison and Dr Simon	Street		9			Consider section A around Kidlington to be too large with the present infrastructure and integrity of the village. Kidlington could support some further development to the north, emphasising the amenities provided by the canal. Development to the west of the canal should not be supported exclusively by Yarnton Road hump backed bridge. Do not support development on the GB between Kidlington and Oxford. Also do not support any development on section B.
PR-B-0896	Lucy and Richard	Miles		9			Regarding option A due to the proximity of this area to West Oxfordshire borders and the proposals for development there, what considerations are being made to ensure that there is not an over development of the areas surrounding the A44? This area has beautiful countryside with protected species such as bats, rural pathways and habitats that need to be preserved rather than becoming part of the Oxford sprawl.
PR-B-0897	Rob	Lawrence		9			Many of the areas of search are too far from Oxford for reasonable commuting especially given the poor road infrastructure and lack of suitable public transport.

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PR-B-0902	Vanessa	Pinder		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-0905	Theresa	Goss	Bloxham Parish Council	9			Agree with the assessment criteria and area of search
PR-B-0906	Steve and Anne	Handsley		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Kidlington has grown from a small village to one of the largest in the county. It has contributed significantly to the housing growth in the CDC area. Further growth will allow it to lose its character. The green corridor between Kidlington and Oxford needs to be maintained.
PR-B-0910	Ken	Pelton		9			Again the question presumes areas of search are needed. The areas of search should be well away from Oxford and not in the Oxford GB. Would like to see a safe and dedicated cycle route from Noke to Islip and Noke to Oxford.
PR-B-0911	Andrew	Smith	Hampton Gay and Poyle Parish Meeting	9			Concerned about the impact on Kidlington if areas A and B were developed. It will sacrifice the 'Green Belts' of Kidlington area and risk it becoming an Oxford suburb; destroying key recreational and nature conservation area of the River Cherwell.
PR-B-0912	David	Mason		9			Option A covers a far too wide area, which leave it open for unviable sites to be dismissed, leaving the remaining one or two as the only serious options. Disregarding GB and that CDC existing policy prohibits the merging of villages and should be sufficient to discount all but one or two small developments. Each of the villages in this location have a distinct character which would be lost.
PR-B-0913	Helen	Marshall	CPRE Oxfordshire	9			Strongly objects to development in the GB, which exists to protect the historic city and equally acts as a 'green lung' providing opportunities for recreation for the local communities. Set out the purpose of the GB around Oxford and that any development in the GB would need exceptional circumstances to justify development. Consider it to be a telling and serious omission that you have not asked a question about the acceptability of development in the Green Belt.
PR-B-0926	Dr Eric	Sidebottom		9			Strongly object to building in the GB. Do not accept that exceptional circumstances exist to justify the need. GB policy is to prevent urban sprawl and keeping land permanently open. GB between Kidlington and Oxford is an un unspoilt green lung with footpaths that is appreciated by local residents. It's there to protect historic Oxford. Public survey by CPRE Oxfordshire, 76% of Oxfordshire residents are in favour to protect GB.
PR-B-0929	Rosie	Lodwick		9			Agrees to the areas of search and considers that if Cherwell does not have to take Oxford's unmet need, Arncott and Upper Heyford would be preferred areas of search. A new town/settlement approach outside the Green Belt is suggestedrather than building on the Green Belt. The areas of search should not be just Cherwell but cover the entire County area. The process has not been coordinated with other districts, and so inherently flawed.
PR-B-0933	Peter	Bateman	Framptons on behalf of the Donger Family	9			Area I is a very broad area covering the majority of the District. This causes the conclusions of the SA to be unduly broad and strategic. Should more focused areas be assessed it is considered that a more robust conclusion and scoring system would result.

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PR-B-0935	David	Lock	David Lock Associates on behalf of Gallagher Estates	9			The approach to the Areas of Search has predetermined the assessments by ruling out deliverable sites in appropriate locations beyond Kidlington. An approach that excludes sites that have a real opportunity to deliver new housing to meet Oxford's needs in a sustainable location with good links to Oxford. It does not adequately consider potential from Cat A villages. The approach of assessing all villages through a single category is flawed. The potential of Cat A villages should be considered taking in to account their suitability as service villages and their connectivity relative to Oxford.
PR-B-0939	Lynne	Tighe		9			Strongly object to building in the GB. Do not accept that exceptional circumstances exist to justify the need. GB policy is to prevent urban sprawl and keeping land permanently open. GB between Kidlington and Oxford is an un unspoilt green lung with footpaths that is appreciated by local residents. It's there to protect historic Oxford. Public survey by CPRE Oxfordshire, 76% of Oxfordshire residents are in favour to protect GB.
PR-B-0949	Peter	Monk	Banbury Civic Society	9			The need to examine all sites put forward in order to meet the 'comprehensive analysis' test is understood but, following the logic of the criteria regarding proximity to employment, community education etc. facilities (see Q 8) only the sites in areas A to E can possibly meet the sustainability test, given the constraints on Oxford City's investment budget. Suggestions of 'mass transit solutions must be far in the future for cost reasons and the County Council will have its budget stretched to improve routes such as Banbury Road, Oxford if provision of facilities for limited stop bus services on tracks that have a good running surface are to materialise - these being essential if users are to be attracted to use such services into the city centre. Present users of this route will attest to the 'shake, rattle and roll' journey currently offered.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	9			Notes that the SA concludes that all areas of search would have significant negative effects in relation to SA Objective 9: “To protect, enhance and make accessible for enjoyment, the historic environment.” This is most unfortunate and must beg the question whether further development in any of the Areas would be truly sustainable. Whilst they understand the consideration of the spatial options of the Growth Board, and the need for strategic sites, etc. which are discussed in detail in their representation. In terms of effects on the historic environment this demonstrates that these are generally clearer assessed on a site by site basis, as we have done in response to Question 11, rather than broad Spatial Options or even broader Areas of Search.
PR-B-0960	M	O'Mahoney		9			Strongly objects to development in the GB. The GB around Kidlington is mainly pleasant and unspoilt countryside with many well-used footpaths and 'green spaces'. It is much appreciated and enjoyed by large numbers of local residents. It also helps protect the historic City of Oxford from the effects of overdevelopment. Also makes reference to the importance of the GB as set out in the NPPF.
PR-B-0963	Mr and Mrs	Shepherd		9			Object strongly to development in the Oxford GB. GB around Kidlington. Has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government’s Manifesto promise and Cherwell’s existing policy to protect the GB must be upheld.
PR-B-0967	Eileen	Bloomer		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government’s Manifesto promise and Cherwell’s existing policy to protect the GB must be upheld
PR-B-0970	Ken	Martin	Noke Parish Meeting	9			The preferred Areas A and B are in the Green Belt. As Green Belt is essential to preserve the special character of Oxford, it is highly questionable that the criteria for 'exceptional circumstances' has been met'.

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PR-B-0973	Jonathan	Harbottle	Land and Partners Ltd	9			The Areas of Search may be appropriate for larger strategic development areas. However, the identified housing requirement should not be confined to these areas. Deddington is outside the Areas of Search but offers a sustainable location for development within the Oxfordshire HMA. It would benefit significantly from housing growth which would also deliver much needed sports facilities.
PR-B-0983	Suzanne	Morris		9			Strongly object to building in the GB. GB policy is to prevent urban sprawl and keeping land permanently open. GB between Kidlington and Oxford is an unspoilt green lung with footpaths that are appreciated by local residents. It's there to protect historic Oxford. Do not accept that exceptional circumstances exist to justify the need. Public survey by CPRE Oxfordshire, 76% of Oxfordshire residents are in favour to protect GB and housing is seen as its greatest threat.
PR-B-0996	Lucy	Smith		9			Object strongly to development in the Oxford GB. GB around Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-0997	George	Thomas		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-0998	Lisa	Coulling		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. GB is there to protect against unrestricted urban sprawl of large built up areas. If built upon between Kidlington and Oxford we become consumed and lose our village identity. Building between Kidlington, Yarnton, Thrupp and Begbroke four villages become one town.
PR-B-1005	SP and SA	McQuillan		9			CDC acknowledge the GB is essential to preserve the special character of Oxford City. Questionable therefore that the criteria for exceptional circumstances has been met for any of the proposed GB areas. Brownfield sites within GB are a much stronger case for development and should be considered first.
PR-B-1015	Daniel	Hatcher	Rosconn Group	9			On the basis of seeking to direct housing to meet Oxford's unmet needs to locations well-connected by public transport, would have expected the Council to have considered an option assessing sites within an appropriate distance from existing train stations. Suggest reviewing the adopted Greater Birmingham and Solihull LEP Strategic Housing Needs Study (Stage 3 August 2015) undertaken by PBA. This study considered sites within 1.2km and 3.75km of train stations on the basis these reflected reasonable walking and cycling distances respectively. This would be a simple further option to consider on the basis that some of the search areas already include such locations at Banbury, Bicester and Kidlington. The additional option would therefore only need to consider the potential of areas within Cherwell close to the stations at Kings Sutton, Lower Heyford and Tackley. Such locations are clearly more sustainable than other areas within the rest of the Rural Area under Option I, providing realistic and commutable train journeys into Oxford City of no more than 23 minutes (Kings Sutton).

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PR-B-1017	Oliver	Burton-Taylor	Simply Land (Oxford) Ltd	9			No
PR-B-1024	Andrew	Hornsby-Smith		9			Area I is too broad an area of search to be meaningful. Areas such as Bletchingdon and Kirtlington are more sustainable than Cropredy or Hook Norton, and it seems incongruous that they are not incorporated within Area B or as a separate area.
PR-B-1030	Jonathan	Harbottle	Land and Partners Ltd	9			The Areas of Search may be appropriate for larger strategic development areas. However, the identified housing requirement should not be confined to these areas. Sibford Ferris is outside the areas of search but offers a sustainable location for development within the OHMA. It would benefit significantly from housing growth which would support existing services and facilities.
PR-B-1032	David	Burson	JPPC on behalf of the Tripartite and the University of Oxford	9			A more refined approach would be beneficial. As noted in para 3.38 the Partial Review is specifically to address the unmet need arising from Oxford City, therefore those areas remote from the City can be reasonably discounted. Development remote from the City would necessitate long distance commuting and increase car focussed travel.
PR-B-1037	Alice	Suttie	Boyer Planning on behalf of Redrow Homes and Wates Developments	9			In identifying areas of search, clear reference must be made back to the overarching spatial strategy of the adopted LPP1. Whilst the principle of the approach set out in para 6.6 is supported, the strategy must be clear in that the bulk of the proposed growth must continue to be focused in and around Bicester and Banbury. This will ensure that growth can be delivered in a sustainable manner, supported by strong transport connections to Oxford.
PR-B-1038	Mrs Margaret	Sidebottom		9			Strongly object to development in the Oxford GB., this is not accepted as exceptional circumstances. Aim of GB is to prevent urban sprawl with land permanently open. GB between Kidlington and Oxford has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. A public survey commissioned by the CPRE Oxfordshire 76% of Oxfordshire residents were in favour of protecting the GB with the majority seeing housing as the greatest threat.
PR-B-1039	Igor Niladri	Dyson		9			No. Cherwell is being pressurised into this. The unmet housing need comes from a wish to grow population and to drive the economic growth. Regardless of the damage to the environment, heritage and social benefits. Sustainable is not an appropriate word describing development on any existing GB. Consideration should be given to previously developed land such as at the former air base at RAF Upper Heyford, be affordable and house the current population first.
PR-B-1040	Robert	Dyson		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-1046	William	Hodgson		9			Object strongly to development in the Oxford GB. GB policy is to specifically prevent urban sprawl, land kept open and not covered with concrete and tarmac which kills the soil. GB between Kidlington and Oxford has unspoilt farmed countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. Do not accept the justification to build on the GB close to Oxford. A public survey commissioned by the CPRE Oxfordshire 76% of Oxfordshire residents were in favour of protecting the GB with the majority seeing housing as the greatest threat.

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PR-B-1049	Maria	Page		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-1052	Andrew	Mundy		9			Object strongly to development in the Oxford GB. GB around Yarnton, Begbroke and Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Rural setting is loved and village identity would be lost forever.
PR-B-1053	David	Hemingway		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-1054	Bharat and Jankee	Badiani		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-1055	Philippa	Mullineux		9			Strongly object to any development on any of the Oxford Green Belt. The Green Belt around Kidlington is mainly pleasant and unspoilt countryside with many well-used footpaths and 'green spaces'. It is much appreciated and enjoyed by large numbers of local residents. It also helps to protect the historic city of Oxford from the effects of over-development. The phrase 'Green Belt' is a permanent designation and Government guidance states that unmet housing need is not a reason for building in the Green Belt. The Government's Manifesto promise and Cherwell's existing policy to protect the Green Belt must be upheld.
PR-B-1056	Simon	Parker		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of overdevelopment. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-1057	Julie	Walters		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.

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PR-B-1058	Kim	Bennell		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of overdevelopment. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-1065	J	Bevis		9			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld.
PR-B-1068	Louise	Crone		9			GB is a permanent designation and that Government guidance states that unmet housing need is NOT a reason for building in the GB. The Government's promise and CDC's existing policy to protect the GB should be upheld.
PR-B-1069	JP	Lyes		9			Are there no possibilities for garden villages? Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld.
PR-B-1073	Susan	Simms		9			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld.
PR-B-1079	JW	Fresen		9			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld.
PR-B-1080	Mr and Mrs	Horne		9			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld.
PR-B-1081	Lynn	Pilgrim		9			Object strongly to development in the Oxford GB. The rep provides a list of the NPPF stated purposes of GB and the benefits it provides. The wellbeing of Oxfordshire residents needs to be considered along with the history, beauty and scientific interest of the area. The Government's Manifesto promise and Cherwell's existing policy to protect the Green Belt must be upheld.
PR-B-1082	Nicholas Edward	Mullineux		9			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld.
PR-B-1085	Susan M	Rugg		9			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld.
PR-B-1088	Bryan	Rugg		9			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld.
PR-B-1089	Dave	Bevis		9			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld.
PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council	9			The areas of search are clearly defined.
PR-B-1095	Val	Russell	Bodicote Parish Council	9			Only the areas close to Oxford should be considered, as Oxford is where the unmet need for housing has been identified.
PR-B-1097	Caroline	Hayes		9			Do not think it is appropriate to develop in the Oxford GB which provides a green lung to the city and helps protect our historical city from excessive development.

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PR-B-1098	Michael	Bott		9			Object strongly to development in the Oxford GB. GB around Kidlington, Yarnton and Begbroke has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-1100	Katherine	Andrews		9			Strongly object to any development on GB which is an area enjoyed by local residents and important to wildlife. It protects Oxford from over-development and serves as a flood plain which must be taken into account. The GB is a permanent designation and the government's manifesto promise and CDC's policy to protect it must be upheld.
PR-B-1101	Catherine	Dobson		9			Object strongly to development on GB which is there to limit urban development and keep open spaces. GB is well used and a vital breathing space, in a survey commissioned by CPRE 76% of Oxfordshire residents wish to keep the GB. It should only be encroached upon in exceptional circumstance which don't exist at present.
PR-B-1102	James and Kate	Hamilton		9			The areas of search chosen are reasonable, but believe there is more potential in Bicester which is not constrained by a GB. Bicester is 15 minutes from the centre of Oxford by train, which compares with 30 or more minutes by bus from Kidlington High Street.
PR-B-1105	Norman and Janet	Bates		9			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld.
PR-B-1111	Pat	Clissold		9			Seem OK
PR-B-1117	Georgina	Tibbs	Barton Willmore on behalf of Bellway Homes Ltd and Archstone Projects Ltd	9			Support the identification of rural dispersal as one of the spatial options for accommodating new housing. Consider rural dispersal to be a sustainable option which is appropriate to the context of the District, much of which is characterised by dispersed rural settlements. The Ambrosden site presents an opportunity to provide new housing at a scale which is appropriate to the local context, in a location which relates to the existing settlement and with strong connections to Bicester beyond.
PR-B-1119	Bob	Hessian	Weston on the Green Parish Council	9			Options Area A and B, close to Oxford, would seem the ideal location for development sites but not where the Oxford Green Belt is degraded. Options Areas C (Junction, M40), Banbury and Bicester nor villages where there is no public transport are not suitable.
PR-B-1123	Paul	Mayhook		9			Strongly object to development in GB around Kidlington which is pleasant unspoilt countryside with footpaths used and appreciated by many. The GB helps protect the historic city of Oxford from overdevelopment and should only be used as a last resort.
PR-B-1127	David	Betts		9			Object in principle to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld. The coalescence of villages should be avoided but in order to capitalise on potential investment in infrastructure favour housing in a smaller number of sites. Any development within close proximity to Oxford Parkway will attract London commuters and not provide affordable houses. The majority of employment is to the south of the city so building should be to the north. Banbury and Bicester could meet Oxfords unmet needs with strengthened rail links.
PR-B-1132	Linda	Ward	Kidlington Development Watch	9			Object to development in the GB (areas A and B), which is mainly pleasant and unspoilt countryside with many well-used footpaths and 'green spaces'. It is much appreciated and enjoyed by large numbers of local residents. Concerned that Kidlington does not have many green spaces and parks within it and the surrounding GB compensates for it. The Masterplan notes that Kidlington's distinctive character is as a 'village set in the landscape' and specifically seeks to enhance that. Have also highlighted the purpose of the Oxfordshire Green Belt.
PR-B-1134	Neil	McKendrick		9			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld.

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PR-B-1142	Alan	Lodwick		9			Search Areas A and B are almost entirely within the GB. CDC's Local Plan Part 1 includes Policy ESD 14 to maintain the GB. It was designated to restrain development which could damage the character of Oxford City and its heritage through increased activity, traffic and the outward sprawl of the urban area. GB provides a well used and appreciated space for people from a wide area. The rep refers to Q1 and questions the need for development and its justification.
PR-B-1145	Richard	Bennett		9			Areas under review are heavily congested already. Compromise and protection to our green belt is essential with this very important factor in mind.
PR-B-1154	Jim	Spencer		9			Wherever any development is proposed someone will inevitably complain.
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	9			Objects to development in the green belt. It is a pleasant and unspoilt countryside with many well-used footpaths and 'green spaces', which is much appreciated and enjoyed by residents. It helps protect the historic city of Oxford from effects of overdevelopment.
PR-B-1157	Nicola and Giles	Lewis		9			Strongly object to the development on GB which will lead to unrestricted sprawl. Kidlington, Yarnton and Begbroke will merge together losing their setting and special character as countryside is encroached upon. One of the main features of the NPPF is the permanence of GB and we believe there are alternatives to development on GB. Oxford City's inability to meet its housing needs are not exceptional circumstances for developing on GB.
PR-B-1162	Roger	Bellamy	Hornton Parish Council	9			Yes. Some are more suitable than others. Some are completely unsuitable. Sites E and H (Bicester and Banbury) already have their own road traffic problems at peak times. Rail links from Banbury to Oxford already exceed capacity at certain times, yet the new Chiltern link to Oxford offers additional capacity, except that there is virtually no scope for additional housing close to Bicester station, thereby creating more road travel in and around Bicester. Option F, however (Upper Heyford)could provide a very good development site if new roads were constructed to link in with the M40 and better rail services from the local station It would also require a large investment in effectively creating a new town with. all necessary services and facilities on site.
PR-B-1167	Jodi	Stokes	Persimmon Homes Midlands	9			Agree with these identified areas of search being investigated, but as noted in response to Q2, feel that the additional growth should reflect sustainable patterns of development including a focus on sustainable larger settlements , new settlements and garden towns.
PR-B-1174	Ellis	Davies		9			Strongly object to development in the Oxford GB which is a permanent designation and government guidance states that unmet housing is not a reason for building on it. Why should Begbroke, Yarnton and Kidlington be sacrificed for Oxford when they protect their own GB by Horspath. The GB around Begbroke is mainly pleasant, unspoilt countryside which is well used and enjoyed by many. It protects the historic City of Oxford from overdevelopment, and the government's promise and CDC's policy to protect it should be upheld.
PR-B-1175	Clare	Cooper		9			Strongly object to development in the Oxford GB which is a permanent designation and government guidance states that unmet housing is not a reason for building on it. The GB around Kidlington is mainly pleasant, unspoilt countryside which is well used and enjoyed by many. It protects the historic City of Oxford from overdevelopment, and the government's promise and CDC's policy to protect it should be upheld.
PR-B-1176	Laura	Pritchard		9			Strongly object to development in the Oxford GB which is a permanent designation and government guidance states that unmet housing is not a reason for building on it. The GB around Kidlington is mainly pleasant, unspoilt countryside which is well used and enjoyed by many. It protects the historic City of Oxford from overdevelopment, and the government's promise and CDC's policy to protect it should be upheld.

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PR-B-1177	Sandra and Richard	Tyrrell		9			Strongly object to development in the GB which is a permanent designation and government guidance states that unmet housing is not a reason for building on it. The GB around Kidlington is mainly pleasant, unspoilt countryside which is well used and enjoyed by many. It protects the historic City of Oxford from overdevelopment, and the government's promise and CDC's policy to protect it should be upheld.
PR-B-1180	RA	Humphreys	Humphreys and Co Solicitors on behalf of Oxford Programs Ltd	9			Do not take issue with the areas of search.
PR-B-1181	Heidi	Lancaster		9			Some of the sites are on GB which can only be built on in exceptional circumstances and some areas would lose their character if further developed. It is quicker to get into Oxford from the north of the district by train, than from the south of the district by road.
PR-B-1182	Alison	Noel		9			Object to development on the Oxford GB which aims to prevent urban sprawl and keep land permanently open. The GB around Kidlington is well used and enjoyed by many, a survey commissioned by the CPRE showed 76% of Oxfordshire wished to protect it. It protects the historic City of Oxford from overdevelopment and exceptional circumstances to justify building on it don't exist.
PR-B-1186	Christina	Miskin		9			Strongly object to development in the Oxford GB which is a permanent designation and government guidance states that unmet housing is not a reason for building on it. The GB around Kidlington is mainly pleasant, unspoilt countryside which is well used and enjoyed by many. It protects the historic City of Oxford from overdevelopment, and the government's promise and CDC's policy to protect it should be upheld.
PR-B-1187	Nigel	Homent		9			Strongly object to development in the Oxford GB which is a permanent designation and government guidance states that unmet housing is not a reason for building on it. The GB around Kidlington is mainly pleasant, unspoilt countryside which is well used and enjoyed by many. It protects the historic City of Oxford from overdevelopment, and the government's promise and CDC's policy to protect it should be upheld.
PR-B-1188	Carol	Matheson		9			Too much emphasis has been placed on Kidlington because of its proximity to Oxford and existing infrastructure. However the infrastructure cannot accommodate another 4,400 houses. New facilities and services will need to be built and a solution to solve the transport problems. Brownfield sites offer a better option than carving up the GB. Having a good public transport link from the site into Oxford would help the traffic problems at Kidlington and Gosford.
PR-B-1192	Robert	Selway		9			Yes. All GB areas should be removed from the consultation, it was created to check unrestricted sprawl and prevent towns merging together. The GB should only be built on in exceptional circumstances, and these are not, especially when other areas such as Pear Tree Park and Ride have not been considered.
PR-B-1207	Douglas and Louise	Lloyd		9			Strongly object to development in the Oxford GB which is a permanent designation and government guidance states that unmet housing is not a reason for building on it. GB around Kidlington is mainly pleasant, unspoilt countryside which is well used and enjoyed by many. It protects the historic City of Oxford from overdevelopment, and the government's promise and CDC's policy to protect it should be upheld.
PR-B-1213	Fleur	Hodgson		9			Strongly object to development in the Oxford GB which is a permanent designation and government guidance states that unmet housing is not a reason for building on it. The GB around Kidlington is mainly pleasant, unspoilt countryside which is well used and enjoyed by many. It protects the historic City of Oxford from overdevelopment, and the government's promise and CDC's policy to protect it should be upheld.
PR-B-1216	Christine	Lodge		9			Strongly object to development in the Oxford GB which is a permanent designation and government guidance states that unmet housing is not a reason for building on it. The GB around Kidlington is mainly pleasant, unspoilt countryside which is well used and enjoyed by many. It protects the historic City of Oxford from overdevelopment, and the government's promise and CDC's policy to protect it should be upheld.

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PR-B-1224	Theresa	Goss	Adderbury Parish Council	9			The Parish Council supports the identification of Areas of Search being close to existing larger settlements, including those spatially close to Oxford and others with good transport links to Oxford. It does not think that area I will provide the same benefit.
PR-B-1225	Paul	Butt	Paul Butt Planning on behalf of Shyde Investments Ltd	9			No
PR-B-1230	T M M	Green		9			Strongly object to development of the GB and the areas of search should be revisited avoiding it. These areas of GB are largely pleasant and unspoilt countryside used and enjoyed by many people for recreation. It prevents urban sprawl and protects the character, setting and heritage of the historic City of Oxford. Do not believe that exceptional circumstances exist to justify building on the GB. A public survey has shown that the majority of people think that the GB should be protected and not built on.
PR-B-1231	Prof J M	Baker		9			Strongly object to the proposed development in the Oxford GB which exists to prevent urban sprawl and discourage development pressure around the city. Building such a large development would have the opposite effect and encourage erosion of the GB elsewhere. The land east of Banbury Road has high landscape value which is an amenity for local residents. The semi-rural quality of Cutteslowe Park would be impaired.
PR-B-1235	Ed	Barrett	Catesby Property Group on behalf of Catesby Estates Ltd	9			No comments at this stage. It is noted that the Area of Search covers the whole of CDC.
PR-B-1241	Beverley	Kwan		9			Strongly object to development in the Oxford GB which is a permanent designation and government guidance states that unmet housing is not a reason for building on it. The GB around Kidlington is mainly pleasant, unspoilt countryside which is well used and enjoyed by many. It protects the historic City of Oxford from overdevelopment, and the government's promise and CDC's policy to protect it should be upheld.
PR-B-1243	Kazimiera	Kantor		9			The proposed destruction of the GB to build 4,400 homes based on speculation is unacceptable. The Government guidelines require an exceptional reason to build on GB and no such justification has been put forward. Instead the proposal will provide urban sprawl which will damage the City of Oxford, remove the GB and destroy ancient villages. The Government and our MP must fulfil their promise to protect the GB.
PR-B-1245	Jason and Petra	Tyrell		9			Yes strongly object to extensive development within the GB, which was designed to prevent urban sprawl and villages like Kidlington being merged with Oxford. Need to maximise use of brownfield sites already within Oxford city. There are no extenuating circumstances to justify extending development into the GB.
PR-B-1255	Kezia	Sheppard		9			Isn't the point of GB policy to protect open areas to prevent the spread of Urban areas ? This proposal is totally contrary to this principle. The area between Oxford and Kidlington is beautiful countryside which is good for our health. There aren't enough areas like this, so to develop on this area will impact on many people's lives. Can't think of any exceptional circumstances to build on the GB. What would the impact be on this historic area, GB helps to protect against development pressure and needs to be maintained. A public survey shows that 76% of the public are in favour of protecting GB, public views need to be considered.
PR-B-1256	Nicola	Mallows	Gresswell Environmental Trust	9			LP Policy ESD14 is to maintain the Green Belt. Cherwell has a duty to all of us to keep Oxford within its boundaries, to keep the Green Belt open, to keep GB development small scale within the surrounding villages – with gaps in between, and to stop villages becoming merged or being swamped by ill conceived blanket developments. Oxford's unmet housing need is not only exaggerated, but is NOT 'an exceptional circumstance', so should NOT be adopted by Cherwell. There are no exceptional circumstances that mean the Cherwell should relax its commitment to the GB. It is also inappropriate to ask a question that is deliberately designed to consider any development whatsoever in the GB.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1257	Charles	Fletcher		9			Object strongly to development in the Oxford GB. The fundamental aim of GB policy is to prevent urban sprawl by keeping land permanently open GB around Kidlington and Oxford has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. GB protects historic Oxford from the effects of over development. Do not accept that this is exceptional circumstance to justify building on GB close to Oxford. A survey by CPRE Oxfordshire, shows 76% of Oxfordshire residents were in favour of protecting the GB with the majority seeing housing as the greatest threat.
PR-B-1258	Hilary	Fletcher		9			Object strongly to development in the Oxford GB. The fundamental aim of GB policy is to prevent urban sprawl by keeping land permanently open GB around Kidlington and Oxford has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. GB protects historic Oxford from the effects of over development. Do not accept that this is exceptional circumstance to justify building on GB close to Oxford. A survey by CPRE Oxfordshire, shows 76% of Oxfordshire residents were in favour of protecting the GB with the majority seeing housing as the greatest threat.
PR-B-1259	Mircea	Popa		9			Object strongly to development in the Oxford GB. The fundamental aim of GB policy is to prevent urban sprawl by keeping land permanently open GB around Kidlington and Oxford has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. GB protects historic Oxford from the effects of over development. Do not accept that this is exceptional circumstance to justify building on GB close to Oxford. A survey by CPRE Oxfordshire, shows 76% of Oxfordshire residents were in favour of protecting the GB with the majority seeing housing as the greatest threat.
PR-B-1260	Elizabeth	Sheppard		9			Object strongly to development in the Oxford GB which is contrary to the fundamental aim of GB policy is to prevent urban sprawl by keeping land permanently open GB around Kidlington and Oxford has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. Oxford is an area of great historic interest and has a wealth of extraordinary buildings. GB protects historic Oxford from the effects of over development. Do not accept that this is exceptional circumstance to justify building on GB close to Oxford. The CPRE Oxfordshire 76% of Oxfordshire residents were in favour of protecting the GB with the majority seeing housing as the greatest threat.
PR-B-1262	Andrew	Gant	Oxford City Council Lib Dem Group	9			The principles of the GB must be respected and maintained. This does not mean that GB land cannot ever be assessed for building, but it does mean that housing need in itself does not constitute "exceptional need". The function and benefit of GB land should be properly and scientifically assessed through a complete review and not in a piecemeal fashion, as has already happened at Northern Gateway. The principles of Green Belt are permanent and must be maintained, including preventing urban sprawl and not allowing coalescence of settlements. The new idea of “swaps” is fundamentally flawed: the whole point of Green Belt is where it is, so it is not possible simply to move it somewhere else.
PR-B-1264	Drs	Slater and Harrison		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government’s Manifesto promise and Cherwell’s existing policy to protect the GB must be upheld. Green spaces are essential to people’s wellbeing.

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PR-B-1266	Linda	Ward		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. GB can only be developed if it has been demonstrated that a valid exceptional need exist. , Oxford's unmet target is not a real, immediate or proven need. GB should be excluded from the search area.
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	9			Agree with the areas of search, however are concerned about the scale of the development 'allocated' to Cherwell by Oxford Growth Board. Do not accept that Areas A and B would be unable in principle to deliver a useful contribution to meeting Oxford's needs.
PR-B-1271	Rebecca	Hodgson		9			Object strongly to development in the Oxford GB. The aim of GB is to prevent urban sprawl by keeping land permanently open. GB around Kidlington and Oxford has unspoilt countryside, acts as a green lung, with footpaths and green spaces enjoyed by many. It protects historic Oxford from the effects of over-development. Do not accept exceptional circumstances exist to justify this. A public survey commissioned by the CPRE Oxfordshire 76% of Oxfordshire residents were in favour of protecting the GB with the majority seeing housing as the greatest threat. Cutteslowe Park will be effected with housing right at the edges of the park, changing its character for residents and visitors.
PR-B-1275	Dagmar	Carr		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld
PR-B-1276	John	Carr		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld
PR-B-1278	Helena	Boyce		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-1280	Peter	Offord	Banbury and North Oxon Ramblers	9			The majority of these sites are in the GB, which should remain a permanent feature as it shelters wildlife, stores carbon, removes pollutants and has a role in absorbing rainwater. It also provides quiet lanes and footpaths for walking which benefits both mental and physical health. It should remain protected by CDC's policy ESD14 Oxford Green Belt.

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PR-B-1281	G M J	Taylor		9			The whole area between The Moors and the River Cherwell must be protected. This area is greatly valued by all the residents of Kidlington. One of the few beauties of Kidlington is once you walk down to St Mary's Church into the conversation area, you are out into the open Oxfordshire countryside; where deer roam and in the summer the water meadows are full of swallows. The area is not overlooked by houses and the peace and quiet of the area needs protecting. Areas that should be considered which will not disastrously ruin GB is the land between Sainsbury's and the A34, along with further down beyond Stratfield Brake. These areas are big enough to justify the infrastructure needed, like another primary school. Kidlington needs more affordable housing, any development must be at least 35% affordable.
PR-B-1284	Simon	Barry	Boyer Planning on behalf of Bloor Homes	9			In identifying areas of search, clear reference must therefore be made to the overarching spatial strategy and the area of search should accord with the approved strategy in the adopted Local Plan and must be clear in that the bulk of the proposed growth must continue to be focused in and around the main towns of Bicester and Banbury, and at sites such as Banbury 3. Furthermore, consideration needs to be given to opportunities to increase the amount of dwellings, where appropriate, on these existing Strategic Sites.
PR-B-1286	Gary	Crone		9			Object strongly to development in the Oxford GB. Kidlington's GB is enjoyed by local residents. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-1294	Giles	Hughes	West Oxfordshire District Council	9			This as a Cherwell matter
PR-B-1298	James	Jocelyn		9			Cherwell's Options paper, Interim Transport Assessment and Initial Sustainability Appraisal all explicitly state that Areas A and B have already been deemed most suitable and therefore it has been directed that these sites proceed to detailed site assessment. This pre-empts the consultation process and undermines the NPPF's aim to include, rather than exclude, people and communities in the planning process.
PR-B-1300	Julia	Hammett		9			Why has GB been chosen for development. It is unacceptable and the unmet housing need for Oxford has not been proven. GB is there to protect Oxford from over development. The Government and Cherwell are breaking their commitment to protect the GB and will be held accountable for this.
PR-B-1301	Nigel	McGurk	The Blenheim Palace Estate / Vanbrugh Unit Trust	9			The areas of search should be focussed on the A44 corridor, such that it appears within the Kidlington and North and East Kidlington area.
PR-B-1303	Steve	Gerrish		9			The prospects for Kidlington are grim, because the character of the place will be transformed from small town to small city, with an increase in number of households of about two thirds its current size. However, if it has to happen, let it happen well: Public transport - This must be a priority and be convenient and frequent. Sites that cannot be served well by public transport should be eliminated. Consideration needs to be given to preventing new houses being taken by London commuters. Environment - There will be sites which have biodiversity value or are adjacent to such sites and some that are used as open space which is important for people's wellbeing. SSSi's and wildlife corridors also need to be maintained.
PR-B-1305	Cllr Polly	Foster	Fritwell Parish Council	9			Options G, F and I will result in increased traffic through rural areas and villages in Cherwell. Open space between villages is at risk, together with the character and appearance of historic Oxfordshire, its villages, countryside and landscape.
PR-B-1306	Frank	Vreede		9			Strongly object to development in the GB anywhere, but particularly around Kidlington where the GB is fairly narrow and there are few open spaces for residents. The GB is a permanent designation and do not believe that an unmet housing need is a reason to desecrate this, especially to meet a speculative estimated need of Oxford. The majority of the areas of search are too far from Oxford but 4,400 homes is overwhelming if narrowed down to one or two areas for their proximity to Oxford.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1307	Victoria	Campbell		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-1308	Alaric	Rose		9			In the future there will be some development in the GB around Kidlington. Object to the over development in the Oxford GB, the narrowing and removal of gaps between settlements, is not the GB there to protect and prevent this. Visitors appreciate the footpaths and green spaces that the countryside provides. Sites in Oxford such as Southfield Golf Course should be further investigated before asking other authorities to co-operate.
PR-B-1309	Kate	Miklaszewska-Gorczyca		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-1310	Tara	Prayag		9			Object strongly to development in the Oxford GB. GB around Kidlington and Gosford has unspoilt countryside, footpaths and green spaces which is equivalent to Oxford City's many parks. which are enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Extra housing isn't a good reason to build on GB. If Kidlington and Gosford GB and park area is classed as exceptional why has this not been applied to Oxford City's parks.
PR-B-1311	Keith E	Stratford		9			Yes. Strongly object to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-1312	Carl	Parker		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. Cherwell have already identified there's no requirement to remove land from the Oxford GB for Cherwell's own needs, it is therefore its a contradiction to the original plans for Kidlington and its improvements. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-1313	Helen	Broxap		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.

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PR-B-1314	Nicole and Eugene	Brooks and Griffin		9			Strongly object to development in the Oxford GB. Chose to move to the village of Yarnton to raise our children in a village environment, not to become part of an urban sprawl. It is totally unacceptable to build in Kidlington, Yarnton or the other nearby villages. They would lose their village identities and character. The available outdoor spaces enjoyed by many for walking and the loss of habitats for local wildlife would be impacted. The residents quality of life would be significantly reduced.GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-1315	Joel	Phipps		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-1316	Christian	Gilliam		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-1318	Laura	Walton		9			Object strongly to the developments in the Oxford GB. GB should not be built upon, it should be protected and not lost for ever. Wildlife habitats will be destroyed. Some of the areas are prone to flooding, development will make it worse and move it into other areas if there are no green run off areas. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-1319	Mr and Mrs	Unwin		9			Principle objection is to the proposal to develop in the Oxford GB. This rep states the five main purposes of GB. The GB around Kidlington is mainly pleasant, unspoilt countryside which is well used and enjoyed by many. It protects the historic City of Oxford from overdevelopment, and the government's promise and CDC's policy to protect it should be upheld. This development proposal would be totally contrary to the 'raison detre' of the GB and if permitted would not only destroy all the benefits of the GB but also provide a Green light for yet further development in the remains of the GB.
PR-B-1320	Vassilis	Athanassoglou		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-1321	Catherine R	Mundell		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Why has no consideration been given to the unused brownfield site of the former fuel depot in Islip, it has good access to the A34 and trains to Oxford and Marylebone. This is far more sensible than the areas suggested. The emphasis in the plan is on greenfield development rather than brownfield sites.

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PR-B-1322	Judy	East		9			Object strongly to development in the Oxford GB. GB around Kidlington should be sacrosanct it is enjoyed by a large number of local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Oxford City needs to be held accountable and manage their own housing needs and not expect the surrounding villages to take their over spill resulting in the destruction of the countryside which would result in a vast amount of wildlife lost.
PR-B-1323	Karen	Suter		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-1324	Katie L	Stratford		9			Yes. Strongly object to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-1325	Richard	Lodge		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents and visiting friends as a great fitness resource. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-1326	Jan and Chris	Lacey and Plant		9			Object strongly to development in the Oxford GB. GB around Kidlington, Begbroke and Yarnton has unspoilt countryside, footpaths and green spaces, enjoyed by local residents and ramblers from near and far. Local walks feature in major publications recognising their access to the open countryside. GB protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-1327	John	Pilgrim		9			Strongly object to development in the Oxford GB and attention is drawn to the NPPF's five stated purposes of including land within the GB. The GB around Kidlington is mainly attractive, unspoilt countryside which is well used and enjoyed by many. It protects the historic City of Oxford from overdevelopment, and the government's promise and CDC's policy to protect it should be upheld.
PR-B-1330	N M	O'Mahoney		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-1333	Zoe	Christodoulou		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.

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PR-B-1334	Jenny	Betts		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-1335	Natalie	Usher		9			Object to development in the Oxford GB. GB serves to protect quality of life in the city and surrounding village, the countryside is used by many local residents. The documentation does not provide a compelling argument to build on GB. Understand that central government considers that unmet housing need is not a sufficient reason. The government should uphold its manifesto and the District Council should continue with its existing policy to protect the GB.
PR-B-1337	Marcus	Lloyd		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-1338	Philip	Camp		9			Object strongly to development in the Oxford GB. GB around Begbroke and between Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld, infilling between villages is not acceptable.
PR-B-1339	Dr Christopher	Wedge		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents and myself for running and walking. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-1340	Sophia	Argyris		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Building in the area would make Oxford another over built up city like areas similar in London, losing its unique character and ruins it for many residents in the area.
PR-B-1341	Olga Lascano	Choperena		9			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.
PR-B-1343	Shaun	Richards	Cerda Planning Ltd on behalf of Cala Homes Ltd	9			The Areas of Search are well defined and are logical to make best use of infrastructure and services with existing urban areas and/or existing allocations within the adopted Part 1.

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PR-B-1344	Jonathan	Harbottle	Land and Partners Ltd	9			The areas of search identified are appropriate for larger strategic sites. However, the identified housing requirement should not be confined to these areas. Deddington is outside the Areas of Search but offers a sustainable location for development within the Oxfordshire Housing Market Area. It would benefit significantly from housing growth which would also deliver much-needed sports facilities.
PR-B-1345	Nick	Alston	Bilfinger GVA on behalf of Oxford Aviation Services Ltd	9			Support the areas of search, in particular the extent of Area of Search A which includes the London Oxford Airport.
PR-B-1352	Liz	Boden	Pegasus on behalf of Richborough Estates	9			9 areas of search encompassinghave been identified with regard to the location of the urban areas; their potential opportunities for delivering housing on previously developed land, site submissions received and focal points/nodes which may be developable. 14% of CDC lies within the Oxford GB, with areas A and B encompassing much of this GB land. It is therefore important that areas beyond the GB have been included as alternative options, to serve Oxford's unmet need. Whilst the GB should be taken into account it is also considered that the 'area of search' should not exclusively focus on the GB as by definition these GB areas will be subject to constraint and therefore less suitable for development. Consider that the southern area of the District may be appropriate for a definined area of search, including Option E (Bicester and surroundings), which is better related to Oxford.
PR-B-1224	Theresa	Goss	Adderbury Parish Council	10	I		Agrees with this site size threshold for allocating sites for most of the search areas outlined with the exception of Area I.
PR-B-0002	Kerry	Wilce		10		PR10, PR97	It seem sensible to have a size threshold and grow communities to ensure their continual regeneration. However it has to be in context to the size of an existing community or it can be detrimental, particularly with regards to infrastructure. Development should be phased, no more than 10% per year. At sites near Wendlebury which has 167 houses this should be no more than 17 houses so the development can be assimilated into the existing community.
PR-B-0985	Peter	Collins	Islip Parish Council	10		PR30	Supports and considers that the site size threshold should apply to sites less than 100 dwellings, e.g. PR30, which can provide a sustainable housing on a brownfield site. Detailed statement in the representation.
PR-B-1036	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford	10		PR51	Have provided a table within the representation illustrating SA RAG and Proposed RAG for site PR51. The assessment of site PR51 has been affected by a misunderstanding of the proposed development area for housing which would be concentrated on the eastern portion of the site, rather than the entire area.
PR-B-1143	Dr Pamela	Roberts		10		PR52	No do not agree with the minimum size threshold. Sizes should be as proposed in Local Plan Part 2. Large sites are out of scale with existing developments as would be at site PR52 and the probability of causing coalescence is much higher.
PR-B-0019	Edward	Dowler	Middle Aston Parish Meeting	10			Yes, agree with the site size threshold for Partial Review purposes. MAPM feels that a gross density of 50 dwellings per hectare is inappropriate for suburban and rural areas.
PR-B-0021	Kenneth	Porter	Cropredy Parish Council	10			Yes.
PR-B-0033	Henry	Munday		10			Agree if the infrastructure and services are in place.
PR-B-0037	Clifford	Jones		10			No, do not agree, thinks that allowing for smaller sites would increase the amount of brownfield or redevelopment sites available rather than the forced identification of larger areas of green belt or countryside.
PR-B-0055	Cynthia	Hall		10			NO, the site is too large, including flats in developments should be considered.
PR-B-0057	Matthew	Taylor	Aitchison Rafferty	10			The risk with allocating sites of at lease 2ha is that they are more suited to volume builders who may wish to land bank. Smaller sites of 50 units upwards should be included. They are normally built by smaller builders who deliver them in a shorter time frame.
PR-B-0060	Sue	Mackrell	Bicester Town Council	10			Agrees with the site size threshold
PR-B-0119	C A	McCall		10			Yes
PR-B-0120	E	Tonkin		10			No, should be allocating fewer than 100 homes, to spread areas of expansion.

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PR-B-0153	Paul	Goulding QC		10			Yes
PR-B-0156	Val	Colby	Berrys on behalf of Cancer Research UK	10			Agree with site threshold of 2ha but do not consider this should be aligned with site capacity. In some instances a 2ha site would not yield 100 dwellings and for some areas a lower density is appropriate. Most suburban settings are between 25 and 30 dwellings per ha and in rural villages less than 25dph may be appropriate. By excluding sites below 50dph their contribution to achieving the overall housing target is therefore unassessed. The site threshold of 2ha should be retained but no reference should be made to the number of dwellings as a limiting threshold.
PR-B-0171	Peter	Worth		10			No, smaller sites can help new people integrate into the community and prevent a 'them and us' attitude.
PR-B-0186	Paul	Walker	Oxford Bus Company	10			Agrees to the site size threshold. Whilst allocations on a village basis may be suitable to meet local housing need consider that any developments less than 10 hectares should more ideally be used to enable a faster paced deliver of the housing sites to meet the unmet housing needs of Oxford.
PR-B-0209	Patrick and Julia	Jennings		10			No, smaller sites would not have such an environmental impact, would fit into existing urban areas with transport and facilities, despite being less attractive to developers.
PR-B-0447	Laura, John, Benito	Wainwright		10			This is unnecessarily restrictive and that sites accommodating fewer than 100 homes should be considered.
PR-B-0637	Prof Martin LG	Oldfield		10			No. Small infill sites should be considered. For example, sites which already have planning permission but which the developers are hoarding, rather than building on them.
PR-B-0643	L	Allen		10			No, much smaller sites should be considered which would be in keeping with the local style of existing communities. They should include affordable houses for the younger generation and support self build groups. Ignoring smaller sites results in missed opportunities, including them would probably yield up suitable brownfield sites. Additional headcount in an area would underpin public transport services. The deadline of July 2017 is too tight for such an important issue.
PR-B-0653	Peter	Webber		10			In order to provide affordable and key worker housing with all the necessary infrastructure sites need to be large.
PR-B-0655	Christina Mary	Shirley		10			The site is far too large.
PR-B-0656	Mary G	Shirley		10			It is far too large.
PR-B-0704	J	Kershaw	Wright Hassall Solicitors LLP on behalf of Mr J Kershaw	10			No do not agree with the thresholds. Small sites can often be very important in meeting housing targets. Smaller sites can accommodate a greater number of people by building higher buildings. Housing a greater number of people on smaller sites has to be positive provided that such sites provide sufficient living and amenity space.
PR-B-0705	Nick	Small	Stagecoach	10			Agrees that it is unlikely that allocating sites of less than 2ha or 100 dwellings capacity would be appropriate. A deatile djustification is given.
PR-B-0710	Selwyn	Phillips		10			Yes. Think big. New services, schools, doctors etc. must be included in the plans.
PR-B-0711	Anthony	Matthews	Shipton-on-Cherwell and Thrupp Parish Council	10			Agree that the site size is reasonable
PR-B-0723	RA	Humphreys	Humphreys and Co Solicitors LLP on behalf of Oxford Programs Limited	10			Consider that Yarnton is not a suitable location for development sites capable of accommodating 100 homes. There is universal objection to housing in Yarnton.
PR-B-0731	Ioana	Davies		10			No. Size restriction seems aimed at big developers. Have brownfield sites not been considered for smaller numbers?
PR-B-0743	John	Tremlett		10			Yes and Yes
PR-B-0746	Adrian	White and 79 others	Petition with 80 signatories	10			It would be better to have a few large sites close to Oxford but smaller sites near to Oxford should not be ruled out.
PR-B-0755	Martin	Palmer		10			Agree 2 hectares / 100 homes, if they are all to be starter homes, is correct. Do not agree that mixed properties work, even if it is not PC to say so.

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PR-B-0770	Steve	Pickles	West Waddy ADP on behalf of JA Pye (Oxford) Ltd	10			This is not supported. It is considered that providing development on a range of sites is the best way of ensuring that environmental impacts are minimised and that the development integrates both with its surroundings and existing communities. The statement in para 6.11 ignores the fact that development on larger sites and associated infrastructure often takes much longer to provide than on smaller sites. This argument in the rep is supported by reference to the Council's Draft Community Infrastructure Charging Schedule.
PR-B-0786	Jane	Olds	Caversfield Parish Council	10			Yes, however the hectare area should have been bigger
PR-B-0793	Philip	Morley	North Oxford Golf Club	10			Note that the CDC working assumption is 50 houses per hectare, so a total of 88 hectares needs to be found for 4400 homes.
PR-B-0796	David	Tighe		10			No
PR-B-0797	Clive	Booth	Oxford Civic Society Planning Group	10			Agree to the site size threshold. The level of provision required and the timescale indicated render it infeasible to allocate sufficient sites if a lower threshold were applied. This should not preclude smaller developments in appropriate locations coming forward during the Local Plan period.
PR-B-0799	Ian	Sheppard		10			No, Consideration should be taken on any site that might be used for housing as this will spread the effect and possibly keep the local people within that area.
PR-B-0808	Chris	Robbins		10			Whilst smaller sites could make a useful contribution to meeting the overall need, at this stage it probably makes sense to concentrate on larger sites of 100 or more homes
PR-B-0809	Karen	Selway		10			Agree that if small brownfield areas can be found, then these should be the first port of call.
PR-B-0819	Tim	Green	The Harbord Road Area Resident Association	10			Do not agree, but consider that smaller sites can contribute.
PR-B-0820	Liam	Ryder	Gladman Developments Ltd	10			The suggested size threshold and capacity is too high. Whilst large strategic sites have an important part to play they are often dependent upon major infrastructure investment and consequently may have longer lead in times. A portfolio of larger and smaller immediately available sites will ensure that the housing requirement is capable of being delivered as soon as possible.
PR-B-0821	Alan and Suzanne	McIvor		10			No. Smaller sites can make a valid contribution.
PR-B-0825	Simon	Joyce	Strutt and Parker on behalf of Mrs A Darbishire	10			Yes to both questions.
PR-B-0826	Alan	Dobson		10			No
PR-B-0830	Nigel	Buttler		10			Agree with sites being provided with allocation of at least 100 homes.
PR-B-0832	Richard	Hills		10			Disagree on any restrictions that get in the way of housing provision. If a planning application or proposal is made for a site with fewer than 100 homes, this should not be turned down simply because it is small. This will block smaller builders from contributing to construction. But should also allow sites with more than 100 homes.
PR-B-0837	David	Jackson	Savills on behalf of Christ Church, Exeter College, Merton College and OUP	10			As a general principle, there is advantage in locating development in sites that are of sufficient scale to support a range of associated uses and investment in infrastructure. Adopting the principle that sites closest to Oxford represent the most sustainable options, the capacity of the land to the north of Oxford should first be fully realised before determining the level of allocation of sites more remote from Oxford.
PR-B-0839	Mark	Rose	Define on behalf of William Davies Ltd	10			Agree that the Council should not look to allocate sites of less than 100 dwellings.
PR-B-0840	Mike	Gilbert	Mike Gilbert Planning Ltd	10			Yes, although consideration needs to be given to the possibility of combining all or parts of adjoining sites.
PR-B-0842	Alex	Wilson	Barton Willmore on behalf of A2 Dominion Group Ltd	10			A2D notes that the Council has applied a notional density of 50 dwellings per hectare in setting the 2 ha threshold. This density should not only apply to strategic sites to meet Oxford's needs but should be applied District wide.
PR-B-0847	Richard	Cutler	Bloombridge LLP	10			Yes.

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PR-B-0856	David	Smith		10			No and No. Some smaller sites may not be as popular with developers but be included as a condition of permission for larger sites.
PR-B-0861	Tim	Perkins	TMP Planning Ltd on behalf of Gosford and Water Eaton PC	10			The PC considers that smaller sites of less than 100 homes should be considered. This will spread the burden and impact on surrounding areas and residents. Smaller sites with fewer homes would be more in keeping with preserving the character of the village of Gosford/Kidlington. It would meet the purposes of the GB to 'preserve the setting and special character of historic towns'. Gosford/Kidlington village has 6000 houses. Adding 4400 more would virtually double the size of the village and destroy its current character and setting.
PR-B-0866	Matt	Todd		10			No. All options should be investigated, especially brown field sites.
PR-B-0877	David	Flavin	Oxfordshire County Council	10			Transport strategy supports the site size threshold. Education requirements will typically be dependent on the permutation of sites that are allocated rather than individual site basis. Detailed comments are in the representation.
PR-B-0878	Jane	Olds	Wendlebury Parish Council	10			Agree
PR-B-0882	Julia	Trowles		10			Not if this excludes brownfield sites outside the GB.
PR-B-0883	Peter	Trowles		10			Not if this excludes brownfield sites outside the GB.
PR-B-0887	Paul	Buckley		10			Yes
PR-B-0888	Haidrun	Breith	Berks, Bucks and Oxon Wildlife Trust	10			Concerned about the proposed minimum size threshold of 2 ha and the allocation of sites for more than 100 units. This takes insufficient regard of the local context. Whilst both size and numbers might be appropriate in some urban locations they are unlikely to be appropriate in more rural locations. These thresholds could result in densities of up to 50 units per hectare, which is a density typically found in inner urban centres with little green space. Concerned about the impact this will have on the environment of this mostly rural district. In addition, it is our view that this will not allow for sufficient green infrastructure (e.g. formal and informal open space, gardens, street trees etc.) and biodiversity to be integrated into developments to create high quality sustainable developments, and to deliver a net gain in biodiversity.
PR-B-0890	Chris	Dicks		10			Yes. However, where sites are rejected for 100+ houses for reasons unrelated to the development size i.e. flood risk or GB, this should automatically disqualify any smaller schemes for the same locations.
PR-B-0895	Dr Alison and Dr Simon	Street		10			Considered priority for a mixture of designs and density with the consideration to open spaces and landscaping. On this basis the housing provision would not have to appear similar across each hectare. Can not comment on the density of 100 homes per hectare, so much depends on the design and whether they are flats.
PR-B-0897	Rob	Lawrence		10			I agree that you should not be seeking to allocate sites for less than 100 homes.
PR-B-0905	Theresa	Goss	Bloxham Parish Council	10			Agrees with this objective and suggests that this would only be acceptable in locations that have adequate infrastructure nearby.
PR-B-0907	Alison	Forfar		10			The size threshold and density might be appropriate for urban locations, where there's already areas similar. Applying this criteria to rural and village locations is inappropriate. Adding 100 homes to any small village is totally unsustainable, needs to be in line with a neighbourhood plan prepared by each village. Needs to be supported with a funded infrastructure that needs to be implemented concurrently with the building of any new homes.
PR-B-0909	Mark	Lowen		10			Do not agree that only sites of at least 100 homes are suitable. There are countless villages within Cherwell that would not be substantially affected by small developments, so should not be ignored.
PR-B-0910	Ken	Pelton		10			The criteria is just there for an administrative convenience, but changes which are going to affect residents lives perpetuity should not be driven by the capacity to process applications.. 100 houses on a hector is far too high a housing density. Local communities might welcome carefully selected sites of ten houses, but 100 houses can not be built anywhere without fundamentally altering the character of these local communities.

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PR-B-0912	David	Mason		10			Disagree with the policy as it goes against CDC existing policies that set out the appropriate level of development in villages or varying sizes. If there is development to be located adjoining smaller villages the scale of it must be proportionate; therefore a 100 homes minimum limit is wholly inappropriate.
PR-B-0913	Helen	Marshall	CPRE Oxfordshire	10			Higher density housing helps reduce land take and forces developers to build the more affordable housing that is actually needed. We believe the 30 dwellings per hectare standard currently in the Cherwell Local Plan should be raised. It is worthwhile noting that ,'Paris achieves 400 dwellings per hectare' (Driven by necessity, Inside Housing magazine, 23 June 2006)
PR-B-0924	Jan	Molyneux	Molyneux Planning for SBPC on behalf of Earthline Ltd and U-Stay Ltd	10			A smaller site size would be likely to only meet local need and not contribute to Oxford's unmet need. Smaller sites would not enable provision of additional services to provide mixed and balanced communities. Larger sites are more capable of providing additional investment into local infrastructure.
PR-B-0931	Jane	Olds	Fringford Parish Council	10			Agrees with the site size threshold and 30 dph (min), which would provide sufficient funding for infrastructure needs.
PR-B-0933	Peter	Bateman	Framptons on behalf of the Donger Family	10			The figures appear arbitrary. Sustainable and deliverable sites may exist below the threshold. The priority should be sourcing the best sites to meet what is an urgent housing need rather than limiting consideration to arbitrary thresholds. No thresholds are proposed by the Framework therefore each site should be considered on its particular planning merits.
PR-B-0937	Philip	Rawle	Greenlight Developments	10			No. The Council must provide for a range of sites including not only strategic sites but also smaller sites which are unencumbered by infrastructure and other considerations and so can be brought forward early in the Plan period to help ensure a 5 year housing supply is achieved.
PR-B-0944	David	Stone		10			No, all sites need to make a greater contribution, not just because they are near to Oxford. This is a misleading premise and contributory to extra unnecessary pollution and environmental damage. A balance needs to be realised relative to sites, rather than a particular prescriptive solution. Local circumstances need to have greater prominence. Location proximity does not necessarily concur to provide affordable housing.
PR-B-0948	Tim	del Nevo		10			Disagree. Surely, to do so may ignore some smaller sites that could be used as infill within existing residential areas ? Look at all brown field sites regardless of size.
PR-B-0949	Peter	Monk	Banbury Civic Society	10			Agree to the site size threshold on the basis of 30 dwelling per hectare, the minimum site size should not be less than 100 dwellings (say 3 hectares).
PR-B-0956	Mark	Recchia	Banbury Town Council	10			For those sites with the most immediate relationship with Oxford the proposed site size ration would be appropriate, particularly in light if a green belt areas where larger sites are likely to be greeted with greater hostility.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	10			The potential contribution of sites below the 2 ha/100 houses thresholds should not be ignored, and it may not be appropriate to develop all of some of the identified sites (e.g. where it is necessary to protect the setting of a heritage asset), so the thresholds should not be seen as minimal that must be achieved. However, in the interests of a manageable exercise (this is already a consultation on some 140 possible sites), accept that these are sensible thresholds as a starting point.
PR-B-0970	Ken	Martin	Noke Parish Meeting	10			Concerned that the density of 30dph is that of a City Centre, it would ruin the essential characteristics of many small villages in Oxfordshire and would be totally unsuitable for small villages.
PR-B-0973	Jonathan	Harbottle	Land and Partners Ltd	10			There is inadequate justification for the minimum site size threshold. Smaller sites can be large enough to justify a strategic allocation.

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PR-B-0984	Jane	Burrett		10			Do not agree with either of these questions. There is a paradox in the phrasing of these questions: If you propose a minimum site size of two hectares does this mean you are planning to have a density of 50 houses per hectare? Or are these two questions a way of expecting consultees to agree with a proposal for much larger sites in which the density would be less than 50 houses or of variable density?
PR-B-1003	Simon	Turner	Launton Parish Council	10			Yes to both questions
PR-B-1005	SP and SA	McQuillan		10			The proposed density is better suited to a city centre and urban areas, gardens are small and anything above three storey's is in keeping with the surroundings. This density is totally inappropriate to rural areas and would destroy the nature of village life. There needs to be a consistent and agreed rationale whereby any new development must not be more than x% increase on the existing community. The value of x can be debated but for small communities in particular this must be less than 25% to allow the existing community to continue and develop from its existing identity
PR-B-1006	Ruth	Powles	Kirtlington Parish Council	10			Agrees to the site size threshold so long as they are in areas adjacent to Oxford and do not increase traffic from further out.
PR-B-1012	Calum	Miller		10			Rather than select a number of large sites, its more appropriate to consider smaller sites like PR30, as they would serve to support the local communities. Islip have benefited from GB policy but are at considerable risk if not able to undertake limited development. Residents are the elderly and retired, despite the flourishing primary school families are finding it difficult to move to the village. The village amenities are under threat and so a modest development would support these. If the choice was no development and a site for 100 houses, then I would support a larger development up to 100 homes. However I would not support a large development and have concern that any granting of permission for this site should limit the scope of development to that which a village of Islip's size (approx. 260 houses) could support without being overwhelmed.
PR-B-1015	Daniel	Hatcher	Rosconn Group	10			Agree with the site size threshold, but do not agree with the site capacity of 100 dwellings. This would remove many potentially suitable sites from consideration which whilst not suitable to accommodate a density of 50 dph, may in all other respects be suitable and sustainable.
PR-B-1016	Ben	Simpson	WYG on behalf of Bonnar Allan Ltd	10			This approach does not discriminate between the larger site opportunities such as New Alchester that can make very significant contributions towards infrastructure, facilities and amenities and other smaller sites that can only really contribute a small number of homes but no tangible contribution to wider needs. At this strategic level of plan-making the minimum site size should be much higher - a minimum of 500 homes in order to facilitate comprehensive planning and delivery of development.
PR-B-1017	Oliver	Burton-Taylor	Simply Land (Oxford) Ltd	10			Yes although it could be argued that a threshold of 100 homes is too low for strategic issues such as this.
PR-B-1024	Andrew	Hornsby-Smith		10			The rationale for excluding small sites is justified. However, it is not reasonable to argue that because a site is small it cannot make a contribution to meeting Oxford's needs, and would purely be making a contribution to local needs. This is especially the case given that local needs have already (allegedly) been addressed in the Local Plan Part 1, so that new sites would contribute to meeting Oxford's needs, particularly in the Kidlington area, where the two economies of Oxford and Kidlington are closely interlinked, and where sites within or close to the existing curtilage and the village's defensible natural boundaries could also become well integrated within the village, assist in contributing to local infrastructure needs and aspirations, and therefore not be isolated un serviced developments. Many of the likely sites that meet these criteria are relatively small, but should be considered on their individual merits in terms of how well they could be integrated within the existing built areas. Site densities should be site specific to allow flexibility in design and appropriate housing mix.

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PR-B-1027	Jonathan	Porter	Archstone Projects Ltd	10			A threshold of 100 homes would be consistent with the Local Plan Part 1. However there should be provision in the Local Plan so that suitable smaller sites can also come forward. Such sites can make an important contribution, so should not be overlooked.
PR-B-1030	Jonathan	Harbottle	Land and Partners Ltd	10			There is inadequate justification for the minimum site size threshold. Sites smaller than 2 hectares and those accommodating less than 100 homes can be large enough to justify a strategic allocation. Policy should be accommodating of all sustainable development to meet identified needs. Development in smaller settlements to meet local requirements can free up existing housing stock. Sites of less than 2ha may be able to accommodate over 100 dwellings where higher densities are appropriate.
PR-B-1032	David	Burson	JPPC on behalf of the Tripartite and the University of Oxford	10			This is supported and could have been set higher. A proliferation of smaller developments are unlikely to provide suitable access to the City and will give rise to car-based travel. They are also less likely to foster a sense of identity with clear links to Oxford. Larger strategic developments can provide the necessary critical mass to deliver high quality connections to the City, including strategic transport upgrades such as rail, cycle and road enhancements.
PR-B-1033	Matthew	Symons	Hollins Strategic Land	10			It has demonstrated that the site size threshold should be reduced to plan for the most sustainable further growth. Have provided more detailed information in the submitted representation
PR-B-1037	Alice	Suttie	Boyer Planning on behalf of Redrow Homes and Wates Developments	10			No comment at this stage. Do however, reserve the right to comment on this topic in future rounds of consultation.
PR-B-1039	Igor Niladri	Dyson		10			No. If the new homes are affordable and have been built on previously developed land, then there should be no need for a minimum threshold, any available land should be considered, but not GB land.
PR-B-1040	Robert	Dyson		10			Emphasizes that development is about profit and not sustainability. Look to build in smaller spaces, which fit in with existing developments. Instead of accommodating for a bigger Westgate Shopping Centre which will impact the local retailers and cause traffic issues. To suggest there is a housing shortage and that the Kidlington area has to solve this is hypocritical.
PR-B-1069	JP	Lyes		10			Agree with sites of 2 hectares and above
PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council	10			This seems a reasonable stance
PR-B-1095	Val	Russell	Bodicote Parish Council	10			This will depend on the individual sites. If, say, 50 houses could be accommodated without impact on local services, why not go for it?
PR-B-1096	Greg	Blaquiere	Terence O'Rourke Ltd on behalf of the Vanbrugh Unit Trust and Pye Homes	10			As a strategic matter this threshold is supported and will assist delivery of the associated infrastructure required for growth.
PR-B-1099	Alan	Storah	Oxford City Council	10			Agrees with the site size threshold
PR-B-1102	James and Kate	Hamilton		10			Infill sites in Kidlington should be counted against the overall figures demanded, including those currently under construction.
PR-B-1109	Keith	Johnston		10			Yes. But disagree with developments of such scale in the environs of Yarnton, Begbroke and Kidlington as it represents developments contra to CDC policies and erosion of important GB.
PR-B-1110	Iain	Johnson		10			No, smaller developments would be more appropriate.
PR-B-1111	Pat	Clissold		10			250 houses/hectare is high density. Could have a few larger homes built on smaller sites by local builders. Would bring more prosperity to Cherwell and houses for executives

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PR-B-1117	Georgina	Tibbs	Barton Willmore on behalf of Bellway Homes Ltd and Archstone Projects Ltd	10			Do not agree with the approach not to allocate sites of less than 100 homes, and consider it unnecessarily restrictive. Cherwell is characterised by small settlements and smaller sites should be a key contributor. Also, smaller sites tend to be less complex to deliver, and therefore have the potential to make a contribution to housing needs in the shorter term. Rep continues by setting out why the Church Leys Farm site is a sustainable location for housing development.
PR-B-1126	Jamie	Lewis	Hunter Page Planning on behalf of M and G Real Estate	10			CDC has previously not followed the approach of identifying settlement boundaries for settlements, beyond which development would not normally be permitted. Consequently the expansion of settlements is reliant on windfall development particularly within the 'built-up limits' of a settlement. This approach does not recognise that there may be suitable sites in close proximity to settlements and the key role that smaller sites may have in delivering housing.
PR-B-1133	Philip	Towler		10			No large developments have a massive impact on the local community and are not always appropriate.
PR-B-1140	Catherine	Richenburg		10			No, smaller sites would blend in better and have less impact on existing communities.
PR-B-1145	Richard	Bennett		10			Don’t know, the question is not clear to us.
PR-B-1146	DJ	French	Deddington Development Watch	10			Agree with the site size threshold. A minimum site size threshold of 5 acres or at least 100 homes makes sense in the context of meeting Oxford's unmet housing needs.
PR-B-1152	Helen	Pattison		10			If you are going to supply 4,400 homes it would be best to have larger sites, with 100 as the minimum.
PR-B-1154	Jim	Spencer		10			Yes, with regards to this consultation there has to be an arbitrary start point, smaller sites could be revisited in the future.
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	10			Disagrees with the site size threshold and considers that smaller sites should be investigated. E.g. bungalows in Kidlington demolished to provide 4 flats. Building on existing land footprint is considered as a good policy.
PR-B-1157	Nicola and Giles	Lewis		10			No do not agree with the Council’s thresholds. Small sites can be just as important in meeting housing targets, and more desirable for people to live in. Smaller sites of less than two hectares can accommodate a greater number of people by building slightly higher town houses. Small sites are less likely to make an impact on the scenery and can be used as possible infill within villages.
PR-B-1162	Roger	Bellamy	Hornton Parish Council	10			No. Depending on the site concerned, ruling out small developments of less than 100 homes means losing the ability to ‘tuck in’ small developments close to existing facilities. This may be one of the problems behind Oxfords ‘inability’ to meet it allotted housing figure. Larger developments may be more profitable for the larger develop but they do not necessarily meet current or future housing needs
PR-B-1163	Catherine	Arakelian		10			There is not one hectare I would give up for premium price housing in the Green Belt.
PR-B-1165	Caroline	Johnson		10			No. If small sites are available they should be pursued. These are more likely to be in sustainable locations and will be proportionate to local services. They would be more adaptable to changes in employment and if as anticipated the projected employment increases do not materialise they would not be a white elephant.
PR-B-1167	Jodi	Stokes	Persimmon Homes Midlands	10			Agree that the site threshold of 100 homes in line with Cherwell's existing Part 1 Local Plan. This is conditional on sites of 100 homes or less being allocated within the Part 2 Local Plan.
PR-B-1174	Ellis	Davies		10			No. All sites should be considered and should look at ways to increase the densities per hectare by having more stories. There is no need for more executive housing to satisfy the developers.
PR-B-1181	Heidi	Lancaster		10			No, do not agree with the threshold. Smaller developments could be more acceptable to the local community and fit in with the existing character and infrastructure.
PR-B-1188	Carol	Matheson		10			Smaller sites should be considered that have less of a devastating impact on villages, their amenities and services. It also means the character of the existing village is not destroyed. Larger developments should be on brownfield sites where services can be built.

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PR-B-1192	Robert	Selway		10			Agree that if small brownfield areas can be found, then these should be the first port of call.
PR-B-1225	Paul	Butt	Paul Butt Planning on behalf of Shyde Investments Ltd	10			Yes to both.
PR-B-1226	Andrew	Garraway	Turnberry on behalf of Exeter College - Frieze Farm	10			Yes. Sites smaller than 2ha and/or 100 homes are incapable of providing sustainable new settlements which would not accord with the Council's draft vision.
PR-B-1229	Henry	Brougham		10			Agree on both counts, particularly as sites of this size will enable requirements for affordable housing to be enforced.
PR-B-1230	T M M	Green		10			No do not. Smaller sites can make a valid contribution and many such sites can make a huge difference.
PR-B-1232	Mark	Schmull	Nathaniel Litchfield and Partners on behalf of The Church Commissioners	10			Do not agree that a minimum site size threshold of 2ha or 100 homes should be applied. Cumulatively, sites below 2ha or 100 homes can make a significant contribution to meeting Oxford's unmet need and therefore the threshold should be reduced to 0.5ha or 10 dwellings.
PR-B-1233	Simon	Gamage	RPS Planning and Development on behalf of Mr R Bratt	10			Agrees generally with the application of a minimum site threshold for this exercise, and 2ha seems a reasonable minimum to apply. Note, however, in some locations it may not be appropriate to apply a blanket density of 50 dwellings per hectare, without compromising design and leading to conflict with the spatial arrangement and context of surrounding areas.
PR-B-1235	Ed	Barrett	Catesby Property Group on behalf of Catesby Estates Ltd	10			The minimum site area threshold of 2ha is agreed. At this stage, it is not considered that a number of homes threshold is required. It may be that the strategy for meeting Oxford's needs could be addressed by allocating sites in Cat 1 settlements i.e. some rural dispersal in accordance with the Part 1 Plan strategy. This may lead to some sites being allocated which accommodate less than 100 homes.
PR-B-1236	Richard	Boother	RPS Planning and Development on behalf of Mr R Davies	10			Yes in both cases.Larger sites are a more sustainable way of meeting Oxford's unmet housing need.
PR-B-1240	Suzanne	Willson-Higgins		10			Smaller sites of less than 100 homes should be considered. This will spread the burden and impact on surrounding areas and residents. Smaller sites with fewer homes would be more in keeping with preserving the character of the village of Gosford/Kidlington. It would meet the purposes of the Green Belt to 'preserve the setting and special character of historic towns'. Gosford/Kidlington village has 6000 houses. Adding 4400 more would virtually double the size of the village and destroy its current character and setting.
PR-B-1243	Kazimiera	Kantor		10			Am unable to answer this question as it would require more time than has been given.
PR-B-1245	Jason and Petra	Tyrell		10			No reason why sites below 100 homes can not be identified, especially as a lot of the housing need can be met on smaller sites.
PR-B-1252	Philip	Boxall		10			Yes
PR-B-1255	Kezia	Sheppard		10			Do not support either.
PR-B-1262	Andrew	Gant	Oxford City Council Lib Dem Group	10			Smaller sites such as brownfield land and windfalls will be considered in the normal way as and when they become available, whether for CDC's own housing target or as part of this exercise, so this not really relevant.
PR-B-1268	Garry	Lancaster		10			No to both. Whilst appreciating the increased workload associated with identification of many smaller sites, this may yield more acceptable locations for the kind of affordable, small scale development that residents would actually welcome.
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	10			Agrees on the minimum, in order to ensure substantial integrated infrastructure delivery. Smaller sites could be assessed against the existing adopted Policies of the Local Plan.

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PR-B-1272	S G	Wakeling		10			No. The minimum site size is irrelevant. What is far more important is that there should be a maximum number of dwellings per hectare. A rule saying that there is a minimum of private land, space and green areas attached to each house (.e. private garden) - per bedroom is far wiser as this makes living conditions more healthy and sane.
PR-B-1274	Andrea	Duffy		10			Should seek to re-use brownfield sites, some of which may be small, rather than concrete over green fields, therefore smaller sites should be considered.
PR-B-1284	Simon	Barry	Boyer Planning on behalf of Bloor Homes	10			Have no comments at this stage, but do however reserve the right to comment on this topic in the future.
PR-B-1287	Tenley	Soanes		10			No, small sites would not destroy the local area as much, less impact and pressure on schools, doctors etc. and be less divisive. Larger sites are seen more profitable than small well designed ones.
PR-B-1294	Giles	Hughes	West Oxfordshire District Council	10			This is a Cherwell matter. Local planning authorities in Oxfordshire can adopt different approaches in planning for their apportionment of Oxford City's unmet housing need. In West Oxfordshire the chosen sites are well above the Cherwell threshold for sites.
PR-B-1295	Natasha	Blackmore	Sheldon Bosley Knight on behalf of the Wright Family	10			Supports the proposed site size threshold to deliver housing in the numbers set by Oxfordshire Growth Board and will ensure that necessary infrastructure is integrated within larger scale major developments. It also allows the granting of planning consent on sites which are sustainable by virtue of their location adjoining or within categorised settlements, but would not otherwise be acceptable under adopted planning policy. The adopted Local Plan sets out policies for housing delivery within established settlement boundaries. This, combined with PD rights for Change of Use will deliver small scale housing development schemes on sites which are not allocated.
PR-B-1297	Simon	Handy	Strutt and Parker LLP on behalf of Dairystock Ltd	10			Support the site size threshold
PR-B-1298	James	Jocelyn		10			No comment.
PR-B-1301	Nigel	McGurk	The Blenheim Palace Estate / Vanbrugh Unit Trust	10			Aagree with the site size threshold
PR-B-1303	Steve	Gerrish		10			The threshold should be ten houses. Large developers have to minimise cost and maximise profits and this conflicts with the interests of the new home owners, build quality and the environmental impact. Small developers can afford to be ethically motivated.
PR-B-1306	Frank	Vreede		10			Probably, yes. However, additional factors need to be taken into account when considering such large and dense developments e.g. additional runoff from rain. Much of Kidlington for instance is susceptible to flooding and substantial development on currently undeveloped land would significantly increase the risks.
PR-B-1308	Alaric	Rose		10			In the future there will be some development in the GB around Kidlington. Object to the over development in the Oxford GB, the narrowing and removal of gaps between settlements, is not the GB there to protect and prevent this. Visitors appreciate the footpaths and green spaces that the countryside provides. Sites in Oxford such as Southfield Golf Course should be further investigated before asking other authorities to co-operate. Do believe that smaller sites should be considered in keeping with the current Local Plan.
PR-B-1343	Shaun	Richards	Cerda Planning Ltd on behalf of Cala Homes Ltd	10			No. Sites capable of providing less than 100 homes have an important role to play if they are located in sustainable locations. Question whether the reliance on Part 2 of the Local Plan would be successful. To avoid the reliance on the Part 2 Plan, sites with a 1 hectare threshold for villages should be set unless there is no lengthy gap between the two plans being adopted.

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PR-B-1344	Jonathan	Harbottle	Land and Partners Ltd	10			There is inadequate justification for the minimum site size threshold. Sites smaller than two hectares and those accommodating less than 100 homes can be large enough to justify a strategic allocation. It would be inappropriate to specify that meeting unmet need in Oxford city should be dealt with in the same way as meeting local need in the adopted Local Plan Part 1. Sites of less than two hectares may be able to accommodate over 100 dwellings where higher densities are appropriate.
PR-B-1352	Liz	Boden	Pegasus on behalf of Richborough Estates	10			The proposed minimum site size threshold of 2 hectares is a better way to define strategic sites than 100 dwellings. For example Grange Farm, which is 5.92 Ha can deliver 60-70 homes whilst retaining a business use. Thus, by adopting a 100 homes threshold for strategic sites CDC would rule out suitable and sustainable sites such as at Grange Farm, Launton.
PR-B-1358	Ian	Lough-Scott	Upper Heyford Village Group	10			CDC has the onerous task of protecting a very rural region which sadly is being overrun by urban sprawl. It is not appropriate to build mini housing estates in small rural villages. House building should be restricted to infill and for a known local need e.g. rural exception sites.
PR-B-0966	E	Nicholson		11	A	PR20, PR23, PR24, PR48, PR51, PR74	Should proposals to develop land be approved for sites PR20, PR23, PR24, PR48, PR51 and PR74 the settlements of Begbroke, Yarnton and Kidlington would merge breaching the primary condition of GB.
PR-B-1165	Caroline	Johnson		11	A	PR20, PR38, PR39, PR50, PR122, PR125, PR167, PR178	Object to the use of GB. Proposals in Area A remove land from the GB and result in coalescence of communities leading to them losing their identities. In particular object to PR20, PR38, PR39, PR50, PR122, PR125, PR167, and PR178.
PR-B-1140	Catherine	Richenburg		11	A	PR38, PR50	Option A is especially inappropriate as development will damage Kidlington as a distinct and separate community, affect the GB and compound traffic problems on the A4165. At sites PR38 and PR50 the proximity to Oxford Parkway may solve London's housing needs rather than Oxford's. There will be damage to the Park, loss of sport and leisure facilities and difficulties on the A4165 due to emerging traffic.
PR-B-0705	Nick	Small	Stagecoach	11	A		This is a detailed and lengthy response. This area of search is closest to where the need arises. Approprite candidate sites are most likely to be identified here. Position accords entirely with the conclusions of the ITA. The opportunities for sustainable transport stand out as being higher here, by far, than any other area of search. A detailed site by site assessment relating to public transport opportunities follows.
PR-B-1287	Tenley	Soanes		11	A		Area A is deemed to be too much in the GB , do not destroy this. There is a flood risk to this area. The burial ground has often been flooded. The pollution from the A34 and A4260 is not good for our health. Oxford City are not happy until the rest of the county is covered in concrete.
PR-B-1297	Simon	Handy	Strutt and Parker LLP on behalf of Dairystock Ltd	11	A		Area of Search A is the most suitable location to accommodate Oxford's unmet need, excluding the land immediately to the north of Oxford which is likely to result in coalescence between Kidlington and the city. Any housing growth not met just to the north of Oxford could be met through a combination of sites PR14 and PR27.
PR-B-0890	Chris	Dicks		11	A, B	PR20, PR34, PR91, PR92, PR126	Search areas A and B are not appropriate for development as they will have a significant and unjustified impact on the GB and rural setting. The Oxford-Banbury canal zone was designated by CDC as a conservation area in 2012 important for tourism. The surrounding habitat is also part of the Oxfordshire Biodiversity Action Plan. The area between the canal and railway is a designated flood zone. Kidlington, Yarnton and Begbroke will lose their identities and all suffer from insufficient amenities at present. Local roads are limited and trunk roads are at capacity with Oxford Parkway contributing to this. Development near the railway would be limited by the noise. As acknowledged in the SA report section 3.39 the area has a good dark sky at night and any development would impact on this.

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PR-B-0711	Anthony	Matthews	Shipton-on-Cherwell and Thrupp Parish Council	11	A, B		Given that the 4,400 homes is to fulfil the City's needs. They should be provided close to the City so that the effects of the infrastructure are not extended northwards and thus adversely affect the already overloaded conditions now being experienced. Therefore, sites within Areas A and B south of Kidlington should be considered. Since a distinction has been made between the type and design of housing needed for the City and that required by Cherwell generally the site(s) would clearly need to be designed and developed in the appropriate way to satisfy these City requirements (thus, not being appropriate to satisfy the specific housing needs of Cherwell)
PR-B-1163	Catherine	Arakelian		11	A, B		Support the objections to sites in Areas A and B submitted by the parish councils of Begbroke, Gosford and Water Eaton (PR A 012)., Yarnton and Kidlington (PR A 085) and the objections raised by Kidlington Development Watch (PR – A – 056).
PR-B-1056	Simon	Parker		11	A,B		Objections to options A and B development will result in the loss of GB, countryside, view walks and natural habitats. GB was brought into protect us from urban sprawl. Have we not learnt that unchecked expansion destroys areas and the quality of life. Kidlington will double in size, increased traffic in and around the local area adding to air pollution. The character of the historic villages will be damaged or lost. Added strain to schools, doctors and essential services. Yarnton and Begbroke will become part of the Kidlington Oxford sprawl and become new P and R's.
PR-B-1056	Simon	Parker		11	A,B		Objections to options A and B development. Current development near Barton and Bicester and with the new Garden City at Eynsham on the congested A40, the roads will not be able to cope, there is gridlock at rush hour and the A34 is at standstill on Friday afternoons towards J9. Cycling needs to be better promoted and funded to have segregated cycle lanes and junctions. Oxford City haven't investigated to develop within the city ring road before they want other areas to accommodate their housing needs. Areas such as Southfield Golf Club, South Park, land near the Ice Rink or University land would result in less traffic and pollution, if there were good cycle routes. The numbers are now out of date and it's unlikely the number allocated as affordable housing will have any impact to Oxford's need, it will bring people from outside the area.
PR-B-1272	S G	Wakeling		11	A,B		Any areas near railway stations on lines connected to Oxford are feasible, otherwise only A and B are likely to allow workers to get work, but arguments listed in responses to questions 1 to 5 and question 7 above, are still applicable.
PR-B-0705	Nick	Small	Stagecoach	11	B		While the ITA and SA ranks this area of search quite well, the added distance from existing and potential high quality sustainable transport options makes most of them (except PR22) considerably less sustainable than Area A. A detailed site by site assessment relating to public transport opportunities follows.
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	11	B		Concerned about development in search areas B, north of Kidlington as this would give rise to increased traffic through the village with recreation and leisure corridors of significant importance to local character and the local economy. These are sensitive landscapes which should be protected from major new development.
PR-B-0705	Nick	Small	Stagecoach	11	C		This Area of Search will have significant adverse impacts on the A34 and the wider strategic road network, and is further from Oxford City.
PR-B-0984	Jane	Burrett		11	C, I	PR-A-083, PR10	PR-A-083 East Wendlebury put forward by Bonnar Allan Ltd is shown as Area C. The rep. has provided detailed comments to this area. Which concern flooding and overflow from the Bicester sewage works. Concerns with executive commuter homes and not being affordable homes. The impacts to rural Wendlebury village and traffic movements. Concerns with local jobs for the residents. CDC has a policy of protecting rural villages, this is reaffirmed with search area shown as I.
PR-B-0705	Nick	Small	Stagecoach	11	D		Arncott is relatively distant from the City. Some modest small-scale development may be appropriate to meet local need.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1111	Pat	Clissold		11	E	PR141, PR142	Site PR141 is part of the Local Wildlife Gavray Meadow (520W1) so should not be built on, it constitutes the only Green link to other LWS like Blackthorn. A wildlife corridor is required to maintain free movement for animals living in Gavray Meadows.
PR-B-0705	Nick	Small	Stagecoach	11	E		Strongly disagrees that Bicester is either an appropriate location nor that it would be feasible to accelerate and augment what is one of the most ambitious expansion programmes within the UK.
PR-B-0705	Nick	Small	Stagecoach	11	F		Agree with the SA and ITA that this does not perform well as an option to meet the City's needs.
PR-B-0705	Nick	Small	Stagecoach	11	G		The sites being promoted at Ardley will not sustain a commercial public transport service to Oxford, on any reasonably regular frequency.
PR-B-0705	Nick	Small	Stagecoach	11	H		Detailed response on relationship of Banbury with Oxford. Argues that Banbury cannot credibly be expected to plan to accommodate Oxford's unmet needs in a sustainable or practical manner.
PR-B-0705	Nick	Small	Stagecoach	11	I		Such a strategy runs entirely counter to all the principles of sustainable development, being inherently car-dependent.
PR-B-1126	Jamie	Lewis	Hunter Page Planning on behalf of M and G Real Estate	11	I		Locations within Area I should be recognised for their valuable contribution to housing growth. It is important that the contribution that smaller sites can make to the early delivery of homes which addresses short-term housing need in combination with larger strategic/mixed use sites, receives full and proper consideration within any emerging strategy.
PR-B-0931	Jane	Olds	Fringford Parish Council	11		31	This proposal would have adverse impact on the traffic flow.
PR-B-1035	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford and Blenheim Palace	11		41	Would welcome the identification of this site as an option for growth. It is located close to existing sustainable transport links. The link between the A44 and A40 in the Oxford Transport Strategy passes through this site. Exceptional circumstances exist to justify a review of Green Belt boundaries in Cherwell that Oxford City Council cannot meet its need within its own administrative boundaries. This site contributes little to the function of the GB and development would be naturally contained by the existing road and canal network that surrounds the site.
PR-B-1035	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford and Blenheim Palace	11		124	Would welcome the identification of this site as an option for growth. It is located close to existing sustainable transport links. The link between the A44 and A40 in the Oxford Transport Strategy passes through this site. Exceptional circumstances exist to justify a review of Green Belt boundaries in Cherwell that Oxford City Council cannot meet its need within its own administrative boundaries. This site contributes little to the function of the GB and development would be naturally contained by the existing road and canal network that surrounds the site.
PR-B-0789	Lynne	Whitley	Yarnton Parish Council	11		126	Object to development so this site on policy grounds. Site is wholly in the Green Belt, Policy ESD14 seeks to safeguard the countryside from development and prevent urban sprawl. Policy Villages 1 identifies Yarnton as a Category A Village, where only minor development, infilling and conversions are permitted. In addition, access to and from the dual carriageway A44 is restrictive and near impossible at this location. The site includes an important water course that flows into Yarnton village, and over paving natural soak-away will exacerbate flooding already occurring in southern sections of the village.
PR-B-0931	Jane	Olds	Fringford Parish Council	11		136	This proposal would have adverse impact on the traffic flow.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1035	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford and Blenheim Palace	11		177	Would welcome the identification of this site as an option for growth. It is located close to existing sustainable transport links. The link between the A44 and A40 in the Oxford Transport Strategy passes through this site. Exceptional circumstances exist to justify a review of Green Belt boundaries in Cherwell that Oxford City Council cannot meet its need within its own administrative boundaries. This site contributes little to the function of the GB and development would be naturally contained by the existing road and canal network that surrounds the site.
PR-B-1017	Oliver	Burton-Taylor	Simply Land (Oxford) Ltd	11		178	Object as erodes an important piece of the Oxford GB which effectively would lead to the merging of Oxford and Kidlington.
PR-B-0749	Dr and Mrs M	Wallace		11		PR-A-019 PR 14	Yes regarding previous site PR-A-019 (site ref 14) loss of completely open unsullied countryside much used by walkers for informal recreation, part of the setting of the Cherwell valley; loss of habitats; effect on already congested local roads; groundwater flooding at the eastern end (impossible to mitigate?); possibility of exacerbating flooding by runoff.
PR-B-1334	Jenny	Betts		11		PR14, PR20, PR27,PR32, PR29,PR34, PR49, PR118, PR125, PR178, PR194.	I specifically object to any development on sites PR14, PR20, PR27,PR32, PR29,PR34, PR49, PR118, PR125, PR178 and PR194.
PR-B-1335	Natalie	Usher		11		PR20, PR24, PR07, PR34, PR126, PR91	Objection to the development on GB, particular concerned with developments that would merge the boundaries between Kidlington, Yarnton and Begbroke identified as sites PR20, PR24, PR07, PR34, PR126 and PR91.
PR-B-0747	George A	Doucas		11		(Previous PR-A-061)	Reference to the developers previous PRA-061 number. "It is considered to be highly accessible with the A44 to the East and Cassington Road to the South". If you have seen the traffic on Cassington Road during the rush hours you would be bemused by the word "highly". Cassington Road is already an established rat-run between the A40 and A44 it does not need more cars adding to this.
PR-B-1017	Oliver	Burton-Taylor	Simply Land (Oxford) Ltd	11		38, 50, 122	Object as erodes an important piece of the Oxford GB which effectively would lead to the merging of Oxford and Kidlington.
PR-B-0888	Haidrun	Breith	Berks, Bucks and Oxon Wildlife Trust	11		Area E	Are concerned about the additional quantum of development proposed near Bicester, which is already subject to a very extensive extension. Particularly concerned about the piecemeal approach to this, which is likely to result in developments being unrelated and which will not deliver the essential infrastructure such as sufficient recreational open space and green infrastructure. Consider it important that a comprehensive Green Infrastructure strategy is developed for the town and the surrounding areas, which does address the needs of all developments comprehensively (already proposed extensions and additional sites to meet Oxford's housing needs).
PR-B-0888	Haidrun	Breith	Berks, Bucks and Oxon Wildlife Trust	11		Area F	Concerned about potential cumulative effects of developments in this area and Area G (Ardley). Are especially concerned with regard to sites PR52 and PR47, which comprise a very large extension of Lower Heyford, the scale of which is completely out of context with the surrounding area and which might result in Upper Heyford and Lower Heyford merging into one settlement. Consider the proposed allocation too large for this area and are concerned about the direct and indirect effects (including hydrological changes, recreation, increased traffic) this might have on the natural resources in general and on designated sites such existing adjacent woodland blocks, the River Cherwell and Rousham Gardens.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0888	Haidrun	Breith	Berks, Bucks and Oxon Wildlife Trust	11		Area H	This proposed allocation together with the already existing allocation results in a considerable amount of development in the area. Again are concerned about cumulative effects of development on the natural environment and consider it important that development is comprehensively assessed and planned. This includes comprehensive masterplanning and infrastructure planning, including Green Infrastructure.
PR-B-0186	Paul	Walker	Oxford Bus Company	11		General	Would welcome the opportunity to discuss on the type of infrastructure that would be needed to facilitate developments in particular areas. Are keen to focus quantum of development along transport corridors where possible or where they are concentrated where volumes can justify the provision of a bus service. Having higher concentrations in a place that already has an established public transport links will allow this 'network' to grow for the benefit of all residents. More supportive of Areas A, B, E and H.
PR-B-0966	E	Nicholson		11		General	Concerns about health services and how they can cope with a large increase in the population when they are already delivering an unsatisfactory standard of care. Another concern around development anywhere in the Oxford area is flood risk and the drainage capacity of the existing infrastructure.
PR-B-1024	Andrew	Hornsby-Smith		11		General	The SA allocates theoretical capacities that far exceed the number of houses required, which is unhelpful. A detailed assessment of what the developer's intentions are within the site would need to be undertaken. In addition, if the principle for development were agreed for a larger than needed parcel, then at some later stage the developer could argue that the principle of development had been agreed, which is considered undesirable. Has provided an assessment and scoring for each site.
PR-B-1223	Judith	Johnson	Environment Agency	11		General	The Environment Agency notes CDC's preference to areas A and B. Therefore they have commented on the 38 sites within these areas on flood zones, watercourses, and SSSI's.
PR-B-0905	Theresa	Goss	Bloxham Parish Council	11		PR 064	Concerned about the impact on the A361
PR-B-0837	David	Jackson	Savills on behalf of Christ Church, Exeter College, Merton College and OUP	11		PR 38, PR 50	As a general point, the identification of sites 38/50 as options for growth is welcomed. A number of detailed points are made in the rep in support of this allocation. Concludes by stating that North Oxford Triangle is a logical and highly sustainable location to create a new community on the northern edge of Oxford that would contribute towards meeting the City's unmet housing and other needs.
PR-B-1266	Linda	Ward		11		PR027, PR14, PR49, PR125, PR16, PR50, PR38, PR12, PR123. PR39	Specifically object to consideration of the following sites for development. PR027, PR14, PR49, PR125, PR16, PR50, PR38, PR122. PR123 and PR39. Also object to all of the parcels put forward around Begbroke and Yarnton that maintain the separation of these villages. So, yes this is the Oxford GB doing its job of preventing urban sprawl. The GB review showed all parcels remain Fit For Purpose. None should be sacrificed.
PR-B-0021	Kenneth	Porter	Cropredy Parish Council	11		PR1	This site has been subject of an application which was refused by CDC as it was considered to harm the character of the rural setting , rural setting and setting of the listed buildings. It would result in the additional vehicle movements on the existing road infrastructure that is under strain. Cropredy is not supported by public transport.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR1	This site is within the setting of the Cropredy Conservation Area. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.
PR-B-1162	Roger	Bellamy	Hornton Parish Council	11		PR1	Cropredy - unsustainable due to flooding and next to main Railway Line

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1235	Ed	Barrett	Catesby Property Group on behalf of Catesby Estates Ltd	11		PR1	Rep refers to detailed planning history of this site, particularly an outline planning application 16/01468/OUT. There were no 'technical' issues included in the reasons for refusal. It is expected that outline planning permission for residential development is capable of being secured. On the balance of planning considerations, it is considered that allocating the land for residential development will enable the delivery of an appropriate and comprehensive development. The allocation will assist the District's housing need, assist in the vitality and viability of small businesses and services within Cropredy, deliver public open space, enhance biodiversity, enhance existing vegetation, and improve accessibility and linkages to local services, in particular pedestrian links.
PR-B-0777	Mark	Longworth	Ambrosden Parish Council	11		PR10	Significant concerns about further development along the A34, A41 corridor, due to impact on Ambrosden. Note that there has been a large number of houses built in the last few years. Any development of this site would need to be justified by significant community planning gains. - The site also has significant visual impact, and hydrological issues, as it is on the River Ray basin, which is subject to flooding. - There are significant issues related to elevated rail line. - The site may be suitable for leisure or sporting use.
PR-B-0878	Jane	Olds	Wendlebury Parish Council	11		PR10	The site proposal is inappropriate development, due to flooding, BAP habitat, Green Boundary zone, unsustainable location, viability and conflict with Local Plan Strategic Objectives SO6, SO11, SO12 and SO15. It is also contrary to Polices BSC 11, ESD 1, ESD 6, ESD 10, ESD 13, ESD 15, ESD 18 of the local plan.
PR-B-0888	Haidrun	Breith	Berks, Bucks and Oxon Wildlife Trust	11		PR10	This large site allocation is located in close proximity of the Wendlebury Meads and Mansmoor Closes SSSI. It is separated from the site by the M40 but connectivity underneath the motorway might exist resulting in increased recreational pressures on the site. Indirect impacts caused by accessing the site might also exist and will need to be fully assessed.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR10	This site abuts the Alcester Roman site scheduled monument to the north. Any development of this site should have regard to the setting of the monument.
PR-B-0962	Dr Judith A	Webb		11		PR10	Development at site PR10 would destroy the setting and character of little Wendlebury village. Consideration also need to be given to the stream.
PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council	11		PR10	Objects to developments around Junction 9 and 10 of M40 given that these locations are already at capacity in spite of recent improvements
PR-B-0962	Dr Judith A	Webb		11		PR10, PR11, PR12, PR97	Development on these sites would be like a piecemeal way of getting the previously rejected 'Weston Otmoor Eco town' but without any of the 'Eco' credentials and thus benefits of this previous proposal. My main concern is for those sites that are near sensitive wildlife sites.
PR-B-0002	Kerry	Wilce		11		PR10, PR97, PR12, PR11	Further consideration needs to be given to using brownfield sites. For example the old RAF station, north of Bicester that would accommodate the majority of housing needs, even if the existing heritage value hangers were retained. Any section 106 agreement with developers could be used to create a living museum, beneficial to Bicester. PR10, PR97, PR12 and PR11 sites are located next to small existing rural communities with little or no infrastructure or public transport links. The bus service through Wendlebury and Weston on the Green to Oxford was closed this year and the service between Oxford and Bicester requires crossing a 70mph dual carriageway. Noise and air pollution would be excessive for the sites close to the M40, A34 and A41. Building on PR10 and PR97 would exacerbate existing flooding problems.
PR-B-0786	Jane	Olds	Caversfield Parish Council	11		PR105	Is one of the only available green spaces in the village. Limited vehicular access and the local roads unable to support additional volume of traffic. The existing infrastructure and services cannot sustain additional pressure from new housing. The Parish Council believes that this site in particular should be retained in perpetuity as recreational land and given to the community for such use.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR105	The RAF Bicester Conservation Area lies just to the north of this site. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR109	The southern end of this site is within the setting of the Hook Norton Conservation Area. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.
PR-B-0777	Mark	Longworth	Ambrosden Parish Council	11		PR11	Significant concerns about further development along the A34, A41 corridor, due to impact on Ambrosden. Note that there has been a large number of houses built in the last few years. Any development of this site would need to be justified by significant community planning gains.
PR-B-0878	Jane	Olds	Wendlebury Parish Council	11		PR11	Objects - the site is located in the Green Belt, which prevents inappropriate development and stops urban sprawl. The site is not sustainable due to lack of infrastructure or connections to urban or developed areas, which would increase dependence on car; therefore contrary to objectives SO6, SO10, SO11, SO12, SO13 and SO15. Contrary to Policies ESD1, 6, 10, 13, and 14.
PR-B-0888	Haidrun	Breith	Berks, Bucks and Oxon Wildlife Trust	11		PR11	This site large site allocation includes or comes close to woodland blocks that are designated as Ancient Woodlands. In addition, there is a SSSI nearby that might come under pressure from development, e.g. recreational pressure.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR11	The Weston-on-the-Green Conservation Area lies to the west of this site. Any development of this site should have regard to the setting of the conservation area with reference to the conservation area character appraisal.
PR-B-0962	Dr Judith A	Webb		11		PR11	The west side of site PR11 may be within the rainwater catchment of Weston Fen SSSI springs. Rainwater catchment zone of the fen is not known and this needs to be calculated. This rep provides specific details to fens and flowery hay meadows.
PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council	11		PR11	Objects to developments around Junction 9 and 10 of M40 given that these locations are already at capacity in spite of recent improvements
PR-B-1119	Bob	Hessian	Weston on the Green Parish Council	11		PR11	PR11 site is unacceptable due to inadequate traffic infrastructure, and the impossible (and impassable) burden it would put on the A34. A major transport route would need to be put in place to accommodate more major development in the Cherwell corridor - even making the A34 into a motorway is not the solution (re the Botley bottleneck). Detailed comments on the importance of the landscape setting of Weston on the Green, its housing need and the Draft Neighbourhood Plans are included in the Representation.
PR-B-1240	Suzanne	Willson-Higgins		11		PR11	Priority should be given to sites outside the GB and brownfield sites before considering GB locations, as set out in the NPPF. Has provided a more detailed statement in the representation and discussed the Green Belt Study carried out by Oxfordshire Growth Board in relation to this site.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR111	This site is within the setting of the Deddington Conservation Area to the south-west and may be within the setting of the Deddington Castle Scheduled Monument to the south. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal, and the setting of the scheduled monument.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR112	This site is within the setting of the Deddington Conservation Area to the south and may be within the setting of the Deddington Castle Scheduled Monument to the south. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal, and the setting of the scheduled monument.
PR-B-1146	DJ	French	Deddington Development Watch	11		PR112	This site is a greenfield site, which is located at the 'gateways' to the Conservation Area. It suffers from poor transport sustainability; it would result in an increase in population by 13%, putting further pressure on the existing services and facilities. There are inadequate education facilities in Deddington.

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PR-B-1162	Roger	Bellamy	Hornton Parish Council	11		PR112	Milcombe - Remote, no facilities
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR113	This site is within the setting of the Deddington Conservation Area to the south and may be within the setting of the Deddington Castle Scheduled Monument to the south. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal, and the setting of the scheduled monument.
PR-B-1146	DJ	French	Deddington Development Watch	11		PR113	This site is a greenfield site, which is located at the 'gateways' to the Conservation Area. It suffers from poor transport sustainability; it would result in an increase in population by 13%, putting further pressure on the existing services and facilities. There are inadequate education facilities in Deddington.
PR-B-1224	Theresa	Goss	Adderbury Parish Council	11		PR114	This site does not meet the criteria set out within this consultation, particularly for density of homes of 50 dwellings per hectare. Also in the absence of a proved housing need that cannot be met elsewhere (such as Areas A and B), this site would not comply with the current local plan policies with regard to location outside the built up settlement and landscape.
PR-B-1295	Natasha	Blackmore	Sheldon Bosley Knight on behalf of the Wright Family	11		PR114	Promoters this site known as 'The Paddock', Berry Hill Road, Adderbury. It has already been submitted by Strutt and Parker on behalf of the owners and is being considered within the Cherwell Local Plan Part 1 Partial Review Options Paper and a duplicated representation for Part 2 of the Local Plan. Site PR114 is the main focus of this representation. Have provided a very detailed analysis of the suitability of this site for development in Adderbury.
PR-B-1224	Theresa	Goss	Adderbury Parish Council	11		PR116	This site does not meet the criteria set out within this consultation, particularly for density of homes of 50 dwellings per hectare. Also in the absence of a proved housing need that cannot be met elsewhere (such as Areas A and B), this site would not comply with the current local plan policies with regard to location outside the built up settlement and landscape.
PR-B-1224	Theresa	Goss	Adderbury Parish Council	11		PR117	This site does not meet the criteria set out within this consultation, particularly for density of homes of 50 dwellings per hectare. Also in the absence of a proved housing need that cannot be met elsewhere (such as Areas A and B), this site would not comply with the current local plan policies with regard to location outside the built up settlement and landscape.
PR-B-0033	Henry	Munday		11		PR118	Employment. Widen Langford Lane, Upper Campsfield Road and Woodstock Road.
PR-B-0643	L	Allen		11		PR118	Site PR118 appears to be in GB and should not be developed, as the area will be full of wildlife. Noise pollution will be a problem to those living in the vicinity of the airport leading to higher specification of sound insulation and therefore higher building costs. It will add to the unsafe conditions at Begbroke. Here residents have to cross the A44 dual carriageway without a pedestrian crossing to access village amenities and the bus stop.
PR-B-0856	David	Smith		11		PR118	Site PR118 - better to allow runway extension across the Straight Mile than close and redevelop the airport site.
PR-B-0881	James Kenneth	Jutton		11		PR118	Site PR118 its use as an airfield is inappropriate, this area would be better used as industrial and science parks. Also an good location for a Park and Ride so that traffic is eased towards Oxford.
PR-B-0890	Chris	Dicks		11		PR118	Site PR118 is the current site for the airport, a vital strategic asset for the region. The airport should be promoted for growth and expansion and not lost to development.
PR-B-0960	M	O'Mahoney		11		PR118	Objects objects to the development of this site which is in the GB. Has discussed in detail the harm that would be caused to the rural character of Kidlington, harm to the GB, pressure on services and facilities, lack of infrastructure to support a large scale development, impact on the existing transport infrastructure and services, etc. in the representation.
PR-B-0962	Dr Judith A	Webb		11		PR118	Development on site PR118 would cut off the wildlife corridor which connects the wet rush/sedgey meadow LWS good for wetland birds and rare plants that abuts Langford Lane.
PR-B-1085	Susan M	Rugg		11		PR118	Site PR118 is at Oxford Airport, a site of major employment.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1123	Paul	Mayhook		11		PR118	Are there plans to close Oxford Airport?
PR-B-1223	Judith	Johnson	Environment Agency	11		PR118	Approx. NGR at centre of site - SP4708515607
PR-B-1294	Giles	Hughes	West Oxfordshire District Council	11		PR118	This site adjoins its boundary. It would appear to compromise London Oxford Airport. This is an important piece of strategic transport and economic development infrastructure for Oxfordshire.
PR-B-1345	Nick	Alston	Bilfinger GVA on behalf of Oxford Aviation Services Ltd	11		PR118	Have provided a statement that sets out the planning proposition for the London Oxford Airport site and the economic case for the proposal. This is submitted with their representation. This should be read in conjunction with their earlier representation dated 11th March 2016 and 6th July 2016, in particular the 'London Oxford Airport Sustainable Development Opportunity, Position Paper' (dated March 2016).
PR-B-1079	JW	Fresen		11		PR118, PR195, PR194, PR27, PR14, PR24, PR07*(sic)*	Object to areas PR118, PR195, PR194, PR27, PR14, PR24, and PR07. Reasons include loss of Green Belt, open countryside, views and walks, impact on nature, implications for flooding and drainage, and the impact on local road traffic.
PR-B-0878	Jane	Olds	Wendlebury Parish Council	11		PR12	Objects - unsustainable development for a small village . It would lead to merging Little Chesterton with Chesterton and to the urban sprawl of Bicester out towards the M40 and the eventual growth of the town over all the rural areas between it and the M40. Contrary to objectives SO6, SO10, SO11 and SO12. Contrary to Policies ESD10 and 13.
PR-B-1162	Roger	Bellamy	Hornton Parish Council	11		PR12	Chesterton - unsustainable due to its remote location, no facilities and car access only
PR-B-0777	Mark	Longworth	Ambrosden Parish Council	11		PR12	Significant concerns about further development along the A34, A41 corridor, due to impact on Ambrosden. Note that there has been a large number of houses built in the last few years. Any development of this site would need to be justified by significant community planning gains.
PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council	11		PR12	Objects to developments around Junction 9 and 10 of M40 given that these locations are already at capacity in spite of recent improvements
PR-B-0033	Henry	Munday		11		PR122	Part of PR38, widen A34 and fence rail line.
PR-B-0831	Natasha	Eliot	Oxford Preservation Trust	11		PR122	This site must be assessed against the criteria on the main purposes of the Green Belt, Oxford's setting and flooding issues
PR-B-0960	M	O'Mahoney		11		PR122	Objects objects to the development of this site which is in the GB. Has discussed in detail the harm that would be caused to the rural character of Kidlington, harm to the GB, pressure on services and facilities, lack of infrastructure to support a large scale development, impact on the existing transport infrastructure and services, etc. in the representation.
PR-B-1160	Christopher	Hardman	Wolvercote Neighbourhood Forum	11		PR122	This site, considered separately and as part of site PR38, is unsuitable for housing. It is badly located bounded by the railway and the A34. Noise and air quality would be seriously damaging for residents. The problems of isolation and access are similar to those of PR123.
PR-B-1223	Judith	Johnson	Environment Agency	11		PR122	Approx. NGR at centre of site -SP4968811242; Watercourses - Small w/c at south of site
PR-B-1262	Andrew	Gant	Oxford City Council Lib Dem Group	11		PR122	Oxford and Kidlington must maintain a substantial green barrier between the two settlements, and must now allow housing adjacent to bust roads, for reasons of noise, air pollution etc. The plans showing Northern Gateway as undeveloped is misleading.
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	11		PR122	This area is separated from Kidlington by major transport corridors forming significant landscape barriers, the Oxford Parkway development and the open fields. As it lies south of the village major new development is less likely to increase adverse traffic impacts in the village and will not directly impact on the valued intimate green environs of the village. Are concerned that new community and retail could compete with the viability of facilities in the village to the detriment of the improvements and investment identified as necessary in the recently approved Kidlington Masterplan (SPD)

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1123	Paul	Mayhook		11		PR122, PR123	Sites PR122 and PR123 are either side of the Oxford-Bicester railway line which would present noise issues for residents.
PR-B-0033	Henry	Munday		11		PR123	Part of PR38, widen A34 and fence rail line.
PR-B-0831	Natasha	Eliot	Oxford Preservation Trust	11		PR123	This site must be assessed against the criteria on the main purposes of the Green Belt, Oxford's setting and flooding issues
PR-B-0887	Paul	Buckley		11		PR123	Site PR123 it is unsuitable due to the remote roads. Residents would always have to use cars as a means of transport. It is unsuitable for employment as the access is through narrow residential streets. The golf course would be reduced making it unsustainable and remove a much valid local amenity.
PR-B-0960	M	O'Mahoney		11		PR123	Objects objects to the development of this site which is in the GB. Has discussed in detail the harm that would be caused to the rural character of Kidlington, harm to the GB, pressure on services and facilities, lack of infrastructure to support a large scale development, impact on the existing transport infrastructure and services, etc. in the representation.
PR-B-1160	Christopher	Hardman	Wolvercote Neighbourhood Forum	11		PR123	Disagree with the ++rating for SA6 and SA16. Consider that the site is not suitable opportunities for employment because access is only possible through narrow residential streets. Also disagree with the rating under SA10 because there is no easy access except by car. The golf course is already small and developing this site would reduce it and make it unviable. It would also remove a valuable recreational facility and, just as important, an area that makes a contribution to biodiversity and provides a wild life corridor.
PR-B-1223	Judith	Johnson	Environment Agency	11		PR123	Approx. NGR at centre of site - SP4984111084
PR-B-1240	Suzanne	Willson-Higgins		11		PR123	Priority should be given to sites outside the GB and brownfield sites before considering GB locations, as set out in the NPPF. She has provided a more detailed statement in the representation and discussed the Green Belt Study carried out by Oxfordshire Growth Board in relation to this site.
PR-B-0033	Henry	Munday		11		PR124	Part of PR41, roads need widening.
PR-B-0762	Elizabeth	Moore		11		PR124	Opposed to the development of this site within the Green Belt as it would result in urban sprawl and preserve the countryside and its landscapes and environment. The claim that development on this massive scale can be sanctioned as a legitimate 'exception' to the inviolability of the Green Belt must be challenged. The Government in its manifesto pledged to protect the Green Belt, and must be reminded of, and required to uphold, that undertaking. Has provided detailed comments on the increased traffic and congestion, inadequate infrastructure, loss of landscape and rural views, loss of the surrounding countryside damage to the natural environment.
PR-B-0831	Natasha	Eliot	Oxford Preservation Trust	11		PR124	This site must be assessed against the criteria on the main purposes of the Green Belt, Oxford's setting and flooding issues
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR124	This site abuts the Oxford Canal Conservation Area to the west. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.
PR-B-0960	M	O'Mahoney		11		PR124	Objects objects to the development of this site which is in the GB. Has discussed in detail the harm that would be caused to the rural character of Kidlington, harm to the GB, pressure on services and facilities, lack of infrastructure to support a large scale development, impact on the existing transport infrastructure and services, etc. in the representation.
PR-B-0962	Dr Judith A	Webb		11		PR124	There are constraints to development at site PR124 as included in PR41
PR-B-1024	Andrew	Hornsby-Smith		11		PR124	Supports the development of this site in conjunction with Site PR41. Has provided a criteria based assessment.
PR-B-1160	Christopher	Hardman	Wolvercote Neighbourhood Forum	11		PR124	This site is surrounded by major roads to the south and west and the planned link road will cross it. There are limited public transport possibilities for access to Oxford so it favours car use and pedestrians and cyclists would have to cross major roads.
PR-B-1162	Roger	Bellamy	Hornton Parish Council	11		PR124	Kidlington - Flood Risk, close to A40/A34 (noise and pollution)

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1223	Judith	Johnson	Environment Agency	11		PR124	Approx. NGR at centre of site -SP4904810708; Watercourses - watercourse on southern and western (canal) boundaries
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	11		PR124	This area is separated from Kidlington by major transport corridors forming significant landscape barriers, the Oxford Parkway development and the open fields. As it lies south of the village major new development is less likely to increase adverse traffic impacts in the village and will not directly impact on the valued intimate green environs of the village. Are concerned that new community and retail could compete with the viability of facilities in the village to the detriment of the improvements and investment identified as necessary in the recently approved Kidlington Masterplan (SPD)
PR-B-0847	Richard	Cutler	Bloombridge LLP	11		PR124, PR41, PR39, PR177, PR168	The proposed sites north of Peartree roundabout are separated from any existing community and services, they are constrained by highways, and have been historically considered by the City Council to offer a poor environment for residential development owing to the unsatisfactory noise and air pollution generated by the A34 and A44.
PR-B-0033	Henry	Munday		11		PR125	Gosford has flooded.
PR-B-0036	David	Blowers		11		PR125	Property will be devalued, wildlife habitats and views lost and Water Eaton Lane and Gosford's character will be destroyed. Noise and light pollution will increase and flooding a consideration. Residents will be looking for compensation.
PR-B-0712	Sonya	Willoughby		11		PR125	Site PR125 Concerns regarding flooding and the impact that more houses would have on this area with the inadequate drainage. The new cemetery is based here to.
PR-B-0762	Elizabeth	Moore		11		PR125	Opposed to the development of this site within the Green Belt as it would result in urban sprawl and preserve the countryside and its landscapes and environment. The claim that development on this massive scale can be sanctioned as a legitimate 'exception' to the inviolability of the Green Belt must be challenged. The Government in its manifesto pledged to protect the Green Belt, and must be reminded of, and required to uphold, that undertaking. Has provided detailed comments on the increased traffic and congestion, inadequate infrastructure, loss of landscape and rural views, loss of the surrounding countryside damage to the natural environment.
PR-B-0861	Tim	Perkins	TMP Planning Ltd on behalf of Gosford and Water Eaton PC	11		PR125	As well as being in the GB, most of this site is shown as being in Flood Zone 3 and should not be considered further on this basis. Development within this and surrounding areas has the potential to increase flooding risks for existing properties in Cherwell and downstream in Oxford.
PR-B-0959	Cllrs Neil and Maurice	Prestidge and Billington		11		PR125	Objects to development on this site and considers that this site should be removed from the consultation process entirely because this site is in the Green Belt with no development on it at all. It offers a natural gap between Oxford and Gosford and Water Eaton, this is vital so that the village does not get swallowed up by Oxford.
PR-B-0960	M	O'Mahoney		11		PR125	Objects objects to the development of this site which is in the GB. Has discussed in detail the harm that would be caused to the rural character of Kidlington, harm to the GB, pressure on services and facilities, lack of infrastructure to support a large scale development, impact on the existing transport infrastructure and services, etc. in the representation.
PR-B-0962	Dr Judith A	Webb		11		PR125	Site PR125 will have air pollution and traffic noise at the section close to the A34
PR-B-0962	Dr Judith A	Webb		11		PR125	Site PR125 has an ancient hedgerow that needs protection and preservation and the southern section of the site is unsuitable due to the noise and pollution from the A34.
PR-B-1085	Susan M	Rugg		11		PR125	Site PR125 is farmland adjoining Water Eaton Lane which is marshy.
PR-B-1158	Elizabeth	Leckie		11		PR125	Site PR125 is extremely unsuitable for development as it is waterlogged and has experienced flooding. It is designated a Flood Zone 3 by the Environment Agency and this rep has provided specific details with map references of flooding in 2007. The fields at this site are next to the A34 and crucial in absorbing harmful air pollution, any new houses on this site would increase health risks to new occupants. The GB is crucial in preventing urban sprawl and maintaining the separate identities of these villages allowing a sense of community and social cohesion. PR125 is valuable resource for the local communities and rich in wildlife.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1159	Tamsin	Leckie		11		PR125	Site PR125 is extremely unsuitable for development as it is waterlogged and has experienced flooding. It is designated a Flood Zone 3 by the Environment Agency and this rep has provided specific details with map references of flooding in 2007. The fields at this site are next to the A34 and crucial in absorbing harmful air pollution, any new houses on this site would increase health risks to new occupants. The GB is crucial in preventing urban sprawl and maintaining the separate identities of these villages allowing a sense of community and social cohesion. PR125 is valuable resource for the local communities and rich in wildlife.
PR-B-1160	Christopher	Hardman	Wolvercote Neighbourhood Forum	11		PR125	This site has similar problems to sites PR38 and PR50 in that both are too close to major roads and would suffer from noise and air pollution, especially in spaces necessary for outdoor recreation.
PR-B-1223	Judith	Johnson	Environment Agency	11		PR125	Approx. NGR at centre of site -SP5053713316; Flood Zone 2 or 3 Most of site is FZ3 (and2)
PR-B-1240	Suzanne	Willson-Higgins		11		PR125	Priority should be given to sites outside the GB and brownfield sites before considering GB locations, as set out in the NPPF. She has provided a more detailed statement in the representation and discussed the Green Belt Study carried out by Oxfordshire Growth Board in relation to this site.
PR-B-1262	Andrew	Gant	Oxford City Council Lib Dem Group	11		PR125	This site would not create coalescence of Oxford and Kidlington
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	11		PR125	Object to development in this area, due to loss of an part of the setting of the village and erosion of the Green Belt.
PR-B-1312	Carl	Parker		11		PR125	Have particular concerns regarding site PR125 in the Gosford and Water Eaton area. The countryside and views would be spoilt. The only access is at Bicester Road and road infrastructure to this area, extensive changes would be required to this road and the relevant junctions, like the entrance to Water Eaton Lane which is a single road. This would have a detrimental impact on traffic causing congestion towards Bicester and Oxford, and further impact on the lives of those residing near and that use this critical junction point daily. Bus services have decreased, at peak times the S5 is busy and will only get worse with Bicester's growth. There needs to be a review for the public transport to cope with the added demands.
PR-B-0833	Cas	Lester		11		PR125, PR178	Yes. Site PR 125 (between Water Eaton Lane and the A34) and PR178 (between Water Eaton Lane and the Kidlington Sainsbury's Roundabout) are NOT suitable sites for development. Much of area PR125 is clearly designated as Flood Zone 3. The land in this area floods badly every winter,– with at least one field often entirely underwater. Building on this site will not stop the floodwaters rising – it will only divert the floodwater and worsen the problems of flooding that already exist in the residential areas of east Kidlington. It simply isn't suitable land to build on.
PR-B-1053	David	Hemingway		11		PR125, PR178	Much of site PR125 is clearly designated as flood zone three by the Environment Agency. Object to any development in this area due to the implications for flooding and drainage. Strongly object to the erosion of designated GB. Concerned with the damage, loss of the views and walks in the local countryside. There would be an impact on the local traffic. Development on both PR125 and PR178 reduces the quality of life for all living in the area.
PR-B-1310	Tara	Prayag		11		PR125, PR178	Particularly object to sites PR125 and PR178 being considered as suitable for development. Much of site PR125 has been designated as a Flood Zone 3 by the Environment Agency. Strongly object to development here as there would be implications to flooding and drainage in this area. Strongly object to the erosion of GB. There would be damaged to the countryside, with the loss of views and walks. Traffic would be impacted in the area. Both sites would reduce the quality of life for residents, land here is our park that needs protecting.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1319	Mr and Mrs	Unwin		11		PR125, PR178, PR16, PR50, PR38, PR50, PR122, PR123, PR28, PR41, PR124, PR168, PR177, PR39, PR49, PR27, PR14, PR32	Object to these sites. Many are located in the 'Kidlington Gap' and/or adjacent to flood plains and all or at least the majority are in the GB. They would also exacerbate road congestion in the area.
PR-B-0029	Sonia	Morgan		11		PR125, PR178, PR39, PR177, PR168, PR41, PR124, PR38, PR50, PR122, PR167, PR92	All sites along the A34 should be rejected on health grounds and loss of GB. Especially sites 125 ,178, 39, 177, 168, 41, 124, 38, 50, 122, 38, 167. Sites 32, 27 and 14 are well-walked and close to areas that flood. Similarly the sites adjacent to the Oxford Canal:49,39,20,91 are valuable open spaces and wildlife corridors. Yarnton, Begbroke and Kidlington should not be merged as green space and amenities will be lost. The A44 is already busy and as such don't want to see further development on sites 92 and 126 on health grounds.
PR-B-1080	Mr and Mrs	Horne		11		PR125, PR178, PR49	Object strongly to sites PR125, PR178 and PR49 because of loss of GB, and the impact on nature, walks and views. Also the impact on local roads as traffic increases along with noise and light pollution.
PR-B-0260	Chris	Pack		11		PR125, PR178, PR50, PR122, PR38, PR167, PR123	This large site would effectively remove the GB between Oxford and Kidlington, creating an urban extension of Oxford and threaten the identity of them both. It is a crucial part of the "Green Lung" that provides recreational facilities including North Oxford Golf Course for a wide catchment area. Natural habitats for farmland species would be destroyed and I'm totally opposed to the development.
PR-B-0762	Elizabeth	Moore		11		PR126	Opposed to the development of this site within the Green Belt as it would result in urban sprawl and preserve the countryside and its landscapes and environment. The claim that development on this massive scale can be sanctioned as a legitimate 'exception' to the inviolability of the Green Belt must be challenged. The Government in its manifesto pledged to protect the Green Belt, and must be reminded of, and required to uphold, that undertaking. Has provided detailed comments on the increased traffic and congestion, inadequate infrastructure, loss of landscape and rural views, loss of the surrounding countryside damage to the natural environment.
PR-B-0777	Mark	Longworth	Ambrosden Parish Council	11		PR126	The development of this site is considered to have least impact on the settlement of Ambrosden as it is on the edge of the settlement and in the neighbouring Parish of Arncott. Note that Ambrosden has seen a large number of houses built in the last few years.
PR-B-0797	Clive	Booth	Oxford Civic Society Planning Group	11		PR126	This site appears next most appropriate based on the SA and ITP assessments. Although in the GB, it is assessed as much less critical in terms of contribution to its objectives as land in the GB. Oxford Canal provides opportunities for attractive landscape incorporation and recreation. In transport terms there is an opportunity for the re-construction on Kidlington Railway station (closed in 1960's) serving not only the new development, but the whole of Kidlington, on the Oxford - Banbury line; this would be well placed to improve the transport services of Oxford, whilst being less attractive to London commuters (since the route would be slower than from Oxford Parkway), hence housing at this location would be more likely to serve Oxford's need (rather than London's) than if placed elsewhere. OCS believes there is great potential for a development -related Swift Rail or tram-train dimension to be added to the local network. In addition to this they suggest making an initial release of parts of the site which are accessible to existing bus services on the A44.
PR-B-0962	Dr Judith A	Webb		11		PR126	Site PR126 will be noisy due to the railway line and close to the sewage works where there may be pest fly problems.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1123	Paul	Mayhook		11		PR126	At site PR126 there are issues with the Oxford-Birmingham railway and it is an isolated site so would need development on the adjacent site PR20.
PR-B-1223	Judith	Johnson	Environment Agency	11		PR126	Approx. NGR at centre of site -SP4904810708; Watercourses - watercourse on southern and western (canal) boundaries
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	11		PR126	Object to development in this area, due to loss of an part of the setting of the village and erosion of the Green Belt.
PR-B-1065	J	Bevis		11		PR126, PR34, *PR49, PR127, PR51, PR20, PR9Z (sic)*	Building on GB in and around Kidlington will make the village too big. It is already difficult to get a doctors appointment, the schools are full and traffic is awful. Crime is another issue that would concern me. Am yet to be convinced this amount of houses is needed.
PR-B-0962	Dr Judith A	Webb		11		PR128	Site PR128 is too close to Arncott Bridge Meadows SSSI and Upper Ray living landscape area of BBOWT. The green corridor between Otmoor and the Upper Ray meadows west of Aylesbury needs to be strictly protected and preserved from development to allow wildlife to travel freely between the two
PR-B-1343	Shaun	Richards	Cerda Planning Ltd on behalf of Cala Homes Ltd	11		PR129	Client has an interest in site PR129, land at Ell's Lane, Bloxham. The site area is 2.61 hectares and could qualify as a strategic site but due to the proposed yield of around 30 dwellings it may be more appropriate to promote this site through Part 2 of the Local Plan. But would prefer if the Partial Review deals with this issue at this stage and allocates sites of 1 hectare and above for sustainable settlements. Reference is made to the Bloxham Neighbourhood Plan.
PR-B-0956	Mark	Recchia	Banbury Town Council	11		PR130	This site does not provide strong road connections with Oxford both road and rail. It would increase road traffic within Banbury and further decreasing connectivity between the town and Banbury.
PR-B-1224	Theresa	Goss	Adderbury Parish Council	11		PR134	This site does not meet the criteria set out within this consultation, particularly for density of homes of 50 dwellings per hectare. Also in the absence of a proved housing need that cannot be met elsewhere (such as Areas A and B), this site would not comply with the current local plan policies with regard to location outside the built up settlement and landscape.
PR-B-0870	Stewart	Patience	Anglian Water Services Ltd	11		PR136	The available capacity at Water Recycling Centres (formerly known as sewage treatment works) for each site is within Anglian Water's area of responsibility, and is considered to have an impact on its infrastructure. Have not considered the cumulative impact of these developments on their existing infrastructure; therefore ask CDC that further consideration is given to the cumulative impact on existing water recycling centres as part of the preparation of the current review and that this is reflected in the expected timing of development sites. Sewerage network - foul (or used water) flows from growth will have an impact on its existing network. This will depend on the location, size and phasing. Initial assessment is undertaken when approached by developers on a site by site basis.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR137	This site is adjacent to the Wroxton Conservation Area to the south. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR138	The southern half of this site is within the Wroxton Conservation Area. In fact, note that the Council is currently consulting on an updated Character Appraisal that recommends the extension of the conservation area to include the whole of this site. It is not clear from the updated Appraisal why this extension is proposed or, indeed, what contribution this area of land makes to the special interest, character or appearance of the Conservation Area, but it would seem likely that the loss of its openness would be detrimental to that interest, character and appearance, and therefore consider that this site should not be taken forward.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0777	Mark	Longworth	Ambrosden Parish Council	11		PR139	Significant concerns about further development along the A34, A41 corridor, due to impact on Ambrosden. Note that there has been a large number of houses built in the last few years. Any development of this site would need to be justified by significant community planning gains.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR139	This site includes the grade II listed assets of Oxford Lodge and bridge c. 200m north-east of Lodge Farmhouse and abuts the Chesterton Conservation Area. A site visit is needed to fully understand the context and setting of the building but we consider that an isolated rural location would be an important aspect of the significance of this building given that lodges are meant to signal the entrance to the estate of a country house, which essentially requires a countryside location. Development of this site would be likely to result in a high level of harm to the significance of this building and that the site should therefore not be taken forward.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR139	This site includes the grade II listed assets of Oxford Lodge and bridge c. 200m north-east of Lodge Farmhouse and abuts the Chesterton Conservation Area. Any development of this site should retain the listed structures and have regard to their setting and that of the conservation area, with reference to the conservation area character appraisal.
PR-B-0962	Dr Judith A	Webb		11		PR139	Site PR139 has ridge and furrow pasture land and a brook. This brook would need its green wetland corridor protected by a wide buffer zone and no development run-off should be directed into it to reduce erosion and downstream flooding risk.
PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council	11		PR139	Objects to developments around Junction 9 and 10 of M40 given that these locations are already at capacity in spite of recent improvements
PR-B-0033	Henry	Munday		11		PR14	Houses should be for Kidlington residents only not Oxford
PR-B-0757	Martin	Palmer		11		PR14	Site PR14 land behind Webbs Way. As a resident of 25 years this cul-de-sac location would become a through road for a larger estate. Open fields, walks, wildlife like newts would be lost and a great tragedy if lost for ever. Concerns regarding flooding as the fields are a natural flood plan. GB needs to be protected for our future generations.
PR-B-0762	Elizabeth	Moore		11		PR14	Opposes the development of this site within the Green Belt as it would result in urban sprawl and preserve the countryside and its landscapes and environment. The claim that development on this massive scale can be sanctioned as a legitimate 'exception' to the inviolability of the Green Belt must be challenged. The Government in its manifesto pledged to protect the Green Belt, and must be reminded of, and required to uphold, that undertaking. Has provided detailed comments on the increased traffic and congestion, inadequate infrastructure, loss of landscape and rural views, loss of the surrounding countryside damage to the natural environment.
PR-B-0847	Richard	Cutler	Bloombridge LLP	11		PR14	Grateful that this site is included in Table 6. Note that some of the site areas given for other sites are exceptionally ambitious given the constraints in this area.
PR-B-0888	Haidrun	Breith	Berks, Bucks and Oxon Wildlife Trust	11		PR14	This site is located close to the Lower Cherwell CTA and Langford Meadows LWS (Local Wildlife Site). Concerned about direct and indirect impacts on the LWS (including recreational impacts). Expect the LWS to be protected by an appropriate buffer and any development to provide enhancements in line with CTA aims and objectives.
PR-B-0929	Rosie	Lodwick		11		PR14	Strongly objects to the development of this site on the grounds that it is in the Green Belt, it would affect the setting of the Church, listed buildings and the Conservation area. Has listed in detail the importance of this site green space, the vital role it plays in the life of the communities, the footpaths, wildlife, habitat, etc. in the representation.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR14	This site abuts the Church Street Conservation Area to the east. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.
PR-B-0959	Cllrs Neil and Maurice	Prestidge and Billington		11		PR14	Object to any development on this site and consider that this site is inappropriate for development; therefore should be removed from the consultation process. This site to the north of Kidlington with no development on it. It is also an area that is hugely important to local wildlife and residents. The loss of this area would be detrimental to the area.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0960	M	O'Mahoney		11		PR14	Objects to the development of this site which is in the GB. Has discussed in detail the harm that would be caused to the rural character of Kidlington, harm to the GB, pressure on services and facilities, lack of infrastructure to support a large scale development, impact on the existing transport infrastructure and services, etc. in the representation.
PR-B-1024	Andrew	Hornsby-Smith		11		PR14	Supports the development of this site.
PR-B-1054	Bharat and Jankee	Badiani		11		PR14	Yes. The rep is referring to PR-A-019 (site PR14). Loss of open unsullied countryside, used by many walkers for informal recreation. It is part of the Cherwell valley. The loss of habitats. The effect to the already congested local roads. Groundwater flooding at the eastern end which is impossible to mitigate and possibility of exacerbating flooding by runoff.
PR-B-1055	Philippa	Mullineux		11		PR14	Object to the development around St Mary's Church and associated conservation area. The development of this site would fundamentally affect the setting of the listed building including the historic views across the fields to St Mary's. There is a huge array of flora and fauna including blackbirds, robins, wrens, owls, jays, woodpeckers, flocks of finches, blue, black and long tailed tits, gold crests, Mistle and Song thrushes, Red kites (nesting) and kestrels, cuckoo, kingfishers along the Cherwell, larks, swifts, starlings and over the winter very occasional waxwings. There are bats (pipistrelle and Leisler's), weasels, adders, toads, and frogs not to speak of the roe and Muntjak deer as well as badgers and rabbits. This list is far from comprehensive or scientific, but provides an indication of the loss of natural habitat that would result from development.
PR-B-1142	Alan	Lodwick		11		PR14	Site PR14 has well used footpaths, enjoyed by many in the absence of a public park. It provides fine views of the historic church and there is a considerable wildlife presence. Access to the site would be from The Moors which already has traffic problems, and the eastern filed is subject to flooding.
PR-B-1223	Judith	Johnson	Environment Agency	11		PR14	Approx. NGR at centre of site - SP4917015035; Flood Zone 2 or 3 - 2 and 3 at or close to NE corner of site.
PR-B-1229	Henry	Brougham		11		PR14	Site PR14 should be rejected as its development would affect the setting of St Mary's Church and the accompanying conservation area.
PR-B-1240	Suzanne	Willson-Higgins		11		PR14	Priority should be given to sites outside the GB and brownfield sites before considering GB locations, as set out in the NPPF. She has provided a more detailed statement in the representation and discussed the Green Belt Study carried out by Oxfordshire Growth Board in relation to this site.
PR-B-1262	Andrew	Gant	Oxford City Council Lib Dem Group	11		PR14	This site has good potential for making better use of the historic setting of the Parish Church, which is currently detached from the rest of the village.
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	11		PR14	North of the Village: Land north of the village forms a continuous open farmed landscape between the village and the River Cherwell. It preserves part of the visible rural setting of Kidlington, a green approach to the City and a substantial recreation asset for Kidlington and the local area. Any new development on this site would channel additional traffic through the village centre. Development should not extend into this very important open land, which is of exceptional beauty and frequently used as recreation land by local residents.
PR-B-0676	John F	Morris		11		PR14	The southward spur on site 14 encompasses not only a public right of way but a spring-fed pond which would cause construction problems and is said to contain an endangered species.
PR-B-0998	Lisa	Coulling		11		PR14, PR127	Sites PR14 and PR27 these to are lovely areas for walking with my dog. Often see deer and unusual birds, this is GB, building here would join Kidlington to Thrupp.
PR-B-1102	James and Kate	Hamilton		11		PR14, PR16, PR27, PR32, PR125, PR178	Sites PR14, PR16, PR27, PR32, PR125 and PR178 are all adjacent to areas that flood and at high water levels will themselves flood.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1315	Joel	Phipps		11		PR14, PR20, PR24, PR27, PR32, PR34, PR50, PR51, PR74, PR75, PR91, PR124, PR125, PR168, PR177	These are open spaces with particularly beautiful outlooks used by many local families, children and older people from many communities including Kidlington, Begbroke, Yarnton and North Oxford for recreational purposes, exercise and mental refreshment. There is also a variety of wildlife in these areas. This is precisely the reasons why GB protection exists and should not be broken.
PR-B-1316	Christian	Gilliam		11		PR14, PR20, PR24, PR27, PR32, PR34, PR50, PR51, PR74, PR75, PR91, PR124, PR125, PR168, PR177	These are open spaces with particularly beautiful outlooks used by many local families, children and older people from many communities including Kidlington, Begbroke, Yarnton and North Oxford for recreational purposes, exercise and mental refreshment. There is also a variety of wildlife in these areas. This is precisely the reasons why GB protection exists and should not be broken.
PR-B-1317	Rachel	Walton		11		PR14, PR20, PR27	Object to any plans to build on site PR20 which is full of wildlife, floods regularly and is used for recreation. It would affect the quality of life and health of residents and mean the coalescence of Kidlington, Yarnton and Begbroke. Sites PR14 and PR27 are a haven for wildlife and need to be preserved.
PR-B-1127	David	Betts		11		PR14, PR20, PR27, PR32, PR29, PR34, PR49, PR118, PR125, PR178, PR194	Specifically object to any development on these sites and in particular allowing employment at sites. Strongly object to sites PR14 and PR27 where access is limited through a conservation area and provides a valuable amenity used by many.
PR-B-1213	Fleur	Hodgson		11		PR14, PR22, PR37	Strongly object to new housing being built at sites PR14, PR22 and PR37 due to loss of GB and open countryside. There would be an impact on local traffic and the risk of flooding if houses are built on the flood plain.
PR-B-0037	Clifford	Jones		11		PR14, PR27	Loss of GB, with well used footpaths and home to flora and fauna. Land floods.
PR-B-0150	Patrick and Julia	Marcks		11		PR14, PR27	Object to loss of views, and open countryside. Concerned for the impact on wildlife, drainage and local roads.
PR-B-0152	Henrietta	Batchelor		11		PR14, PR27	Sites PR14 and PR27 are wholly unsuitable, they are on GB land in an area of outstanding natural beauty, enjoyed by locals and visitors from a 25 mile radius. There has been serious flooding at Kidlington and these sites would increase the existing risk .The fields adjacent to the church support a rich diversity of wild life, and are in constant recreational use. The spire of St Mary's is a landmark and uninterrupted views of the spire rising above the surrounding fields have been part of the community for hundreds of years. Building here would be an act of vandalism. Oxford's problem should not be addressed by Kidlington becoming an annexe, the village is a thriving community with its own identity.
PR-B-0184	Roger	Prince		11		PR14, PR27	Sites 14 and 27 are similar to the substantial site K1081 identified under the 2013 SHLAA. Under the 2014 SHLAA most of the land was discounted. Reason being, too large and development would adversely affect the open space that protects the important relationship with the historic environment and countryside to the north. This reason still exists along with the risk of flooding. Any development on sites 14 and 27 would take away views and walks around Kidlington and impact on the wildlife. The Moors is unsuitable for large volumes of traffic and any addition to this would also increase noise and air pollution.

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PR-B-0260	Chris	Pack		11		PR14, PR27	It is a priority to retain these sites as undeveloped land and it's appalling and possibly immoral that farmland be used for housing. It is agricultural, provides attractive views and walks and important in terms of biodiversity. Declining bird species including the rare short-eared owl use the meadows along with large numbers of Roe Deer. These sites occupy a river terrace only just above flood plain. There is a history of flooding problems in The Moors after prolonged rainfall and parts of site PR14 are waterlogged. Traffic pressure would increase on The Moors.
PR-B-0447	Laura, John, Benito	Wainwright		11		PR14, PR27	Sites PR14 and PR27 north of The Moors are GB, much used by walkers and a valuable lung for Kidlington. These attractive meadows and woodland have been declared a national priority habitat for nature conservation and in the 1991 Inspectors report declared an area of "High Landscape Value". Many species including the protected Great Crested Newt and Badger setts can be found here along with some of our declining birds and wildflowers. This rep provides a detailed and lengthy objection to building on GB outlined by the Kidlington Framework Master plan.
PR-B-0673	Joyce M	Morris		11		PR14, PR27	Particularly object to the proposed development sites PR14 and PR27 at The Moors, which is crossed by footpaths and used by many. There are wonderful views and an abundance of wildlife. The pond alongside the footpath behind Homewell House would cause considerable foundation problems for any building. The traffic on the Moors is heavy and the road difficult to negotiate, any increase in traffic would add to this hazard.
PR-B-0680	Dr John	Maddicott		11		PR14, PR27	Object strongly to development on sites PR14 and PR27 it is in GB where there are restraints that CDC has undertaken to protect. They are widely used for recreational purposes by a great number from a wide area and have great aesthetic value. The fields constitute one of Kidlington's great 'lungs' that must be preserved for the whole community. The fields are medium grade agricultural land and a haven for wildlife. Many species of birds can be found there using the trees and hedges as nesting sites. Development would create an intolerable volume of extra traffic in pleasant residential roads.
PR-B-0681	Dr Hilary	Maddicott		11		PR14, PR27	Strongly object to building on sites PR14 and PR27 which are on protected GB. The fields with their paths and rights of way are used by many from as far away as Oxford. They provide a safe and quiet place to enjoy the views at no cost and with great benefit to health. The fields north of The Moors are a haven for wildlife and good quality agricultural land vital to securing food supplies for the future. Any increase in traffic would result in continual congestion, pollution and an increased risk of accidents. The Moors is limited to single traffic due to parked cars.
PR-B-0682	Felicity	Peacock		11		PR14, PR27	Particularly object to the development in sites PR14 and PR27 as the traffic generated on the quiet road would be intolerable. GB would be lost with its views and walks and have an impact on nature.
PR-B-0695	Mark	Bale		11		PR14, PR27	Particularly object to sites PR14 and PR27, the open space is a huge amenity close to large number of residents.
PR-B-0712	Sonya	Willoughby		11		PR14, PR27	Site PR14 and PR27 this is GB land. Concerns regarding flooding especially the effect this would have on residents of the Moors if this site was developed. Land is used for walking and is abundant with wildlife, the loss of this would effect the residents quality of life. Open countryside with a view of Old Kidlington's Church tower.
PR-B-0729	Tamara	Lucas		11		PR14, PR27	These areas form exceptionally popular walks between Old Kidlington and Hampton Poyle, and comprise well known countryside views of St Mary's Church and fields that would be ruined by development. The wildlife is unique to Oxfordshire and should be preserved. The roads are historic and not designed to support heavy traffic.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0764	Steven	Daggitt		11		PR14, PR27	Sites PR14 and PR27 unsuitable as they are part of GB and abut the Kidlington Church Street Conservation Area. Popular walking areas used by many. Such is the attraction of these fields that many people who do not live close to these areas travel to them on foot or by car to use them. They afford really attractive countryside for Kidlington, and provide irreplaceable views of Kidlington's historic, Grade 1 listed, parish church. The land is low-lying and concerns to increasing the flood risk for the surrounding community. The local roads have only a small capacity and increase to traffic is a serious road safety risk.
PR-B-0834	Eleanor	Williamson		11		PR14, PR27	Sites PR14 and PR27 are both situated in the GB. Concerns regarding the flood plain and the effects of the River Cherwell on St Mary's Church and fields behind. Excellent country walks as featured in Oxfordshire County Council's 'Oxfordshire Circular Walks' pass around these sites, these need preserving. Need to maintain character and integrity of the historic conservation area around St Mary's Church. Important areas for wildlife and the ecosystem. Development on these sites would impact the traffic flow of Kidlington. These sites make no sense.
PR-B-0891	Katherine	Simpson		11		PR14, PR27	Sites PR14 and PR27 are homes to many birds, deer and other wildlife building here would have an impact on their habitats. There would be loss to views, open spaces and walks. Additional traffic would be added to the already over congested area. No scope for extra schools and health services which are already stretched. Sites frequently flood and building would reduce drainage and increase flooding.
PR-B-0892	Richard	Simpson		11		PR14, PR27	Sites PR14 and PR27 are homes to many birds, deer and other wildlife building here would have an impact on their habitats. There would be loss to views, open spaces and walks. Additional traffic would be added to the already over congested area. No scope for extra schools and health services which are already stretched. Sites frequently flood and building would reduce drainage and increase flooding.
PR-B-1133	Philip	Towler		11		PR14, PR27	It is difficult to locate the individual sites on your web site, links should have been provided. Object to sites PR14 and PR27 which would ruin a beautiful and tranquil area valued by many for recreation. Proximity to the river Cherwell could increase the flood risk. The land is in the GB and local infrastructure could not support the development.
PR-B-1264	Drs	Slater and Harrison		11		PR14, PR27	Site PR14 and PR27 -object totally for any development on these sites. Due to the damage to GB, residents would be deprived of views and walking in the countryside. Would also be deprived of the green open spaces to exercise and maintain a healthy lifestyle. Important habitats for wildlife would be destroyed. There would be an increase to the traffic in the area which would destroy the tranquillity and identity of the area. This is reflected in objectives 7,8,9 and 13 of the Sustainability Appraisal. All of these objectives relating to the environment and land use show that development in these will have a significant negative impact.
PR-B-1286	Gary	Crone		11		PR14, PR27	GB behind The Moors concerns me. Many villagers use the beautiful fields everyday for dog walks. Wildlife will lose their natural habitat for ever. Migrating birds will lose a vital food source. Additional cars in the area will cause issue, the speed bumps have been put in place to prevent this from being used as a rat run. The Peartree Park and Ride should be used for housing over employment as the latter would not be aimed at local people and it is not protected by GB status!
PR-B-1306	Frank	Vreede		11		PR14, PR27	Sites PR14 and PR27 are fields used and enjoyed by many and visited by deer. The Moors is a small residential road and it is frightening to consider the impact of it becoming an access road for PR14. North Kidlington primary school is already oversubscribed with no possibility for expansion. There are no bus lanes through Kidlington and roads are congested.
PR-B-1309	Kate	Miklaszewska-Gorczyca		11		PR14, PR27	Sites PR14 and PR27 are of particular concern due to the implications of flooding and drainage in these areas.

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PR-B-1311	Keith E	Stratford		11		PR14, PR27	Sites PR14 and PR27 are both strongly objected to development due to the loss of GB. Also the countryside has some of the finest views across to St Mary's Church and beyond, it is cited as a major visual asset in the Cherwell Local Plan. There are well used scenic walks, the impact on nature would be disastrous. There would be an impact to local traffic, which could extend the rush hour congestion through Kidlington, which increases pollution and adds to journey times in and out of Oxford.
PR-B-1324	Katie L	Stratford		11		PR14, PR27	Sites PR14 and PR27 are both strongly objected to development due to the loss of GB. Also the countryside has some of the finest views across to St Mary's Church and beyond, it is cited as a major visual asset in the Cherwell Local Plan. There are well used scenic walks, the impact on nature would be disastrous. There would be an impact to local traffic, which could extend the rush hour congestion through Kidlington, which increases pollution and adds to journey times in and out of Oxford.
PR-B-0676	John F	Morris		11		PR14, PR27	A number of new developments along The Moors has already created considerable traffic problems so development at site PR14 would inevitably mean more traffic and disruption. Use of site PR27 would either mean more traffic joining the very congested main road or adding to the Moors traffic problems.
PR-B-0151	Prof John	Batchelor		11		PR14, PR27, PR32	Sites PR14, PR27 and PR32 are wholly unsuitable, they are on GB land in an area of outstanding natural beauty, enjoyed by locals and visitors from a 25 mile radius. There has been serious flooding at Kidlington and these sites would increase the existing risk .The fields adjacent to the church support a rich diversity of wild life, and are in constant recreational use. The spire of St Mary's is a landmark and uninterrupted views of the spire rising above the surrounding fields have been part of the community for hundreds of years. Building here would be an act of vandalism. Oxford's problem should not be addressed by Kidlington becoming an annexe, the village is a thriving community with its own identity.
PR-B-0201	Dr Catherine	Grebenik		11		PR14, PR27, PR32	Particularly object to sites PR14, PR27 and PR32 which are areas used by walkers but also part of Cherwell's flood plain. These meadows absorb thousands of gallons of water and are frequently partially flooded. Drainage of foul water from Church Street is already a problem with drains overflowing.
PR-B-0731	Ioana	Davies		11		PR14, PR27, PR32	Sites PR14, PR27 and PR32 have been identified as areas of beautiful open space with far reaching views. Have substantial amounts of wildlife and are used for recreation by many people from within Kidlington and the surrounding area. Site PR14 is subject to flooding. I have seen up to 6 inches of standing water on these fields.
PR-B-0807	Justin	Scroggie		11		PR14, PR27, PR32	Particularly object to site PR14, PR27 and PR32 as these are GB and conservation areas. The access to open countryside is critical to health and well-being. If it is acceptable to build on beautiful and historic land than it is acceptable to build in areas within Oxford, such as Port Meadow, the University Parks and other green spaces. The sites around Kidlington are prone to flooding, there are old streams and aquifers beneath this land, adversely affect any new homes built upon them.
PR-B-0882	Julia	Trowles		11		PR14, PR27, PR32	Sites PR14, PR27 and PR32 concerns regarding flooding in the River Cherwell floodplain and its effect to the designated Lower Cherwell valley Conservation Target Area. In the Lower Cherwell Valley CTA area and the St Mary's Field Nature Reserve, there is a significant bird population who's habitats would be under threat.
PR-B-0883	Peter	Trowles		11		PR14, PR27, PR32	Sites PR14, PR27 and PR32 concerns regarding flooding in the River Cherwell floodplain and its effect to the designated Lower Cherwell valley Conservation Target Area. In the Lower Cherwell Valley CTA area and the St Mary's Field Nature Reserve, there is a significant bird population who's habitats would be under threat.
PR-B-0890	Chris	Dicks		11		PR14, PR27, PR32	Sites PR14, PR27 and PR32 are located in prime GB and largely unspoilt countryside with accessible well used footpaths. Development would affect the rural setting and road access to The Moors is poor.

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PR-B-1102	James and Kate	Hamilton		11		PR14, PR27, PR32	Development in sites PR14, PR27 and PR32 would destroy one of the finest historic landscapes in the county, with an ancient network of well used tracks and views of listed buildings.
PR-B-1123	Paul	Mayhook		11		PR14, PR27, PR32	Fields at sites PR14, PR27, and PR32 provide a substantial buffer between Kidlington and the river Cherwell required to cope with winter rainfall.
PR-B-1327	John	Pilgrim		11		PR14, PR27, PR32	Sites PR14, PR27 and PR32 are particularly unsuitable for development. They are in the GB and include ancient meadow with rich and diverse flora and fauna some of which are protected under the Wildlife and Countryside Act 1981. The area has a high water table which is prone to flooding and there is a serious flood risk in the adjacent conservation area if land is developed. There are existing drainage problems due to damaged and inadequate Victorian drains. The fields are an important amenity for residents and visitors providing walks and views. Development of these sites would have a damaging effect on the conservation area and the setting of listed buildings.
PR-B-0967	Eileen	Bloomer		11		PR14, PR27, PR32, PR38, PR39, PR41, PR49, PR50, PR91, PR118, PR122, PR123, PR124, PR125, PR167, PR168, PR177, PR178, PR194, P195.	Sites PR14, PR27, PR32, PR38, PR39, PR41, PR49, PR50, PR91, PR118, PR122, PR123, PR124, PR125, PR167, PR168, PR177, PR178, PR194 and, P195 which have been identified around Kidlington. The rep. has provided a lengthy and detailed objection to the use of these sites. Stating the loss of GB, open countryside, views, well utilised walks along with the impact on nature. Flooding, drainage and the pumping station. Increase to traffic, the effect on public transport and air pollution. The impacts to local infrastructure.
PR-B-1330	N M	O'Mahoney		11		PR14, PR27, PR32, PR38, PR39, PR41, PR49, PR50, PR91, PR118, PR122, PR123, PR124, PR125, PR167, PR168, PR177, PR178, PR194, P195.	The rep. has provided a lengthy and detailed objection to the use of these sites. Stating the loss of GB, open countryside, views, well utilised walks along with the impact on nature. Flooding, drainage and the pumping station. Increase to traffic, the effect on public transport and air pollution. The impacts to local infrastructure.
PR-B-1313	Helen	Broxap		11		PR14, PR27, PR34	Sites PR14, PR27 and PR34 are also of particular concern as have concerns about building on the flood plain. Encroaching on the precious wildlife, and outstanding walks that can be found in the St Mary's fields area leading up to Thrupp.
PR-B-0267	Carole	Pack		11		PR14, PR27, PR37	These sites need to preserved as countryside.

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PR-B-1309	Kate	Miklaszewska-Gorczyca		11		PR14, PR27, PR49, PR34, PR126, PR91, PR24, PR74, PR23, PR194, PR48, PR51	Sites PR14, PR27, PR49, PR34, PR126, PR91, PR24, PR74, PR23, PR194, PR48 and PR51 are of particular concern due to the loss of GB, open countryside, views, walks and the impact to nature. There will also be an impact on the local traffic.
PR-B-1143	Dr Pamela	Roberts		11		PR14, PR32	Object to sites PR14 and PR32 in Kidlington as this area is of great value as an open space of beauty. To build here would destroy the open field system near St Mary's Fields and should not be allowed.
PR-B-0888	Haidrun	Breith	Berks, Bucks and Oxon Wildlife Trust	11		PR140	This site appears overgrown and is likely to have developed ecological interest over time. Whilst generally support development to be located within the urban area rather than sprawling into the countryside are concerned about the loss of this site for biodiversity and people. Consider that this site could form an important element of a GI network for the town providing a green link between town and countryside.
PR-B-0937	Philip	Rawle	Greenlight Developments	11		PR140	Greenlight Developments interests relate to site PR140 at Skimmingdish Lane, Bicester.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR140	The RAF Bicester Conservation Area lies just to the north of this site. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.
PR-B-0888	Haidrun	Breith	Berks, Bucks and Oxon Wildlife Trust	11		PR141	This site is entirely on the Gavray Drive LWS. Consider this allocation wholly inappropriate not only as it is clearly against policy but also as this site forms part of an important existing and proposed open space connection between the town and the countryside. The site is an important element in the Bicester 12 application (currently under consideration), which proposes to connect this site via a Nature Conservation Area with the LWS to the east ('Meadows NW of Blackthorn Hill'). This green connection is essential to make the development on Bicester 12 acceptable in ecological terms. As such development on this site will not only directly affect the designation and existing wildlife interest but would completely undermine any strategic work that is currently going on. In addition the site is located in the Upper Ray CTA and any development should not compromise the aims and objectives of the CTA. Strongly object to this allocation.
PR-B-1003	Simon	Turner	Launton Parish Council	11		PR141	Site PR 141 is not sympathetic with the proposed Wrethwick Green development and, by bringing Bicester housing so close to Launton, threatens coalescence.
PR-B-1013	Dominic	Woodfield	Bioscan (UK) Ltd	11		PR141	Dominic Woodfield on behalf of Bioscan is promoting this site as a strategic site for housing development. The Council should be consider it as an expansion to Bicester 12, not to increase the amount of developable land under this policy but to deliver environmental gains and as an enabling development under this policy.Has provided a detailed explanation.
PR-B-1143	Dr Pamela	Roberts		11		PR141	Strongly object to development on site PR141. It is protected under policies ESD10 and ESD11 of CDC's adopted plan 2015 as it is land known to be of high nature conservation importance. PR141 is part of Gavray Meadows Local wildlife Site that provides a wildlife corridor and is part of the Ray Conservation Target Area.
PR-B-0962	Dr Judith A	Webb		11		PR141, PR142	Nearness to Gavray Drive LWS meadows is a concern and constraint at site PR141 and PR142. These are not shown on the maps. Isolated wildlife sites lose species, there needs to be a wide green wildlife corridor preserved and protected. These fields are a support system for the LWS of Gavray Drive meadows.
PR-B-0204	Peter	Beasley		11		PR142	Although site PR142 is referred to as Bicester it is on the Launton side of Charbridge Lane and development would see the green space between Launton and Bicester disappear. It is important to maintain the village identity and keep Launton separate from Bicester.
PR-B-1003	Simon	Turner	Launton Parish Council	11		PR142	Site PR142 develops Bicester outside of the ring road and would cause an unacceptable likelihood of coalescence with Launton.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1013	Dominic	Woodfield	Bioscan (UK) Ltd	11		PR142	Promoting this site as a strategic site for housing development in tandem to site PR141 north of the railway. If there is genuinely no prospect of the part of the Local Wildlife Site represented by PR141 being secured by being bound legally (e.g. by means of a S106) to Bicester 12 (i.e. through LP Part 2), then the northern promotion site PR142 provides an alternative and in fact more direct (in ownership terms) means to secure the appropriate protection and future security of PR141 as green space, in accordance with policies ESD10, 11 and 13. Any policy allocating development to PR142, north of the railway, should therefore include delivery of the commitment to securing the future of PR141, south of the railway, as undeveloped land and a secured continuation of the Gavray Meadows LWS. Has provided a more detailed statement in the representation.
PR-B-0888	Haidrun	Breith	Berks, Bucks and Oxon Wildlife Trust	11		PR144	Generally welcome the use of inner urban sites for development but are concerned about the resulting loss of open space to development. Bicester has little existing publicly available open space and are concerned about the loss of this recreational site. In addition, the site forms part of one of few green links through the town (located along a stream) and should be considered as part of the GI network.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR144	The RAF Bicester Conservation Area lies just to the north-east of this site. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.
PR-B-1143	Dr Pamela	Roberts		11		PR144	Object to site PR144 being developed as it is an important part of Bicester's green infrastructure. It is a valuable asset to the community providing a green lung, sports area and views which should be protected under policy ESD15. Pollution levels on the Oxford Road are currently higher than recommended.
PR-B-0956	Mark	Recchia	Banbury Town Council	11		PR146	This site does not provide strong road connections with Oxford both road and rail. It would increase road traffic within Banbury and further decreasing connectivity between the town and Banbury.
PR-B-1280	Peter	Offord	Banbury and North Oxon Ramblers	11		PR146	Object to the development of this site because it would degrade the countryside and the bridleways and footpaths along this site would be affected.
PR-B-0204	Peter	Beasley		11		PR147	Site PR147 is unsuitable for development as it consists of greenfield land, beyond the built-up limits of Launton and within open countryside. It would deliver a disproportionate level of growth unsupported by local services and facilities contrary to longstanding policy parameters for the threshold for developments in Service Villages. Travel patterns that are reliant on cars would increase.
PR-B-1003	Simon	Turner	Launton Parish Council	11		PR147	Site PR147 is unsuitable because of the transport infrastructure deficiencies in Station Road, and the crossroads with the Bicester Road, Launton.
PR-B-1152	Helen	Pattison		11		PR147, PR148	This rep makes reference to C262 in Cherwell Local Plan. Sites PR147 and PR148 are in Launton a small Cat A village and neither of the developments would be minor. Both sites extend the built up limits and are below the target build for strategic developments. PR148 4.75 ha of the site has been rejected by CDC (SHLAA ref 029) as being unsuitable for development. PR147 only 2.12 ha is quoted as developable. At site PR148 a significant proportion of the site is in Flood Zone 3 and the Ray Conservation area. As these new home are intended to alleviate Oxford's shortage they should be sited close to the city to keep In line with the Local Transport Plan to reduce traffic pressure.
PR-B-0042	Vivien	Armstrong		11		PR148	This rep provides a detailed and lengthy objection to PR148, Land at Blackthorn Road, Launton. The primary reasons are that it has previously been rejected by CDC, does not meet the minimum requirement for a strategic development site and would include development of flood zone 3 and the Ray conservation Target area. Photo provided to illustrate the point. Additional concern with regards to local services, facilities and increased traffic.

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PR-B-0045	Mark	Ford-Langstaff		11		PR148	This rep provides a detailed and lengthy objection to PR148, Land at Blackthorn Road, Launton. The primary reasons are that it has previously been rejected by CDC, does not meet the minimum requirement for a strategic development site and would include development of flood zone 3 and the River ay Conservation Target area. Photo provided to illustrate the point. Additional concern with regards to local services, facilities and increased traffic.
PR-B-0203	John	Hayes		11		PR148	Object to the inclusion of PR148 land at Blackthorn Road being included as the majority of this lies in a zone 3 flood area and falls within the Ray Conservation area. The existing building plans for Bicester and surrounding area are likely to put presume on this flood zone. In 2014 CDC rejected an area (ref LA029) which consists of much of the same areas as unsuitable for development under the Strategic Housing Land Availability Assessment. The size of the area not previously rejected is only just over 0.6 acres, too small to be considered a strategic development. Any development would be out of character with the village and would add traffic to the village roads (which pass a primary school without a crossing) and the dangerous crossroads of Blackthorn, Station Road and West End.
PR-B-0204	Peter	Beasley		11		PR148	This rep provides a detailed and lengthy objection to PR148, Land at Blackthorn Road, Launton. The primary reasons are that it has previously been rejected by CDC, does not meet the minimum requirement for a strategic development site and would include development of flood zone 3 and the Ray conservation Target area.
PR-B-0859	Gary	Page		11		PR148	This rep. has provided a detailed and lengthy objection in the strongest possible terms to the development on site PR148 described as land at Blackthorn Road. Three primary reasons for the objection of the site. Already rejected by CDC. Does not meet the minimum requirements for a Strategic Development site. Majority of the site is in Flood Zone 3 and the Ray Conservation Target Area. The rep. has provided images of SHLAA and Flood Zones 2014, a map of site PR148 and a picture of flooding at site PR148.
PR-B-1003	Simon	Turner	Launton Parish Council	11		PR148	Site PR 148 is mainly a flood plain and, if you remove the areas that are unsuitable for development because of this, the remainder of the site no longer meets the site size threshold.
PR-B-1352	Liz	Boden	Pegasus on behalf of Richborough Estates	11		PR148	No proper analysis or assessment can be made of which options, or combinations of options, would achievethe 4,400 homes required. Note that land at Grange Farm is listed as a potential strategic site in Option E, and this inclusion is welcomed. The revised area for this site is now 5.92 Ha. Reference is made to Table 15 of the Options Consultation Document showing the relationship of sites to the Oxfordshire Growth Board Spatial Options. These sites are within areas A and B and the majority in the GB and some sites have potential constraints. Although some of these sites were ranked and rejected sites by the OGB, they are included within Options A and B, which gives rise to questions over the suitability and deliverability of these sites, highlighting the need for CDC to consider other sites beyond Options A and B.
PR-B-0888	Haidrun	Breith	Berks, Bucks and Oxon Wildlife Trust	11		PR149	This site adjoins or comes close to the Arncott Wood LWS, part of which is also designated as Ancient Woodland. Are concerned about direct and indirect impacts on this site (e.g. recreational pressure) and consider it important that any potential development retains a minimum distance of 50m to the woodland edge.
PR-B-0905	Theresa	Goss	Bloxham Parish Council	11		PR15	Concerned about the impact on the A361
PR-B-0786	Jane	Olds	Caversfield Parish Council	11		PR150	This site is labelled as Bicester, but is in Caversfield. It was requested as part of the Green Buffer to reduce the coalescence between Bicester/ Eco Town and Caversfield. The Green Buffer was rejected by the Inspector as there were other policies to protect it. Buildings on this land would be highly detrimental to the rural village of Caversfield and would be well outside the built up area of the village.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1146	DJ	French	Deddington Development Watch	11		PR153	This is a greenfield site outside built-up limits comprising very good quality (Grade 2) agricultural land. Hempton is a Category B settlement under Policy Villages 1. Hempton is not served by any form of public transport. Apart from the B4031 the other road links serving Hempton are unclassified roads. There are around 120 houses in Hempton with a current population around 285. A development of 67 houses (at 30 dph.) on site PR153 (5½ acres) would increase the population of this small settlement by over 50%.
PR-B-1162	Roger	Bellamy	Hornton Parish Council	11		PR153	Hempton - No facilities (not even a pub)
PR-B-1280	Peter	Offord	Banbury and North Oxon Ramblers	11		PR153	Object to the development of this site because it would degrade the countryside and the bridleways and footpaths along this site would be affected. This site is along nature reserves, local wildlife sites, Conservation Target Areas and general intrusion into the countryside.
PR-B-0153	Paul	Goulding QC		11		PR157	Noke is totally unsuitable as it's a small village and any significant number of additional houses would detrimentally alter the nature of this remote and historic village. Its infrastructure, services and amenities could not sustain any growth. It has no public transport.
PR-B-0907	Alison	Forfar		11		PR157	Why has site PR157 been included if this site has been categorised as unsustainable in two previous local plans. Nothing has changed to the village. Development would constitute village extension which has been previously refused. Your proposal would suggest that 200 homes could be added to a village that currently has 55 homes with no local infrastructure or transport links would be in any way sustainable. It would not.
PR-B-0910	Ken	Pelton		11		PR157	Site PR157 has been proposed as low density, and is sited so there is no additional traffic through Noke, but contributes to traffic flow in the surrounding area. I believe that there is a strong case for some additional housing in Noke, so that the community remains viable and attracts young families who are the life blood of the community. There are not a lot of services and amenities, an expansion would safeguard these and possibly enhance these for the future residents of Noke.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR157	This site is within the setting of the Romano-Celtic temple North of Woodeaton scheduled monument to the south-west. Any development of this site should have regard to this setting.
PR-B-0970	Ken	Martin	Noke Parish Meeting	11		PR157	Large development for a small village like Noke would be inappropriate. CDC's vision includes the need "to ensure that people have convenient, affordable and sustainable travel opportunities to the city". This site would be contrary to this vision with increased traffic and congestion, no public transport, lack of infrastructure and services. It is adjacent to an Nationally renowned bird sanctuary. It is the last remaining unspoilt hills in the area with important views and well used by walkers and cyclists. The Parish feels that the exceptional circumstances to release this site from the Green Belt would be difficult for the reasons mentioned above.
PR-B-1005	SP and SA	McQuillan		11		PR157	Site PR157 - Noke is a small village with only 55 houses that has a vibrant mix of residents. To build 100 houses would drastically impact the existing village. One of the finest hilltop views would be ruined. The site is not linked to the village and stands exposed and elevated on the busy B4027. There is no pub, shop public transport or community village hall. There is no rationale for any development on this site. Port Meadow destroyed many of the finest views in Oxford. Site PR157 falls into the category of environmental destruction.
PR-B-1162	Roger	Bellamy	Hornton Parish Council	11		PR157	Noke - Remote, no facilities, car access only

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1203	Su	Cheetham		11		PR157	Noke is a small no though village with no facilities and traffic congestion at the top of the hill. There is no public transport and the road infrastructure could not cope with building new houses. To triple the size of Noke would change the nature and character of the village and deprive residents of one of the last remaining unspoilt views, namely Noke Hill. CDC states that land can only be released from the GB if exceptional circumstances are demonstrated, this cannot be demonstrated when brownfield sites nearer the city could be developed. Noke's proximity to a Special Area of Conservation needs to be considered.
PR-B-1302	Clare	Creese		11		PR157	Site PR157 is an unsustainable choice for development. Noke is a tiny village of 55 houses with limited amenities. The site is on a very dangerous road with has experienced numerous serious accidents, more cars will only add to this. It is already problematic during the rush hour. The current infrastructure can not cope, there is no public transport from the village. What reassurance is there that these houses will be for the Oxford workers and not London or Birmingham commuters. The site is also close to the Special Area of Conservation, RSPB Otmoor Preserve and there would be a loss of the beautiful views. The Dr South Primary School in Islip is already at full capacity.
PR-B-0844	Peter J	Frampton	Framptons on behalf of EP Barrus	11		PR16	In order to ensure that the plan-led planning system can genuinely deliver the homes that are needed by Oxford a broader geographical spread of sites should be allocated. Such an approach will create a more robust delivery strategy for new homes. It is therefore submitted that site PR16 within Area of Search F (Former RAF Upper Heyford) should be allocated for housing. The site extends to 17.3 has and has the potential capacity of providing some 510 homes in a sustainable location within the Plan period.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR16	Abuts the Upper Heyford Conservation Area to the west and north. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.
PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council	11		PR16	Objects to the promotion of this site and any extension to RAF Upper Heyford
PR-B-0904	Jill	Grain		11		PR16, PR38, PR39, PR50, PR125, PR178	Sites PR16, PR38, PR39, PR50, PR125 and PR178 it is not acceptable to remove the natural break between Oxford and Kidlington. Development here would be suited to London commuters via Oxford Parkway rather than local employees.
PR-B-0882	Julia	Trowles		11		PR16, PR38, PR50	Sites PR16, PR38 and PR50 there would be a loss of open countryside and habitat, damage to the amenity value of the bridleway. Damage to the historic landscape setting of Water Eaton Manor.
PR-B-0883	Peter	Trowles		11		PR16, PR38, PR50	Sites PR16, PR38 and PR50 there would be a loss of open countryside and habitat, damage to the amenity value of the bridleway. Damage to the historic landscape setting of Water Eaton Manor.
PR-B-1333	Zoe	Christodoulou		11		PR16, PR38, PR50, PR49, PR122, PR123, PR178	Development of any of the sites between Kidlington and North Oxford particularly PR16, PR38, PR50, PR49, PR122, PR123 and PR178 would be completely inappropriate. Currently the traffic into Oxford or trying to join the ring road is at capacity during the daily rush hour. More people in the area would add to this pressure. There would be an impact on business due to the delays, seeing reduced footfall in the City. It would not reduce Oxford's need, as houses would be purchased by London commuters due to the new station. CDC have committed to keeping the green belt and this policy must be upheld.
PR-B-1278	Helena	Boyce		11		PR16, PR50, PR38, PR123, PR122, PR125, PR178, PR39, PR177, PR41, PR124	Sites PR16, PR50, PR38, PR123, PR122, PR125, PR178, PR39, PR177, PR4 and PR124. All of these sites would result in virtually no open space between Oxford and Kidlington, it would just be seen as urban sprawl.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR160	The RAF Bicester Conservation Area lies just to the north-east of this site. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.
PR-B-0019	Edward	Dowler	Middle Aston Parish Meeting	11		PR161	Strongly object to this site being allocated for residential development in the Local Plan Part 1 PR or Part 2. It is in an inappropriate location for residential development,. It would be contrary to Policy Villages 1, draft objectives and policies of the Mid-Cherwell Neighbourhood Plan. Middle Aston is a Category B Village with limited services and facilities, with no amenities of its own and lacks public transport services, footways or street lighting. The existing sewerage infrastructure cannot cope with the current level of development in the village. This proposal would be out of keeping with the character of the village, result in backland development, double the size of the village, be prominent in the landscape, harm the setting of the listed buildings and result in an inappropriate form of development that is unsustainable.
PR-B-1224	Theresa	Goss	Adderbury Parish Council	11		PR162	This site does not meet the criteria set out within this consultation, particularly for density of homes of 50 dwellings per hectare. Also in the absence of a proved housing need that cannot be met elsewhere (such as Areas A and B), this site would not comply with the current local plan policies with regard to location outside the built up settlement and landscape.
PR-B-0162	Robert	Lawrence	South Newington Parish Council	11		PR164	Land East of Sands Lane - This site does not offer a suitable development in a sustainable location. It does not meet the criteria in Policy Villages 2. The reasons why the site should not be allocated are based on the detailed matters of the planning application (16/00930/F) Refused - Public transport (488 - 2 buses on weekdays) until June 2017 - A361 (fast moving) Sands Lane (Single carriageway) - Oxfordshire County Council objection - PROW 355/1 - Conflict with adopted Cherwell Local Plan, South Newington Conservation Area (2014) - Loss of amenity, impact on heritage, wildlife and protected species, open space, grade 3 agricultural land. - Increase size of the village by 50% - existing infrastructure (roads, water, drainage, sewerage unable to cope with the proposed development - Factual errors in the submission on bus services, access, constraints, impact on heritage and wildlife assets, impact on conservation area, facilities and services, necessary infrastructure, etc.
PR-B-0897	Rob	Lawrence		11		PR164	Site PR164 is not a sustainable development location and not contribute to the principles of the Local Plan or meet the criteria for site allocation set out in "Policy Villages 2". Concerns to public transport in South Newington. No direct access to public highway, Sands Lane is a single carriageway road which should not be obstructed. Concerned with safety, access, turning areas, sustainable drainage, NPPF compliance. Conflict with existing plans and guidelines CDC Local Plan and national planning guidelines and the stated aims of the South Newington Conservation Area (2014). Impact to countryside and all wildlife. 50% increase to the houses and adds stress to the already stretched infrastructure. The rep. has stated that there are seven inaccuracies in the submission form which have been listed.
PR-B-1025	John and Margaret	Braithwaite		11		PR164	This rep. provides a very detailed and lengthy objection to the proposed development on site PR164. Incompatible for a category B village. Their concerns are with the compatibility with the Cherwell Local Plan Part 1, sustainability, facilities , public transport, sewage system and the size of the development. The rep. has also commented on factual errors and incorrect assumptions in the agent's submission form. Section 5 - constraints, section 6 - accessibility and section 7 - delivery and availability. The rep. has provided a quote taken from the 2016 winter edition of the South Newington newsletter with reference to this site.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0746	Adrian	White and 79 others	Petition with 80 signatories	11		PR166	Strongly object to the development of this site and consider them thoroughly unsuitable. Details of the site specific issues are discussed in detail in their representation.
PR-B-0831	Natasha	Eliot	Oxford Preservation Trust	11		PR167	This site must be assessed against the criteria on the main purposes of the Green Belt, Oxford's setting and flooding issues
PR-B-0960	M	O'Mahoney		11		PR167	Objects objects to the development of this site which is in the GB. Has discussed in detail the harm that would be caused to the rural character of Kidlington, harm to the GB, pressure on services and facilities, lack of infrastructure to support a large scale development, impact on the existing transport infrastructure and services, etc. in the representation.
PR-B-0962	Dr Judith A	Webb		11		PR167	Site PR167 will not provide affordable housing due to its proximity to Oxford Parkway.
PR-B-1085	Susan M	Rugg		11		PR167	Site PR167 is GB with no special case for building on it and the roads could not cope with the extra traffic.
PR-B-1123	Paul	Mayhook		11		PR167	Site PR167 includes the car park for Oxford Parkway so should not be on the list.
PR-B-1160	Christopher	Hardman	Wolvercote Neighbourhood Forum	11		PR167	Free-market housing here would very likely be occupied predominantly by London commuters rather than those working in Oxford. Part of the site is close to the railway and the A34. If developed together with site PR50 it would just be part of urban sprawl.
PR-B-1223	Judith	Johnson	Environment Agency	11		PR167	Approx. NGR at centre of site -SP4904810708; Watercourses - Watercourse at southern boundary
PR-B-1240	Suzanne	Willson-Higgins		11		PR167	Priority should be given to sites outside the GB and brownfield sites before considering GB locations, as set out in the NPPF. She has provided a more detailed statement in the representation and discussed the Green Belt Study carried out by Oxfordshire Growth Board in relation to this site.
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	11		PR167	This area is separated from Kidlington by major transport corridors forming significant landscape barriers, the Oxford Parkway development and the open fields. As it lies south of the village major new development is less likely to increase adverse traffic impacts in the village and will not directly impact on the valued intimate green environs of the village. Are concerned that new community and retail could compete with the viability of facilities in the village to the detriment of the improvements and investment identified as necessary in the recently approved Kidlington Masterplan (SPD)
PR-B-0033	Henry	Munday		11		PR168	Allow A34 widening and a canal bridge.
PR-B-0762	Elizabeth	Moore		11		PR168	Opposed to the development of this site within the Green Belt as it would result in urban sprawl and preserve the countryside and its landscapes and environment. The claim that development on this massive scale can be sanctioned as a legitimate 'exception' to the inviolability of the Green Belt must be challenged. The Government in its manifesto pledged to protect the Green Belt, and must be reminded of, and required to uphold, that undertaking. Has provided detailed comments on the increased traffic and congestion, inadequate infrastructure, loss of landscape and rural views, loss of the surrounding countryside damage to the natural environment.
PR-B-0831	Natasha	Eliot	Oxford Preservation Trust	11		PR168	This site must be assessed against the criteria on the main purposes of the Green Belt, Oxford's setting and flooding issues
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR168	This site abuts the Oxford Canal Conservation Area to the east. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.
PR-B-0960	M	O'Mahoney		11		PR168	Objects objects to the development of this site which is in the GB. Has discussed in detail the harm that would be caused to the rural character of Kidlington, harm to the GB, pressure on services and facilities, lack of infrastructure to support a large scale development, impact on the existing transport infrastructure and services, etc. in the representation.
PR-B-0962	Dr Judith A	Webb		11		PR168	Run off or contamination could go into Kingsbridge Brook which runs to Oxford Meadows SAC. The possible hydrological link between site PR168 and the SAC needs to be assessed and valuated for potential harm. sites near to housing with ageing sewers always have nitrate contaminated groundwater.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1160	Christopher	Hardman	Wolvercote Neighbourhood Forum	11		PR168	This is an isolated site with restricted access from A44 and not good for housing.
PR-B-1162	Roger	Bellamy	Hornton Parish Council	11		PR168	Kidlington - Remote, No facilities, Flood Risk
PR-B-1223	Judith	Johnson	Environment Agency	11		PR168	Approx. NGR at centre of site -SP4886111290; Flood Zone 2 or 3 -FZ3 at north of site (access to road network?); Watercourse - Canal forms eastern boundary; main river forms western boundary
PR-B-1298	James	Jocelyn		11		PR168, PR177, PR41, PR124	One wonders what was the purpose of the Green Belt Study in the context of this housing development plan, if 'exceptional circumstances' may override an outstanding GB contribution in any case? For example OX22 has scored low on its potential to protect from urban sprawl due to the A40, A34 and railway line being considered barriers to the spread of Oxford. These contentions have already been disproved by the results of the Call for Sites in the Partial Review. The cited 'significant and durable barrier to the spread of Oxford into the parcel' is apparently no barrier at all, as parcels 168, 177, 41 and 124 all lie north of the A34 and A40. If they were to be approved for development, then this Green Belt area's 'Low' score could be considered a self-fulfilling prophecy.
PR-B-1298	James	Jocelyn		11		PR168, PR177, PR41, PR124, PR39, PR38, PR50, PR122, PR123, PR38, PR50, PR16, PR178, PR20, PR126, PR34, PR92	All of these sites are of primary importance to maintaining the separation of settlements.
PR-B-0956	Mark	Recchia	Banbury Town Council	11		PR17	Residential use on this site would lead to the isolating communities on this site and would result in increased car journeys and congestion on the roads.Industrial/employment uses should be explored.
PR-B-0746	Adrian	White and 79 others	Petition with 80 signatories	11		PR171	Strongly object to the development of this site and consider them thoroughly unsuitable. Details of the site specific issues are discussed in detail in their representation.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR171	This site may be within the setting of the Steeple Aston Conservation Area to the south-east. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.
PR-B-0870	Stewart	Patience	Anglian Water Services Ltd	11		PR172	The available capacity at Water Recycling Centres (formerly known as sewage treatment works) for each site is within Anglian Water's area of responsibility, and is considered to have an impact on its infrastructure. Have not considered the cumulative impact of these developments on their existing infrastructure; therefore ask CDC that further consideration is given to the cumulative impact on existing water recycling centres as part of the preparation of the current review and that this is reflected in the expected timing of development sites. Sewerage network - foul (or used water) flows from growth will have an impact on its existing network. This will depend on the location, size and phasing. Initial assessment is undertaken when approached by developers on a site by site basis. This site is considered as asset encroachment. Have provide detailed explanation in their representation.
PR-B-0820	Liam	Ryder	Gladman Developments Ltd	11		PR176	This site at Sibford Road, Hook Norton has been granted planning permission at appeal. (application ref: 14/00844/OUT).
PR-B-0033	Henry	Munday		11		PR177	Allow A34 widening and a canal bridge.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0762	Elizabeth	Moore		11		PR177	Opposed to the development of this site within the Green Belt as it would result in urban sprawl and preserve the countryside and its landscapes and environment. The claim that development on this massive scale can be sanctioned as a legitimate 'exception' to the inviolability of the Green Belt must be challenged. The Government in its manifesto pledged to protect the Green Belt, and must be reminded of, and required to uphold, that undertaking. Has provided detailed comments on the increased traffic and congestion, inadequate infrastructure, loss of landscape and rural views, loss of the surrounding countryside damage to the natural environment.
PR-B-0831	Natasha	Eliot	Oxford Preservation Trust	11		PR177	This site must be assessed against the criteria on the main purposes of the Green Belt, Oxford's setting and flooding issues
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR177	This site abuts the Oxford Canal Conservation Area to the west. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.
PR-B-0960	M	O'Mahoney		11		PR177	Objects objects to the development of this site which is in the GB. Has discussed in detail the harm that would be caused to the rural character of Kidlington, harm to the GB, pressure on services and facilities, lack of infrastructure to support a large scale development, impact on the existing transport infrastructure and services, etc. in the representation.
PR-B-0962	Dr Judith A	Webb		11		PR177	Site PR177 will damage the wildlife corridor of the canal. The usefulness of canal banks as wildlife corridors is reduced with adjacent housing by disturbance, light and garden rubbish dumping
PR-B-0962	Dr Judith A	Webb		11		PR177	Housing at site PR177 may damage the adjacent green canal wildlife corridor, rain collects here and there is noise and pollution from major roads. This rep provides lengthy details of the impact development could have on Osney Mead hay meadow (BBOWT) part of the SAC and New Marston Meadows SSSI by changing access.
PR-B-0962	Dr Judith A	Webb		11		PR177	Object to site PR177 as residential development here has the potential to increase detrimental public access for recreation and dog walking on Oxford Meadows SAC meadow Osney mead, and Dukes Cut.
PR-B-1160	Christopher	Hardman	Wolvercote Neighbourhood Forum	11		PR177	A major road (A44) on the east side of the site would cause problems with sound and air pollution.
PR-B-1223	Judith	Johnson	Environment Agency	11		PR177	Approx. NGR at centre of site -SP4900411306; Flood Zone 2 or 3 -?FZ3 at north of site, near where site adjoins A44; Watercourse - Canal forms western boundary
PR-B-1240	Suzanne	Willson-Higgins		11		PR177	Priority should be given to sites outside the GB and brownfield sites before considering GB locations, as set out in the NPPF. She has provided a more detailed statement in the representation and discussed the Green Belt Study carried out by Oxfordshire Growth Board in relation to this site.
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	11		PR177	This area is separated from Kidlington by major transport corridors forming significant landscape barriers, the Oxford Parkway development and the open fields. As it lies south of the village major new development is less likely to increase adverse traffic impacts in the village and will not directly impact on the valued intimate green environs of the village. Are concerned that new community and retail could compete with the viability of facilities in the village to the detriment of the improvements and investment identified as necessary in the recently approved Kidlington Masterplan (SPD)
PR-B-0033	Henry	Munday		11		PR178	This is creep towards Oxford.
PR-B-0742	Keith and Hilary	Prince		11		PR178	Site PR178 would be sandwiched between two very busy roads, one being the A34. Concerns already over dangers of diesel fumes, increasing pollution. The site is not suitable for housing.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0762	Elizabeth	Moore		11		PR178	Opposed to the development of this site within the Green Belt as it would result in urban sprawl and preserve the countryside and its landscapes and environment. The claim that development on this massive scale can be sanctioned as a legitimate 'exception' to the inviolability of the Green Belt must be challenged. The Government in its manifesto pledged to protect the Green Belt, and must be reminded of, and required to uphold, that undertaking. Has provided detailed comments on the increased traffic and congestion, inadequate infrastructure, loss of landscape and rural views, loss of the surrounding countryside damage to the natural environment.
PR-B-0831	Natasha	Eliot	Oxford Preservation Trust	11		PR178	This site must be assessed against the criteria on the main purposes of the Green Belt, Oxford's setting and flooding issues
PR-B-0861	Tim	Perkins	TMP Planning Ltd on behalf of Gosford and Water Eaton PC	11		PR178	Note that this site has been promoted for circa 700 homes. This site is in the GB and forms an important role in preventing the merging of Kidlington/Gosford and Oxford. The site scores 'HIGH' in the GB study. Development in this area would significantly erode the Kidlington/Gosford gap.
PR-B-0959	Cllrs Neil and Maurice	Prestidge and Billington		11		PR178	Object to development on this site and considers that this site should be removed from the consultation process entirely because this site is in the Green Belt with no development on it at all. It offers a natural gap between Oxford and Gosford and Water Eaton, this is vital so that the village does not get swallowed up by Oxford.
PR-B-0960	M	O'Mahoney		11		PR178	Objects objects to the development of this site which is in the GB. Has discussed in detail the harm that would be caused to the rural character of Kidlington, harm to the GB, pressure on services and facilities, lack of infrastructure to support a large scale development, impact on the existing transport infrastructure and services, etc. in the representation.
PR-B-0962	Dr Judith A	Webb		11		PR178	Site PR178 is not suitable for development due to the pollution and noise to the A34.
PR-B-0962	Dr Judith A	Webb		11		PR178	Noise and air pollution from major roads would be a problem at site PR178.
PR-B-1024	Andrew	Hornsby-Smith		11		PR178	Supports the development of this site in conjunction with PR49 and considers that this site has a capacity to deliver a primary school.
PR-B-1158	Elizabeth	Leckie		11		PR178	Site PR78 is unsuitable for development. It has drainage problems, is often waterlogged and is next to the cemetery. High density housing would be inappropriate and insensitive near the cemetery which is best located in a quiet area that allows the bereaved space and privacy for contemplation. The GB is important for absorbing harmful air pollution and creating a gap between communities.
PR-B-1159	Tamsin	Leckie		11		PR178	Site PR78 is unsuitable for development. It has drainage problems, is often waterlogged and is next to the cemetery. High density housing would be inappropriate and insensitive near the cemetery which is best located in a quiet area that allows the bereaved space and privacy for contemplation. The GB is important for absorbing harmful air pollution and creating a gap between communities.
PR-B-1160	Christopher	Hardman	Wolvercote Neighbourhood Forum	11		PR178	This site has similar problems to sites PR38 and PR50 in that both are too close to major roads and would suffer from noise and air pollution, especially in spaces necessary for outdoor recreation.
PR-B-1223	Judith	Johnson	Environment Agency	11		PR178	Approx. NGR at centre of site -SP5020112601; Flood Zone 2 or 3 -? small area of FZ3 at north of site (unsure of site extent)
PR-B-1240	Suzanne	Willson-Higgins		11		PR178	Priority should be given to sites outside the GB and brownfield sites before considering GB locations, as set out in the NPPF. She has provided a more detailed statement in the representation and discussed the Green Belt Study carried out by Oxfordshire Growth Board in relation to this site.
PR-B-1262	Andrew	Gant	Oxford City Council Lib Dem Group	11		PR178	This site would not create coalescence of Oxford and Kidlington

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	11		PR178	This area is separated from Kidlington by major transport corridors forming significant landscape barriers, the Oxford Parkway development and the open fields. As it lies south of the village major new development is less likely to increase adverse traffic impacts in the village and will not directly impact on the valued intimate green environs of the village. Are concerned that new community and retail could compete with the viability of facilities in the village to the detriment of the improvements and investment identified as necessary in the recently approved Kidlington Masterplan (SPD)
PR-B-1307	Victoria	Campbell		11		PR178	Site PR178 development would have a significant detrimental effect on local traffic congestion making it impossible to leave Kidlington during rush hour by road. There would be a negative impact on the village character as the Kidlington roundabout is the "gateway" to Kidlington.
PR-B-1339	Dr Christopher	Wedge		11		PR178	Concerned as this is adjacent to Sainsbury's roundabout, this already suffers from traffic congestion during the rush hour. The traffic can queue so far back that buses can not reach the bus lane, so public transport becomes disputed. This will only get worse with the extra volume of cars trying to use this junction that come with the additional houses.
PR-B-0998	Lisa	Coulling		11		PR178, PR125	Sites PR178 and PR125 are walked in everyday where I enjoy the countryside and the variety of wild birds with my dog. The Bicester Road which leads to the area is in a bad state and in need of repair, it would not be able to cope with the extra traffic using it daily.
PR-B-0682	Felicity	Peacock		11		PR178, PR38, PR50, PR157	All of these sites will feed into the Oxford Road, south of Sainsbury's roundabout and will exacerbate the current traffic problems. GB would be lost with its views and walks and have an impact on nature.
PR-B-0739	G	Gelder		11		PR178, PR49, PR16	Sites PR178, PR49, PR16 would increase the pressure on roads.
PR-B-1224	Theresa	Goss	Adderbury Parish Council	11		PR18	This site does not meet the criteria set out within this consultation, particularly for density of homes of 50 dwellings per hectare. Also in the absence of a proved housing need that cannot be met elsewhere (such as Areas A and B), this site would not comply with the current local plan policies with regard to location outside the built up settlement and landscape.
PR-B-0011	Simon	Marsh	The Battlefields Trust	11		PR181	This site is likely to lie on the 1645 Islip Bridge battlefield. Site has local and national significance. There is likely to be surviving battlefield archaeology on the site which should be investigated. The LPA needs to establish whether the development of the site outweighs the public benefit of preserving this battlefield heritage.
PR-B-0033	Henry	Munday		11		PR181	Road and rail improvements needed.
PR-B-0970	Ken	Martin	Noke Parish Meeting	11		PR181	This proposal would be inappropriate for a small village like Noke and put unnecessary burden on the infrastructure services and facilities in the village.
PR-B-0985	Peter	Collins	Islip Parish Council	11		PR181	This site is in the Green Belt and on the edge of the Islip Conservation Area. The access of Mill Lane is narrow and is not suitable for development as it would result in increase in traffic problems in the village and the bridge.
PR-B-1223	Judith	Johnson	Environment Agency	11		PR181	Approx. NGR at centre of site -SP5222813877; Flood Zone 2 or 3 Fz3 adjoins SE boundary
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR181	This site contains the Islip Conservation Area abuts this site to the west, east and south. This end of Islip retains its historic settlement pattern as a row of houses which peters out and ends in a farm. To break this up with a new block of housing would be detrimental to the special interest, character and appearance of the Conservation Area. Therefore consider that this site should not be taken forward.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR181	The Islip Conservation Area abuts this site to the west, east and south. Any development on this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal. More comments in their representation.
PR-B-1012	Calum	Miller		11		PR181, PR55, PR21	Am strongly opposed to developments of sites PR181, PR55 and PR21, these are green field sites and with availability of a brownfield site, it would seem perverse to authorise development of these sites.

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PR-B-0041	David	Pratt		11		PR183	Site ref 183 is inappropriate as there has been 2 dismissed appeals here
PR-B-1006	Ruth	Powles	Kirtlington Parish Council	11		PR183	PR183 is inappropriate for most of the criteria in the consultation document, and because two appeals for housing on this site have been dismissed by two different Planning Inspectors. Arguments against this site raised at the Public Hearing are available in CDC.
PR-B-0156	Val	Colby	Berrys on behalf of Cancer Research UK	11		PR184	Support the allocation of site PR184. Adderbury is recognised as being a sustainable settlement for new development. This 6.7ha site could deliver up to 50 dwellings within a developable area of 2.3ha together with children's play space and parkland. The site fills a gap between existing development at Adderbury Close and Summers Close/Green Hill
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR184	Site is within the setting of the Adderbury Conservation Area and of the grade I listed Church of St Mary. This site should not be taken forward.
PR-B-1224	Theresa	Goss	Adderbury Parish Council	11		PR184	This site does not meet the criteria set out within this consultation, particularly for density of homes of 50 dwellings per hectare. Also in the absence of a proved housing need that cannot be met elsewhere (such as Areas A and B), this site would not comply with the current local plan policies with regard to location outside the built up settlement and landscape.
PR-B-0662	Stephen John and Jennifer	Bird		11		PR186	Object to the proposed development at PR186 as the parish of Bodicote has already provided a fair share of new housing. Langford Park, and two sites to the south 'blossom fields'. Site 186 has also flooded several times. The proposed access points at Water Lane and Austin Road are only a lane and bridleway. A further 50 households would have a detrimental effect as there are already many challenging areas within Bodicote with regards to traffic.
PR-B-1095	Val	Russell	Bodicote Parish Council	11		PR186	Objects to the promotion of this site for housing due to its impact on Bodicote. Have already lost a large portion of the Parish to the Longford Park development and currently there are 2 developments approved on the south part of the Parish at Blossom Fields. There is a risk of flooding with this site and it is not the most accessible. It would increase traffic through the village and Water Lane, which is a bridleway and not a street. It could be a precursor to more development.The Parish is already experiencing major traffic problems. Where will the infrastructure funding come from to deliver LTP4 and Masterplan.
PR-B-1233	Simon	Gamage	RPS Planning and Development on behalf of Mr R Bratt	11		PR186	No specific comments to make at this time other than in respect of site PR186, which is promoted by RPS on behalf of Mr Bratt, the site owner.
PR-B-0830	Nigel	Buttler		11		PR186, PR199	Totally opposed to any further development. Particularly object to site south of Wards Crescent, Bodicote PR186 and site PR199 Wykham Park Farm, both have an adverse impact on the village of Bodicote. Bodicote has recently lost a large area for development to Longford Park and Blossom Fields. Bodicote has taken more than its fair share of new development and should not be expected to provide housing for Oxford's inability to meet their housing numbers. Access to site PR186 - none of the three access roads indicated are adequate to serve development on this land. Development would create even further traffic problems. Site PR199 - development can only increase traffic using Wykham Lane, a road totally unsuitable for heavy volume of users.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR188	This site abuts the Upper Heyford Conservation Area to northwest. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.
PR-B-0033	Henry	Munday		11		PR19	Improvements on the road to A4260 needed.
PR-B-0856	David	Smith		11		PR19	Site PR19 the quarry at Bunkers Hill would be an interesting development opportunity.
PR-B-0888	Haidrun	Breith	Berks, Bucks and Oxon Wildlife Trust	11		PR19	This site allocation encompasses Shipton quarry SSSI and Bunkers Hill Quarry LWS in their entirety as well as additional areas of farmland. Are very concerned about the potential allocation of this site for development and the effects development will have on the interest of the SSSI and the LWS. The site is also located within the Lower Cherwell CTA. Allocation of this site should be resisted.

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PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR19	This site abuts the Oxford Canal Conservation Area to the south-east and the Hampton Gay, Shipton-on-Cherwell and Thrupp Conservation Area beyond. It is also within the setting of the grade II listed Shipton Lift Bridge and the grade II bridge at Shipton Weir and close to Hampton Gaye (listed and scheduled) and its church (highly graded listing). The isolation of this group is very evocative and contributes to the significance of this historic group by helping tell the story of the decline and depopulation of this settlement. Development of the part of this site to the east of the railway line may be visible from Hampton Gaye and compromise this sense of isolation. A site visit needs to be made to investigate further and the impact of development on the setting of all these historic assets should be assessed as part of any further consideration of this site, with reference to the conservation area character appraisals.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR19	This site abuts the Oxford Canal Conservation Area to the south-east and the Hampton Gay, Shipton-on-Cherwell and Thrupp Conservation Area beyond. It is also within the setting of the grade II listed Shipton Lift Bridge and the grade II bridge at Shipton Weir. Any development of this site should have regard to the setting of these designated heritage assets, with reference to the conservation area character appraisals.
PR-B-0962	Dr Judith A	Webb		11		PR19	There are biodiversity constraints to developing this site PR19 due to the rare wetland habitat and its margins. There are clean water pools, which is an incredibly rare resource in the nitrate polluted countryside of today.
PR-B-1017	Oliver	Burton-Taylor	Simply Land (Oxford) Ltd	11		PR19	Object as unsustainable location and the scale of infrastructure required makes this site unviable
PR-B-1223	Judith	Johnson	Environment Agency	11		PR19	Approx. NGR at centre of site - SP4786817116; Flood Zone 2 or 3 - FZ3 at east of site. Watercourses - Lakes on site. Main river forms eastern boundary; SSSI - Rushy Meadows SSSI Shipton-on-Cherwell and Whitehill Farm quarries SSSI on site
PR-B-0924	Jan	Molyneux	Molyneux Planning for SBPC on behalf of Earthline Ltd and U-Stay Ltd	11		PR19, PR29	Shipton Quarry will provide an excellent opportunity for a mixed use 'garden village' development with potential for a variety of house types, sizes and scales, set within a unique landscape structure. In addition the site will provide potential employment land to serve either the development proposal or the surrounding area. The rep goes on to describe the types of facilities that could be provided. The development area could also link with Shipton-on-Cherwell and there is the opportunity to build a small development in the village. There are no other significant sites nominated on previously developed land.
PR-B-0786	Jane	Olds	Caversfield Parish Council	11		PR190	Not supported by the Parish Council since 2009. The infrastructure and services are not adequate to support 480 dwellings, with an additional 900 dwellings it would make it worse. This site is a long way from any form of public transport, pedestrian and vehicular access in to both Fringford Road and the Buckingham A4421 difficult. The narrow rural Fringford Road is not suitable for additional traffic and access onto the Buckingham Road would be dangerous.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR191	This site abuts the Upper Heyford Conservation Area to the north. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.
PR-B-0033	Henry	Munday		11		PR194	Airport could be Park and Ride.
PR-B-0762	Elizabeth	Moore		11		PR194	Opposed to the development of this site within the Green Belt as it would result in urban sprawl and preserve the countryside and its landscapes and environment. The claim that development on this massive scale can be sanctioned as a legitimate 'exception' to the inviolability of the Green Belt must be challenged. The Government in its manifesto pledged to protect the Green Belt, and must be reminded of, and required to uphold, that undertaking. Has provided detailed comments on the increased traffic and congestion, inadequate infrastructure, loss of landscape and rural views, loss of the surrounding countryside damage to the natural environment.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0888	Haidrun	Breith	Berks, Bucks and Oxon Wildlife Trust	11		PR194	This site adjoins Langford Meadows LWS raising concerns about direct and indirect impacts on this site, which might compromise the ecological interest of this site. An appropriate buffer will need to be provided should the site be considered further.
PR-B-0962	Dr Judith A	Webb		11		PR194	Site PR194 is west of a local wildlife site of wet rushy grassland important to wetland birds and with diverse flora. Development here would be detrimental and I strongly object.
PR-B-1223	Judith	Johnson	Environment Agency	11		PR194	Approx. NGR at centre of site -SP4782415260; Watercourses - River adjoins southern part of eastern boundary
PR-B-1345	Nick	Alston	Bilfinger GVA on behalf of Oxford Aviation Services Ltd	11		PR194	This site falls within the Safeguarding Area. The operator of LOA has confirmed that the erection of any buildings on this site would be unacceptable as this would conflict with aircraft approach to the runway (safety grounds). The erection of buildings on other sites within the Safeguarded Area would require appropriate controls to be imposed that limit heights in order to be acceptable (for the purposes of policy-preparation recommend assuming the benchmark heights defined on the Safeguarding Map, which would require refinement at the planning application stage via detailed testing). This should be read in conjunction with their earlier representation dated 11th March 2016 and 6th July 2016, in particular the 'London Oxford Airport Sustainable Development Opportunity, Position Paper' (dated March 2016).
PR-B-0033	Henry	Munday		11		PR195	Airport could be Park and Ride.
PR-B-0762	Elizabeth	Moore		11		PR195	Opposed to the development of this site within the Green Belt as it would result in urban sprawl and preserve the countryside and its landscapes and environment. The claim that development on this massive scale can be sanctioned as a legitimate 'exception' to the inviolability of the Green Belt must be challenged. The Government in its manifesto pledged to protect the Green Belt, and must be reminded of, and required to uphold, that undertaking. Has provided detailed comments on the increased traffic and congestion, inadequate infrastructure, loss of landscape and rural views, loss of the surrounding countryside damage to the natural environment.
PR-B-0960	M	O'Mahoney		11		PR195	Objects objects to the development of this site which is in the GB. Has discussed in detail the harm that would be caused to the rural character of Kidlington, harm to the GB, pressure on services and facilities, lack of infrastructure to support a large scale development, impact on the existing transport infrastructure and services, etc. in the representation.
PR-B-1223	Judith	Johnson	Environment Agency	11		PR195	No obvious constraints, but site is currently shown on map as business park/telecommunication depot, and adjoins airport. Any potential for contamination? Approx. NGR at centre of site - SP4767115265
PR-B-1345	Nick	Alston	Bilfinger GVA on behalf of Oxford Aviation Services Ltd	11		PR195	This site falls within the Safeguarding Area. The operator of LOA has confirmed that the erection of any buildings on this site would be unacceptable as this would conflict with aircraft approach to the runway (safety grounds). The erection of buildings on other sites within the Safeguarded Area would require appropriate controls to be imposed that limit heights in order to be acceptable (for the purposes of policy-preparation recommend assuming the benchmark heights defined on the Safeguarding Map, which would require refinement at the planning application stage via detailed testing). This should be read in conjunction with their earlier representation dated 11th March 2016 and 6th July 2016, in particular the 'London Oxford Airport Sustainable Development Opportunity, Position Paper' (dated March 2016).
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR196	This site is adjacent to the site of an Iron Age Romano-British settlement and Roman Road. Although neither are scheduled, any development of this site should have regard to the setting of these heritage assets.
PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council	11		PR196	Objects to any extension to NW Bicester Eco Town
PR-B-1162	Roger	Bellamy	Hornton Parish Council	11		PR198	Banbury - Flood Risk, bounded by M40 and Rail Line
PR-B-0905	Theresa	Goss	Bloxham Parish Council	11		PR199	Concerned about the impact on the A361

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PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR199	The site is within the setting of the grade II listed Wykham Farmhouse. This is one of a number of proposed sites containing or near to isolated listed farmsteads, which would be surrounded by development if these sites were allocated, which in turn is likely to have a major impact on their significance. Their historical interest is often bound up in the relationship with the land from them and their aesthetic value is often enhanced by an isolated rural setting. We suggest that an analysis of the impact of development on the significance of the farmstead is undertaken and feeds into the consideration of any sites taken forward. Any development of this site should have regard to this setting.
PR-B-1095	Val	Russell	Bodicote Parish Council	11		PR199	Objects to the promotion of this site for housing due to its impact on Bodicote. They have already lost a large portion of the Parish to the Longford Park development and currently there are 2 developments approved on the south part of the Parish at Blossom Fields. This site is considered as a major problem. Vehicles will use Wykham Lane, which is narrow, winding, country lane, already in a poor condition and subject to near misses. It is not appropriate to build here and use Wykham Lane to enter and exit the site.
PR-B-1280	Peter	Offord	Banbury and North Oxon Ramblers	11		PR199	Object to the development of this site because it would degrade the countryside and the bridleways and footpaths along this site would be affected. This site is along nature reserves, local wildlife sites, Conservation Target Areas and general intrusion into the countryside.
PR-B-1108	Tom	Hockaday		11		PR199, PR20	Site PR199 is pleasant, rural agricultural land unsuitable for housing, especially as there are already plans for 3000 houses south of Banbury. When permission was granted for development to the north of PR199 it agreed to preserve the country lane aspects of Wykham Lane. There is a risk of merging Bodicote with Bloxham. Site PR20 seems ideal to boost the growth potential for the high tech sector at Begbroke Science Park.
PR-B-0033	Henry	Munday		11		PR20	Not east of Railway line.
PR-B-0240	Mrs Carole	Walton		11		PR20	Site PR20 is an excessively large site to develop for houses. Part of this site is liable to flooding and in Yarnton Road the water pressure is low and there are sewage issues elsewhere. A large development would increase pressure on these services. There appears to be no provision for extra schools or recreational facilities and health services are already at capacity.
PR-B-0241	Richard	Walton		11		PR20	Object strongly to development on GB around Kidlington, which is mainly unspoilt countryside, well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. Question the assumptions on job growth in Oxford.
PR-B-0643	L	Allen		11		PR20	Site PR20 Begbroke Science Park appears to be in GB so should not be developed on as agreed in the local plan. Further development would merge Begbroke, Yarnton and Kidlington thus losing their identities, increase traffic problems and add to unsafe conditions for bus users crossing the A44 without a pedestrian crossing. This area provides a wildlife corridor and supports thriving populations of different species including Water voles seen at Rowell Brook. New homes will bring cats and dogs which will impact on species currently thriving. It also contains agricultural land, gardening allotments and high quality walking which must not be lost.
PR-B-0655	Christina Mary	Shirley		11		PR20	The sites encompass whole villages affecting all residents and likely to cause traffic gridlock. Concerned about what measures will be taken to combat flooding as the A44 drains into Rowel Brook and gardens regularly flood.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0762	Elizabeth	Moore		11		PR20	Opposed to the development of this site within the Green Belt as it would result in urban sprawl and preserve the countryside and its landscapes and environment. The claim that development on this massive scale can be sanctioned as a legitimate 'exception' to the inviolability of the Green Belt must be challenged. The Government in its manifesto pledged to protect the Green Belt, and must be reminded of, and required to uphold, that undertaking. Has provided detailed comments on the increased traffic and congestion, inadequate infrastructure, loss of landscape and rural views, loss of the surrounding countryside damage to the natural environment.
PR-B-0782	Andrew and Emma	Mundy		11		PR20	Site PR20 has been identified as being adjacent to where I live in Begbroke. Concerns over the severe and regular flooding in Fernhill Road makes it unsuitable for houses. Building here would have a very detrimental effect on all the surround properties which is totally unjust.
PR-B-0789	Lynne	Whitley	Yarnton Parish Council	11		PR20	Object for policy reasons as the site is in the Green Belt. Policy ESD14 seeks to prevent coalescence of settlements and safeguards the countryside form encroachment. It plays a strong role in preventing the coalescence of Yarnton, Begbroke and Kidlington. Policy ESD13 seeks to secure the enhancement of the character and appearance of the landscape, particularly in urban fringe locations. Policy Villages 1 categorises Yarnton as Begbroke as category A villages. Thus only minor development, infilling or conversion is allowable in, or alongside these communities. Exceptional circumstances to allow development in the Green Belt cannot be demonstrated.
PR-B-0797	Clive	Booth	Oxford Civic Society Planning Group	11		PR20	This site appears next most appropriate based on the SA and ITP assessments. Although in the GB, it is assessed as much less critical in terms of contribution to its objectives as land in the GB. Oxford Canal provides opportunities for attractive landscape incorporation and recreation. In transport terms there is an opportunity for the re-construction on Kidlington Railway station (closed in 1960's) serving not only the new development, but the whole of Kidlington, on the Oxford - Banbury line; this would be well placed to improve the transport services of Oxford, whilst being less attractive to London commuters (since the route would be slower than from Oxford Parkway), hence housing at this location would be more likely to serve Oxford's need (rather than London's) than if placed elsewhere. OCS believes there is great potential for a development -related Swift Rail or tram-train dimension to be added to the local network. In addition to this they suggest making an initial release of parts of the site which are accessible to existing bus services on the A44.
PR-B-0847	Richard	Cutler	Bloombridge LLP	11		PR20	This is an exceptionally ambitious housing site. How will this site relate to the regeneration of Kidlington, and the village centre, or accessibility to Oxford? The University's previous position proposing just a 2.5ha extension to the science park is noted. Reference is made to the County wide GB Study undertaken by LUC.
PR-B-0862	Peter	Nicholson		11		PR20	Objects to development of this site for housing.Development would destroy the function of the GB and cause devastation to the historic character and setting of Begbroke village. Has raised concerns on a range of issues that have been discussed in detail in the representation.
PR-B-0881	James Kenneth	Jutton		11		PR20	Site PR20 if built upon would effectively destroy the individual village identities of Kidlington, Yarnton and Begbroke.
PR-B-0888	Haidrun	Breith	Berks, Bucks and Oxon Wildlife Trust	11		PR20	This site is a large development area especially together with sites PR23 and PR24. It adjoins the Lower Cherwell CTA and the Rushy Meadows SSSI raising concerns about direct and indirect impacts on the SSSI. Expect that any development in this area to retain a minimum buffer of 50m. Considering the overall quantum of development in the area are particularly concerned about cumulative impacts on the SSSI, which might compromise the condition and ecological interest of the site in the long term. In addition would expect development to provide enhancements in line with the CTA aims and objectives.

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PR-B-0906	Steve and Anne	Handsley		11		PR20	Site PR20 borders the Oxford Canal to the east of Kidlington. The canal runs through a semi-rural area, fields to the east and backing onto gardens to the west. Development would alter the character of the canal walks. The Environment Agency website shows that this area is prone to flooding, therefore housing should not be built here.
PR-B-0928	Stephanie	White		11		PR20	Objects to the development of this site. She considers that there are footpaths through these fields are very well-used by local people; the sense of space when walking through the fields has a very positive effect on people's wellbeing
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR20	This site includes the grade II listed Begbroke Hill Farmhouse and abuts the Oxford Canal Conservation Area to the east. The grade II listed Tudor Cottage is located just outside the site. Any development of this site should retain the Farmhouse and have regard to the setting of these assets, with reference to the conservation area character appraisal.
PR-B-0962	Dr Judith A	Webb		11		PR20	Strongly object to development at Site PR20 which closes the green gap between Yarnton and Kidlington, making one conurbation that will destroy the distinctiveness of the two villages. Ancient hedgerows could be lost at Sandy Lane to accommodate traffic and at Begbroke Lane. Wildlife corridors along the west bank of the canal would be lost and the wetland wildlife corridor of Rowel Brook. Development of site PR91 and PR20 would surround and isolate Rushy Meadow SSSI.
PR-B-0997	George	Thomas		11		PR20	Site PR20 it is totally unacceptable to build in a small village like Begbroke. I chose to live here because of this and also its great local community spirit. If had wanted to live in a larger village or town then would of chosen to do so. Choice will be taken away if you decide to build in this area.
PR-B-1024	Andrew	Hornsby-Smith		11		PR20	This site forms the gap between Kidlington, Yarnton and Begbroke. He highlights all the site constraints and landscape character and its relationship with Rushy Mead SSSI and Oxford Meadows in addition to the part the landscape plays for these communities. Has provided a criteria based assessment in his representation. Considers that if developed this site has a potential impact of destroying the separate identities of Kidlington, Yarnton and Begbroke.
PR-B-1032	David	Burson	JPPC on behalf of the Tripartite and the University of Oxford	11		PR20	Begbroke Science Park scores very highly in terms of transport as a potential development location to meet Oxford's unmet needs. The rep goes on to discuss and describe various transport options that are available. It concludes by stating that taken as a whole, the high potential for sustainable transport accessibility at Begbroke presents a sustainable location for housing and employment development that Cherwell and Oxford require to unlock their potential for low carbon economic growth.
PR-B-1032	David	Burson	JPPC on behalf of the Tripartite and the University of Oxford	11		PR20	The SHMA takes in to account the need to provide for employment growth. Hence there is a need to align policies and provision for housing and employment generating development in the partial review. There is a need to provide additional employment space at Begbroke Science Park both in relation to the needs which arise up to 2031 but also for those beyond the plan period. The provision of housing close to the Science Park for both key worker housing and to meet general housing needs would ensure an integrated development where the need to travel could be minimised and where provision is able to be explored which could include Park and Ride which are both car and railway based.
PR-B-1052	Andrew	Mundy		11		PR20	These fields and all of the properties in Fernhill road suffer from regular and serve flooding, making it unacceptable for development, building here would have a detrimental effect on all of the surrounding properties which is totally unjustified.
PR-B-1088	Bryan	Rugg		11		PR20	Object to site PR20 as it joins Kidlington to Yarnton causing both villages to lose their individual identities.
PR-B-1123	Paul	Mayhook		11		PR20	If site PR20 were developed then Kidlington, Begbroke and Yarnton would become one settlement. The land is in GB to prevent this from happening.
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	11		PR20	The development of this site would be contrary to green belt policy, which proposes "Protecting Green Belt Land" - extract from the NPPF (paragraphs 79 to 90)

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PR-B-1174	Ellis	Davies		11		PR20	Why was the University of Oxford's proposal to build a Park and Ride facility on the Begbroke Science Park, PR20 omitted from the consultation as this confirms that their intention is to build on all the GB land that separates Kidlington, Begbroke and Yarnton. The consequence of this is that GB will disappear and create an urban sprawl with loss of natural habitats and wildlife.
PR-B-1223	Judith	Johnson	Environment Agency	11		PR20	Approx. NGR at centre of site - SP4823313142; Flood Zone 2 or 3 - 2 and 3 in north and eastern part of the site. Extensive in east. Watercourses - Cross N part of site, adjoin E, and cross S part of site; SSSI - Rushy Meadows SSSI adjoins NE corner of site
PR-B-1229	Henry	Brougham		11		PR20	Any development at site PR20 should take account of the need to maintain a clear physical and visual separation between Kidlington, Begbroke and Yarnton. There should be a green corridor along the Oxford Canal.
PR-B-1240	Suzanne	Willson-Higgins		11		PR20	Priority should be given to sites outside the GB and brownfield sites before considering GB locations, as set out in the NPPF. She has provided a more detailed statement in the representation and discussed the Green Belt Study carried out by Oxfordshire Growth Board in relation to this site.
PR-B-1262	Andrew	Gant	Oxford City Council Lib Dem Group	11		PR20	The sites around Begbroke and Yarnton should only be used to the extent that they don't allow coalescence.
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	11		PR20	There is a clear defensible boundary along the canal and a clear gap between the canal and Yarnton. The narrow bridge over the canal is a constraint for inter-connectivity and integration. The degree of development to the west of the A44 warrants further consideration, as this would offer potential for planned growth close to employment centres with direct access to Oxford along a major transport corridor. This would however need careful design and the creation of new defensible boundaries to address landscape impacts, and preserve gaps between settlements.
PR-B-1326	Jan and Chris	Lacey and Plant		11		PR20	Objection to any development on site PR20. This is a natural wildlife corridor with frequent sightings of a variety of mammals, bats and birds. There is a site of special scientific interest near to the canal There are also mature trees, shrubs and bushes either side of the brook. The corridor acts as a link for the surrounding countryside of Begbroke, Yarnton and Kidlington. Concerned with the impact of flooding and drainage at this site. Rowell Brooks natural flood plain is in the fields south of the brook. Increased building and non-soak away surfaces south of Rowell Brook and north of Begbroke Hill and the Begbroke Science Park will have a serious impact to the flood plain. This would impact residents who would want to be compensated for this. With the increased development and population it would upset the balance with irreversible consequences not only on the wildlife but all of those with the Oxfordshire area.
PR-B-1339	Dr Christopher	Wedge		11		PR20	Site PR20 concerned with this site as it covers a large flood plain. The area would become one large housing area by linking Yarnton and Kidlington together. Why has this site been considered for housing given the flooding in Oxford immediately downstream from here in the recent years.
PR-B-0751	Dr Katrin	Kiessling		11		PR20, PR14, PR27	Site PR20, PR14 and PR27 concerns to all of these sites regarding flooding. Site PR20 has identified that building here would allow Begbroke and Yarnton to merge and that traffic is already heavy on the A44.
PR-B-1338	Philip	Camp		11		PR20, PR21	Wish to object to sites PR20 and PR21 but not exclusivity these. Site PR20 has been identified round the back of Begbroke and the paths between Begbroke and Kidlington are used heavily by walkers, runners and cyclists. In addition the surrounding fields and footpaths are used for recreation. This area is a habitat for four different bat species. They use habitat around the bridleway for roosting, feeding and as a transit corridor. The loss of this habitat would be devastating to their population. Object to the plan and wish CDC to reject the proposal from Oxford City to build these homes.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1186	Christina	Miskin		11		PR20, PR23, PR24, PR51, PR74	Am opposed to development at sites PR74, PR23, PR24, PR20 and PR51 where additional traffic will make the A44 impossible. At peak times, in bad weather and when there's events at Blenheim the road is unable to cope. There will be damage to the environment as Greenfields are destroyed losing flora and fauna.
PR-B-1134	Neil	McKendrick		11		PR20, PR23, PR24, PR34, PR47	Kidlington, Yarnton and Begbroke are villages with separate identities and history. Development at sites PR20, PR23, PR24, PR34, PR47 will flout the purpose of GB and do not believe exceptional circumstances have been demonstrated.
PR-B-1157	Nicola and Giles	Lewis		11		PR20, PR23, PR24, PR34, PR48, PR51, PR74, PR118, PR126, PR92	GB and higher grade agricultural land should be withdrawn from the review. Some of these sites are close to or adjacent to Begbroke's conservation area and listed buildings, the historic nature of Begbroke and Yarnton requires a sensitive approach. Site PR51 is enjoyed by many for its views and walks and the number of houses proposed would be disproportionate to both villages. There are ancient footpaths, medieval ridge and furrow and Begbroke is described in the 'Doomsday Book'. At Spring Hill the ground is wet and during heavy rain the A44 and Rutten Lane flood due to run-off. Some fields at PR51 are currently used for growing crops that produce methane for the National Grid. In view of a recent planning application refusal in Begbroke for a green house adjacent to a listed building it would seem ludicrous to consider building 9,000 houses.
PR-B-1105	Norman and Janet	Bates		11		PR20, PR23, PR24, PR48, PR51	Object specifically to sites PR20, PR23, PR24, PR48 and PR51. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing. PR20 is already prone to flooding and building would increase this risk at Fernhill Road.
PR-B-0712	Sonya	Willoughby		11		PR20, PR24	Sites PR20 and PR24 loss of GB. The area is prone to flooding. Used by walkers and cyclists, loss of wildlife. No infrastructure for a development of this size.
PR-B-1076	Jana	Gnappova		11		PR20, PR24	Yes, see general comments
PR-B-1278	Helena	Boyce		11		PR20, PR24	Sites PR20 and PR24 threaten to impact on the flood plain, potentially creating serious problems somewhere else.
PR-B-0880	Rhiannon	Davies		11		PR20, PR24, PR07, PR126, PR34, PR92, PR49. PR75, PR39	Totally against any building in the GB. Concerns in particular to sites PR20, PR24, PR07, PR126, PR34, PR92, PR49. PR75 and PR39. The impact to nature will be awful, there's already pressure on wildlife and a loss to their habitat is already a problem. We need to protect the countryside to keep birds, insects and flowers which are important and vital to our lives. We need these green spaces and our nature. Concerns to flooding and putting at risk houses that are currently safe. Traffic has increased and so has the noise, this will get worse with development. This will destroy the quiet and peaceful nature of Begbroke.
PR-B-1337	Marcus	Lloyd		11		PR20, PR24, PR14, PR27	Sites PR20, PR24, PR14 and PR27 all provide walks and paths around Kidlington for everyone to enjoy along, the green areas support wildlife and provide relaxing views for all. Loss of GB is irreversible and the reasons given do not provide sufficient evidence of exceptional circumstances.
PR-B-1341	Olga Lascano	Choperena		11		PR20, PR24, PR14, PR27	All provide walks and paths around Kidlington for everyone to enjoy along, the green areas support wildlife and provide relaxing views for all. Loss of GB is irreversible and the reasons given do not provide sufficient evidence of exceptional circumstances.
PR-B-1337	Marcus	Lloyd		11		PR20, PR24, PR14,PR27, PR125, PR178, PR38, PR50, PR16	Sites PR20, PR24, PR14,PR27, PR125, PR178, PR38, PR50 and PR16 would cause additional traffic and environmental damage. Travelling to Oxford or across the ring road would be further congested. Fix the current transport and infrastructure issues before you add extra houses and problems for existing residents.
PR-B-1341	Olga Lascano	Choperena		11		PR20, PR24, PR14,PR27, PR125, PR178, PR38, PR50, PR16	Sites PR20, PR24, PR14,PR27, PR125, PR178, PR38, PR50 and PR16 would cause additional traffic and environmental damage. Travelling to Oxford or across the ring road would be further congested. Fix the current transport and infrastructure issues before you add extra houses and problems for existing residents.

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PR-B-0904	Jill	Grain		11		PR20, PR24, PR34, PR126	All the sites identified will only exacerbate the traffic problems experienced locally. New transport links proposed will be too little and too late. Object strongly to development in the Oxford GB. Sites PR20, PR24, PR34 and PR126 would destroy the separate identities of Kidlington, Yarnton and Begbroke which is not acceptable. Site PR20 needs to be discounted as it includes a flood plain.
PR-B-1181	Heidi	Lancaster		11		PR20, PR24, PR34, PR126, PR178	Sites PR20, PR24, PR34, PR126, PR178 are on GB and exceptional circumstances to allow building have not yet been provided. It appears that Oxford wishes to grow economically without thought to the effect on the local environment.
PR-B-1296	Graciela Inglesias	Rogers		11		PR20, PR24, PR34, PR51	Sites PR20, PR24, PR34, PR51 are of particular concern as these are known for occasional flooding and they were once the site of a quarry so liable to subsidence. At present the peaceful historic villages of Yarnton and Begbroke would end up as an urban sprawl and would become breeding grounds of social discontent. Transport systems in the area are already at breaking point with increased traffic from the Oxford-London airport and the Parkway station, it will only get worse. There is a lack of bus services and good cycle routes into Oxford. The proposal fails to mention the type of housing to be offered on these sites and who they are intended for. Also fail to see plans for schools, GP surgeries and police stations.
PR-B-0656	Mary G	Shirley		11		PR20, PR24, PR74, PR48	Each village should be kept separate and not merged together. Rowel Brook floods so there can be no guarantee that houses won't flood in the future. When originally purchased all areas were GB.
PR-B-0037	Clifford	Jones		11		PR20, PR32, PR39, PR50, PR51	Loss of GB, with well used footpaths and home to flora and fauna. The impact on local traffic
PR-B-1049	Maria	Page		11		PR20, PR34, PR126	Sites PR20, PR34 and PR126. Yarnton, Begbroke and Kidlington would merge losing their individual identities. Countryside, views and nature would be lost. The flood plain in the area would impact all three villages, causing heartache for all.
PR-B-1321	Catherine R	Mundell		11		PR20, PR34, PR126, PR51, PR49, PR92	Object to nearly all areas of this plan but in particular to the infill between Kidlington, Yarnton and Begbroke which are sites PR20, PR34, PR126, PR51, PR49 and PR92, including the surrounding of Begbroke Wood and the destruction of the area around the Canal Path. The destruction that this will bring to these areas will leave the local residents marooned in a huge mass of suburban sprawl, losing forever priceless green and wild space and destroying the character of Kidlington, Begbroke, and Yarnton.
PR-B-1039	Igor Niladri	Dyson		11		PR20, PR38, PR50, PR51	Kingfishers live on GB land alongside the Oxford Canal. One has been spotted at site PR20. Yellowhammers live on GB surrounding Kidlington, Begbroke and Yarnton, they have been heard at sites PR38 and PR50. Sightings have been made at site PR51.
PR-B-1314	Nicole and Eugene	Brooks and Griffin		11		PR20, PR48, PR51, PR75, PR126	Sites PR20, PR48, PR51, PR75, PR126 are areas of concern due to the loss of GB and open countryside. The impact to nature and to the local traffic. However many of the proposed sites show disrespect for the areas countryside and there is a clear lack of thought to finding alternatives which would have less damage.
PR-B-0966	E	Nicholson		11		PR20, PR51	Building in areas that are prone to flooding such as PR20 and PR51 will only aggravate the situation. Flooding happens from run-off from the impermeable higher ground at PR51 and from Rowel Brook at site PR20
PR-B-1307	Victoria	Campbell		11		PR20, PR91	Sites PR20 and PR91 have been identified as being close to Kidlington, Begbroke and Yarnton all with individual communities. Their boundaries need to be protected to prevent merging and urban sprawl. To fill in the gap between Kidlington and Begbroke that is used by many residents for recreational purposes, for their heath and wellbeing is extremely important. These sites are a haven for wildlife who's habitats would be destroyed.
PR-B-1313	Helen	Broxap		11		PR20, PR91	Sites PR20 and PR91 are of particular concern. But concerns are for any of the GB being developed on.

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PR-B-0882	Julia	Trowles		11		PR20,PR24, PR34, PR39, PR41	Sites PR20,PR24, PR34, PR39 and PR41 this would damage the amenity value of the Oxford Canal with the removal of open countryside views and loss of habitat for birds and small mammals.
PR-B-0883	Peter	Trowles		11		PR20,PR24, PR34, PR39, PR41	Sites PR20,PR24, PR34, PR39 and PR41 this would damage the amenity value of the Oxford Canal with the removal of open countryside views and loss of habitat for birds and small mammals.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR200	This site may be within the setting of the Weston-on-the-Green Conservation Area to the east. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR201	This site is within the setting of the grade II listed Church of St Lawrence to the north-west. Any development of this site should have regard to this setting.
PR-B-0033	Henry	Munday		11		PR21	Road and rail needs widening
PR-B-0970	Ken	Martin	Noke Parish Meeting	11		PR21	This proposal would be inappropriate for a small village like Noke and put unnecessary burden on the infrastructure services and facilities in the village.
PR-B-0985	Peter	Collins	Islip Parish Council	11		PR21	This site comprises existing agricultural land within the Green Belt. Developing this site would lead to a scale of development that would be excessive.
PR-B-1223	Judith	Johnson	Environment Agency	11		PR21	Approx. NGR at centre of site - SP5218414085
PR-B-1319	Mr and Mrs	Unwin		11		PR21, PR30, PR55, PR181	Development at these sites would result in loss of GB, loss of open countryside with views and walks and have an impact on wildlife habitats and local road traffic. Islip has a very poor transport facility with no effective bus or rail service, narrow roads and ancient river bridge. The addition of 100 houses at Islip would put a huge strain on services such as the primary school and GP's surgery and destroy the character of a small rural village. None of the proposals constitute exceptional circumstances to justify overriding GB restrictions.
PR-B-0033	Henry	Munday		11		PR22	Noted a rejection 15/1/2105 for 1500 homes, north corner of Shipton road needs improving.
PR-B-0176	Robert	McGurrin	Woodstock Action Group	11		PR22	Objects to the development of this site. The concern is that the cumulative impact of recently approved housing and those in the pipeline would result in approximately 2000 homes in Woodstock doubling the size and population of the town. The existing infrastructure would be unable to cope with this increase. This would be an extension to Woodstock with all of the adverse affects associated with expansion, which would be harmful to the ancient 900 - year town rich with charm, character and site of Blenheim Palace.
PR-B-0762	Elizabeth	Moore		11		PR22	Opposed to the development of this site within the Green Belt as it would result in urban sprawl and preserve the countryside and its landscapes and environment. The claim that development on this massive scale can be sanctioned as a legitimate 'exception' to the inviolability of the Green Belt must be challenged. The Government in its manifesto pledged to protect the Green Belt, and must be reminded of, and required to uphold, that undertaking. Has provided detailed comments on the increased traffic and congestion, inadequate infrastructure, loss of landscape and rural views, loss of the surrounding countryside damage to the natural environment.
PR-B-0888	Haidrun	Breith	Berks, Bucks and Oxon Wildlife Trust	11		PR22	This site is located at the boundary with West Oxfordshire District and adjoins a site that is being considered by West Oxon DC for development. Consider it important that effects of development are not assessed in isolation but are considered comprehensively. This will require liaison with West Oxon DC.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR22	This site contains the Blenheim Villa, a Roman villa and associated field system 200m north east of Little Cote scheduled monument. The development of this site would have an unacceptable impact on the monument and its setting and should not be taken forward.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR22	The Blenheim Palace World Heritage Site and Registered Historic Park and Garden is located to the south-west of this site. Any development of this site should have regard to the setting of the Park.

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PR-B-1223	Judith	Johnson	Environment Agency	11		PR22	Approx. NGR at centre of site - SP4592416184
PR-B-1228	Juliet	West	ICOMOS-UK	11		PR22	In 2015, ICOMOS-UK commented on the impact on the Blenheim WHS and its setting of an application (14/02004/HYBRID) which included the development of site PR22. In our comments, we argued that the site should remain open and undeveloped. The application was subsequently refused. ICOMOS-UK continues to take the view that any development of PR22 would have a harmful impact on the setting of the Blenheim WHS. The setting of Blenheim Park and the royal hunting park from which it developed has been predominantly an open rural one since its first enclosure in 12th century. PR22 allows those approaching the WHS on the main route from Oxford and London to appreciate the contrast between the enclosed park on one side and the open country on the other. This is important in understanding an aspect of the social and cultural significance of the WHS.
PR-B-1294	Giles	Hughes	West Oxfordshire District Council	11		PR22	This site adjoins its boundary. It is on the site of a recently refused planning application on land south east of Woodstock. It would have significant landscape and heritage implications.
PR-B-0711	Anthony	Matthews	Shipton-on-Cherwell and Thrupp Parish Council	11		PR22 and PR25	Woodstock expansion - consider these entirely inappropriate for the provision of Oxford's needs by reason of its remote location in relation to the city. Concern is that the current infrastructure - particularly in relation to road network is overloaded and would be totally inadequate in its current form. Is it intended that there will be some system of ensuring that appropriate occupiers are found and retained for this purpose-designed accommodation?
PR-B-1017	Oliver	Burton-Taylor	Simply Land (Oxford) Ltd	11		PR22, 20, 23, 24, 74, 126, 51	Object due to scale of growth proposed and the loss of settlement character.
PR-B-0808	Chris	Robbins		11		PR22, PR183	Site PR22 lies outside the GB, with excellent transport links to Oxford due to the introduction of a new service via Kidlington and Oxford Parkway. Sites PR22 and PR183 at Kirtlington should be considered.
PR-B-0169	Colin	Carrit		11		PR22, PR25	Fully support the need for more housing in Woodstock, 600-800 houses over the course of the plan period seems appropriate, and would prevent the decline of the town and ensure infrastructure needs are met. However WODC are also proposing 670 homes so it's essential that CDC and WODC co-ordinate their planning response whilst consulting with the residents of Woodstock.
PR-B-0966	E	Nicholson		11		PR22, PR25, PR30, PR34, PR51	Sites PR22, PR25, PR30, PR34 and PR51 are positioned in areas affording attractive views and development would ruin the visual amenity and biodiversity of these zones. Particularly PR51 which is rich in flora and fauna and would impinge on the ancient footpath Frogwelldown Lane.
PR-B-0033	Henry	Munday		11		PR23	Can aircraft in trouble land here?
PR-B-0643	L	Allen		11		PR23	Site PR23 land at Langford Lane appears to be in GB and should not be developed on as agreed in the local plan. It contains good agricultural land and supports a range of wildlife that is linked to PR24 and PR74. It is near the end of Oxford airport runway so noise pollution could result in build costs increasing, due to the additional insulation required. The proximity could also affect operations of the airport. It will add to the unsafe conditions that exist at Begbroke, for residents crossing the A44 without a pedestrian crossing, for the bus or other village amenities.
PR-B-0681	Dr Hilary	Maddicott		11		PR23	Site PR32 is unsuitable for development for the same reasons as above. As well as being GB these fields are in the Kidlington Conservation Area protected from even minor changes to existing buildings. They provide a safe, popular walking area loved for their views of the historic listed building, where modern buildings would be intrusive. The fields are good agricultural land and a haven for wildlife. Mill Street to Evans Lane is low lying and has flooded in recent years so a large scale development would increase that risk. The exit from the site is narrow and congested and already has traffic problems.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0762	Elizabeth	Moore		11		PR23	Opposed to the development of this site within the Green Belt as it would result in urban sprawl and preserve the countryside and its landscapes and environment. The claim that development on this massive scale can be sanctioned as a legitimate 'exception' to the inviolability of the Green Belt must be challenged. The Government in its manifesto pledged to protect the Green Belt, and must be reminded of, and required to uphold, that undertaking. Has provided detailed comments on the increased traffic and congestion, inadequate infrastructure, loss of landscape and rural views, loss of the surrounding countryside damage to the natural environment.
PR-B-0797	Clive	Booth	Oxford Civic Society Planning Group	11		PR23	This site appears next most appropriate based on the SA and ITP assessments. Although in the GB, it is assessed as much less critical in terms of contribution to its objectives as land in the GB. Oxford Canal provides opportunities for attractive landscape incorporation and recreation. In transport terms there is an opportunity for the re-construction on Kidlington Railway station (closed in 1960's) serving not only the new development, but the whole of Kidlington, on the Oxford - Banbury line; this would be well placed to improve the transport services of Oxford, whilst being less attractive to London commuters (since the route would be slower than from Oxford Parkway), hence housing at this location would be more likely to serve Oxford's need (rather than London's) than if placed elsewhere. OCS believes there is great potential for a development -related Swift Rail or tram-train dimension to be added to the local network.
PR-B-0827	Paul	Staniforth		11		PR23	Believe this site has previously been refused planning permission on the grounds of its proximity to the flight paths of the airport (which was much smaller at the time) - noise and safety grounds.
PR-B-0862	Peter	Nicholson		11		PR23	Objects to development of this site for housing.Development would destroy the function of the GB and cause devastation to the historic character and setting of Begbroke village. Has raised concerns on a range of issues that have been discussed in detail in the representation.
PR-B-1085	Susan M	Rugg		11		PR23	Site PR23 is at the end of the runway at Oxford Airport rendering it unsuitable for housing due to noise and potential danger.
PR-B-1088	Bryan	Rugg		11		PR23	Object to site PR23 as it is right at the end of and almost in- line with the airfield runway.
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	11		PR23	The development of this site would be contrary to green belt policy, which proposes "Protecting Green Belt Land" - extract from the NPPF (paragraphs 79 to 90)
PR-B-1174	Ellis	Davies		11		PR23	Land next to the Airport, PR23 is unsuitable as it is close to the runway. It also provides a gap between the airport and Begbroke.
PR-B-1223	Judith	Johnson	Environment Agency	11		PR23	Approx. NGR at centre of site - SP4708614579;
PR-B-1345	Nick	Alston	Bilfinger GVA on behalf of Oxford Aviation Services Ltd	11		PR23	This site falls within the Safeguarding Area. The operator of LOA has confirmed that the erection of any buildings on this site would be unacceptable as this would conflict with aircraft approach to the runway (safety grounds). The erection of buildings on other sites within the Safeguarded Area would require appropriate controls to be imposed that limit heights in order to be acceptable (for the purposes of policy-preparation recommend assuming the benchmark heights defined on the Safeguarding Map, which would require refinement at the planning application stage via detailed testing). This should be read in conjunction with their earlier representation dated 11th March 2016 and 6th July 2016, in particular the 'London Oxford Airport Sustainable Development Opportunity, Position Paper' (dated March 2016).
PR-B-0856	David	Smith		11		PR23, PR24	Sticking to the Kidlington options, in favour to those to the north in the Langford Lane area and north of Begbroke, site PR23 and PR24.
PR-B-0966	E	Nicholson		11		PR23, PR24	Building on sites PR23 and PR24 would cause coalescence of the village of Begbroke with the neighbouring airport and retail zone, and generate extra noise, light and traffic pollution. Part of central Kidlington is already an AQMA zone (of poor air quality) any further development could extend this and have health implications.

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PR-B-1301	Nigel	McGurk	The Blenheim Palace Estate / Vanbrugh Unit Trust	11		PR23, PR24	Sites PR23 and PR24 are in sustainable location with a direct route to Oxford City via the A44. They comprise Cherwell's most sustainable sites, closest to Oxford City, within the A44 Corridor.
PR-B-1301	Nigel	McGurk	The Blenheim Palace Estate / Vanbrugh Unit Trust	11		PR23, PR24	Sites PR23 and PR24 are in sustainable location with a direct route to Oxford City via the A44. They comprise Cherwell's most sustainable sites, closest to Oxford City, within the A44 Corridor.
PR-B-0037	Clifford	Jones		11		PR23, PR24, PR34, PR38, PR48, PR49, PR75, PR118, PR126, PR167	The impact on local road traffic and the loss of GB.
PR-B-1069	JP	Lyes		11		PR23, PR24, PR49, PR178, PR125, PR68, PR177, PR41, PR124, PR195, PR194	There sites would have the least damaging impact on Kidlington. However sites PR38, PR39 and PR41 would be undesirable as they would effectively connect Oxford to Kidlington. Sites Pr27 and PR14 are furthest from village services and Oxford. Site PR32 is in a highly sensitive location near the historic centre.
PR-B-0966	E	Nicholson		11		PR23, PR24, PR74	Consideration needs to be given to the plans to build a Technology Park at Langford Lane. If development was to then go ahead at sites PR23, PR24 and PR74 it would be disastrous for traffic congestion, air quality, noise and light pollution. Access to green space, agricultural land and wildlife habitats would be lost.
PR-B-0033	Henry	Munday		11		PR24	Can aircraft in trouble land here?
PR-B-0643	L	Allen		11		PR24	Site PR24 Begbroke Lane North East field appears to be in GB and should not be developed on as agreed in the local plan. Development would close the gap between Begbroke and the immigration centre and other developments in Langford Lane thus losing individual community identities. This site is landlocked with respect to A44 and Langford Lane access and any new access will add to traffic problems. It will add to the unsafe conditions that exist at Begbroke, for residents crossing the A44 without a pedestrian crossing, for the bus or other village amenities. It contains good agricultural land and supports a range of wildlife and their habitats that is linked to PR23 and PR74. New homes will bring cats and dogs which will impact on species currently thriving.
PR-B-0762	Elizabeth	Moore		11		PR24	Opposed to the development of this site within the Green Belt as it would result in urban sprawl and preserve the countryside and its landscapes and environment. The claim that development on this massive scale can be sanctioned as a legitimate 'exception' to the inviolability of the Green Belt must be challenged. The Government in its manifesto pledged to protect the Green Belt, and must be reminded of, and required to uphold, that undertaking. Has provided detailed comments on the increased traffic and congestion, inadequate infrastructure, loss of landscape and rural views, loss of the surrounding countryside damage to the natural environment.
PR-B-0797	Clive	Booth	Oxford Civic Society Planning Group	11		PR24	This site appears next most appropriate based on the SA and ITP assessments. Although in the GB, it is assessed as much less critical in terms of contribution to its objectives as land in the GB. Oxford Canal provides opportunities for attractive landscape incorporation and recreation. In transport terms there is an opportunity for the re-construction on Kidlington Railway station (closed in 1960's) serving not only the new development, but the whole of Kidlington, on the Oxford - Banbury line; this would be well placed to improve the transport services of Oxford, whilst being less attractive to London commuters (since the route would be slower than from Oxford Parkway), hence housing at this location would be more likely to serve Oxford's need (rather than London's) than if placed elsewhere. OCS believes there is great potential for a development -related Swift Rail or tram-train dimension to be added to the local network.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0862	Peter	Nicholson		11		PR24	Objects to development of this site for housing.Development would destroy the function of the GB and cause devastation to the historic character and setting of Begbroke village. Has raised concerns on a range of issues that have been discussed in detail in the representation.
PR-B-0928	Stephanie	White		11		PR24	Objects to the development of this site. Considers that large-scale building in this area would lead to a huge increase in the volume of traffic through Begbroke and would cause significant disruption to local residents
PR-B-1024	Andrew	Hornsby-Smith		11		PR24	This does not compromise the strategic purposes of the Green Belt, though it does lessen the gap between Begbroke and Kidlington. Has provided a criteria based assessment. Supports development of this site.
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	11		PR24	The development of this site is in complete contravention to council policies. Category 2 villages have fewer services and/or are remote with limited public transport and limited potential for development.
PR-B-1223	Judith	Johnson	Environment Agency	11		PR24	Approx. NGR at centre of site - SP4759214272; SSSI's - Rushy Meadows SSSI ~130m to E of site.
PR-B-1229	Henry	Brougham		11		PR24	Any development at site PR24 should take account of the need to maintain a clear physical and visual separation between Kidlington, Begbroke and Yarnton. There should be a green corridor along the Oxford Canal.
PR-B-0238	D A	Burt		11		PR24, PR20	At sites PR24 and PR20 there is a restricted byway known as Begbroke Lane which is part of the National Cycle Network. It is well used, accessible for all and has views of open countryside.
PR-B-0827	Paul	Staniforth		11		PR24, PR20	Site PR24 - present field acts as a security barrier round the immigration detention centre. The southern boundary is a county lane know as Begbroke Lane., which is only wide enough for one-way traffic if cars are parked on one side. This boundary is common along part of its length with part of the northern boundary of site PR20. Development of site PR24 and the northern projection of site PR20 (north of Rowel Brook) would result in Begbroke East becoming a spur of Kidlington. Destroying the country walks enjoyed by Begbroke residents along the lane. A brook separates Begbroke West from most of site PR20, development of this site would turn Begbroke into a disjointed district of the "town" Kidlington.
PR-B-0739	G	Gelder		11		PR24, PR20, PR126, PR34	Sites PR24, PR20, PR126 and PR34 Loss of space, walks and wildlife habitats.
PR-B-0033	Henry	Munday		11		PR25	North corner of Shipton road needs widening
PR-B-0176	Robert	McGurrin	Woodstock Action Group	11		PR25	Objects to the proposal to develop this site. The main reason is its location on a sharp bend along Shipton Road. There have been incidents on this road, including a serious one involving children from Marlborough School. The temporary paved road through the site providing access to the Marlborough Phase 1 construction site will become the access for Phase II of this development and the proposal for the 300 homes (16/01364/OUT). They are concerned at the current situation and are very concerned that the situation can worsen with development on this site.
PR-B-1223	Judith	Johnson	Environment Agency	11		PR25	Approx. NGR at centre of site - SP4582316851
PR-B-1294	Giles	Hughes	West Oxfordshire District Council	11		PR25	This site is on the edge of Woodstock and would form an extension to this town in West Oxfordshire. The cumulative implications in terms of landscape impact and infrastructure of both sites PR22 andPR25 need to be fully considered, as West Oxfordshire is already proposing three urban extensions for this town.
PR-B-1096	Greg	Blaquiere	Terence O'Rourke Ltd on behalf of the Vanbrugh Unit Trust and Pye Homes	11		PR25, PR22	This rep provides detailed comments and justification to support the allocation of Land NW of Oxford Airport and land East of Marlborough School, Woodstock.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0870	Stewart	Patience	Anglian Water Services Ltd	11		PR26	The available capacity at Water Recycling Centres (formerly known as sewage treatment works) for each site is within Anglian Water's area of responsibility, and is considered to have an impact on its infrastructure. Have not considered the cumulative impact of these developments on their existing infrastructure; therefore ask CDC that further consideration is given to the cumulative impact on our existing water recycling centres as part of the preparation of the current review and that this is reflected in the expected timing of development sites. Sewerage network - foul (or used water) flows from growth will have an impact on its existing network. This will depend on the location, size and phasing. Initial assessment is undertaken when they are approached by developers on a site by site basis.
PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council	11		PR26	Objects to developments around Junction 9 and 10 of M40 given that these locations are already at capacity in spite of recent improvements
PR-B-1124	Chris	Thornton	Ardley with Fewcott Parish Council	11		PR26	Objects to the site for the following reasons: The site is in Category C village where only infill and extensions are allowed. It lacks immediate relationship to Oxford the distance being 17 miles There will be a huge impact on the outlook from both sides There is a potential for 200 dwellings which would drastically change the size of Ardley/Fewcott. The increase in traffic is unsustainable with the present infrastructure at full capacity at a variety times throughout the day.
PR-B-1305	Cllr Polly	Foster	Fritwell Parish Council	11		PR26	Objects to this site as it would increase car use on unsuitable roads in the area and traffic on the B430 which is already heavily congested at peak times.Every effort should be made to preserve and enhance the rights of way and connectivity across our rural areas and preserve the landscape and views.
PR-B-0033	Henry	Munday		11		PR27	For Kidlington people only, rail station need parking for bikes and cars and a Park and Ride.
PR-B-0742	Keith and Hilary	Prince		11		PR27	Site PR24 has a large number of deer living on it and is adjacent to an area heavily used by walkers and families.
PR-B-0762	Elizabeth	Moore		11		PR27	Opposed to the development of this site within the Green Belt as it would result in urban sprawl and preserve the countryside and its landscapes and environment. The claim that development on this massive scale can be sanctioned as a legitimate 'exception' to the inviolability of the Green Belt must be challenged. The Government in its manifesto pledged to protect the Green Belt, and must be reminded of, and required to uphold, that undertaking. Has provided detailed comments on the increased traffic and congestion, inadequate infrastructure, loss of landscape and rural views, loss of the surrounding countryside damage to the natural environment.
PR-B-0847	Richard	Cutler	Bloombridge LLP	11		PR27	Bloombridge are not promoting this site. We believe we control access to PR27.
PR-B-0888	Haidrun	Breith	Berks, Bucks and Oxon Wildlife Trust	11		PR27	This site adjoins Langford Meadows LWS and the Lower Cherwell CTA. Are concerned about direct impacts and indirect impacts (e.g. recreational impacts) that might compromise the ecological interest of this site. This is particularly the case in light of potential cumulative effects in the area and more specifically PR14. It should also be noted that some areas to the west of the development site are considered to meet LWS criteria and are proposed to be designated as LWS in the future.
PR-B-0929	Rosie	Lodwick		11		PR27	Strongly objects to the development of this site. This site should be safeguarded from encroachment. Has listed all the details of the site benefits to the community and the important part it plays in the Green Belt surrounding Kidlington in her representation.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR27	This site abuts the Church Street Conservation Area to the east and the Oxford Canal and the Hampton Gay, Shipton-on-Cherwell and Thrupp Conservation Areas to the west. The site also abuts the grade II listed Sparrowgap Bridge over the Oxford Canal. Any development of this site should have regard to the setting of the conservation areas, with reference to the conservation area character appraisals and the setting of the bridge.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0959	Cllrs Neil and Maurice	Prestidge and Billington		11		PR27	Object to any development on this site and consider that this site is inappropriate for development; therefore should be removed from the consultation process. This site to the north of Kidlington with no development on it. It is also an area that is hugely important to local wildlife and residents. The loss of this area would be detrimental to the area.
PR-B-0960	M	O'Mahoney		11		PR27	Objects to the development of this site which is in the GB.Has discussed in detail the harm that would be caused to the rural character of Kidlington, harm to the GB, pressure on services and facilities, lack of infrastructure to support a large scale development, impact on the existing transport infrastructure and services, etc. in the representation.
PR-B-1055	Philippa	Mullineux		11		PR27	Object to the development around St Mary's Church and associated conservation area. The development of this site would fundamentally affect the setting of the listed building including the historic views across the fields to St Mary's. There is a huge array of flora and fauna including blackbirds, robins, wrens, owls, jays, woodpeckers, flocks of finches, blue, black and long tailed tits, gold crests, Mistle and Song thrushes, Red kites (nesting) and kestrels, cuckoo, kingfishers along the Cherwell, larks, swifts, starlings and over the winter very occasional waxwings. There are bats (pipistrelle and Leisler's), weasels, adders, toads, and frogs not to speak of the roe and Muntjak deer as well as badgers and rabbits. This list is far from comprehensive or scientific, but provides an indication of the loss of natural habitat that would result from development.
PR-B-1142	Alan	Lodwick		11		PR27	Site PR27 has well used footpaths, enjoyed by many, it provides fine views of the historic church and home to wildlife. Access to the site would be from The Moors which already has traffic problems, and adding any more would be unacceptable.
PR-B-1223	Judith	Johnson	Environment Agency	11		PR27	Approx. NGR at centre of site - SP4896915139; Flood Zone 2 or 3 - 2 and 3 close to (may adjoin) most of N boundary of site. Watercourses - May adjoin N of site
PR-B-1229	Henry	Brougham		11		PR27	Site PR27 should be rejected as its development would affect the setting of St Mary's Church and the accompanying conservation area. It would also affect the setting of the Cherwell Valley flood plain.
PR-B-1262	Andrew	Gant	Oxford City Council Lib Dem Group	11		PR27	This site has good potential for making better use of the historic setting of the Parish Church, which is currently detached from the rest of the village.
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	11		PR27	This site a continuous open farmed landscape between the village and the River Cherwell. It preserves part of the visible rural setting of Kidlington, a green approach to the City and a substantial recreation asset for Kidlington and the local area. Any new development on this site would channel additional traffic through the village centre. Development should not extend into this very important open land, which is of exceptional beauty and frequently used as recreation land by local residents.
PR-B-1166	Jane	Hennell	The Canal and River Trust	11		PR27, 39, 41, 49, 91, 124, 177)	Whilst the Canal and River Trust offer no comments on the acceptability or otherwise of these possible sites we would like to raise concerns that if too many of these sites are chosen then the rural character of this section of the Oxford Canal will change as the area becomes more urban. Careful consideration must therefore be given to the waterside treatment at any of the sites and we would request that further consideration and consultation takes place with the Trust as a key stakeholder.
PR-B-1166	Jane	Hennell	The Canal and River Trust	11		PR27, 39, 41, 49, 91, 124, 177)	Although these sites are located on the offside future residents would undoubtedly use the canal towpath as a sustainable transport route to access local centres and Oxford itself. The implications of additional usage on the towpath, which is owned and maintained by the Trust, should be considered when the traffic implications of each site is assessed as improvement to the towpath infrastructure may be required to ensure that the towpath can meet the additional usage that the allocations of these sites may bring. We assume that any towpath improvement required as a result of a site allocation will be covered by a S106 contribution.
PR-B-0739	G	Gelder		11		PR27, PR14	Sites PR27 and PR14 would have a loss of countryside, walks and an impact on nature.

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PR-B-0754	Philippa Jane	Nelson		11		PR27, PR14	No. Extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, leaving a small area between the banks of the Cherwell and Stratfield Bank. Increased risk of flooding. Natural habitats have already suffered. Sites PR27 and PR14 important sites for birds. Quality of life impacted. 4,400 is based on dubious calculations . Relies on assumptions of very high growth in jobs around Oxford requiring many people to move into the county. Its the residents of outlying areas who will pay the price.
PR-B-1175	Clare	Cooper		11		PR27, PR14	Concerns for the impact on wildlife and proximity to the flood plain at sites PR27 and PR14.
PR-B-1181	Heidi	Lancaster		11		PR27, PR14, PR125, PR50, PR39, PR24	Sites PR27, PR14, PR125, PR50, PR39 and PR24 are very close to flood plains and important for drainage. If built upon will increase the risk of flooding.
PR-B-0676	John F	Morris		11		PR27, PR14, PR32	Sites PR27, PR14 and PR32 are shown to border the flood plain and in recent years have extended well beyond this region, up Mill Street towards The Moors. Given the likely effects of climate change building so close to the flood plain would be contrary to common sense and government advice.
PR-B-1281	G M J	Taylor		11		PR27, PR14, PR32	Am absolutely against building on these sites. The whole area between The Moors and the River Cherwell must be protected. This area is greatly valued by all the residents of Kidlington. One of the few beauties of Kidlington is once you walk down to St Mary's Church into the conversation area, your out into the open Oxfordshire countryside. Where deer roam and in the summer the water meadows are full of swallows. The area is not overlooked by houses and the peace and quiet of the area needs protecting.
PR-B-0234	Prof Roger	Davies		11		PR27, PR14, PR32, PR94, PR195, PR24, PR91	Sites PR27, PR14 and PR32 are widely used for recreation and contain important wildlife habitats. New housing in these areas will increase the volume of traffic and cause further congestion.
PR-B-0759	R L	Davies		11		PR27, PR14, PR32, PR94, PR195, PR24, PR91	Sites PR27, PR14 and PR32 are part of the northern boundary of Kidlington. Used for recreation, the areas crossed by footpaths and has important natural habitats, not to sacrificed to housing. Sites PR94, PR195, PR24 and PR91 at the northern edge of Kidlington would increase traffic, cause congestion before reaching the Sainsbury roundabout.
PR-B-0895	Dr Alison and Dr Simon	Street		11		PR27, PR32,PR50, PR125	Do not support sites PR27 and PR32 consider these to be of natural beauty and a regular amenity used and enjoyed by Kidlington and beyond. Do not support PR50 as to the encroach on GB. Do not support PR125 as the risk of flooding is potentially high.
PR-B-1177	Sandra and Richard	Tyrrell		11		PR27, PR34, PR39, PR91, PR118, PR194, PR195	Would have liked information regarding the sites in good time to digest, but do have concerns with regards to sites PR27, PR34, PR39, PR91, PR118, PR194 and PR195. All sites will increase traffic causing noise, pollution, delays and general nuisance to current residents. Some of the fields are flood plain, but also home to many species of wildlife and wildflowers where the effect on the environment will be felt. Assurance is required about the infrastructure including water, sewage, gas and electric before any steps are taken to build on an already fragile society.
PR-B-1162	Roger	Bellamy	Hornton Parish Council	11		PR28	Banbury - Flood risk - adding to congestion to Southam Road
PR-B-1280	Peter	Offord	Banbury and North Oxon Ramblers	11		PR28	Object to the development of this site because it would degrade the countryside and the bridleways and footpaths along this site would be affected. This site is an area of tranquillity.
PR-B-0033	Henry	Munday		11		PR29	improvements on the road to A4260 needed.
PR-B-0711	Anthony	Matthews	Shipton-on-Cherwell and Thrupp Parish Council	11		PR29	Shipton Quarry - consider these entirely inappropriate for the provision of Oxford's needs by reason of its remote location in relation to the city. Concern is that the current infrastructure - particularly in relation to road network is overloaded and would be totally inadequate in its current form. Is it intended that there will be some system of ensuring that appropriate occupiers are found and retained for this purpose-designed accommodation?

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0762	Elizabeth	Moore		11		PR29	Opposed to the development of this site within the Green Belt as it would result in urban sprawl and preserve the countryside and its landscapes and environment. The claim that development on this massive scale can be sanctioned as a legitimate 'exception' to the inviolability of the Green Belt must be challenged. The Government in its manifesto pledged to protect the Green Belt, and must be reminded of, and required to uphold, that undertaking. Has provided detailed comments on the increased traffic and congestion, inadequate infrastructure, loss of landscape and rural views, loss of the surrounding countryside damage to the natural environment.
PR-B-0888	Haidrun	Breith	Berks, Bucks and Oxon Wildlife Trust	11		PR29	This is a narrow site that adjoins the Shipton-on-Cherwell Quarry SSSI. It appears to be a disused railway line that acts as a good connector in this agricultural countryside. Are concerned about potential impacts on the SSSI and the adverse impact on the wider ecological network if the site was developed. Development on this site should be resisted.
PR-B-1223	Judith	Johnson	Environment Agency	11		PR29	Approx. NGR at centre of site - SP4786716876; Flood Zone 2 or 3 - FZ at eastern end of site. Watercourses - ? Watercourse at western boundary; SSSI - Shipton-on-Cherwell and Whitehill Farm quarries SSSI adjoins N boundary of site
PR-B-0777	Mark	Longworth	Ambrosden Parish Council	11		PR3	Strongly object to this site, as it will lead to the coalescence of Ambrosden with the urban extension of Bicester at Graven Hill. And Ambrosden.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR3	A grade II listed barn lies just to the north of this site. Any development of this site should have regard to the setting of the barn.
PR-B-1342	Laura	Precious	Quod on behalf of Albion Land	11		PR3	Albion Land are promoting this site. Quod have provided a very detailed report with an SA, TA and other evidence for the promotion of this site. Have also discussed in detail the Green Belt policy and the justification to consider the sites outside the Green Belt in Area of Search E to meet Oxford's unmet need.
PR-B-0011	Simon	Marsh	The Battlefields Trust	11		PR30	This site is likely to lie on the 1645 Islip Bridge battlefield. Site has local and national significance. There is likely to be surviving battlefield archaeology on the site which should be investigated. The lap needs to establish whether the development of the site outweighs the public benefit of preserving this battlefield heritage.
PR-B-0033	Henry	Munday		11		PR30	Islip rail station needs parking
PR-B-0910	Ken	Pelton		11		PR30	Site PR50 some 50 houses here would have the support of the local community.
PR-B-0970	Ken	Martin	Noke Parish Meeting	11		PR30	This proposal for 50 dwellings would be inappropriate for the size of the village.
PR-B-0985	Peter	Collins	Islip Parish Council	11		PR30	In favour of developing this site for limited development of 50 houses with a 50 bed care home/sheltered housing scheme.
PR-B-1005	SP and SA	McQuillan		11		PR30	With site PR30 some development of Islip is supported by the village. On that basis, support their proposal. Caution remains that any development must come with Section 106 and CIL money invested directly in the local area. 100 houses will bring additional 600+ residents, so consideration needs to be taken with school extensions, an additional doctor and a footbridge for crossing the river bridge. These need planning approval in the first instance and not to be considered at a later date.
PR-B-1012	Calum	Miller		11		PR30	Strongly support the limited development of the brownfield site PR30. The Parish Council has engaged with the developer, who commitments to develop a limited area of this site. Approximately five acres to create 50 new houses and 60 places in a nursing home. Such a development would contribute appropriately to Cherwell's target for housing and would support Islip's sustainability as a village.
PR-B-1223	Judith	Johnson	Environment Agency	11		PR30	Approx. NGR at centre of site -SP5255914642; Watercourses - ? Watercourse at northern boundary

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0870	Stewart	Patience	Anglian Water Services Ltd	11		PR31	The available capacity at Water Recycling Centres (formerly known as sewage treatment works) for each site is within Anglian Water's area of responsibility, and is considered to have an impact on its infrastructure. Have not considered the cumulative impact of these developments on their existing infrastructure; therefore ask CDC that further consideration is given to the cumulative impact on existing water recycling centres as part of the preparation of the current review and that this is reflected in the expected timing of development sites. Sewerage network - foul (or used water) flows from growth will have an impact on its existing network. This will depend on the location, size and phasing. Initial assessment is undertaken when approached by developers on a site by site basis.
PR-B-0870	Stewart	Patience	Anglian Water Services Ltd	11		PR31	The available capacity at Water Recycling Centres (formerly known as sewage treatment works) for each site is within Anglian Water's area of responsibility, and is considered to have an impact on its infrastructure. Have not considered the cumulative impact of these developments on their existing infrastructure; therefore ask CDC that further consideration is given to the cumulative impact on existing water recycling centres as part of the preparation of the current review and that this is reflected in the expected timing of development sites. Sewerage network - foul (or used water) flows from growth will have an impact on its existing network. This will depend on the location, size and phasing. Initial assessment is undertaken when approached by developers on a site by site basis. This site is considered as asset encroachment. Have provide detailed explanation in their representation.
PR-B-1162	Roger	Bellamy	Hornton Parish Council	11		PR31	Finmere - Why not a large development on the old airfield?
PR-B-0033	Henry	Munday		11		PR32	Only open land east of Kidlington.
PR-B-0078	Anthony	Churchill		11		PR32	Area PR32 is adjacent to a conservation area and I'm concerned about drainage and flooding.
PR-B-0150	Patrick and Julia	Marcks		11		PR32	Object as it's GB land that provides walks and home to wildlife. It provides drainage and is prone to flooding. There will be a serious impact on local road traffic.
PR-B-0680	Dr John	Maddicott		11		PR32	Site PR32 is wholly unsuitable for development as it's within GB and the Kidlington Conservation Area. CDC's paper lists the tight controls which govern the area, where housing is now being considered. There are many medieval and listed buildings within this conservation area and a housing development would be completely inappropriate for this fine historic setting. The fields are abundant with wildlife including badger sets which under current legislation would have to be relocated. The area borders the flood plain and is close to the river so it is exceptionally wet. Climate change may well increase the risk of flooding and any building could result in surplus water flowing into Mill Street which has flooded. Access to the site would be through Mill Street which is narrow.
PR-B-0742	Keith and Hilary	Prince		11		PR32	Site PR32 concerns regarding flooding on this site and its close proximity to the river. There's also insufficient access for traffic.
PR-B-0762	Elizabeth	Moore		11		PR32	Opposed to the development of this site within the Green Belt as it would result in urban sprawl and preserve the countryside and its landscapes and environment. The claim that development on this massive scale can be sanctioned as a legitimate 'exception' to the inviolability of the Green Belt must be challenged. The Government in its manifesto pledged to protect the Green Belt, and must be reminded of, and required to uphold, that undertaking. Has provided detailed comments on the increased traffic and congestion, inadequate infrastructure, loss of landscape and rural views, loss of the surrounding countryside damage to the natural environment.
PR-B-0764	Steven	Daggitt		11		PR32	Site PR32 unsuitable as it is part of GB and wholly contained within the heart of the Church Street Conservation Area defined and protected by CDC. It forms part of the “Church Fields Character Area”. The rep is quoting from page 34 of CDC “Kidlington Conservation Areas Appraisal May 2009”, section 5.12.4 Threats.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0809	Karen	Selway		11		PR32	Why is site PR32 being considered? Wholly object to it being built upon, it is GB and has a bio-diversity order upon it and is prone to flooding. Enjoyed by walkers. Natural habitats will be destroyed, open countryside and views will be lost forever. No public park in Kidlington the area is needed for public well being and health.
PR-B-0929	Rosie	Lodwick		11		PR32	Strongly objects to the development of this site. This site should be safeguarded from encroachment. Has listed all the details of the site benefits to the community and the important part it plays in the Green Belt surrounding Kidlington in her representation.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR32	This site is within the Church Street Conservation Area. The Conservation Area Character Appraisal is not entirely clear about the contribution of these fields to the special interest, character or appearance of the Conservation Area, but it is presumed that they are considered to provide an attractive setting to the village, and the Appraisal does identify a positive vista across the land towards the village. It would seem likely therefore that the loss of its openness would be detrimental to that interest, character and appearance, and therefore we consider that this site should not be taken forward
PR-B-0959	Cllrs Neil and Maurice	Prestidge and Billington		11		PR32	Object to any development on this site and consider that this site is inappropriate for development; therefore should be removed from the consultation process. This site to the north of Kidlington with no development on it. It is also an area that is hugely important to local wildlife and residents. The loss of this area would be detrimental to the area.
PR-B-0960	M	Mahoney		11		PR32	Objects objects to the development of this site which is in the GB. Has discussed in detail the harm that would be caused to the rural character of Kidlington, harm to the GB, pressure on services and facilities, lack of infrastructure to support a large scale development, impact on the existing transport infrastructure and services, etc. in the representation.
PR-B-0962	Dr Judith A	Webb		11		PR32	Object to development on site PR32 which has historic ridge and furrow pasture fields that provide walks.
PR-B-1142	Alan	Lodwick		11		PR32	Site PR32 lies in an important historic part of Kidlington within the conservation area and in close proximity to listed buildings. An important and well used footpath providing unique views and with wildlife interests passes close by the site. It should not be developed in line with the 2014 SHLAA.
PR-B-1192	Robert	Selway		11		PR32	Object to site PR32 being considered, it is GB, it has a biodiversity order upon is and is prone to flooding. Natural habitats including a newly built badgers sett will be destroyed and walks and views enjoyed by many will be lost. Kidlington does not have a public park so the area is needed for the well being of residents.
PR-B-1207	Douglas and Louise	Lloyd		11		PR32	Strongly object to the proposals to build on site PR32 which will have a huge impact on residents of Webbs Way and Vicarage Road. There would be a significant increase in traffic to what is a quiet no through road. Views and walks would be lost and a home for the wildlife. The area is also on the cusp of a flood plain and development would increase the risk of flooding
PR-B-1223	Judith	Johnson	Environment Agency	11		PR32	Approx. NGR at centre of site - SP4917015035; Flood Zone 2 or 3 - 2 and 3 on N and E of site (~50%)
PR-B-1229	Henry	Brougham		11		PR32	Site PR32 should be rejected as its development would affect the setting of St Mary's Church and the accompanying conservation area.
PR-B-1262	Andrew	Gant	Oxford City Council Lib Dem Group	11		PR32	This site has good potential for making better use of the historic setting of the Parish Church, which is currently detached from the rest of the village.
PR-B-1266	Linda	Ward		11		PR32	Specifically object to consideration of site PR32 for development, this was decided to be unsuitable for development in the most recent evaluation since it is part of the Church Street conservation area , which status is unchanged.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	11		PR32	This site forms a continuous open farmed landscape between the village and the River Cherwell. It preserves part of the visible rural setting of Kidlington, a green approach to the City and a substantial recreation asset for Kidlington and the local area. Any new development on this site would channel additional traffic through the village centre. Development should not extend into this very important open land, which is of exceptional beauty and frequently used as recreation land by local residents.
PR-B-1320	Vassilis	Athanassoglou		11		PR32	Concerned that development on site PR32 would be a loss to the valuable GB and the impact that this will have on nature and especially the badger habitats. There is limited access to this site, extra housing will have significant implications on the local traffic. The site is also close to the flood plain, which would affect groundwater drainage and the sewage system. Building many houses in a small plot will impair the beautiful countryside views.
PR-B-1339	Dr Christopher	Wedge		11		PR32	Object strongly to the destruction of GB around Kidlington's historic centre. This is one of the nicest and unspoilt part of Kidlington with wonderful views of St Mary's Church from the footpaths and cycle way towards Hampton Poyle, this should be protected from development.
PR-B-0770	Steve	Pickles	West Waddy ADP on behalf of JA Pye (Oxford) Ltd	11		PR32 and PR 91	Both of these sites are located in sustainable locations on the edge of Kidlington with good access to services and facilities, with excellent foot and cycle connections. This representation includes a detailed Transport Appraisal, and a landscape and visual appraisal of these sites. The Webb's Way site is eminently suitable for residential development with the Langford Locks site more suitable for employment development. The site is also identified in the Kidlington Masterplan as a suitable location for a new cycle route and a Canal Hub. It is important to note that without an allocation for development on the Langford Locks site the improved cycleway connection will not take place nor would it be financially viable to provide the canal hub.
PR-B-1081	Lynn	Pilgrim		11		PR32, PR14, PR27	Sites PR32, PR14 and PR27 are in GB made up of ancient meadow with a rich and diverse wildlife and flora. There are important populations of reptiles and amphibians. Skylarks which are fully protected under the Wildlife and Countryside Act 1981, nest in the fields. The areas have an extremely high water table and are prone to flooding not helped by inadequate Victorian drains. The fields are an important amenity for residents and visitors that enjoy the walks and views as recognised in the planning enquiry in the mid 1990's. Development at these sites would damage the conservation area and setting for listed buildings.
PR-B-0786	Jane	Olds	Caversfield Parish Council	11		PR33	Dismissed at appeal in 2014 on character and appearance of the area with regard to the built up limits of Bicester and Caversfield, the proposed green buffer and the planned expansion of Bicester and Caversfield and housing land supply; the surrounding landscape; the setting of adjacent listed buildings/heritage assets. The access was also not adequate.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR33	The RAF Bicester Conservation Area lies just to the east of this site. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.
PR-B-1162	Roger	Bellamy	Hornton Parish Council	11		PR33	Caversfield - Flood Risk
PR-B-0033	Henry	Munday		11		PR34	Begbroke next to railway line must be securely fenced.
PR-B-0643	L	Allen		11		PR34	Site PR34 south of Sandy Lane appears to be in GB and should not be developed on. It contains good agricultural land which in times of rising populations should not be sacrificed, and supports a range of wildlife. Access to the site would be limited by narrow lanes. There is a plot of waste land closer to Yarnton, once used a s a gravel pit then refuse dump, which should be considered.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0762	Elizabeth	Moore		11		PR34	Opposed to the development of this site within the Green Belt as it would result in urban sprawl and preserve the countryside and its landscapes and environment. The claim that development on this massive scale can be sanctioned as a legitimate 'exception' to the inviolability of the Green Belt must be challenged. The Government in its manifesto pledged to protect the Green Belt, and must be reminded of, and required to uphold, that undertaking. Has provided detailed comments on the increased traffic and congestion, inadequate infrastructure, loss of landscape and rural views, loss of the surrounding countryside damage to the natural environment.
PR-B-0789	Lynne	Whitley	Yarnton Parish Council	11		PR34	Site is wholly in the Green Belt. ESD14 safeguards the countryside from encroachment.The site is isolated, poorly served by a narrow Class C road. Adjacent to a well used railway line, and potentially development will affect the setting of the Oxford Canal Conservation Area.
PR-B-0797	Clive	Booth	Oxford Civic Society Planning Group	11		PR34	This site appears next most appropriate based on the SA and ITP assessments. Although in the GB, it is assessed as much less critical in terms of contribution to its objectives as land in the GB. Oxford Canal provides opportunities for attractive landscape incorporation and recreation. In transport terms there is an opportunity for the re-construction on Kidlington Railway station (closed in 1960's) serving not only the new development, but the whole of Kidlington, on the Oxford - Banbury line; this would be well placed to improve the transport services of Oxford, whilst being less attractive to London commuters (since the route would be slower than from Oxford Parkway), hence housing at this location would be more likely to serve Oxford's need (rather than London's) than if placed elsewhere. OCS believes there is great potential for a development -related Swift Rail or tram-train dimension to be added to the local network.
PR-B-0962	Dr Judith A	Webb		11		PR34	Site PR34 is at the edge of the sewage works which may need to expand and where there will be pest fly problems.
PR-B-1123	Paul	Mayhook		11		PR34	If site PR34 were developed then Kidlington, Begbroke and Yarnton would become one settlement. The land is in GB to prevent this from happening. This site is isolated and there are issues with the Oxford-Birmingham railway.
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	11		PR34	The development of this site is in complete contravention to council policies. Category 2 villages have fewer services and/or are remote with limited public transport and limited potential for development.
PR-B-1223	Judith	Johnson	Environment Agency	11		PR34	Approx. NGR at centre of site - SP4865712959; Flood Zone 2 or 3 - 2 and 3 on N and E of site. Watercourses - Culverted main river at eastern boundary
PR-B-0808	Chris	Robbins		11		PR34, PR38, PR50, PR118, PR167	All sites PR34, PR38, PR50, PR1118, PR167 perform an important function preventing coalescence of communities, under no circumstances to be considered for development.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR35	The western end of this site is within the Bloxham Conservation Area, the character appraisal for which identifies this part of the conservation area as a “significant green space”. The appraisal also identifies a positive view over this land and the adjacent land, also part of the potential housing site, to the horizon. Although have not been able to visit the site, the western end would therefore appear to contribute to the character and appearance of the conservation area, and consider that it should remain undeveloped. If the site is taken forward, any development on the site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.
PR-B-0866	Matt	Todd		11		PR35, PR50	Sites PR38 and PR50 are in GB which must be preserved and not lost. Building on these sites will allow the urban merging of Kidlington and Oxford. Impact on traffic already A40 is problematic. Loss of countryside, walks and views. The impact on large variety of wildlife, birds and mammals. Implications to flooding. Cutteslowe Park a great public amenity to Oxford, this would be compromised and traffic is already an issue in this area, this needs to be taken into consideration if any development would go ahead.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR36	This site abuts the Upper Heyford Conservation Area to the north. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.
PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council	11		PR36	Objects to the promotion of this site and any extension to RAF Upper Heyford
PR-B-1347	Zahra	Alrashed	Nathaniel Litchfield and Partners on behalf of Kenley Holdings	11		PR36	Supports an increase in the housing numbers for CDC, and have put forward their site at Letchmere Farm as a location for residential development. Strategic Master planning of the RAF Upper Heyford allocation should incorporate this site based on the positive sustainable contribution it can make towards the delivery of new homes early in the plan period and consider that this site would be a logical extension to an existing allocation. Have provided a detailed statement with the representation.
PR-B-0260	Chris	Pack		11		PR37	Totally opposed to development on this site which lies within the conservation area, and GB land that is of exceptional value to Kidlington for its views and walks. In the Inspectors Report 1991 it was described as an "area of High Landscape Value". Its river terrace is only just above flood plain and parts have historically experienced flooding. Access to transport is poor.
PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council	11		PR37	Objects to any extension to NW Bicester Eco Town
PR-B-1162	Roger	Bellamy	Hornton Parish Council	11		PR37	Bicester - Remote, No facilities, car access only.
PR-B-0842	Alex	Wilson	Barton Willmore on behalf of A2 Dominion Group Ltd	11		PR37, PR197	Note that site PR197 relates to land included in the original NW Master Plan submitted to CDC in March 2014. This area of land was excluded from Policy Bicester 1. Site PR37 relates to a new area of land promoted by P3Eco, which falls outside the NW Bicester Master Plan area. Any land identified for development adjacent or close to NW Bicester should be subject to the same Eco Town criteria that underpin the development.
PR-B-0033	Henry	Munday		11		PR38	where will the golf course go?
PR-B-0712	Sonya	Willoughby		11		PR38	Site PR38 would join us to Cutteslowe and use a large amount of GB along with the golf course. Consideration to Southfield golf course in Oxford for development.
PR-B-0819	Tim	Green	The Harbord Road Area Resident Association	11		PR38	Consider that this site is not suitable for reasons of traffic congestion on the roads and around the area particularly at peak hours. There are other large developments which will have additional impact on congestion. These are made up of GB land, which should be protected. Development of these sites would lead to Kidlington merging with Oxford. There are areas of rich wildlife and biodiversity, which is widely enjoyed by local communities. Lack of education and health infrastructure. These sites border Cutteslowe Park, which is Oxford's largest park and which is heavily used by local and more remote communities. Building up to the Park would be extremely detrimental to its setting which is currently in wide open countryside. Cutteslowe Park is at capacity at peak times and is inadequate for even the current numbers of visitors which will increase when the new splash pool opens.
PR-B-0828	Roger	Smith	Savills on behalf of Croudace Homes	11		PR38	The land at St Frideswide Farm adjoined Site PR 38. Site PR 38 is supported as the most suitable location for strategic housing development to help meet Oxford's unmet needs. Much of PR 38 is also owned by Christ Church which would help ensure a comprehensive approach to the development of both sites should Oxford City Council allocate the Croudace land.
PR-B-0831	Natasha	Eliot	Oxford Preservation Trust	11		PR38	This site must be assessed against the criteria on the main purposes of the Green Belt, Oxford's setting and flooding issues
PR-B-0936	Tim	del Nevo	Friends of Cutteslowe and Sunnymead Park	11		PR38	Development would require the provision of additional park leisure facilities and should not rely on Cutteslowe Park.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR38	This site is a grade II* listed St Frideswide Farmhouse is located just outside the site. Any development of this site should have regard to the setting of the Farmhouse.

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PR-B-0960	M	O'Mahoney		11		PR38	Objects objects to the development of this site which is in the GB. Has discussed in detail the harm that would be caused to the rural character of Kidlington, harm to the GB, pressure on services and facilities, lack of infrastructure to support a large scale development, impact on the existing transport infrastructure and services, etc. in the representation.
PR-B-1024	Andrew	Hornsby-Smith		11		PR38	This site provides a leisure facility and should be protected as GB land. Its use for housing would seriously undermine GB policy and contribute to urban sprawl.Has provided a criteria based assessment.
PR-B-1110	Iain	Johnson		11		PR38	The size of proposed development will fill up this space entirely and more than double the size of the suburb of Cutteslowe. This is too big. The green space between Oxford and Kidlington with views of the countryside will disappear. GB is there to protect against such urban sprawl. There is no provision to deal with the road congestion and no consideration of the additional cars, sources of particulate pollution degrading the air quality and health.
PR-B-1160	Christopher	Hardman	Wolvercote Neighbourhood Forum	11		PR38	Strongly objects to this site. Have a range of concerns that are listed in the representation.
PR-B-1223	Judith	Johnson	Environment Agency	11		PR38	Approx. NGR at centre of site - SP5004911260; Flood Zone 2 or 3 -Small area of FZ3 @ SE corner (near Cutteslowe Park). Watercourses - Possible w/c at north of golf course
PR-B-1240	Suzanne	Willson-Higgins		11		PR38	Priority should be given to sites outside the GB and brownfield sites before considering GB locations, as set out in the NPPF. She has provided a more detailed statement in the representation and discussed the Green Belt Study carried out by Oxfordshire Growth Board in relation to this site.
PR-B-1262	Andrew	Gant	Oxford City Council Lib Dem Group	11		PR38	Oxford and Kidlington must maintain a substantial green barrier between the two settlements, and must now allow housing adjacent to busy roads, for reasons of noise, air pollution etc. The plans showing Northern Gateway as undeveloped is misleading.
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	11		PR38	This area is separated from Kidlington by major transport corridors forming significant landscape barriers, the Oxford Parkway development and the open fields. As it lies south of the village major new development is less likely to increase adverse traffic impacts in the village and will not directly impact on the valued intimate green environs of the village. Are concerned that new community and retail could compete with the viability of facilities in the village to the detriment of the improvements and investment identified as necessary in the recently approved Kidlington Masterplan (SPD)
PR-B-1049	Maria	Page		11		PR38, PR122, PR123, PR50, PR38 *[sic]*	Sites PR38, PR122, PR123, PR50 and PR38 [sic] would add to the loss of the countryside and adding traffic to the roads would be horrendous.
PR-B-0209	Patrick and Julia	Jennings		11		PR38, PR50	This rep includes a map with a suggested area of development. Sites PR38 and PR50 are both in GB and extend across an area of natural beauty, destroying walks and views enjoyed by locals and thousands of visitors to Cutteslowe Park. Apart form the sweeping view across the Cherwell valley it's home to a wide range of wildlife.
PR-B-0262	Peter and Christine	Stevenson		11		PR38, PR50	Development on PR38 and PR50 will mean significant loss of GB, including a golf course which provides a valuable green lung to north Oxford. Kidlington and Oxford will merge and open countryside and the natural beauty and amenity of Cutteslowe park largely destroyed. The addition of the Northern Gateway will already increase traffic problems and without considerable infrastructure improvements the roads will be unable to cope.
PR-B-0641	J	Willoughby		11		PR38, PR50	Should not allow Oxford to be joined with Kidlington. It would destroy a large proportion of quiet unspoilt land of great benefit to residents. Cutteslowe park is enormously appreciated and GB needs to be preserved for future residents.
PR-B-0743	John	Tremlett		11		PR38, PR50	Only sites PR38 and PR50 have been looked at. The western most part of PR38 the triangle between Peartree and the railway is suitable for housing.Would prefer the smaller development area to the west of the golf course (as in PR38).
PR-B-0796	David	Tighe		11		PR38, PR50	Object in particular to sites PR38 and PR50. Loss of GB, walks and views. Impact on wildlife. Coalescence of Kidlington and Oxford. Lack of infrastructure and impact on traffic. Pressure on schools and health care. Flooding and drainage.

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PR-B-0799	Ian	Sheppard		11		PR38, PR50	Reasons why sites PR38 and PR50 should not be proposed. Considerations have not been taken for GB, increased traffic, the current improvements to the area have not improved. Destroy the countryside and biodiversity. Flood plan to which development will greatly increase in this area and within North Oxford. No provision for additional amenities. The development will greatly affect the outlook and character of Cutteslowe Park, its needs protecting. No consideration for the destruction of the GB and the impact on the local surrounding areas. Do not agree with the excepted circumstances stated. Used as a commuter belt for London etc. No consideration into the CPRE survey which 76% surveyed in Oxford want GB protected. Oxford City has enough brownfield sites to develop.
PR-B-0801	Janet	Stott		11		PR38, PR50	Particularly concerned about site PR38 and PR50. Walk in the fields appreciating the wildlife seen. Concerned the removal of hedgerows and trees would remove irreplaceable habitats. Particularly concerned for the population of the grass snakes on these sites. Grass snakes are protected in the UK under the Wildlife and Countryside Act, 1981, and classified as a Priority Species in the UK Biodiversity Action Plan. Loss of habitats and GB would have a devastating effect on their population. Social needs not been considered. Cutteslowe Park views will be transformed to urban sprawl.
PR-B-0812	Tim	Stott		11		PR38, PR50	Particularly concerned about site PR38 and PR50. Walk in the fields appreciating the wildlife seen. Concerned the removal of hedgerows and trees would remove irreplaceable habitats. Particularly concerned for the population of the grass snakes on these sites. Grass snakes are protected in the UK under the Wildlife and Countryside Act, 1981, and classified as a Priority Species in the UK Biodiversity Action Plan. Loss of habitats and GB would have a devastating effect on their population. Social needs not been considered. Cutteslowe Park views will be transformed to urban sprawl.
PR-B-0821	Alan and Suzanne	McIvor		11		PR38, PR50	The rep provides a detailed objection to site PR38 and PR50.
PR-B-0826	Alan	Dobson		11		PR38, PR50	Cutteslowe Park is a major amenity for the whole of Oxfordshire, the views are its main assets. Sites PR38 and PR50 indicated come down to the boundary of the park, destroying most of the view. The bottom field is susceptible to flooding a large development would exacerbate the situation. Have infrastructure considerations such as education and health been taken into consideration for site PR38 and PR50.
PR-B-0847	Richard	Cutler	Bloombridge LLP	11		PR38, PR50	PR50 is in open countryside and will have a high impact on the GB. PR38 would fill in views from the Banbury Road into open countryside and requires North Oxford Golf Club to move. As evidenced by the slow progress on the Northern Gateway, there are also very challenging transportation and infrastructure constraints in this area of Oxford.
PR-B-0869	Peter	Hainsworth		11		PR38, PR50	Sites PR38 and PR50 either together or separately will have a terrible impact on traffic. Oxford and Kidlington will become one with no benefits for either. Countryside views would be lost and wildlife would be damaged. People will lose the benefits of the open rural spaces which contributes to well-being. Cutteslowe Park will be affected a resource that is enjoyed by many locals and those from further afield.
PR-B-0873	Jenyth	Worsley		11		PR38, PR50	Objection to sites PR38 and PR50. Loss of GB, countryside, walks and views. The impact on local wildlife. Concerns to flooding and drainage. Added pressure on schools and health care. Kidlington and Oxford coalescing. Major impact on traffic, already an issue with Oxford Parkway and the general lack of infrastructure. Cutteslowe Park is the only green space in north Oxford. There will be a major impact on its amenities, this park gives pleasure and recreational facilities to many.
PR-B-0887	Paul	Buckley		11		PR38, PR50	Sites PR 38 and PR50 just to the north of Oxford, such a flagrant disregard to GB policy. Proposals to build on GB made without indication to why circumstance are 'exceptional' as required by the national policy. Sites PR38 and PR50 would effectively join up Oxford and Kidlington, this violates the most fundamental principle of GB, to prevent the merging of separate communities by 'urban sprawl'.

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PR-B-0926	Dr Eric	Sidebottom		11		PR38, PR50	Concerned with sites PR38 and PR50 would see the coalescence of Kidlington and Oxford. GB loss and the impact to the countryside, walks and views. Increased traffic and pollution. Pressure to the schools and health services which are at breaking point. The effect to Cutteslowe Park would be immense, this is used by locals and those from further afield it's an important part of our heritage that needs to be protected.
PR-B-0939	Lynne	Tighe		11		PR38, PR50	Concerned with sites PR38 and PR50 would see the merging of Kidlington and Oxford. GB loss and the impact to the countryside, walks and views. Increased traffic and congestion especially on the Banbury Road between Kidlington and Cutteslowe roundabout. Implications to flooding and drainage. Pressure to the schools, healthcare and infrastructure in general. The effect to Cutteslowe Park would be immense. Please do not underestimate the consequences of building homes up to the park boundaries. It's an important part of our heritage that needs to be protected.
PR-B-0983	Suzanne	Morris		11		PR38, PR50	Concerned with sites PR38 and PR50 would see the loss of GB open countryside, walks, runs and views. Coalescence of Kidlington and Oxford. Increased traffic and congestion on the local network. Implications to flooding and drainage. Pressure to primary and secondary schools. Pressure to healthcare, it takes ten days to get a non urgent appointment which isn't acceptable and it will only increase. General lack of infrastructure, commuter trains to London from Oxford and into Oxford are already full. The effect to Cutteslowe Park would be immense. The natural beauty and amenity that the park provides along with the varied wildlife would be lost for all that vest from far and wide. It's an important part of our heritage that should be protected by its boundaries and beyond.
PR-B-1038	Mrs Margaret	Sidebottom		11		PR38, PR50	Naturally concerned with site PR38 and PR50. Coalescence of Kidlington and Oxford. Loss of GB, walks and views. Impact on traffic and pollution which is already intolerable. Pressure on schools and health care which is at breaking point. The effect to Cutteslowe Park would be immense. The natural beauty and amenity that the park provides along with the varied wildlife would be lost for all that visit from far and wide. It's an important part of our heritage that should be protected by its boundaries and beyond.
PR-B-1046	William	Hodgson		11		PR38, PR50	Object to Kidlington and Oxford being joined by a stagnant dormitory housing block. This is a desperate display of development greed, hidden behind a facade of false pretences. The future of the living soil is threatened with any loss of GB. The beauty of Cutteslowe Park is that it nestles against the open country and is not strangled by a noose of concrete, brick and tarmac.
PR-B-1097	Caroline	Hayes		11		PR38, PR50	At sites PR38 and PR50 the loss of GB will have a negative impact on the quality of life for those living in and around the area. There will be potential problems with flooding, loss of wildlife, huge increase in traffic and pressure on schools and healthcare. Lack of infrastructure will make the area unpleasant to live in. Cutteslowe Park is well used and should be protected.
PR-B-1101	Catherine	Dobson		11		PR38, PR50	Loss of GB and countryside amenity and the encouragement of urban sprawl between Kidlington and Oxford. The destruction of Cutteslowe Park which is a popular amenity and the additional traffic.
PR-B-1123	Paul	Mayhook		11		PR38, PR50	Sites PR38 and PR50 both include North Oxford Golf Course and the area to the east of Oxford Road is valuable open space and contributes to the rural setting of Oxford Parkway.
PR-B-1182	Alison	Noel		11		PR38, PR50	Development at sites PR38 and PR50 would lose GB with its walks and views and impact on local wildlife. Traffic in the area is already saturated and pollution levels exceed permitted European levels. Pressure will increase on schools and health care and there will be implications for flooding. The natural beauty and amenity value of Cutteslowe Park will be affected which is important to many people.

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PR-B-1227	Richard	Silvester		11		PR38, PR50	Am concerned that if sites PR38 and/or PR50 are developed then GB will be lost in the coalescence of Oxford and Kidlington. There will be an impact on traffic, and wildlife and increased pressure on schools, health services and local amenities. It will be detrimental to the natural beauty of the area, particularly around Cutteslowe Park which provides recreation for the local and larger community.
PR-B-1230	T M M	Green		11		PR38, PR50	The land to the north of Cutteslowe Park should be retained either as farmland or an extension to the park. Development at sites PR38 and PR50 would increase pressure on health services, schools and other amenities.
PR-B-1231	Prof J M	Baker		11		PR38, PR50	Sites PR38 and PR50 are in the GB so should be strongly protected from development. They would effectively merge Oxford with Kidlington, to the detriment of both. There would be significant loss of green field land and open countryside of high landscape value. Traffic on the Banbury Road would increase. There would be increased pressure on local amenities, which would increase pressure for further development to ease the strain on existing infrastructure.
PR-B-1245	Jason and Petra	Tyrell		11		PR38, PR50	Loss of GB is unjustifiable and irreversible at sites PR38 and PR50 where wildlife and open countryside will be lost. Consideration needs to be given to tree preservation, flooding issues, impact on the already constrained traffic network and infrastructure and the impact on Cutteslowe Park.
PR-B-1251	Susan	Silvester		11		PR38, PR50	Am concerned that if sites PR38 and/or PR50 are developed then GB will be lost in the coalescence of Oxford and Kidlington. There will be an impact on traffic, and wildlife and increased pressure on schools, health services and local amenities. It will be detrimental to the natural beauty of the area, particularly around Cutteslowe Park which provides recreation for the local and larger community.
PR-B-1255	Kezia	Sheppard		11		PR38, PR50	Sites PR38 and PR50 are totally unsuitable for development. There is the impact on the GB. Kidlington and Oxford become joined with a loss of open countryside and an impact to wildlife. There would be added pressure on transport links. The impact to Cutteslowe Park would be immense changing the feel and nature of the park which is enjoyed by many. How does this fit in with other polices for promoting health and access to green spaces. Schools, GP's and hospital's are at full capacity how will these cope.
PR-B-1257	Charles	Fletcher		11		PR38, PR50	Sites PR38 and PR50 are a concern, due to the loss of GB, open countryside and the impact on the local wildlife. There would be coalescence of Kidlington and Oxford. Impact to traffic and the local network. Concerned with flooding and drainage. The proposed sites flood every year. Oxford has suffered with flooding since housing was built on the Thames flood plains, we should not make the same mistake. Schools and healthcare services would be put under pressure . Ten days to get a non urgent appointment is not acceptable. General lack of infrastructure and accessibility to the city centre. The damage and effect that would be put upon Cutteslowe Park. The loss of views and the variety of wildlife, the park is valued by residents and those from far and wide. Its an important part of our heritage that needs protecting.
PR-B-1258	Hilary	Fletcher		11		PR38, PR50	Sites PR38 and PR50 are a concern, due to the loss of GB, open countryside and the impact on the local wildlife. There would be coalescence of Kidlington and Oxford. Impact to traffic and the local network. Concerned with flooding and drainage. Schools and healthcare services would be put under pressure . Ten days to get a non urgent appointment is not acceptable. General lack of infrastructure and accessibility to the city centre. The damage and effect that would be put upon Cutteslowe Park. The loss of views and the variety of wildlife, the park is valued by residents and those from far and wide. Its an important part of our heritage that needs protecting.

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PR-B-1259	Mircea	Popa		11		PR38, PR50	Sites PR38 and PR50 are a concern, due to the loss of GB, open countryside and the impact on the local wildlife. There would be coalescence of Kidlington and Oxford. Impact to traffic and the local network. Concerned with flooding and drainage. Schools and healthcare services would be put under pressure . Ten days to get a non urgent appointment is not acceptable. General lack of infrastructure and accessibility to the city centre. The damage and effect that would be put upon Cutteslowe Park. The loss of views and the variety of wildlife, the park is valued by residents and those from far and wide. Its an important part of our heritage that needs protecting.
PR-B-1260	Elizabeth	Sheppard		11		PR38, PR50	Sites PR38 and PR50 are not suitable due to the impact on the valued GB. Development of this size would merge Kidlington and Oxford together. Recent changes around Cutteslowe and Wolvercote roundabouts are still under pressure, this will only get worse, even before the full impact of the Chiltern line through to Oxford. There would be a vast loss of open countryside which is vital for health and wellbeing. Wildlife would be impacted. There would be a negative impact on Cutteslowe Park, which is a natural beauty and provides many amenities to locals and those from far a field. What consideration has been given to drainage and flooding on these sites. There would be added pressure on the already over stretched infrastructure, service, schools and healthcare.
PR-B-1263	Katie	Silvester		11		PR38, PR50	Sites PR38 and PR50 are a concern as this is GB land which would be lost in the coalescence of Oxford and Kidlington. Impacting traffic, pressure on the infrastructure like schools healthcare and other amenities. The impact to local wildlife and the natural beauty of the area, in particular the area around Cutteslowe Park which serves as a source of tranquillity and recreation not only for the local community but for the whole of Oxford and its surroundings.
PR-B-1271	Rebecca	Hodgson		11		PR38, PR50	Sites PR38 and PR50 would extend the urban sprawl into Kidlington and increase the urbanisation of Oxford. Causing a loss of open countryside around the edges of Oxford which provides benefits to all. The impact to local wildlife would be immense and GB would be lost. The local infrastructure cannot cope now and further development would make matters worse. Schools and health services like the JR will not be able to cope with the increase to the population. Concerns with flooding on either of these sites. The rural views of Cutteslowe Park will be lost.
PR-B-0861	Tim	Perkins	TMP Planning Ltd on behalf of Gosford and Water Eaton PC	11		PR38, PR50, PR123, PR167	These sites also score 'HIGH' in the GB study. Note the substantial representation from Oxford City Council which promotes major development around Oxford Parkway station. Whilst can see benefits from locating close to the station there is clearly a risk that this area would encourage London commuters, driving up house prices and would not help in solving Oxford's housing needs. Also: the eastern fringes of this area is within flood zones 2 and 3; there are listed buildings at Frideswide Farm and Water Eaton; The golf club is an important leisure facility which is protected as Green Space within the adopted Local Plan; Considerable archaeological importance including the site of Cutteslowe Deserted Medieval village.
PR-B-1229	Henry	Brougham		11		PR38, PR50, PR178	Any development within sites PR38, PR50 and PR178 should take account of the need to maintain a clear physical and visual separation between Kidlington and Oxford.

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PR-B-0944	David	Stone		11		PR38, PR50, PR41, PR177, PR178, PR167, PR168, PR126, PR128, PR124, PR123, PR12, PR122, PR118, PR9	These sites are GB and should not be built on. Equally you have wrongly evaluated the consequent congestion issues which devalue the case for the proximity of proposed development.
PR-B-0895	Dr Alison and Dr Simon	Street		11		PR38,PR39,PR41, PR49,PR51,PR75, PR91, PR118, PR123, PR167	Support sites PR38, PR39, PR41, PR49, PR51 and PR75. Site PR91 could make the most of the canal corridor as an amenity. Support site PR118 the airport area. Makes sense to being close to Langford Lane but wonder how realistic it is. Support site PR123 the golf course. Suitable in terms of traffic not passing through Kidlington. Support site PR167 by Oxford Parkway. Cater for housing for those to easily use the train and P and R to access Oxford.
PR-B-0033	Henry	Munday		11		PR39	Allow room for road widening.
PR-B-0831	Natasha	Eliot	Oxford Preservation Trust	11		PR39	This site must be assessed against the criteria on the main purposes of the Green Belt, Oxford's setting and flooding issues
PR-B-0888	Haidrun	Breith	Berks, Bucks and Oxon Wildlife Trust	11		PR39	This site adjoins a LWS (Meadows West of Oxford Canal) as well as the Lower Cherwell CTA. Are concerned about direct and indirect impacts as well as cumulative effects of nearby proposed developments on this site.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR39	This site includes the grade II listed Frieze Farmhouse. Any development of this site should retain the Farmhouse and have regard to its setting.
PR-B-0966	E	Nicholson		11		PR39	Site PR39 encroaches on a large area of the Kidlington Gap which separates North Oxford from Kidlington and could lead to the gap closing entirely in the future. This GB gap provides access to the countryside for health and recreation, retaining an attractive natural landscape and "green lung" for the City of Oxford.
PR-B-1024	Andrew	Hornsby-Smith		11		PR39	Supports the development of this site.
PR-B-1160	Christopher	Hardman	Wolvercote Neighbourhood Forum	11		PR39	If this site is developed, there would be loss of farmland. It is surrounded by major roads on all sides and safe access for pedestrians and cyclists to schools, shops etc. is only available to the north. It favours car use.
PR-B-1223	Judith	Johnson	Environment Agency	11		PR39	Approx. NGR at centre of site - SP4935611606; Flood Zone 2 or 3 -Small area of FZ2 around buildings to W of canal. Watercourses - w/c (possibly canal?) borders west of site
PR-B-1226	Andrew	Garraway	Turnberry on behalf of Exeter College - Frieze Farm	11		PR39	This representation provides detailed comments on site PR39. In support of this site the rep includes a comprehensive site assessment covering the key areas of The Green Belt, Urban Form, Transport and Sustainability. Supporting documents include a 'Concept Study'; a 'Preliminary Access Options Study'; a Preliminary Ecology Appraisal'; a Heritage Assessment.
PR-B-1262	Andrew	Gant	Oxford City Council Lib Dem Group	11		PR39	Oxford and Kidlington must maintain a substantial green barrier between the two settlements, and must now allow housing adjacent to bust roads, for reasons of noise, air pollution etc. The plans showing Northern Gateway as undeveloped is misleading.
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	11		PR39	This area is separated from Kidlington by major transport corridors forming significant landscape barriers, the Oxford Parkway development and the open fields. As it lies south of the village major new development is less likely to increase adverse traffic impacts in the village and will not directly impact on the valued intimate green environs of the village. Are concerned that new community and retail could compete with the viability of facilities in the village to the detriment of the improvements and investment identified as necessary in the recently approved Kidlington Masterplan (SPD)

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PR-B-0739	G	Gelder		11		PR39, PR177, PR41, PR124, PR22	Sites PR39, PR177, PR41, PR124 and PR22 increase pressure on the roads system and close to a flood plain.
PR-B-0653	Peter	Webber		11		PR39, PR178, PR125, PR167, PR50, PR38, PR122, PR123	Strongly oppose sites PR39, PR178 and PR125 and possibly parts of PR167, PR50, PR38, PR122 and PR123 due to their proximity to Oxford Parkway which will attract London commuters. It would be better to keep these areas as open spaces to replace other land used.
PR-B-0861	Tim	Perkins	TMP Planning Ltd on behalf of Gosford and Water Eaton PC	11		PR39, PR41, PR124, PR168, PR177	This group of sites performs 'HIGH' against two of the four GB purposes in the GB study and again is important in preventing urban sprawl and merging of Kidlington and Oxford. The sites are adjacent to the Oxford Canal which is a very important recreational corridor and designated Conservation Area within the District. The corridor is protected through Policy ESD16 of the adopted Local Plan. Development in this area has the potential for adverse effects on the canal.
PR-B-0890	Chris	Dicks		11		PR39, PR49	Sites PR39 and PR49 are not appropriate as they are adjacent to the Stratfield Brake nature area and PR49 would result in the loss of the historic Stratfield Farm setting.
PR-B-0033	Henry	Munday		11		PR41	Allow room for road widening.
PR-B-0762	Elizabeth	Moore		11		PR41	Opposed to the development of this site within the Green Belt as it would result in urban sprawl and preserve the countryside and its landscapes and environment. The claim that development on this massive scale can be sanctioned as a legitimate 'exception' to the inviolability of the Green Belt must be challenged. The Government in its manifesto pledged to protect the Green Belt, and must be reminded of, and required to uphold, that undertaking. Has provided detailed comments on the increased traffic and congestion, inadequate infrastructure, loss of landscape and rural views, loss of the surrounding countryside damage to the natural environment.
PR-B-0831	Natasha	Eliot	Oxford Preservation Trust	11		PR41	This site must be assessed against the criteria on the main purposes of the Green Belt, Oxford's setting and flooding issues
PR-B-0888	Haidrun	Breith	Berks, Bucks and Oxon Wildlife Trust	11		PR41	This site adjoins two LWSs (Dukes Lock Pond, Loop Farm Flood Meadows) and two CTAs (Lower Cherwell, Oxford Meadows and Farmore). It also comes close to Oxford Meadows SAC and are concerned about direct, indirect and cumulative impacts on the SAC and LWSs. Impacts of development on this site will need to be appropriately assessed in line with environmental legislation and LP policy ESD9.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR41	This site includes the grade II listed Oxford Canal Tilting Bridge and is partly within the Oxford Canal Conservation Area. The majority of the western boundary of the site abuts the Conservation Area. Any development of this site should retain the Tilting Bridge and Canal and have regard to the setting of both, with reference to the conservation area character appraisal.
PR-B-0960	M	O'Mahoney		11		PR41	Objects objects to the development of this site which is in the GB. Has discussed in detail the harm that would be caused to the rural character of Kidlington, harm to the GB, pressure on services and facilities, lack of infrastructure to support a large scale development, impact on the existing transport infrastructure and services, etc. in the representation.
PR-B-0962	Dr Judith A	Webb		11		PR41	Housing at site PR41 may damage the adjacent green canal wildlife corridor, rain collects here and there is noise and pollution from major roads. This rep provides lengthy details of the impact development could have on Osney Mead hay meadow (BBOWT) part of the SAC and New Marston Meadows SSSI by changing access.
PR-B-1024	Andrew	Hornsby-Smith		11		PR41	Supports the development of this site. It would form a new community separated from the housing and shops and facilities at the Northern Gateway, and does not compromise the strategic purposes of the GB. Has provided a criteria based assessment.
PR-B-1160	Christopher	Hardman	Wolvercote Neighbourhood Forum	11		PR41	This site is surrounded by major roads to the south and west and the planned link road will cross it. There are limited public transport possibilities for access to Oxford so it favours car use and pedestrians and cyclists would have to cross major roads.

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PR-B-1223	Judith	Johnson	Environment Agency	11		PR41	Approx. NGR at centre of site - SP4903410883; Flood Zone 2 or 3 -Small area of FZ3 @ w boundary, near canal. Watercourses - Canal crosses site N-S, w/c also crosses southern part of site e-w
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	11		PR41	This area is separated from Kidlington by major transport corridors forming significant landscape barriers, the Oxford Parkway development and the open fields. As it lies south of the village major new development is less likely to increase adverse traffic impacts in the village and will not directly impact on the valued intimate green environs of the village. Are concerned that new community and retail could compete with the viability of facilities in the village to the detriment of the improvements and investment identified as necessary in the recently approved Kidlington Masterplan (SPD)
PR-B-0037	Clifford	Jones		11		PR41, PR124, PR125	Loss of GB, with impact on the flora and fauna. The impact on local traffic, and risk of flooding.
PR-B-0956	Mark	Recchia	Banbury Town Council	11		PR43	This site does not provide strong road connections with Oxford both road and rail. It would increase road traffic within Banbury and further decreasing connectivity between the town and Banbury.
PR-B-1280	Peter	Offord	Banbury and North Oxon Ramblers	11		PR43	Object to the development of this site because it would degrade the countryside and the bridleways and footpaths along this site would be affected.
PR-B-1143	Dr Pamela	Roberts		11		PR43, PR45, PR95, PR112, PR146, PR27, PR52, PR39, PR91, PR168, PR177, PR28, PR199, PR15, PR54	Object to strategic development sites that degrade the countryside, namely sites that are along bridleways and footpaths - PR43, PR45, PR95, PR112, PR146, canals - PR27, PR52, PR39, PR91, PR168, PR177, rivers - PR28, areas of tranquillity - PR199, nature reserves, local wildlife sites, Conservation Target Areas and general intrusion into the countryside - PR15, PR54.
PR-B-0956	Mark	Recchia	Banbury Town Council	11		PR45	This site does not provide strong road connections with Oxford both road and rail. It would increase road traffic within Banbury and further decreasing connectivity between the town and Banbury.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR45	Historic England consider that, this site is within the setting of the grade II listed Withycombe Farmhouse and attached stable, immediately to the west. This is one of a number of proposed sites containing or near to isolated listed farmsteads, which would be surrounded by development if these sites were allocated, which in turn is likely to have a major impact on their significance. Their historical interest is often bound up in the relationship with the land from them and their aesthetic value is often enhanced by an isolated rural setting. Suggest that an analysis of the impact of development on the significance of the farmstead is undertaken and feeds into the consideration of any sites taken forward. Any development of this site should have regard to the setting of these listed buildings.
PR-B-1280	Peter	Offord	Banbury and North Oxon Ramblers	11		PR45	Object to the development of this site because it would degrade the countryside and the bridleways and footpaths along this site would be affected.
PR-B-1284	Simon	Barry	Boyer Planning on behalf of Bloor Homes	11		PR45	Support Site Ref: PR 45 – Land adjoining Dover Avenue and Thornbury Drive as a potential extension to Strategic Site Banbury 3: Land West of Bretch Hill.
PR-B-1034	Anita	Spencer	Sibford Ferris Parish Council	11		PR46	The village infrastructure is not sufficiently robust to sustain the scale of development proposed. In particular, the concerns are regarding the size and scale of the roads and existing traffic problems, failure of the existing sewerage system many times over the past decade, rural character, lack of immediate relationship to Oxford, impact on countryside. Housing in Sibford Ferris would not provide people convenient, affordable, sustainable travel opportunities to the city's places of work study and recreation and to its services and facilities.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0889	Helen	Priestley		11		PR46, PR66	This rep. has provided a lengthy objection to sites PR46 and PR66 with detailed comments to; Access limitations, Inaccuracies on the submission – facilities and Protecting the rural nature of the area and rural jobs for residents and horse riders.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR47	This site would be likely to have an impact on the setting of, and particularly views out of, the grade I registered Rousham Park. The key view out of the park is from the statue of the Dying Gaul. Here the surrounded landscape has been co-opted to enhance the park with designed views to an eye-catcher placed to the north outside the park boundary. An important part of the effect created by the park is of an idealised rural landscape with views out into the wider landscape. Any major development intruding into these views would seriously harm the significance of the park. PR47 would be particularly damaging one, as this would occupy a scarp on one site of the valley. We therefore consider that this site should not be taken forward. In addition, the western end of this site lies within the Rousham Conservation Area and the site abuts the Upper Heyford Conservation Area to the north. It is not clear from the Rousham Conservation Area statement how the land to the east of Port Way contributes to the special interest, character and appearance of the conservation area and further investigation (with an updated conservation area character assessment) should be undertaken to ascertain this
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR47	The western end of this site lies within the Rousham Conservation Area and the site abuts the Upper Heyford Conservation Area to the north. It is not clear from the Rousham Conservation Area statement how the land to the east of Port Way contributes to the special interest, character and appearance of the conservation area and further investigation (with an updated conservation area character assessment) should be undertaken before this site is taken forward in the entirety shown. Any development of this site should also have regard to the Upper Heyford Conservation Area character appraisal.
PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council	11		PR47	Objects to the promotion of this site and any extension to RAF Upper Heyford
PR-B-0643	L	Allen		11		PR48	Site PR48 land south of Solid Sate Logic appears to be in GB and should not be developed. It is a major wildlife habitat and near to Begbroke conservation area and is likely to be unsightly. Traffic problems will be a major issue as it will add to the already unsafe conditions at Begbroke. Here residents have to cross the A44 dual carriageway without a pedestrian crossing to access village amenities and the bus stop.
PR-B-0762	Elizabeth	Moore		11		PR48	Opposed to the development of this site within the Green Belt as it would result in urban sprawl and preserve the countryside and its landscapes and environment. The claim that development on this massive scale can be sanctioned as a legitimate 'exception' to the inviolability of the Green Belt must be challenged. The Government in its manifesto pledged to protect the Green Belt, and must be reminded of, and required to uphold, that undertaking. Has provided detailed comments on the increased traffic and congestion, inadequate infrastructure, loss of landscape and rural views, loss of the surrounding countryside damage to the natural environment.
PR-B-0840	Mike	Gilbert	Mike Gilbert Planning Ltd	11		PR48	Yes. There are no environmental constraints to the development of site PR48 (a brief description is provided). It could also easily be combined with the northern part of PR51 if it was felt that a larger site is needed to fulfil the purpose of a 'sustainable strategic development site'.
PR-B-0862	Peter	Nicholson		11		PR48	Objects to development of this site for housing.Development would destroy the function of the GB and cause devastation to the historic character and setting of Begbroke village. Has raised concerns on a range of issues that have been discussed in detail in the representation.
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	11		PR48	The development of this site is in complete contravention to council policies. Category 2 villages have fewer services and/or are remote with limited public transport and limited potential for development.

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PR-B-1223	Judith	Johnson	Environment Agency	11		PR48	Approx. NGR at centre of site -SP4697513718; Flood Zone 2 or 3 -No flooding on site, but access/egress appears to be via FZ3 on A44 at roundabout
PR-B-1345	Nick	Alston	Bilfinger GVA on behalf of Oxford Aviation Services Ltd	11		PR48	This site falls within the Safeguarding Area. The operator of LOA has confirmed that the erection of any buildings on this site would be unacceptable as this would conflict with aircraft approach to the runway (safety grounds). The erection of buildings on other sites within the Safeguarded Area would require appropriate controls to be imposed that limit heights in order to be acceptable (for the purposes of policy-preparation recommend assuming the benchmark heights defined on the Safeguarding Map, which would require refinement at the planning application stage via detailed testing). This should be read in conjunction with their earlier representation dated 11th March 2016 and 6th July 2016, in particular the 'London Oxford Airport Sustainable Development Opportunity, Position Paper' (dated March 2016).
PR-B-0896	Lucy and Richard	Miles		11		PR48, PR51, PR20	Immediate concerns with sites PR48, PR51 and PR20, development would merge Begbroke and Yarnton, their historic significance settings and character lost. Loss of countryside, wildlife and habitats for protected species, rural pathways and habitats that need to be preserved rather than becoming part of the Oxford sprawl. Flooding is a issue and concern west to the A44, measures already taken to prevent this are not successful. Further developments could increase the problems. Existing infrastructure and road network already overburdened. Schools oversubscribed and Begbroke catchment areas need to be reviewed. Regarding option A due to the proximity of this area to West Oxfordshire borders and the proposals for development there, what considerations are being made to ensure that there is not an over development of the areas surrounding the A44? No benefit to key workers and employment areas but rather used for London commuters using Oxford Parkway and not serving Oxford City.
PR-B-0966	E	Nicholson		11		PR48, PR51, PR75	Development on sites PR48, PR51 and PR75 would destroy the historic aspect and setting off the villages of Begbroke and Yarnton which are in close proximity to listed buildings.
PR-B-0033	Henry	Munday		11		PR49	This is creep towards Oxford.
PR-B-0742	Keith and Hilary	Prince		11		PR49	Site PR49 here will be serious problems with residents trying to exit their estates in the morning and the roundabout at Sainsbury's and the roads south will be totally gridlocked.
PR-B-0762	Elizabeth	Moore		11		PR49	Opposed to the development of this site within the Green Belt as it would result in urban sprawl and preserve the countryside and its landscapes and environment. The claim that development on this massive scale can be sanctioned as a legitimate 'exception' to the inviolability of the Green Belt must be challenged. The Government in its manifesto pledged to protect the Green Belt, and must be reminded of, and required to uphold, that undertaking. Has provided detailed comments on the increased traffic and congestion, inadequate infrastructure, loss of landscape and rural views, loss of the surrounding countryside damage to the natural environment.
PR-B-0856	David	Smith		11		PR49	Site PR49 add land west of drain to Stratfield Brake wildlife conservation area. In any area bordering on the canal at least 5 metres should be allowed on both sides of the canal.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR49	This site includes the grade II listed Stratfield Farmhouse and abuts the Oxford Canal Conservation Area to the west. This is one of a number of proposed sites containing or near to isolated listed farmsteads, which would be surrounded by development if these sites were allocated, which in turn is likely to have a major impact on their significance. Their historical interest is often bound up in the relationship with the land from them and their aesthetic value is often enhanced by an isolated rural setting. Suggest that an analysis of the impact of development on the significance of the farmstead is undertaken and feeds into the consideration of any sites taken forward. Any development of this site should retain the Farmhouse and have regard to its setting and that of the Conservation Area, with reference to the conservation area character appraisal.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR49	This site includes the grade II listed Stratfield Farmhouse and abuts the Oxford Canal Conservation Area to the west. Any development of this site should retain the Farmhouse and have regard to its setting and that of the Conservation Area, with reference to the conservation area character appraisal.
PR-B-0959	Cllrs Neil and Maurice	Prestidge and Billington		11		PR49	This site is adjacent to Stratfield Brake sports ground. Would like to see any development on this site to be a mixture of recreation and housing so that the range of sports at Stratfield Brake can be expanded. The council also need to take into consideration the nature reserve at Stratfield Brake and any impacts future developments might have
PR-B-0960	M	O'Mahoney		11		PR49	Objects objects to the development of this site which is in the GB. Has discussed in detail the harm that would be caused to the rural character of Kidlington, harm to the GB, pressure on services and facilities, lack of infrastructure to support a large scale development, impact on the existing transport infrastructure and services, etc. in the representation.
PR-B-1085	Susan M	Rugg		11		PR49	Site PR49 is close to an area that has congestion so any increase in traffic would cause gridlock.
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	11		PR49	This site is a good suggestion for development.
PR-B-1223	Judith	Johnson	Environment Agency	11		PR49	Approx. NGR at centre of site -SP4946612446; Watercourses - Canal adjoins W of site, and w/c crosses western part of site
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	11		PR49	Objects to the development of this site. This area will be unacceptably narrow. It is the important gap between Kidlington and the City. This site is adjacent to Stratfield Brake facility, and has been considered as a potential site for much needed additional Recreational Land and Open Space to serve the village.
PR-B-1307	Victoria	Campbell		11		PR49	Site PR49 has poor drainage and is susceptible to flooding. Stratfield Brake playing field is often wet and boggy, development would make this worse and impact those who frequently use this playing field. The wildlife in the area would be impacted. The traffic would be compromised, to leave Kidlington by car after 07:15 is impossible due to the extreme congestion at the Kidlington roundabout.
PR-B-1312	Carl	Parker		11		PR49	Any expansion to this site at Garden City is not suitable due to the crippling effects of increased people and the number of vehicles on the Banbury Road and Sainsbury roundabout at peak times. This is the centre of the village from the south so traffic needs to be flowing, not congested.
PR-B-0222	Malcolm	Axtell		11		PR49, PR178, PR125, PR16	These site are of particular concern along with any other sites which would result in Kidlington, Yarnton and Begbroke merging into one sprawl and losing their village identities. A great deal of people enjoy the walks and wildlife in this area. Kidlington already has a flooding problem in a number of areas including Garden City
PR-B-1281	G M J	Taylor		11		PR49, PR178, PR125,PR39,PR168, PR177,PR41, PR124.	Sites PR49, PR178, PR125,PR39,PR168, PR177,PR41 and PR124. Am not against building on these sites.
PR-B-1049	Maria	Page		11		PR49, PR27, PR14, PR178, PR125	Sites PR49, PR27, PR14, PR178 and PR125 would be more preferable if Kidlington had to deal with more housing as it would be added to the outskirts and yet still accessible.
PR-B-0808	Chris	Robbins		11		PR49, PR91, PR125, PR178, PR74, PR75, PR21 PR30, PR181	Sites PR49, PR91, PR125 and PR178 all form natural extensions to Kidlington and Gosford. Site PR74 is a natural extension to Begbroke. Site PR75 is a natural extension to Yarnton. Site PR21, PR30 and PR181 are natural extensions to Islip. These sites should be considered first if GB development is necessary.
PR-B-0033	Henry	Munday		11		PR50	Where will the golf course go?

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0819	Tim	Green	The Harbord Road Area Resident Association	11		PR50	Consider that this site is not suitable for reasons of traffic congestion on the roads and around the area particularly at peak hours. There are other large developments which will have additional impact on congestion. These are made up of GB land, which should be protected. Development of these sites would lead to Kidlington merging with Oxford. There are areas of rich wildlife and biodiversity, which is widely enjoyed by local communities. Lack of education and health infrastructure. These sites border Cutteslowe Park, which is Oxford's largest park and which is heavily used by local and more remote communities. Building up to the Park would be extremely detrimental to its setting which is currently in wide open countryside. Cutteslowe Park is at capacity at peak times and is inadequate for even the current numbers of visitors which will increase when the new splash pool opens.
PR-B-0831	Natasha	Eliot	Oxford Preservation Trust	11		PR50	This site must be assessed against the criteria on the main purposes of the Green Belt, Oxford's setting and flooding issues
PR-B-0856	David	Smith		11		PR50	Site PR50 east of Oxford Road only.
PR-B-0936	Tim	del Nevo	Friends of Cutteslowe and Sunnymead Park	11		PR50	Development would require the provision of additional park leisure facilities and should not rely on Cutteslowe Park.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR50	This site includes the grade II* listed St Frideswide Farmhouse and the grade II listed wall to the north-east of the Farmhouse. A site visit is needed to fully understand the context and setting of the building but consider that major development on the eastern part of this site is likely to entail a high level of harm to the significance of the building.Therefore consider that this site should not be taken forward.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR50	This site includes the grade II* listed St Frideswide Farmhouse and the grade II listed wall to the north-east of the Farmhouse. Any development of this site should retain the Farmhouse and wall and have regard to their setting.
PR-B-0960	M	O'Mahoney		11		PR50	Objects objects to the development of this site which is in the GB. Has discussed in detail the harm that would be caused to the rural character of Kidlington, harm to the GB, pressure on services and facilities, lack of infrastructure to support a large scale development, impact on the existing transport infrastructure and services, etc. in the representation.
PR-B-0962	Dr Judith A	Webb		11		PR50	Site PR50 will not provide affordable housing due to its proximity to Oxford Parkway.
PR-B-1024	Andrew	Hornsby-Smith		11		PR50	This site serves as an effective open area preventing the merging of Kidlington with Cutteslowe and North Oxford. Discusses important views from Water Eaton towards Cutteslowe and that development would undermine GB policy. Has provided a criteria based assessment. As within the Kidlington gap site should be protected.
PR-B-1085	Susan M	Rugg		11		PR50	Site PR50 is at Oxford Golf Course which would be a loss of a major leisure amenity and GB where housing does not constitute special reason to use it.
PR-B-1160	Christopher	Hardman	Wolvercote Neighbourhood Forum	11		PR50	Strongly objects to this site. Have a range of concerns that are listed in the representation.
PR-B-1223	Judith	Johnson	Environment Agency	11		PR50	Approx. NGR at centre of site -SP5057311240; Flood Zone 2 or 3 -Approx. 31 hectares of FZ2 and 3 (mainly 3) along eastern side of site; Watercourse - Watercourse forms eastern boundary
PR-B-1240	Suzanne	Willson-Higgins		11		PR50	Priority should be given to sites outside the GB and brownfield sites before considering GB locations, as set out in the NPPF. She has provided a more detailed statement in the representation and discussed the Green Belt Study carried out by Oxfordshire Growth Board in relation to this site.
PR-B-1262	Andrew	Gant	Oxford City Council Lib Dem Group	11		PR50	Any development at this site should be at the northern part of the identified site. However considers that this housing will be attractive to London commuters (already evidenced by anecdotal information from estate agents), which, while not a bad thing in itself, will of course do nothing to meet the housing need of either Oxford or CDC.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	11		PR50	The Parish consider that this area is separated from Kidlington by major transport corridors forming significant landscape barriers, the Oxford Parkway development and the open fields. As it lies south of the village major new development is less likely to increase adverse traffic impacts in the village and will not directly impact on the valued intimate green environs of the village. Are concerned that new community and retail could compete with the viability of facilities in the village to the detriment of the improvements and investment identified as necessary in the recently approved Kidlington Masterplan (SPD)
PR-B-1337	Marcus	Lloyd		11		PR50, PR125, PR27, PR32	Sites PR50, PR125, PR27 and PR32 are all right next to areas that flood and would exacerbate the risk in these areas. Increased drainage usage for these houses would overload the drains and only add to the flooding issues that have been experienced over the years.
PR-B-1341	Olga Lascano	Choperena		11		PR50, PR125, PR27, PR32	Sites PR50, PR125, PR27 and PR32 are all right next to areas that flood and would exacerbate the risk in these areas. Increased drainage usage for these houses would overload the drains and only add to the flooding issues that have been experienced over the years.
PR-B-0033	Henry	Munday		11		PR51	Allow room for road widening.
PR-B-0637	Prof Martin LG	Oldfield		11		PR51	Particularly concerned by the inclusion of Site PR51, which encompasses Spring Hill, it is in the GB and is adjacent to our village of Begbroke. Spring Hill is an area of exceptional natural beauty, with ancient paths (Frogwelldown Lane, Dalton Lane and The Shakespeare Way), and is enjoyed by many . It should not be under consideration.
PR-B-0643	L	Allen		11		PR51	Site PR51 surrounding Begbroke Wood appears to be in GB and should not be developed on. The site sits on a hill and would be visually imposing. It would make an island of Begbroke so would have a serious impact on the sustainability of wildlife and lose country walks. It has the potential to cause major traffic disruption on the A40 and A44 and add to the unsafe conditions at Begbroke. Here residents have to cross the A44 dual carriageway without a pedestrian crossing to access village amenities and the bus stop.
PR-B-0740	Richard and Linda	Jurd		11		PR51	Site PR51 is a large area of GB. Consideration to the name "Spring Hill". The village suffers from flooding and this would make it far worse. This site doesn't do well in the Transport Assessment and should be removed.
PR-B-0762	Elizabeth	Moore		11		PR51	Opposed to the development of this site within the Green Belt as it would result in urban sprawl and preserve the countryside and its landscapes and environment. The claim that development on this massive scale can be sanctioned as a legitimate 'exception' to the inviolability of the Green Belt must be challenged. The Government in its manifesto pledged to protect the Green Belt, and must be reminded of, and required to uphold, that undertaking. Has provided detailed comments on the increased traffic and congestion, inadequate infrastructure, loss of landscape and rural views, loss of the surrounding countryside damage to the natural environment.
PR-B-0789	Lynne	Whitley	Yarnton Parish Council	11		PR51	Object on policy grounds. LP Policy ESD14 - prevents coalescence of settlements of Yarnton, Begbroke. Green Belt Policy ESD14 0 safeguarding the countryside from encroachment. Policy Villages 1 - Yarnton and Begbroke are Category A villages where only minor development, infilling or conversion is permitted. In addition, surface water run-off from this elevated site frequently causes significant flooding in Yarnton along Cassington Road and Rutten Lane, a problem which can only be made worse by additional hardstanding areas within any development.
PR-B-0827	Paul	Staniforth		11		PR51	Development of site PR51 would make Begbroke part of Yarnton
PR-B-0847	Richard	Cutler	Bloombridge LLP	11		PR51	This large site is the wrong side of the A44 some distance from Kidlington, with no obvious defendable GB boundary.
PR-B-0862	Peter	Nicholson		11		PR51	Objects to development of this site for housing.Development would destroy the function of the GB and cause devastation to the historic character and setting of Begbroke village. Has raised concerns on a range of issues that have been discussed in detail in the representation.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0881	James Kenneth	Jutton		11		PR51	Site PR51 building on elevated land west of Yarnton could aggravate flooding and drainage issues. With heavy rain witnesses surface water running off the fields across Rutten Lane and down Cassington Road just like a river.
PR-B-0888	Haidrun	Breith	Berks, Bucks and Oxon Wildlife Trust	11		PR51	This site adjoins two LWSs, which are also designated Ancient Woodlands (Bladon Heath and Begbroke Wood). Development is proposed on all sides of Begbroke Wood resulting in this becoming isolated. This will compromise the ecological interest and survival of this woodland in the long term and as such development resulting in impacts and isolation of these sites should be resisted. Should development take place expect that a minimum buffer of 50m is provided between the development and the LWS/AW and that no development to take place West of Begbroke Wood to ensure retained connectivity with Bladon Heath in the long-term.
PR-B-0928	Stephanie	White		11		PR51	Objects to the development of this site. This area is of huge historical significance and the footpaths offer stunning views over the surrounding countryside; it would be a tragedy to build here
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR51	This site includes the grade II listed Spring Hill and is within the setting of a number of listed buildings to the south-east. Any development of this site should retain Spring Hill and have regard to the setting of these listed buildings.
PR-B-0962	Dr Judith A	Webb		11		PR51	Site PR51 encloses a woodland where biodiversity would not survive in the middle of a housing estate without wildlife corridors. An example of this can be seen at Magdalen Wood West in Oxford.
PR-B-1036	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford	11		PR51	PR51 is in a sustainable location to meet Oxford's need and in close proximity to Oxford City with strong transport links and associated infrastructure making it well connected to the City and its employment hubs. The site boundary for PR51 is too large and in reality initial phases for development would be provided on a smaller area concentrated to the east of the site at its boundary with the existing settlement of Yarnton. Have provided a masterplan with the representation for consideration- showing a capacity for 900 dwellings, potential extension to William Fletcher Primary School and green infrastructure. More detailed reasons for promoting PR51 are provided in the representation.
PR-B-1123	Paul	Mayhook		11		PR51	This is valuable open space with a nice walk.
PR-B-1136	Giles	Lewis		11		PR51	Dtrongly objects to the development of this site in the GB. Concerns are set out in detail in the representation.
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	11		PR51	The development of this site is in complete contravention to council policies. Category 2 villages have fewer services and/or are remote with limited public transport and limited potential for development.
PR-B-1174	Ellis	Davies		11		PR51	Building on PR51 will create a ribbon like development along the A44 as well as destroying the separate identities of Begbroke and Yarnton. It will also adversely affect the wildlife along Frogwell lane.
PR-B-1223	Judith	Johnson	Environment Agency	11		PR51	Approx. NGR at centre of site -SP4677012612; Flood Zone 2 or 3 -No flooding on site, but access/egress appears to be via FZ3 on A44 at roundabout; Watercourse - Small watercourses on site (in N and S – near STW)
PR-B-1275	Dagmar	Carr		11		PR51	Site PR51 is specific area of objection. Loss of GB, open countryside, views and walks along with the impact to nature. The purpose of GB is to check urban sprawl, to stop towns and villages merging and to safeguard the countryside and its historic settings. The implications to flooding and drainage which can already be seen from development at Cassington Road and Spring Hill. Increase to traffic in the local area, which is already a problem at Rutten Lane and the adjacent roads, with a danger to the Primary School children. Local infrastructure such as the schools and doctors are under pressure. The same objections are relevant to all other sites proposed.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1276	John	Carr		11		PR51	Site PR51 is specific area of objection. Loss of GB, open countryside, views and walks along with the impact to nature. The purpose of GB is to check urban sprawl, to stop towns and villages merging and to safeguard the countryside and its historic settings. The implications to flooding and drainage which can already been seen from development at Cassington Road and Spring Hill. Increase to traffic in the local area, which is already a problem at Rutten Lane and the adjacent roads, with a danger to the Primary School children. Local infrastructure such as the schools and doctors are under pressure. The same objections are relevant to all other sites proposed.
PR-B-1294	Giles	Hughes	West Oxfordshire District Council	11		PR51	This site is in the open countryside to the west of Yarnton and would have significant landscape implication..
PR-B-1345	Nick	Alston	Bilfinger GVA on behalf of Oxford Aviation Services Ltd	11		PR51	This site falls within the Safeguarding Area. The operator of LOA has confirmed that the erection of any buildings on this site would be unacceptable as this would conflict with aircraft approach to the runway (safety grounds). The erection of buildings on other sites within the Safeguarded Area would require appropriate controls to be imposed that limit heights in order to be acceptable (for the purposes of policy-preparation recommend assuming the benchmark heights defined on the Safeguarding Map, which would require refinement at the planning application stage via detailed testing). This should be read in conjunction with their earlier representation dated 11th March 2016 and 6th July 2016, in particular the 'London Oxford Airport Sustainable Development Opportunity, Position Paper' (dated March 2016).
PR-B-0750	Niels	van Kuijk		11		PR51, PR75	Object strongly to sites PR51 and PR75 being developed. Impact to Yarnton will be huge, especially on the local roads. Loss of the GB is terrible.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR52	Objects to the development of this site, they consider that it is likely to have an impact on the setting of, and particularly views out of, the grade I registered Rousham Park. The key view out of the park is from the statue of the Dying Gaul. Here the surrounded landscape has been co-opted to enhance the park with designed views to an eye-catcher placed to the north outside the park boundary. An important part of the effect created by the park is of an idealised rural landscape with views out into the wider landscape. Consider that any major development intruding into these views would seriously harm the significance of the park. In addition this site lies almost entirely within the Rousham Conservation Area. It is not clear from the Rousham Conservation Area statement how this land contributes to the special interest, character and appearance of the conservation area and further investigation (with an updated conservation area character assessment) should be undertaken to ascertain this.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR52	This site lies almost entirely within the Rousham Conservation Area. It is not clear from the Rousham Conservation Area statement how this land contributes to the special interest, character and appearance of the conservation area and further investigation (with an updated conservation area character assessment) should be undertaken before this site is taken forward.
PR-B-1252	Philip	Boxall		11		PR52	Site PR52 is completely disproportionate in size. The communities of Lower Heyford and Caulcott are dwarfed. Regarding the railway station in Lower Heyford understanding is that the capacity of the line in relation to through passenger and freight trains means that it would not be possible to augment the current small number of trains which stop at Lower Heyford. The bridge at Rousham is being damaged with the current rate of heavy traffic including construction lorries, and there is very limited parking at the station with a dangerous junction for cars drawing out of the station. It is important to preserve the views from historic Rousham House.
PR-B-1280	Peter	Offord	Banbury and North Oxon Ramblers	11		PR52	Object to the development of this site because it would degrade the countryside and the bridleways and footpaths along this site would be affected.
PR-B-1162	Roger	Bellamy	Hornton Parish Council	11		PR54	Banbury - Flood risk - Merges Hanwell into Banbury

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1280	Peter	Offord	Banbury and North Oxon Ramblers	11		PR54	Object to the development of this site because it would degrade the countryside and the bridleways and footpaths along this site would be affected. This site is along nature reserves, local wildlife sites, Conservation Target Areas and general intrusion into the countryside.
PR-B-0011	Simon	Marsh	The Battlefields Trust	11		PR55	This site is likely to lie on the 1645 Islip Bridge battlefield. Site has local and national significance. There is likely to be surviving battlefield archaeology on the site which should be investigated. The LPA needs to establish whether the development of the site outweighs the public benefit of preserving this battlefield heritage.
PR-B-0033	Henry	Munday		11		PR55	Road and rail improvements needed.
PR-B-0970	Ken	Martin	Noke Parish Meeting	11		PR55	This proposal would be inappropriate for a small village like Noke and put unnecessary burden on the infrastructure services and facilities in the village.
PR-B-0985	Peter	Collins	Islip Parish Council	11		PR55	This site comprises existing agricultural land within the Green Belt. Developing this site would lead to a scale of development that would be excessive.
PR-B-1223	Judith	Johnson	Environment Agency	11		PR55	Approx. NGR at centre of site - SP5234614359
PR-B-0910	Ken	Pelton		11		PR55, PR181	Site PR55 and PR181 are both unsuitable and would put more traffic onto Islip's already inadequate road system and the B4027. Similarly all the sites around Arncott, Bicester and junction 9 will generate traffic through Islip which cannot cope with existing traffic levels.
PR-B-0870	Stewart	Patience	Anglian Water Services Ltd	11		PR56	The available capacity at Water Recycling Centres (formerly known as sewage treatment works) for each site is within Anglian Water's area of responsibility, and is considered to have an impact on its infrastructure. Have not considered the cumulative impact of these developments on their existing infrastructure; therefore ask CDC that further consideration is given to the cumulative impact on our existing water recycling centres as part of the preparation of the current review and that this is reflected in the expected timing of development sites. Sewerage network - foul (or used water) flows from growth will have an impact on its existing network. This will depend on the location, size and phasing. Initial assessment is undertaken when approached by developers on a site by site basis.
PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council	11		PR56	Objects to developments around Junction 9 and 10 of M40 given that these locations are already at capacity in spite of recent improvements
PR-B-1305	Cllr Polly	Foster	Fritwell Parish Council	11		PR56	Concerned that commercial development would give rise to warehousing and storage use wanting easy access to M40 and servicing needs across long distances. Do not consider that this will give rise to local employment to support economic development in Oxfordshire. Are concerned that development on this site would be very close to Fritwell and Ardley and contribute to destroying the rural aspects and valued space between the villages. It will be very visible from the rural footpaths on this side of Fritwell parish and produce light and visual pollution in this essential rural area. Every effort should be made to preserve and enhance the rights of way and connectivity across our rural areas and preserve the landscape and views.
PR-B-0956	Mark	Recchia	Banbury Town Council	11		PR58	This site does not provide strong road connections with Oxford both road and rail. It would increase road traffic within Banbury and further decreasing connectivity between the town and Banbury.
PR-B-0888	Haidrun	Breith	Berks, Bucks and Oxon Wildlife Trust	11		PR62	This site adjoin or come close to the Arncott Wood LWS, part of which is also designated as Ancient Woodland. Are concerned about direct and indirect impacts on this site (e.g. recreational pressure) and consider it important that any potential development retains a minimum distance of 50m to the woodland edge.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR63	Development of this site would out of character with the existing settlement pattern, a linear form of development, and so this site should not be taken forward.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR66	Site abuts the Sibford Ferris Conservation Area to the west. The open rural approach to Conservation Area is a very important part of its character. Development here as proposed would entail a high level of harm and therefore consider that this site should not be taken forward.
PR-B-1034	Anita	Spencer	Sibford Ferris Parish Council	11		PR66	The village infrastructure is not sufficiently robust to sustain the scale of development proposed. In particular, the concerns are regarding the size and scale of the roads and existing traffic problems, failure of the existing sewerage system many times over the past decade, rural character, lack of immediate relationship to Oxford, impact on countryside. Housing in Sibford Ferris would not provide people convenient, affordable, sustainable travel opportunities to the city's places of work study and recreation and to its services and facilities.
PR-B-0870	Stewart	Patience	Anglian Water Services Ltd	11		PR67	The available capacity at Water Recycling Centres (formerly known as sewage treatment works) for each site is within Anglian Water's area of responsibility, and is considered to have an impact on its infrastructure. Have not considered the cumulative impact of these developments on their existing infrastructure; therefore ask CDC that further consideration is given to the cumulative impact on existing water recycling centres as part of the preparation of the current review and that this is reflected in the expected timing of development sites. Sewerage network - foul (or used water) flows from growth will have an impact on its existing network. This will depend on the location, size and phasing. Initial assessment is undertaken when approached by developers on a site by site basis. This site is considered as asset encroachment. Have provide detailed explanation in their representation.
PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council	11		PR67	Objects to developments around Junction 9 and 10 of M40 given that these locations are already at capacity in spite of recent improvements
PR-B-1124	Chris	Thornton	Ardley with Fewcott Parish Council	11		PR67	Objects to the site for the following reasons: The site is in Category C village where only infill and extensions are allowed. It lacks immediate relationship to Oxford the distance being 17 miles There will be a huge impact on the outlook from both sides There is a potential for 200 dwellings which would drastically change the size of Ardley/Fewcott The increase in traffic is unsustainable with the present infrastructure at full capacity at a variety times throughout the day.
PR-B-1162	Roger	Bellamy	Hornton Parish Council	11		PR67	Ardley - Flood Risk, close to M40 junction (noise and pollution)
PR-B-1305	Cllr Polly	Foster	Fritwell Parish Council	11		PR67	Objects to this site as there is no sustainable transport (bus service) and residential development would result in an increase in car traffic on unsuitable roads through the rural villages. It addition, access is likely to be needed onto the narrow Ardley/Fritwell Road on a steep bend giving rise to safety concerns.Every effort should be made to preserve and enhance the rights of way and connectivity across our rural areas and preserve the landscape and views.
PR-B-0777	Mark	Longworth	Ambrosden Parish Council	11		PR7	Object to this site, due to the affect on the setting on listed buildings and it will lead to the coalescence of Ambrosden with the urban extension of Bicester. This land should be maintained and a green buffer zone between Graven Hill and Ambrosden.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR7	A grade II listed barn lies just to the south of this site. Any development of this site should have regard to the setting of the barn.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR73	This site is within the setting of the Weston-on-the-Green Conservation Area to the west. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.
PR-B-0033	Henry	Munday		11		PR74	Use the field to the north.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0238	D A	Burt		11		PR74	Site PR74 is a haven for wildlife with many species of birds and animals and access to this site is potentially dangerous.
PR-B-0643	L	Allen		11		PR74	Site PR74 land at no. 40 and rear of 30-40 Woodstock Road East appears to be part brownfield and the rest GB. A recent planning application for a workshop facility was rejected due to it being in GB so it is difficult to see how this has changed. Part of the site is uncultivated and provides a habitat for wildlife, a corridor should be left to allow wildlife access to sites PR23 an PR24. Access to the site is difficult and will add to the unsafe conditions at Begbroke. Here residents have to cross the A44 dual carriageway without a pedestrian crossing to access village amenities and the bus stop.
PR-B-0762	Elizabeth	Moore		11		PR74	Opposed to the development of this site within the Green Belt as it would result in urban sprawl and preserve the countryside and its landscapes and environment. The claim that development on this massive scale can be sanctioned as a legitimate 'exception' to the inviolability of the Green Belt must be challenged. The Government in its manifesto pledged to protect the Green Belt, and must be reminded of, and required to uphold, that undertaking. Has provided detailed comments on the increased traffic and congestion, inadequate infrastructure, loss of landscape and rural views, loss of the surrounding countryside damage to the natural environment.
PR-B-0797	Clive	Booth	Oxford Civic Society Planning Group	11		PR74	This site appears next most appropriate based on the SA and ITP assessments. Although in the GB, it is assessed as much less critical in terms of contribution to its objectives as land in the GB. Oxford Canal provides opportunities for attractive landscape incorporation and recreation. In transport terms there is an opportunity for the re-construction on Kidlington Railway station (closed in 1960's) serving not only the new development, but the whole of Kidlington, on the Oxford - Banbury line; this would be well placed to improve the transport services of Oxford, whilst being less attractive to London commuters (since the route would be slower than from Oxford Parkway), hence housing at this location would be more likely to serve Oxford's need (rather than London's) than if placed elsewhere. OCS believes there is great potential for a development -related Swift Rail or tram-train dimension to be added to the local network. In addition to this they suggest making an initial release of parts of the site which are accessible to existing bus services on the A44.
PR-B-0862	Peter	Nicholson		11		PR74	Objects to development of this site for housing.Development would destroy the function of the GB and cause devastation to the historic character and setting of Begbroke village. Has raised concerns on a range of issues that have been discussed in detail in the representation.
PR-B-1024	Andrew	Hornsby-Smith		11		PR74	This site is suitable for development as it is close to the proposed Park and Ride. Although not a strategic site it would not have much impact on the purpose of the GB. Has provided a criteria based assessment.
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	11		PR74	Understand this to be partly a brownfield site and consider that it has potential for development.
PR-B-1174	Ellis	Davies		11		PR74	Begbroke has a brownfield site, PR74 which could have been suggested.
PR-B-1187	Nigel	Homent		11		PR74	Strongly object to housing on this site. It is liable to flooding, is a haven for wildlife, and access is problematic. A44 is already congested. The consultation has been very poorly publicised and it was difficult to find the documents on the Council's website. Choosing to hold the consultation over the Christmas period is not reasonable.
PR-B-1223	Judith	Johnson	Environment Agency	11		PR74	Approx. NGR at centre of site - SP4747614231;
PR-B-1236	Richard	Boother	RPS Planning and Development on behalf of Mr R Davies	11		PR74	This site has previously been submitted as part of the 'Part 1 partial review Issues Consultation' in January 2016. It has an area of 4.39ha, and could accommodate between 130 to 220 dwellings. The rep gives a detailed justification and reasons for the allocation.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0704	J	Kershaw	Wright Hassall Solicitors LLP on behalf of Mr J Kershaw	11		PR74, PR51	With the exception of site PR74 none of the proposed sites around Begbroke are suitable for development. Begbroke has a conservation area and some of the potential sites are located close and in some cases adjacent to it. PR51 is of particular concern. Development would essentially link Begbroke with Yarnton. The land is of great scenic and historic importance and is very rich in biodiversity.
PR-B-0856	David	Smith		11		PR74,PR23	Site PR74 OK but not with site PR23. Developments south of Frieze Way are unlikely to benefit Kidlington.
PR-B-0033	Henry	Munday		11		PR75	Does the school have a playing field?
PR-B-0723	RA	Humphreys	Humphreys and Co Solicitors LLP on behalf of Oxford Programs Limited	11		PR75	Object to the proposal of this site for housing development. Consider that it would cause sever harm to the quality of the local environment and the amenities of local residents. The area around this site is characterised by narrow lanes. Visibility at the junction of Church Lane with Cassington Road is already severely restricted by parked cars. The local road system is simply not capable of accommodating the significant additional traffic that would be generated by the proposed new housing. This site is not well related to the established settlement pattern. Its development would be contrary to policy in the local plan. The open character of this area is important to both to the rural setting of the village and to the landscape setting of the Grade II* listed Yarnton Manor and its Grade II listed historic gardens, which border the site. It should also be noted that the Church is a Grade I listed building, and the setting of this building would also be adversely affected by the intrusion of significant new housing development in such close proximity.
PR-B-0740	Richard and Linda	Jurd		11		PR75	Site PR75 is a large area of GB covering an area off Church Lane one of the oldest parts of the village with historic significance. The single track lane would require massive improvements to support increased traffic. This site encroaches over a footpath which is used by residents. Cassington Road only other entrance would destroy the only pub in the village and other houses. Development to Sheltered Accommodation for the elderly is not an ideal location. The site doesn't do well in the Transport Assessment and should be removed.
PR-B-0762	Elizabeth	Moore		11		PR75	Opposed to the development of this site within the Green Belt as it would result in urban sprawl and preserve the countryside and its landscapes and environment. The claim that development on this massive scale can be sanctioned as a legitimate 'exception' to the inviolability of the Green Belt must be challenged. The Government in its manifesto pledged to protect the Green Belt, and must be reminded of, and required to uphold, that undertaking. Has provided detailed comments on the increased traffic and congestion, inadequate infrastructure, loss of landscape and rural views, loss of the surrounding countryside damage to the natural environment.
PR-B-0789	Lynne	Whitley	Yarnton Parish Council	11		PR75	Object to development of this site for policy reasons. Site lies wholly within Oxford Green Belt. Policy ESD14 seeks to prevent urban sprawl and safeguard countryside from encroachment. Policy Villages 1 categorises Yarnton as a Category A Village, where minor development, infilling and conversion is permitted. In addition, access to this site would be poorly served by the single track Church Lane, leading on to the traffic-calmed Cassington Road
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR75	This site abuts the grade II registered Yarnton Manor historic park and garden to the south. Any development of this site should have regard to the setting of the park.
PR-B-1180	RA	Humphreys	Humphreys and Co Solicitors on behalf of Oxford Programs Ltd	11		PR75	Yarnton is not a suitable location for development sites capable of accommodating at least 100 homes. The area in the vicinity of site PR75 is characterised by narrow rural lanes. Visibility at the junction of Church Lane with Cassington Road is already severely restricted by parked cars. The local road system is not capable of accommodating the additional traffic that would be generated by the proposed new housing.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1223	Judith	Johnson	Environment Agency	11		PR75	Approx. NGR at centre of site - SP4762511835;
PR-B-1323	Karen	Suter		11		PR75	Specifically concerned about the sites in Yarnton in particular site PR75 near to Cassington Road. Currently the houses have views to the countryside and fields are there for everyone to enjoy. Residents chose to live here because of these green spaces. If the proposals were to proceed the countryside and wildlife and nature would be significantly impacted with its removal. Increased housing could have a detrimental effect on primary schools, the church, local traffic and other community spaces.
PR-B-0888	Haidrun	Breith	Berks, Bucks and Oxon Wildlife Trust	11		PR77	This site appears to be a central open space for the village and the aerial photograph suggests that it comprises a mosaic of habitats, which have the potential to support priority habitats and/or protected and notable species. Are concerned about the potential loss of this potentially wildlife rich site and that any loss of public open space will increase pressure on wildlife in the surrounding countryside.
PR-B-0777	Mark	Longworth	Ambrosden Parish Council	11		PR8	Parish may support the development of 30% of this site. This is subject to the provision and creation of significant areas of open space, which could include community facilities and sporting facilities such as playing fields, allotments, skate board park and dog walking areas, could provide significant benefits for the settlement of Ambrosden, which are unlikely to be achieved in any other way.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR80	This site is within the setting of the grade II listed Farnell Fields to the north-east. Any development of this site should have regard to this setting.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR82	This site is within the setting of the Weston-on-the-Green Conservation Area to the west. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.
PR-B-0057	Matthew	Taylor	Aitchison Rafferty	11		PR82, PR83	Client is the owner of site WG019 which has consent for 20 units leaving 7.7 ha for further development. The potential to further develop the land would provide continuity of the village as the built form lies west of Northampton Road. This is in contrast to sites PR82 and PR83 which would result in development to the east of the B430 and would therefore be out of character with the village.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR83	This site may be within the setting of the Weston-on-the-Green Conservation Area to the west. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.
PR-B-1224	Theresa	Goss	Adderbury Parish Council	11		PR87	This site does not meet the criteria set out within this consultation, particularly for density of homes of 50 dwellings per hectare. Also in the absence of a proved housing need that cannot be met elsewhere (such as Areas A and B), this site would not comply with the current local plan policies with regard to location outside the built up settlement and landscape.
PR-B-1015	Daniel	Hatcher	Rosconn Group	11		PR88	The site is well served by public transport, S4 bus service and Banbury train station. In addition to that it is within reasonable cycling distance from Kings Sutton train station, providing a regular 23 minute journey time to Oxford. These services enable a realistic alternative to the private car to access jobs and the universities. The site itself if available, suitable, achievable, and viable and located close to existing facilities and services within Adderbury, which is a Category A settlement.
PR-B-1224	Theresa	Goss	Adderbury Parish Council	11		PR88	This site does not meet the criteria set out within this consultation, particularly for density of homes of 50 dwellings per hectare. Also in the absence of a proved housing need that cannot be met elsewhere (such as Areas A and B), this site would not comply with the current local plan policies with regard to location outside the built up settlement and landscape.
PR-B-0746	Adrian	White and 79 others	Petition with 80 signatories	11		PR9	Strongly object to the development of this site and consider them thoroughly unsuitable. Details of the site specific issues are discussed in detail in their representation.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0888	Haidrun	Breith	Berks, Bucks and Oxon Wildlife Trust	11		PR9	This site is one of four development sites within Steeple Aston and it comprises a disused quarry that has been not disturbed for several decades. As a result a mosaic of habitats appears to have developed that is highly likely to support priority habitats and protected and notable species. It has also been brought to our attention that the site might accommodate a population of adders. Adders are extremely rare in Oxfordshire and this could be the only known population in the north of the county. Are concerned that this site is proposed for development. Urge the Council to ensure that the ecological value of the site is adequately assessed before the site being considered further for development.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR9	This site may be within the setting of the Steeple Aston Conservation Area to the south. Any development of this site should have regard to the setting of the conservation area, with reference to the conservation area character appraisal.
PR-B-0033	Henry	Munday		11		PR91	Employment, canal and rail line fence.
PR-B-0643	L	Allen		11		PR91	Site PR91 appears to be near a SSI so a larger gap needs to be left to avoid any detrimental effect on the SSSI area and wildlife
PR-B-0712	Sonya	Willoughby		11		PR91	Site PR91 Boggy swamp area haven for wildlife.
PR-B-0762	Elizabeth	Moore		11		PR91	Opposed to the development of this site within the Green Belt as it would result in urban sprawl and preserve the countryside and its landscapes and environment. The claim that development on this massive scale can be sanctioned as a legitimate 'exception' to the inviolability of the Green Belt must be challenged. The Government in its manifesto pledged to protect the Green Belt, and must be reminded of, and required to uphold, that undertaking. Has provided detailed comments on the increased traffic and congestion, inadequate infrastructure, loss of landscape and rural views, loss of the surrounding countryside damage to the natural environment.
PR-B-0888	Haidrun	Breith	Berks, Bucks and Oxon Wildlife Trust	11		PR91	This site is located completely within the CTA Lower Cherwell and adjoins Rushy Meadows SSSI raising concerns about direct and indirect impacts on the SSSI. Expect that any development in this area to retain a minimum buffer of 50m to the SSSI boundary. Considering the overall quantum of development in the area are particularly concerned about cumulative impacts on the SSSI, which might compromise the condition and ecological interest of the site in the long term. In addition, would expect development to provide enhancements e.g. in form of providing appropriate management and measures that are in line with the CTA aims and objectives.
PR-B-0928	Stephanie	White		11		PR91	Objects to the development of this site. This area is a real haven for wildlife, and routinely floods
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR91	This site abuts the Oxford Canal Conservation Area and the grade II listed Roundham Lock to the west. Any development of this site should have regard to the setting of these assets, with reference to the conservation area character appraisal.
PR-B-0960	M	O'Mahoney		11		PR91	Objects objects to the development of this site which is in the GB. Has discussed in detail the harm that would be caused to the rural character of Kidlington, harm to the GB, pressure on services and facilities, lack of infrastructure to support a large scale development, impact on the existing transport infrastructure and services, etc. in the representation.
PR-B-0962	Dr Judith A	Webb		11		PR91	Site PR91 is low lying land prone to flooding and would be best used as a green buffer for supporting Rushy Meadow SSSI. Object to development here as the SSSI needs green corridors so it is not isolated to maintain species. The usefulness of canal banks as wildlife corridors is reduced with adjacent housing by disturbance, light and garden rubbish dumping. The Roundham lock north is a much valued walk.
PR-B-1223	Judith	Johnson	Environment Agency	11		PR91	Approx. NGR at centre of site -SP4828314157; Watercourses - Canal adjoins w Boundary of site

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PR-B-0762	Elizabeth	Moore		11		PR92	Opposed to the development of this site within the Green Belt as it would result in urban sprawl and preserve the countryside and its landscapes and environment. The claim that development on this massive scale can be sanctioned as a legitimate 'exception' to the inviolability of the Green Belt must be challenged. The Government in its manifesto pledged to protect the Green Belt, and must be reminded of, and required to uphold, that undertaking. Has provided detailed comments on the increased traffic and congestion, inadequate infrastructure, loss of landscape and rural views, loss of the surrounding countryside damage to the natural environment.
PR-B-0789	Lynne	Whitley	Yarnton Parish Council	11		PR92	The site lies wholly within the Oxford Green Belt, although part of it is considered to be brownfield. ESD14 seeks to encourage the recycling of derelict and other urban land. However, access to the A44 from this site is totally inadequate, highly dangerous, and the danger can only be exacerbated if further development were to be allowed.
PR-B-1223	Judith	Johnson	Environment Agency	11		PR92	Approx. NGR at centre of site -SP4870412173; Watercourses -Main river forms south eastern boundary of site
PR-B-0033	Henry	Munday		11		PR93	Residential, near rail line.
PR-B-1146	DJ	French	Deddington Development Watch	11		PR94	This is a greenfield site outside built-up limits comprising very good quality (Grade 2) agricultural land, except site PR98 is Grade 3. It suffers from poor transport sustainability; it would result in an increase in population by 13%, putting further pressure on the existing services and facilities. There are inadequate education facilities in Deddington.
PR-B-1146	DJ	French	Deddington Development Watch	11		PR95	This site is a greenfield site, which abuts the Conservation Area. It suffers from poor transport sustainability; it would result in an increase in population by 13%, putting further pressure on the existing services and facilities. There are inadequate education facilities in Deddington.
PR-B-0777	Mark	Longworth	Ambrosden Parish Council	11		PR97	Significant concerns about further development along the A34, A41 corridor, due to impact on Ambrosden. Note that there has been a large number of houses built in the last few years. Any development of this site would need to be justified by significant community planning gains.
PR-B-0878	Jane	Olds	Wendlebury Parish Council	11		PR97	Objects - this site represents a direct extension to the village (Category C), which only permits infilling. It would put undue strain on the existing infrastructure. The site is on higher ground, which would lead to flooding and drainage problems for the village. The site has historic agricultural ridge and furrow across the majority of it and dew ponds close to the church. The site lies outside the village built up area. The village has no services except a pub, which would lead to residents having to use private motor cars.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR97	This site lies just to the south-west of the grade II listed church of St Giles. Any development of this site should have regard to this setting.
PR-B-0962	Dr Judith A	Webb		11		PR97	Object to Site PR97 which has ancient ridge and furrow and would swamp little Wendlebury village.
PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council	11		PR97	Objects to developments around Junction 9 and 10 of M40 given that these locations are already at capacity in spite of recent improvements
PR-B-1162	Roger	Bellamy	Hornton Parish Council	11		PR97	Wendlebury - Bounded by A41 and M40 (noise and pollution)
PR-B-1146	DJ	French	Deddington Development Watch	11		PR98	This site is a greenfield site, which abuts the Conservation Area. It suffers from poor transport sustainability; it would result in an increase in population by 13%, putting further pressure on the existing services and facilities. There are inadequate education facilities in Deddington.

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PR-B-0787	Corinne	Hill	Shenington with Alkerton Parish Council	11		PR99	* Inaccessibility to Oxford. Shenington due to its location in the north-west of the county 30 miles from Oxford. * The site is unlikely to deliver 100 dwellings due to its size, topography, capacity, net developable area, etc.. The parish has a population of 425; an increase of 32 dwellings would be wholly disproportionate. * Part of the site is in the Northern Valleys Conservation Target Area * The Shenington with Alkerton Conservation Area Appraisal (Feb 2009) clause 4, Archaeology, identifies much of the site as Old Quarry * Building on the site would extend the village boundary. It would totally alter the approach to the Shenington with Alkerton Conservation Area from the west. * The eastern end of the site abuts the Conservation Area boundary. * The sewerage system in Shenington is not capable of serving a large number of extra homes and waste would have to be pumped uphill to connect to it. Shenington is a Class C village, which only allows conversions and in-filling. * The site is exposed to noise from the adjacent airfield (karting circuit, and powered aircraft and winches launching gliders) * The village school is consistently full year-on-year.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	11		PR99	This site is just within the setting of the Shenington with Alkerton Conservation Area to the east. Any development of this site should have regard to this setting, with reference to the conservation area character appraisal.
PR-B-0886	Ivor	Davies		11		PR-A-019, PR14	Yes regarding previous PR-A-019 site ref 14. There are plenty of grounds. Loss of completely open unsullied countryside much used by walkers for informal recreation, part of the setting of the Cherwell valley. Loss of habitats. Effect on already congested local roads. Groundwater flooding at the eastern end (impossible to mitigate?). Possibility of exacerbating flooding by runoff.
PR-B-0888	Haidrun	Breith	Berks, Bucks and Oxon Wildlife Trust	11		PT157	This relatively small development area is located on the west side of Noke and comes close to Prattle Wood LWS and Ancient Woodland. Are concerned about potential effects of development on this site on the LWS (e.g. recreational pressure) and consider it important that a minimum buffer of 50m is retained to the site edge. In addition, the western side of Noke is part of the Otmoor CTA and large swathes of grassland within this area are proposed to be designated as LWS to compliment Otmoor SSSI and to work towards achieving the aims and objectives of the CTA.
PR-B-0960	M	O'Mahoney		11		PTR194	Objects objects to the development of this site which is in the GB. Has discussed in detail the harm that would be caused to the rural character of Kidlington, harm to the GB, pressure on services and facilities, lack of infrastructure to support a large scale development, impact on the existing transport infrastructure and services, etc. in the representation.
PR-B-0033	Henry	Munday		11			Strongly disagree with any GB being built on.
PR-B-0033	Henry	Munday		11			Strongly object to any Oxford homes being built at Kidlington/Gosford.
PR-B-0033	Henry	Munday		11			Area C will require new roads, and services.
PR-B-0055	Cynthia	Hall		11			There should be no building at all on the GB or flood plain.
PR-B-0058	Anthony	Hall		11			There is no justification for using GB and Kidlington should not be an extension of Oxford.
PR-B-0060	Sue	Mackrell	Bicester Town Council	11			Suggest that only the sites within areas A and B should be considered.
PR-B-0081	Linda	Beattie		11			Whilst understanding the need for housing, GB should remain as that. The open countryside is important for our well being, wildlife and flood plain. The infrastructure and services at Kidlington already struggle, and it doesn't need to expand. Any houses that are built should be affordable and for locals.
PR-B-0082	Felicity	Emptage		11			Whilst I understanding the need for housing, GB should remain as that. The open countryside is important for our well being, wildlife and flood plain. The infrastructure and services at Kidlington already struggle, and it doesn't need to expand. Any houses that are built should be affordable and for locals.
PR-B-0119	C A	McCall		11			The area between Oxford Parkway and North Oxford will cause loss of GB.

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PR-B-0154	Hannah	Hale		11			Combining the area of Kidlington, Yarnton and Begbroke will lose open countryside with its views and walks and have implications for flooding and drainage. There is already congestion on the A44 especially when events at Blenheim. Feel that the consultation has been poorly publicised and that possible loss of GB should have been highlighted. It is difficult to find the consultation details on the website and they are long and difficult to read. Holding the public exhibition in Kidlington over the Christmas period was unreasonable.
PR-B-0171	Peter	Worth		11			Mostly agreeable, however there are other land opportunities that could be considered which provide less than 100 houses. If other pieces of land were said to be suitable, some would become available due to the increase in land value.
PR-B-0181	Diane and Darryl	Bates-Brownsword		11			Section 16 and 50 are sites of particular concern as they are fields that flood and development would mean there is nowhere for water to run off. The increase in insurance claims for flooding and water damage will increase insurance premiums.
PR-B-0213	Linda	Browning		11			All areas and particularly around Yarnton and Begbroke are totally inappropriate, the NHS and education services are only just sufficient for the size of the villages as they are.
PR-B-0648	Patricia	Perisi		11			Object strongly to the proposed development of 4,400 houses on GB, which should be protected. Have lived in Kidlington 80 years and do not want to see my village joined to Oxford and lose its character. The development will destroy the countryside and wildlife and bring chaos to the area. Traffic is already heavy and the doctors surgery at capacity
PR-B-0710	Selwyn	Phillips		11			Yes. The GB around Kidlington is the local park, it is not just a green lung but a vital asset to Oxfordshire.
PR-B-0723	RA	Humphreys	Humphreys and Co Solicitors LLP on behalf of Oxford Programs Limited	11			Consider that Yarnton is not a suitable location for development sites capable of accommodating 100 homes. There is universal objection to housing in Yarnton.
PR-B-0752	Keeley	Middleditch		11			Concerned the new houses will be overcrowded and no allowances for parking. Kidlington already has parking problems. Concerned with the recreational areas in Kidlington. Influx from Blackbird Leys when the Groveland's estate was built. Kidlington generally looks scruffy, an example is the market, new buildings are never in keeping with the village.
PR-B-0755	Martin	Palmer		11			Hope that view on this has been made clear with previous answers given.
PR-B-0776	Anthony	East		11			Creating urban sprawl linking Oxford to Woodstock, the respective locations of Kidlington, Begbroke and Yarnton will be lost forever. With Oxford Parkway they become commuter homes serving London which cannot be in CDCs objective. Loss of GB, countryside and the impact on nature. Concerns with flooding and drainage along with the impact on the local traffic. Proposals to Heyford vehicle park were rejected due to traffic infrastructure, what's been proposed is far worse and in no way addresses traffic.
PR-B-0793	Philip	Morley	North Oxford Golf Club	11			Considers that the 88 hectares needed for the 4400 homes can be found with minimal impact on the vital Green Belt areas within CDC. From Question 10, CDC appears to require 88 hectares for 4400 homes. If site 50 is considered, then the 4400 homes can be fully achieved within site 50 (150.77 ha) by using only the land east of the Banbury Road. If more than one site is to be used, which would be a very good way of achieving the “balanced communities” described in the draft Vision, and if site 38 is considered, then the 50+ hectares of site 38 (out of a total 89.48 ha) east of the Banbury Road would give over half the homes, without creating one large single new community for the whole Unmet Need.
PR-B-0825	Simon	Joyce	Strutt and Parker on behalf of Mrs A Darbishire	11			No specific comments relating to individual sites.
PR-B-0829	Fergus	Campbell	Oxfordshire Clinical Commissioning Group	11			Note that the more remote or rural areas pose additional challenges due to distance from existing surgeries, and lack of sustainable options for new local surgeries. Have provided a detailed response in a separate statement as part of their representation.
PR-B-0832	Richard	Hills		11			None at all – they are all worthy of development.

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PR-B-0857	Mark	Christodoulou		11			Dubious calculations the figures are based on assumptions that are no longer valid, given the recent decision to leave the EU, this needs re-assessed to confirm the true numbers required. The number of houses would double the size of Kidlington. Road infrastructure can not cope as it is and if this was expected to double in size. Additional infrastructure for education and health would have to be found. Resources to keep the extra streets cafe and clean. Additional security such as policing for the area. None of which appears to be covered in the plans.
PR-B-0861	Tim	Perkins	TMP Planning Ltd on behalf of Gosford and Water Eaton PC	11			1) Consider that priority should be given to the consideration of non-GB sites and brownfield sites before any consideration of GB locations. This is supported by para 17 of NPPF. 2) All the identified sites within the parish are within the GB. Housing development within the GB is by definition 'inappropriate development' and should only be allowed in 'very special circumstances.' The OGB Green Belt Study shows that all the parcels of land within the Parish score 'HIGH' against one or more of the GB purposes. In other words the area is very important in contributing to the GB and preventing Kidlington/Gosford and Oxford merging.
PR-B-0868	Jennifer	McFadden		11			Opposed to the location particularly to sites PR38 and PR50 as on GB. Cutteslowe Park is a key recreational resource used by families for sports. Loss of the views and open spaces. Another key effect is the traffic congestion with the increased number of expected cars. Its bad along the Banbury Woodstock Roads despite the recent roundabouts. Air pollution would also increase and there are health concerns linked with busy roads and dementia. The footpaths would disappear into the housing estates. There must have an effect on the local wildlife with the habitats being displaced. The creation of one large urban conglomerate effectively joining Oxford and Kidlington. Concerns with flooding and drainage. The local infrastructure needs more consideration regarding schools, healthcare and facilities.
PR-B-0877	David	Flavin	Oxfordshire County Council	11			Provided a detailed RAG assessment in response to this question on Transport Strategy, Education, Public Health, Oxford Meadows, Greenbelt, Agricultural Land, Public Rights of Way, Travel Plan, Drainage and Waste Management.
PR-B-0882	Julia	Trowles		11			Object to the conclusion of all sites within GB. Object strongly to development in the Oxford GB. GB around Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Do not agree that search areas A and B are reasonable options.
PR-B-0883	Peter	Trowles		11			Object to the conclusion of all sites within GB. Object strongly to development in the Oxford GB. GB around Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Do not agree that search areas A and B are reasonable options.
PR-B-0888	Haidrun	Breith	Berks, Bucks and Oxon Wildlife Trust	11			Make reference to the comments sent on 11 March 2016 in response to the issues consultation. These comments should be taken into consideration while assessing these sites. There are further comments provided in detail as part of this representation which are in addition to the comments provided in March 2016. Have discussed in detail the Impacts of designated areas, Development in CTA's, Cumulative effects of development on landscape and their concerns of the cumulative impact of development in it,, Green Infrastructure Planning (that the Green Infrastructure Strategy is developed alongside to inform the growth agenda, Biodiversity in development, Biodiversity Management. In addition to that Quantum of development and Evidence base are also discussed.

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PR-B-0902	Vanessa	Pinder		11			Concerned with development in around the Kidlington gap. It's an important breaker between Begbroke, Yarnton and Kidlington. It's important to prevent all villages to merging. These areas are prone to flooding little consideration has been taken into account. Frequent traffic issues in rush hour would be impacted with development. Local facilities unable to cope and its hard to get a doctors appointment. Development will not bring benefits to the local people it will only make matters worse.
PR-B-0913	Helen	Marshall	CPRE Oxfordshire	11			It is impossible to comment sensibly on the 137 sites selected, particularly given the limited information provided. Some of these may be appropriate for development, but many will have constraints that make them inappropriate for consideration. As a consultation exercise this method of scatter gun selection is seriously flawed and unhelpful. As a basic rule no development should be allowed on the Oxford Green Belt unless there are specific exceptional circumstances
PR-B-0948	Tim	del Nevo		11			If you develop area A, Kidlington will become part of Oxford. GB and the green lung needs to be maintained between these two. Developing on the land close to Cutteslowe Park will have a significant and detrimental effect on this wonderful open space.
PR-B-0949	Peter	Monk	Banbury Civic Society	11			Disappointed to note how much effort has been involved in assessing sites which have no possible chance of meeting the criteria set out in this study. Sites have been suggested (offered) which are obviously opportunistic attempts by landowners, agents and / or developers that, by inspection, do not meet the set down criteria for this study nor would they be considered under normal planning practice - far from transport or other necessary amenities which would lead to 'ribbon development' or isolated estates etc.
PR-B-0963	Mr and Mrs	Shepherd		11			The proposals are too big for Kidlington. To the west of the village the sites are huge compared to current housing. Kidlington would be joined to Begbroke and Yarnton. To the south of the village and train station provides no separation between Cutteslowe and Summertown. At all costs we need to prevent Kidlington becoming an extension of Oxford City. The value of green spaces and GB policy seems to of been overlooked. Look at Milton Keynes and the attention that planners gave to open green spaces, walk ways, open countryside etc. Have Cherwell considered this for Kidlington's' residents. What are the impacts going to be on flooding and drainage. Many of the areas become very wet in winter, the water would be diverted elsewhere causing problems for others. The quality of the location for these houses needs to be considered. Due to the size of the developments there would be a huge impact on traffic congestion and air pollution.
PR-B-0973	Jonathan	Harbottle	Land and Partners Ltd	11			Additional smaller sites should be identified in order to bring forward allocations with shorter 'lead in' times to ensure a deliverable housing supply. This potential has been acknowledged in the emerging West Oxfordshire LP.
PR-B-0996	Lucy	Smith		11			Main concern is the development on the fields north of The Moors, the GB areas need to protected. As well as the loss of fields which we use regularly for walking our dog, our children love to explore out in the open countryside with their friends. It would be gutting to loose this vital area as this is used for running and walking in the fields which is good for the soul. If building does commence it is critical and very important that the works traffic is totally safe for the children of North Kidlington Primary School.
PR-B-1030	Jonathan	Harbottle	Land and Partners Ltd	11			Additional smaller sites should be identified in order to bring forward allocations with shorter lead in times to ensure a deliverable housing supply. The potential of spreading the potential benefits of growth to rural communities has been acknowledged in the emerging West Oxfordshire LP, but not in the Partial Review.
PR-B-1033	Matthew	Symons	Hollins Strategic Land	11			It has demonstrated that there is potential for identified sites to be reduced in size because of the availability of smaller, more sustainable sites in the locality. Have provided more detailed information in their submitted representation
PR-B-1037	Alice	Suttie	Boyer Planning on behalf of Redrow Homes and Wates Developments	11			There are no comments relating directly to the potential development sites identified, apart from drawing attention to the response given in Q9 above.

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PR-B-1068	Louise	Crone		11			The area identified behind The Moors is very popular with locals and home to different species of birds and animals. The Pear Tree Park and Ride is not on GB and should be developed for housing rather than employment.
PR-B-1082	Nicholas Edward	Mullineux		11			Development around sites PR27 and PR14 would affect the setting of a listed building and historic views. It would result in the loss of habitat for a huge array of flora and fauna.
PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council	11			If the need arises, developments should be concentrated on the area defined by the OGB (2.37) of the Options Consultation
PR-B-1098	Michael	Bott		11			The sites referenced will create a massive urban sprawl linking Oxford to Woodstock so the respective locations of Kidlington, Begbroke and Yarnton will be lost forever. The homes will serve London commuters which is not the objection of CDC. There will be loss of GB, open countryside, views and walks. Nature will also be impacted. There will be implications with flooding and drainage and the local roads will be impacted. Heyford Vehicle Park had their recent changes rejected due to traffic infrastructure what is being proposed.Here is far worse and does not address the traffic issues.
PR-B-1099	Alan	Storah	Oxford City Council	11			It is important that there are a combination of sites in area of search A and B. It welcomes and supports such proposals.
PR-B-1100	Katherine	Andrews		11			The consultation has been poorly publicised and the possible loss of GB should have been highlighted. Holding the public exhibition in Kidlington over the Christmas period was unreasonable. The council should be working with the local community and be open and transparent.
PR-B-1134	Neil	McKendrick		11			Very few of the sites in and around Kidlington are reasonable, they will result in loss of GB, space for recreation, and have implications for flooding and drainage. The current transport systems do not provide an efficient local travel network and will deteriorate further with additional traffic.
PR-B-1142	Alan	Lodwick		11			As disagree with the underlying basis for this review namely the excessive estimates of the Oxfordshire SHMA do not consider that it is necessary to build on any of the identified sites. No sites in search areas A or B are suitable and that any further growth should be diverted away from Oxford elsewhere in the County or in the UK. No sites in the GB should be developed.
PR-B-1145	Richard	Bennett		11			Too many sites are listed and are not fully clear on implications at this stage. Considerations to other alternatives need to be made before commenting on sites identified. Has railway and other transport links to potential brown sites further afield been fully considered?
PR-B-1154	Jim	Spencer		11			Consider the area enclosed by Kidlington, Begbroke and Yarnton extending as far as the airport as a logical area for development both for employment and habitation. Having said that due consideration has to been given to flooding. If a large area is developed consideration is required for run off.
PR-B-1162	Roger	Bellamy	Hornton Parish Council	11			Some of these sites completely unsustainable for a variety of reasons
PR-B-1166	Jane	Hennell	The Canal and River Trust	11			Many of the possible strategic sites identified, particularly in Area A lie adjacent to the Oxford Canal. Most of these sites lie on the off-side of the canal. The canal acts as a major tourist attraction and brings large numbers of visitors to the district each year. The canal is also a designated Conservation area and the offside in particular provides habitat to the protected species which use the canal.
PR-B-1167	Jodi	Stokes	Persimmon Homes Midlands	11			No comments
PR-B-1174	Ellis	Davies		11			There needs to be an assessment on the impact the development will have on the communities and infrastructure of Begbroke, Yarnton and Kidlington.
PR-B-1181	Heidi	Lancaster		11			The land off Lyne Road is a green space so this seems at odds with Cherwell's Green Space Strategy. Lack of exposure to nature could lead to an increase in mental health problems as identified by 'nature deficit disorder'.
PR-B-1181	Heidi	Lancaster		11			Building in the locations mentioned will lead to a strain on already stretched public services and infrastructure

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PR-B-1188	Carol	Matheson		11			The sites are within GB and are inappropriate development. Kidlington and Gosford will merge with Oxford and recreation land at North Oxford Golf course will be lost. Flooding is an issue and many sites are within the Flood Zone. There are listed buildings at Water Eaton and evidence of a medieval village and Roman road. The Oxford canal, an important leisure corridor is protected by Cherwell Local plan.
PR-B-1221	Martin	Perisi		11			Yes, see general comments.
PR-B-1225	Paul	Butt	Paul Butt Planning on behalf of Shyde Investments Ltd	11			The identified Potential Strategic Development Site ref.62 and 149 in Arncott are noted.
PR-B-1243	Kazimiera	Kantor		11			Have only been able to study the issues surrounding Begbroke, where the development would swamp the existing village with sprawl. Quality agricultural land and recreational fields enjoyed by many will be removed and promises to protect the GB breeched. There is no infrastructure to cope with additional housing and flooding problems would be aggravated. There appears to have been insufficient study of individual sites prior to the proposals.
PR-B-1266	Linda	Ward		11			Object strongly to the clear bias seen in the consultation papers and draft infrastructure assessment toward concentrating an extra 4,400 houses close to Oxford. This is exactly what GB exists to prevent. Cherwell have recently adopted the Kidlington Masterplan which stresses the importance of protecting the open, rural setting around the village. The policy is questionable.
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	11			Larger sites require developer agreements. Are concerned about the lack of time for a site by site assessment; therefore have adopted an approach of considering group of sites and these comments are provided with this representation. * North of the Village - PR14, PR27 and PR32 * Land east of the village (between Bicester Road and A34: PR125 and PR178 * South of the Village * West of the Village * Northern City Boundaries/south of Parkway site * Search Area B
PR-B-1298	James	Jocelyn		11			All sites within the GB are unsuitable for development on the basis of the OGB plan. The NPPF is clear that residential housing constitutes 'inappropriate development' on GB land. No case for 'very special circumstances' can be made according to the SHMA's analysis of housing need in the Oxfordshire Housing Market Area that might permit redrawing of GB boundaries. This rep refers to the Secretary of State's policy position, Paragraph: 034 Reference ID: 3-034-20141006 and a House of Commons briefing paper no. 00934. Paragraph: 045 Reference ID: 3-045-20141006. Oxford's 'unmet need' is principally for affordable housing. Addressing that need through a massive program of additional housing, purely in order to generate affordable housing as a by-product, is using the bluntest of instruments to address a difficult and complicated problem. It promotes unsustainable growth in market housing supply, with severe consequences for economic, social and environmental sustainability. To do this on GB land would be reckless and in contravention of NPPG.
PR-B-1298	James	Jocelyn		11			The alleged sustainability of the above land parcels and all other GB around Kidlington, Begbroke and Yarnton is based mainly on transport convenience and accessibility to jobs in Oxford. However the economic projections in the SHMA are clear that 4,400 additional homes will not find support in employment growth either in Oxford or Cherwell. These surplus homes will invite either speculative investment or long distance commuters, flatly contradicting the NPPF aim to promote sustainable commuting patterns. The Interim Transport Assessment and Interim Sustainability Appraisal ignore the specificity of Oxford's housing need and pay too little heed to the wider context of commuter transport development between Oxford and London and Birmingham.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1300	Julia	Hammett		11			Object to the sites Cherwell has identified. The impact on nature and protected species will be devastating and contrary to local policies. There will be a loss of precious GB and open countryside. The implications on traffic and the already congested roads is unacceptable. There is a risk of flooding with the scale of the house building.
PR-B-1318	Laura	Walton		11			The suggested areas are completely inappropriate to build such a large scale development. Already Kidlington's limited resources, facilities and infrastructure are under strain and would collapse with the proposed amount of development.
PR-B-1322	Judy	East		11			My comments stand in relation to all of the sites being considered. Object strongly to development in the Oxford GB. GB around Kidlington should be sacrosanct it is enjoyed by a large number of local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Oxford City needs to be held accountable and manage their own housing needs and not expect the surrounding villages to take their over spill resulting in the destruction of the countryside which would result in a vast amount of wildlife lost. Proposals based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1344	Jonathan	Harbottle	Land and Partners Ltd	11			Additional smaller sites should be identified in order to bring forward allocations with shorter 'lead-in' times to ensure a deliverable housing supply. The potential of spreading the potential benefits of growth to rural communities has been acknowledged in the emerging West Oxfordshire Local Plan. This potential has not been taken account of in the Cherwell Partial Review.
PR-B-1358	Ian	Lough-Scott	Upper Heyford Village Group	11			CDC has the onerous task of protecting a very rural region which sadly is being overrun by urban sprawl. It is not appropriate to build mini housing estates in small rural villages. House building should be restricted to infill and for a known local need e.g. rural exception sites.
PR-B-1111	Pat	Clissold		12	E	PR141, PR142	This rep provides a lengthy and detailed response to sites PR141 and PR142. These sites have been identified already in local plan part 2 but not yet in the LP1 partial review to meet Oxford's unmet needs. Wish to re-identify them together as done in LPA-A-055 and allow PR142 to be developed as a small retail outlet and leave PR141 as a wildlife site.
PR-B-1027	Jonathan	Porter	Archstone Projects Ltd	12	PR128		A planning application has now been submitted for Site 128 Church Leys, Ambrosden (ref: 16/02370/F). Although the site is 3ha, the planning application is for 85 dwellings, so the site would not currently fall within the threshold (100 dwellings and above) for allocation through the Local Plan.
PR-B-1017	Oliver	Burton-Taylor	Simply Land (Oxford) Ltd	12		41	The Cherwell Local Plan Review consultation document and the preferred option sites fail to take in to account the evidence studies previously undertaken by Oxford City Council. Detailed references are made to Oxford's Informal Assessment (May 2014) ' Investigations in to the potential to accommodate urban extensions in Oxford's Green Belt' and 'The Oxford Strategic Growth Options - High Level Review of Opportunities' (October 2014). Simply Land(Oxford) has secured circa 8ha of land fronting the A44 which would open up a further 22.62ha immediately adjacent to the Peartree Interchange. Taking forward Site 41 would limit coalescence between Oxford and Kidlington. The site is capable of being brought forward as it has willing landowners and a promotor, and would preserve the manner in which Oxford has previously expanded over the years ensuring that fingers of green country could still penetrate in to the City Centre.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1225	Paul	Butt	Paul Butt Planning on behalf of Shyde Investments Ltd	12		New site	The 9.717ha site at Arncott Motoparc, Arncott was the subject in June 2014 of a response to the Council's 'Invitation to Submit Sites for Consideration within the SHLAA 2014 update. (Copy attached). It also included a Landscape, Townscape and Visual Appraisal by RPS dated Sept 2014 which also accompanies this representation. A further rep was also made in October 2014 in response to 'Consultation on Proposed Modifications to the Submission Cherwell Local Plan' (copy attached). The current rep is also accompanied by a Sustainability Report by RPS dated 22 December 2016 of the 9.717ha site at Arncott Motoparc for the Council's consideration. Having regard to the supporting evidence and the history of the site it ought to be included as an identified Potential Strategic Development Site in the Partial Review.
PR-B-0841	Darren	Bell	David Lock Associates on behalf of Hallam Land Management Ltd	12		PR 8	Hallam are promoting site PR 8 (Land North East of Ambrosden). An outline planning application was submitted in December 2016.
PR-B-1235	Ed	Barrett	Catesby Property Group on behalf of Catesby Estates Ltd	12		PR1	Rep refers to detailed planning history of this site, particularly an outline planning application 16/01468/OUT. There were no 'technical' issues included in the reasons for refusal. It is expected that outline planning permission for residential development is capable of being secured. On the balance of planning considerations, it is considered that allocating the land for residential development will enable the delivery of an appropriate and comprehensive development. The allocation will assist the District's housing need, assist in the vitality and viability of small businesses and services within Cropredy, deliver public open space, enhance biodiversity, enhance existing vegetation, and improve accessibility and linkages to local services, in particular pedestrian links.
PR-B-0839	Mark	Rose	Define on behalf of William Davies Ltd	12		PR110	Advise that WDL are a house building company who have an interest in a site at Bloxham (Site PR110). Of the view that Bloxham could and should accommodate further growth in order to meet a proportion of Oxford's unmet need. The land is available and there are limited constraints to development. The rep outlines the aspirations and vision for the development of the site.
PR-B-1295	Natasha	Blackmore	Sheldon Bosley Knight on behalf of the Wright Family	12		PR114	The representations made by Strutt Parker in March 2016 remain valid for this consultation. Since this time advanced discussions have taken place with a number of interested developers and land promoters, further representations and pre-application discussions will be undertaken by the chosen developer with the relevant statutory consultees and District Council prior to an applicant being submitted.
PR-B-1117	Georgina	Tibbs	Barton Willmore on behalf of Bellway Homes Ltd and Archstone Projects Ltd	12		PR128	Bellway Homes Ltd and Archstone Homes Ltd have promoted the Church Leys Farm site in Ambrosden through the Local Plan for several years and continue to promote the site as a sustainable location for new housing. The rep provides further justification and details of the site and current planning application.
PR-B-1343	Shaun	Richards	Cerda Planning Ltd on behalf of Cala Homes Ltd	12		PR129	A Master Plan and a Design and Access Statement are provided which illustrate how this site could be developed.
PR-B-0878	Jane	Olds	Wendlebury Parish Council	12		PR139	Objects - inappropriate development within the Green Boundary Zone that protects merging the surrounding villages with Bicester. It represents an unsustainable form of development with no connection to major settlement for employment and other infrastructure. It will lead to increased congestion on roads around Bicester; therefore considered contrary to Objectives SO6, 11, 12 and 15 and LP Policies BSC11, ESD1, 6, 10, 13 and 15.
PR-B-0847	Richard	Cutler	Bloombridge LLP	12		PR14	A series of drawings and conceptual diagrams are provided to support and illustrate the development potential at the Moors site. The Moors has no overriding constraints to development.
PR-B-1126	Jamie	Lewis	Hunter Page Planning on behalf of M and G Real Estate	12		PR153	Deddington is ideally placed to accommodate growth as an identified 'service village' and the inclusion of Site PR153 is strongly supported by M and G Real Estate being located adjoining the Deddington satellite of Hempton. The site remains in single ownership and is available.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0910	Ken	Pelton		12		PR157, PR30, PR55, PR181	Site PR157 has been proposed as low density, and is sited so there is no additional traffic through Noke, but contributes to traffic flow in the surrounding area. I believe that there is a strong case for some additional housing in Noke, so that the community remains viable and attracts young families who are the life blood of the community. There are not a lot of services and amenities, an expansion would safeguard these and possibly enhance these for the future residents of Noke. Site PR50 some 50 houses here would have the support of the local community. Site PR55 and PR181 are both unsuitable and would put more traffic onto Islip's already inadequate road system and the B4027. Similarly all the sites around Arncott, Bicester and junction 9 will generate traffic through Islip which cannot cope with existing traffic levels.
PR-B-0930	Philip	Marsh	Knights on behalf of Philip King Homes and Oxford City Charity	12		PR178	Cooperation between the Philip King Homes Trust and the Oxford City Charity would allow a more comprehensive approach to be adopted in the future development of Site PR178 and the adjoining parcel of land on its northern edge.
PR-B-0156	Val	Colby	Berrys on behalf of Cancer Research UK	12		PR184	Site PR184 is available for development and has been the subject of 2 planning applications by Gladman Developments. Whilst both applications were refused we consider the reasons for refusal on 15/01733/OUT can be overcome and the site can provide a development appropriate to the village.
PR-B-1233	Simon	Gamage	RPS Planning and Development on behalf of Mr R Bratt	12		PR186	On behalf of Mr Bratt, RPS is currently promoting Site PR186. The site is just under 3ha, including a landscaping belt. Further land could be made available but would require further discussions regarding appropriate landscape mitigation measures. A brief description of the site, its capacity, and access is provided.
PR-B-0933	Peter	Bateman	Framptons on behalf of the Donger Family	12		PR187	In the summer of 2016 a promotional pack and illustrative emerging Master Plan were submitted to the council to support the allocation of this site for housing development. These plans and documents remain relevant. In addition this representation includes an amended landscape summary produced by Aspect Landscape.
PR-B-0924	Jan	Molyneux	Molyneux Planning for SBPC on behalf of Earthline Ltd and U-Stay Ltd	12		PR19, PR29	Response includes an updated Land Use Plan and an illustrative Master Plan showing an indicative potential layout for the whole site. The Master Plan includes: area for up to 1000 homes, an employment area, junction improvements, new primary school, commercial centre, new rail station, marina, improved ecological/wildlife areas, exposed geological features. An appraisal of the ITA is appended.
PR-B-0878	Jane	Olds	Wendlebury Parish Council	12		PR196	Objects to the inclusion of this site into the land already allocated into the Bicester Gateway employment scheme. Transport mitigation measures from the development affecting Wendlebury are not satisfactory. Any increase of traffic through the village are to be avoided. The village has no street lights or pavements. The village experiences high levels of traffic when there are accidents at Junction 9 of the M40. The objections stands until the develops can satisfy the Parish Council.
PR-B-0935	David	Lock	David Lock Associates on behalf of Gallagher Estates	12		PR199, PR109	Gallagher Estates have previously submitted details regarding Site 199(land north of Wykham Lane, Banbury) and Site 109 (Land at Bourne End, Hook Norton). These sites are available, deliverable and suitable for development. The sustainability credentials would become evident if a rigorous site by site SA were to be carried out across all Areas of Search, as conducted for Areas A and B.
PR-B-1301	Nigel	McGurk	The Blenheim Palace Estate / Vanbrugh Unit Trust	12		PR23, PR24	Sites PR23 and PR24 are in sustainable location with a direct route to Oxford City via the A44. They comprise Cherwell's most sustainable sites, closest to Oxford City, within the A44 Corridor.
PR-B-1096	Greg	Blaquiere	Terence O'Rourke Ltd on behalf of the Vanbrugh Unit Trust and Pye Homes	12		PR25, PR22	Full and detailed documentation provided in support of these promoted sites. Documents include a Technical Information Report, and Transport Strategy and Access Appraisal.
PR-B-0956	Mark	Recchia	Banbury Town Council	12		PR28	The Town Council has permission for this site for a change of use from agricultural land to Sui Generis (cemetery land) to expand Hardwick Cemetery, at land (not immediately) to the north of PR28.

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PR-B-0765	Layla	Vidal-Martin	NLP Nathaniel Lichfield and Partners on behalf of Taylor Wimpey	12		PR35	Have acquired the freehold of this site and progressed further detailed design for residential (and potentially education) provision. The site could contribute approximately 240 homes.
PR-B-1226	Andrew	Garraway	Turnberry on behalf of Exeter College - Frieze Farm	12		PR39	This representation provides detailed updated information on site PR39. In support of this site the rep includes a comprehensive site assessment covering the key areas of The Green Belt, Urban Form, Transport and Sustainability. Supporting documents include a 'Concept Study'; a 'Preliminary Access Options Study'; a Preliminary Ecology Appraisal'; a Heritage Assessment.
PR-B-1030	Jonathan	Harbottle	Land and Partners Ltd	12		PR46	Site PR46 Land West of Hook Norton, Sibford Ferris.
PR-B-0840	Mike	Gilbert	Mike Gilbert Planning Ltd	12		PR48	Yes. There are no environmental constraints to the development of site PR48 (a brief description is provided). It could also easily be combined with the northern part of PR51 if it was felt that a larger site is needed to fulfil the purpose of a 'sustainable strategic development site'.
PR-B-1036	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford	12		PR51	Have provided a Masterplan to promote this site, which is included with the representation.Have also provided a transport representation which sets out the credentials of that part of Site PR51 which could be developed from a sustainable transport perspective and provides additional information that could be considered alongside the findings of the ITP.
PR-B-1232	Mark	Schmull	Nathaniel Litchfield and Partners on behalf of The Church Commissioners	12		PR55, PR181, PR21	CCE continue to promote land at Islip that has been included as Potential Growth Areas, as well as further land as an expansion to Islip
PR-B-1236	Richard	Boother	RPS Planning and Development on behalf of Mr R Davies	12		PR74	No. As noted above, the site was previously put forward for consideration as part of the Issues Consultation in january 2016. It would be appreciated if the additional information presented could be added to the Council's database.
PR-B-0878	Jane	Olds	Wendlebury Parish Council	12		PR77	Objects to the inclusion of this site into the land already allocated into the Bicester Avenue Scheme. It is not satisfied with the transport mitigation measures proposed by the developer for this proposal. There is only one main road through the village which is its centre. It is directly affected by the increase in traffic due to external pressures form surrounding development or incidents on the M40 and causes serious harm to the vitality of the village. None of these sites comply with the stated objectives of the plan. They represent opportunistic attempts by landowners to secure favourable allocation within the planning system when the local authority is under pressure to find sites for housing to satisfy 5 year supply to avoid unplanned and inappropriate development.
PR-B-1015	Daniel	Hatcher	Rosconn Group	12		PR88	PR88 was subject of a planning application (15/02359/OUT) which was refused, primarily on grounds of principle in view of there being a 5 year housing land supply at the time or otherwise for reasons which are not insurmountable and which could be addressed through a revised scheme as necessary.
PR-B-1344	Jonathan	Harbottle	Land and Partners Ltd	12		PR94	This site is intended to be delivered in line with the core principles they have developed that are proven to be commercially realistic and deliverable, having regard to the challenging and competitive market environment. They have listed the key principles in the representation.
PR-B-0973	Jonathan	Harbottle	Land and Partners Ltd	12		PR94, PR95	These sites are to be developed in line with the core principles of Land and Partners. These are local distinctiveness; culture and community; environmental gains. Further detail is given on these principles.
PR-B-1344	Jonathan	Harbottle	Land and Partners Ltd	12		PR95	This site is intended to be delivered in line with the core principles they have developed that are proven to be commercially realistic and deliverable, having regard to the challenging and competitive market environment. They have listed the key principles in the representation.
PR-B-0057	Matthew	Taylor	Aitchison Rafferty	12			See response to question 3.
PR-B-0119	C A	McCall		12			Look for other sites which are less controversial.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0171	Peter	Worth		12			The Yarnton site scores so low on page 71 that it will result in new housing.Therefore Yarnton is not helping solve the housing shortage. This is not the way the community should operate with its proximity to Oxford, jobs and local economic hub.
PR-B-0267	Carole	Pack		12			No
PR-B-0653	Peter	Webber		12			No comment
PR-B-0655	Christina Mary	Shirley		12			Do not understand the question.
PR-B-0705	Nick	Small	Stagecoach	12			Stagecoach is not promoting any site for development.
PR-B-0711	Anthony	Matthews	Shipton-on-Cherwell and Thrupp Parish Council	12			Not to our knowledge
PR-B-0723	RA	Humphreys	Humphreys and Co Solicitors LLP on behalf of Oxford Programs Limited	12			Consider that Yarnton is not a suitable location for development sites capable of accommodating 100 homes. There is universal objection to housing in Yarnton.
PR-B-0743	John	Tremlett		12			Not applicable
PR-B-0770	Steve	Pickles	West Waddy ADP on behalf of JA Pye (Oxford) Ltd	12			Yes. Webb's Way - Landscape and Visual Appraisal by Aspect; Transport Statement. Langford Locks - Landscape and Visual Appraisal by Aspect; Transport Appraisal. These reports demonstrate that these sites could be developed without detrimental and landscape impacts as outlined in the response to Q11.
PR-B-0799	Ian	Sheppard		12			Yes
PR-B-0808	Chris	Robbins		12			Have no connection with any site promoters, developers or landowners.
PR-B-0825	Simon	Joyce	Strutt and Parker on behalf of Mrs A Darbishire	12			Not applicable
PR-B-0837	David	Jackson	Savills on behalf of Christ Church, Exeter College, Merton College and OUP	12			Updated supporting information relating to the North Oxford Triangle is provided. This information is provided under the following headings: Oxfordshire Growth Board; Oxford City Council Partial Review Issues; Interim Transport Appraisal and Sustainability Appraisal.
PR-B-0842	Alex	Wilson	Barton Willmore on behalf of A2 Dominion Group Ltd	12			There is an opportunity to improve the efficiency in the use of land within the allocation at NW Bicester (Policy Bicester 1)
PR-B-0895	Dr Alison and Dr Simon	Street		12			No comment. Do not own these neither do we seek to develop them.
PR-B-0937	Philip	Rawle	Greenlight Developments	12			This site is subject to on-going discussions with officers and an immediate planning application is currently being prepared. Request that all the information already submitted be taken in to consideration when deciding whether to support this proposed allocation.
PR-B-0944	David	Stone		12			This is a disingenuous question? Promoting sites within the GB is not acceptable. This is in breach of National Planning Guidance. Sites within Oxford's GB need to be banned from development and Cherwell Local Plan should unilaterally state this.
PR-B-1006	Ruth	Powles	Kirtlington Parish Council	12			Not 'promoters/developers/landowners'
PR-B-1016	Ben	Simpson	WYG on behalf of Bonnar Allan Ltd	12			The rep includes a very comprehensive New Alchester Vision Document prepared by Canaway Fleming, and supporting Transport Feasibility Study by WYG.
PR-B-1032	David	Burson	JPPC on behalf of the Tripartite and the University of Oxford	12			Significant information has been provided with regard to the Begbroke Science Park at previous stages of the plan making process including a draft masterplan. A copy of the masterplan is also attached to this representation. It has been informed by technical surveys, further assessments are also under preparation including with regard to environmental impacts and can be supplied upon request.
PR-B-1033	Matthew	Symons	Hollins Strategic Land	12			It has demonstrated that land off Old Arncott Road, Ambrosden can be identified as a site for housing. Have provided more detailed information in their submitted representation
PR-B-1035	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford and Blenheim Palace	12			Have submitted a plan illustrating the potential path of A40/A44 link road showing potential access points into parcels of land east and west of the road. Whilst proposals for the land uses site are at an early stage of their evolution it is clear that the site could provide development for a range of uses, including housing and would be attractive to developers and occupiers alike.

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PR-B-1037	Alice	Suttie	Boyer Planning on behalf of Redrow Homes and Wates Developments	12			Not applicable, however, see response to Q13 below.
PR-B-1154	Jim	Spencer		12			No comment
PR-B-1163	Catherine	Arakelian		12			Do the affected residents of Cherwell or North Oxford feel that they have been or are being consulted? In the CCD Statement of Community Involvement, on page 12, there is a photo of Kidlington people being consulted on the Kidlington Masterplan. This was ratified in December 2016. Now worthless.
PR-B-1167	Jodi	Stokes	Persimmon Homes Midlands	12			No comments
PR-B-1188	Carol	Matheson		12			Not asked anyone.
PR-B-1224	Theresa	Goss	Adderbury Parish Council	12			Has no knowledge of any site promoters, developers, landowners who wish to support or provide information about the sites.
PR-B-1255	Kezia	Sheppard		12			Don't know.
PR-B-1272	S G	Wakeling		12			Don’t know
PR-B-1284	Simon	Barry	Boyer Planning on behalf of Bloor Homes	12			A review of the capacity of existing Strategic sites should form part of the supply to address the unmet housing need. Attention is drawn to Banbury 3 and have provided a detailed statement in the representation. Banbury 3 has potential to deliver more housing on site without increasing the site area.
PR-B-1352	Liz	Boden	Pegasus on behalf of Richborough Estates	12			Reference is made to a Vision Document which includes details and technical work on highways and transportation, ecology, hydrology and drainage, archaeology and also includes a tree survey. (see rep for detail)
PR-B-1358	Ian	Lough-Scott	Upper Heyford Village Group	12			CDC has the onerous task of protecting a very rural region which sadly is being overrun by urban sprawl. It is not appropriate to build mini housing estates in small rural villages. House building should be restricted to infill and for a known local need e.g. rural exception sites.
PR-B-1111	Pat	Clissold		13	E	PR141, PR142	This rep provides a lengthy and detailed response to sites PR141 and PR142. These sites have been identified already in local plan part 2 but not yet in the LP1 partial review to meet Oxford's unmet needs. Wish to re-identify them together as done in LPA-A-055 and allow PR142 to be developed as a small retail outlet and leave PR141 as a wildlife site.
PR-B-0825	Simon	Joyce	Strutt and Parker on behalf of Mrs A Darbishire	13		Land at Launton	The land at Launton extends to 16.4ha and could accommodate approx. 300 new homes and supporting infrastructure. A detailed description of the site, its constraints, and perceived benefits is provided. A site location plan is also provided.
PR-B-0820	Liam	Ryder	Gladman Developments Ltd	13		Land west of South Newington Road, Bloxham	Gladman are promoting this site. It is deliverable, being available now, offers a suitable location for development and is achievable. The site is located within walking and cycling distance of a range of shops and community facilities in Bloxham. The site has limited constraints and is not covered by any restrictive policy designations. Can also reduce the pressure on the Council to release land from the GB.
PR-B-0930	Philip	Marsh	Knights on behalf of Philip King Homes and Oxford City Charity	13		PR178	PR178 can be extended northwards to include an adjoining parcel of land. This site has the potential to increase the potential for open space on the southern portion of PR178 to ensure a green buffer between the existing built up area of Kidlington and the A34. This site also has the potential to increase the residential capacity of the proposed site in a location which is very close to existing community facilities and public transport.
PR-B-0808	Chris	Robbins		13		PR22	Site PR22 together with land north west of Upper Campsfield Road and lying between the A44 and A4260 could be used to create a garden village outside the GB, that would be a sufficient size to generate its own public transport links. This possibility should also be considered before developing any sites within the GB.
PR-B-0019	Edward	Dowler	Middle Aston Parish Meeting	13			No
PR-B-0033	Henry	Munday		13			No
PR-B-0055	Cynthia	Hall		13			Brownfields site should be included.

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PR-B-0057	Matthew	Taylor	Aitchison Rafferty	13			WG019 has the potential to deliver over 100 residential units despite being defined as a 50 dwelling site in the SHLAA.
PR-B-0060	Sue	Mackrell	Bicester Town Council	13			'Not that Bicester Town Council can see'.
PR-B-0119	C A	McCall		13			Not that I am aware of.
PR-B-0171	Peter	Worth		13			Mostly agreeable however there are other land opportunities that could be considered in Yarnton which provide less than 100 houses. If other pieces of land were said to be suitable, some would become available due to the increase in land value.
PR-B-0209	Patrick and Julia	Jennings		13			Do not know what sites are being considered elsewhere around Oxford but this should be presented as an integrated Oxford plan, with all sites presented rather than just Cherwell. Do believe that sites that directly support the technology parks, factories in Cowley and the hospitals in Headington, make much better sense.
PR-B-0267	Carole	Pack		13			No
PR-B-0637	Prof Martin LG	Oldfield		13			Oxford city has brownfield sites which should be used, and respect given to the GB.
PR-B-0643	L	Allen		13			Yes, detention centre and land immediately surrounding the ambulance station, Langford Lane. The land adjacent to the Langford lane motor village that has been labelled as a technology park for some time but not developed. Risinghurst to Old Road Headington, Oxford Greyhound, speedway stadium and land around Eynsham Trading Estate.
PR-B-0653	Peter	Webber		13			There are lots of sites within the city not included in this consultation. The relocation of the airport should be considered.
PR-B-0655	Christina Mary	Shirley		13			The whole of our village has been outlined, the airport could be considered.
PR-B-0704	J	Kershaw	Wright Hassall Solicitors LLP on behalf of Mr J Kershaw	13			No
PR-B-0705	Nick	Small	Stagecoach	13			Not aware of any additional potential sites .
PR-B-0710	Selwyn	Phillips		13			Bunkers Hill - Shipton Quarry. Islip could be turned into an essential homes village as it has a new railway station.
PR-B-0711	Anthony	Matthews	Shipton-on-Cherwell and Thrupp Parish Council	13			None that we are aware of
PR-B-0723	RA	Humphreys	Humphreys and Co Solicitors LLP on behalf of Oxford Programs Limited	13			Consider that Yarnton is not a suitable location for development sites capable of accommodating 100 homes. There is universal objection to housing in Yarnton.
PR-B-0743	John	Tremlett		13			No comment
PR-B-0746	Adrian	White and 79 others	Petition with 80 signatories	13			There are no potential strategic sites in Steeple Aston.
PR-B-0769	Debbie	Jones	Bidwells on behalf of City of Oxford Charity	13			Wishes to put its site in Kidlington forward for allocation for residential development. Detailed further information and site location plan is provided.
PR-B-0770	Steve	Pickles	West Waddy ADP on behalf of JA Pye (Oxford) Ltd	13			Not that we are aware of.
PR-B-0799	Ian	Sheppard		13			None.
PR-B-0809	Karen	Selway		13			Yes. Land where Peartree Park and Ride is presently located could be turned into housing, once the other Park and Rides have been built at Begbroke, etc.
PR-B-0821	Alan and Suzanne	McIvor		13			Oxford City Council should be expected to allocate land for more housing to enable it to meet more of its own housing requirements.
PR-B-0826	Alan	Dobson		13			Wonder if the potential of Option F on p.14 in the Summary Booklet has been fully explored: there was a small town there in effect when the RAF/USAF was there and an airfield is not virgin land.
PR-B-0832	Richard	Hills		13			Certain there are, but don't have specific information. Proposed sites that are suggested after the consultation period has closed should be accepted.
PR-B-0840	Mike	Gilbert	Mike Gilbert Planning Ltd	13			No

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PR-B-0847	Richard	Cutler	Bloombridge LLP	13			The LUC work should have separated out PR14 and PR27 as they are fundamentally different propositions. Request that KR12 is split in to KR12A and KR12B and the analysis re-run. This will show that PR14 has a low impact on the purposes of the GB. Diagrammatic information is provided.
PR-B-0856	David	Smith		13			Not seen
PR-B-0861	Tim	Perkins	TMP Planning Ltd on behalf of Gosford and Water Eaton PC	13			No comments
PR-B-0878	Jane	Olds	Wendlebury Parish Council	13			Unable to respond - Insufficient time to consider the issues in detail
PR-B-0882	Julia	Trowles		13			Sites outside the GB along the rail corridor from Oxford to Banbury.
PR-B-0883	Peter	Trowles		13			Sites outside the GB along the rail corridor from Oxford to Banbury.
PR-B-0890	Chris	Dicks		13			No
PR-B-0895	Dr Alison and Dr Simon	Street		13			Pear Tree Park and Ride.
PR-B-0908	Mark	Limbrick	Defence Infrastructure Organisation	13			In November 2016 the government published 'A Better Defence Estate' One of the sites announced as surplus to requirements was St David's Barracks, Cherwell. The estimated date of disposal is 2028. The site could accommodate approx. 725 dwellings. The site is within the adopted Bicester 2 Craven Hill policy. However, this allocation does not take in to account these additional dwellings as the barracks site was not available for redevelopment at the time of drafting the Bicester 2 policy. As such DIO would like this brownfield site to be considered as a Strategic Development site for circa 725 dwellings.
PR-B-0924	Jan	Molyneux	Molyneux Planning for SBPC on behalf of Earthline Ltd and U-Stay Ltd	13			Shipton Quarry is one of the best and most suitable sites to meet Oxford's unmet need within the northern area.
PR-B-0944	David	Stone		13			The balance appears to be dis-proportionately overloaded towards the border of Oxford which is NOT sustainable for affordable housing needs, and impractical due to existing traffic congestion. Other areas in Cherwell District merit more detailed consideration, possibly Shipton-on-Cherwell, Banbury and areas to the north east of Cherwell to leverage advantage from the Cambridge-Oxford Express Way and the potential to create an enterprising Silicon Valley.
PR-B-0973	Jonathan	Harbottle	Land and Partners Ltd	13			Additional sites not previously considered should come forward through criteria based policy. Such policy would allow sustainable sites to be delivered whilst preventing any proposals which would cause harm to heritage and ecological assets.
PR-B-0984	Jane	Burrett		13			No comment.
PR-B-1003	Simon	Turner	Launton Parish Council	13			No
PR-B-1006	Ruth	Powles	Kirtlington Parish Council	13			There are no sites in this Parish that fit the criteria for meeting Oxford's unmet housing need
PR-B-1017	Oliver	Burton-Taylor	Simply Land (Oxford) Ltd	13			No
PR-B-1030	Jonathan	Harbottle	Land and Partners Ltd	13			Additional sites not previously considered could come forward through criteria based policy. Such policy would allow sustainable sites to be delivered whilst preventing any proposals which would cause harm to heritage and ecological assets.
PR-B-1032	David	Burson	JPPC on behalf of the Tripartite and the University of Oxford	13			The extensive list of sites is sufficient to provide reasonable alternatives for comparative assessment.

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PR-B-1037	Alice	Suttie	Boyer Planning on behalf of Redrow Homes and Wates Developments	13			The rep provides details of an additional strategic site. It adjoins land allocated for employment and housing development under policy Bicester 12, for which an outline application is currently under consideration. The potential to extend existing allocations that are consistent with the LPP1 strategy and vision must be an important starting point for the identification and analysis of options. The site comprises a total of approx. 30has of agricultural land. It is anticipated that the site could accommodate around 750 - 1000 homes to include 30% affordable housing. Further details in support of this potential allocation are give in the rep.
PR-B-1069	JP	Lyes		13			Not aware of any.
PR-B-1110	Iain	Johnson		13			As a resident of the City Of Oxford am not able to suggest sites within Cherwell district councils area of responsibility
PR-B-1126	Jamie	Lewis	Hunter Page Planning on behalf of M and G Real Estate	13			Site references DE008, DE010 and DE036 as identified in the 2014 SHLAA are all adjacent to the current built up area of Deddington and are promoted by the landowners as suitable and available locations for development. They do not impact on the Conservation Area or have significant landscape impacts when compared to other options.
PR-B-1145	Richard	Bennett		13			Ambrosden and Blackthorn areas – this land is not currently productive and has potentially good railway links.
PR-B-1154	Jim	Spencer		13			Almost certainly
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	13			Suggest development from Risinghurst to Old Road Headington - near to major employment sites and access to A40(M40) Oxford Ring Road and the City. Develop the Greyhound/Speedway stadium for housing. Extend Greater Leys.
PR-B-1157	Nicola and Giles	Lewis		13			No comment
PR-B-1162	Roger	Bellamy	Hornton Parish Council	13			Yes, Finmere airfield
PR-B-1163	Catherine	Arakelian		13			No comment
PR-B-1165	Caroline	Johnson		13			No view
PR-B-1167	Jodi	Stokes	Persimmon Homes Midlands	13			No comments
PR-B-1181	Heidi	Lancaster		13			It is possible there are some brownfield sites not yet identified.
PR-B-1188	Carol	Matheson		13			Not that am aware.
PR-B-1192	Robert	Selway		13			Yes. Land where Pear Tree Park and Ride is presently located could be turned into housing, once the other Park and Rides have been built.
PR-B-1224	Theresa	Goss	Adderbury Parish Council	13			Does not believe that there are any potential unidentified sites
PR-B-1226	Andrew	Garraway	Turnberry on behalf of Exeter College - Frieze Farm	13			The rep includes an additional parcel of land within the revised assessed area. A site location plan is provided.
PR-B-1229	Henry	Brougham		13			Cannot identify any
PR-B-1230	T M M	Green		13			Oxford City should be expected to allocate land for housing before employment to enable it to meet its own housing needs.
PR-B-1233	Simon	Gamage	RPS Planning and Development on behalf of Mr R Bratt	13			Do not wish to suggest any additional sites at this time.
PR-B-1236	Richard	Boother	RPS Planning and Development on behalf of Mr R Davies	13			No. The processes leading up to the identification of the sites in Table 6 to 14 has been very comprehensive.
PR-B-1243	Kazimiera	Kantor		13			No.
PR-B-1255	Kezia	Sheppard		13			No.
PR-B-1272	S G	Wakeling		13			Don’t know

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PR-B-1283	Julian	Philcox	JP Planning Ltd on behalf of Mr N Wingfield	13			The land at 12 Heath Close, Milcombe extends to 2.15ha. It is in single ownership, flat and has frontage to 3 no. roads. It is part previously developed as it contains the existing dwelling in addition to stabling and paddock areas. Plans identifying the site and existing land uses are provided. Also attached is additional information in respect of the site and significant consultation work already undertaken on drainage, landscape impact, trees, ecology and access/highways.
PR-B-1287	Tenley	Soanes		13			Brownfield sites for mixed used, why does commercial come first then housing. Langford Lane should be considered for mixed use. Already there are empty units that could be converted to houses. Consider building above office and shops, making it a mixed community.
PR-B-1298	James	Jocelyn		13			No comment.
PR-B-1301	Nigel	McGurk	The Blenheim Palace Estate / Vanbrugh Unit Trust	13			Disagree. There is sufficient land within the A44 corridor to meet Oxford's needs.
PR-B-1344	Jonathan	Harbottle	Land and Partners Ltd	13			Additional sites could come forward through a criteria based policy. Such policy would allow sustainable sites to be delivered whilst preventing any proposals which would cause harm to heritage and ecological assets.
PR-B-1358	Ian	Lough-Scott	Upper Heyford Village Group	13			CDC has the onerous task of protecting a very rural region which sadly is being overrun by urban sprawl. It is not appropriate to build mini housing estates in small rural villages. House building should be restricted to infill and for a known local need e.g. rural exception sites.
PR-B-0905	Theresa	Goss	Bloxham Parish Council	14		160	Concerned about the adverse impact on the crossroads (A361), increase congestion onto Bloxham Grove with planned expansion for the Warriner School.
PR-B-1224	Theresa	Goss	Adderbury Parish Council	14			Has provided comments on these sites (PR18. PR87. PR88, PR114, PR116, PR117, PR134, PR162, PR184) in response to question 11.
PR-B-0905	Theresa	Goss	Bloxham Parish Council	14		PR110	Objection on inadequate access grounds and its impact on the A361 mini roundabout.
PR-B-1111	Pat	Clissold		14		PR141, PR142	Sites PR141 and PR142 were both entered under LP2-A-055 so have not been re-entered for the partial review of local plan part 1..
PR-B-0905	Theresa	Goss	Bloxham Parish Council	14		PR159	Concerned that this would add to the congestion on the Tadmarton Road, major loss of green space surrounding the school and impact on air quality.
PR-B-0897	Rob	Lawrence		14		PR164	Site PR164 is not a sustainable development location and not contribute to the principles of the Local Plan or meet the criteria for site allocation set out in "Policy Villages 2". Concerns to public transport in South Newington. No direct access to public highway, Sands Lane is a single carriageway road which should not be obstructed. Concerned with safety, access, turning areas, sustainable drainage, NPPF compliance. Conflict with existing plans and guidelines CDC Local Plan and national planning guidelines and the stated aims of the South Newington Conservation Area (2014). Impact to countryside and all wildlife. 50% increase to the houses and adds stress to the already stretched infrastructure. The rep. has stated that there are seven inaccuracies in the submission form which have been listed.
PR-B-0156	Val	Colby	Berrys on behalf of Cancer Research UK	14		PR18, PR87, PR162, PR134	Sites PR18 and PR87 are unsuitable and if developed would serve to extend the built form of Adderbury in to the open countryside. Site PR87 would encroach into the gap between Adderbury/Twyford and Bodicote. Site PR18 relies upon site PR87 for access to the Oxford Road. Sites PR162 and PR134 are remote from the village and insufficiently connected to it to be considered sustainable sites suitable for allocation.
PR-B-1006	Ruth	Powles	Kirtlington Parish Council	14		PR183	The Parish strongly disagrees with PR183
PR-B-0905	Theresa	Goss	Bloxham Parish Council	14		PR35	Objection due to additional traffic, congestion, and overall impact on the A361
PR-B-0637	Prof Martin LG	Oldfield		14		PR51 previous PRA-061	Your website is almost opaque. For example, for the Spring Hill PR51 I cannot find anything on PRA-061 by Gerald Eve LLP. If we can't easily find it, we cannot comment.
PR-B-1225	Paul	Butt	Paul Butt Planning on behalf of Shyde Investments Ltd	14		PR62, PR149	Noting that Q14 seeks views on 'identified' sites, the reps or submissions received so far, including in relation to sites ref PR62 and PR149 are not available to view at this time.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	14		PR74	Objects to the promotion of this site. The Begbroke Masterplan is only proposing 14% residential use when the basis of the consultation is Oxford's unmet needs. This appears to be an attempt to get on the "development bandwagon" including a Park and Ride and a Rail Station. The local infrastructure will not cope with such a large scale development.
PR-B-0643	L	Allen		14		PR-A-009, PR23	PR-A-009 Blenheim Estates site 23 is in GB and closes the gap between Begbroke and the existing developments in Langford Lane. If combined with sites 24 and 74 has a major impact on open space between these areas. The site has been listed as residential but the rep states it is a mix of residential, industrial and storage. There is no acknowledgement of effects on wildlife, loss of good agricultural land and traffic implications. It is likely to add to the unsafe condition at Begbroke for residents crossing the A44 for bus stops and village amenities, where there is no pedestrian crossing.
PR-B-0643	L	Allen		14		PR-A-009, PR24	PR-A-009 Blenheim Estates site 24 is in GB and closes the gap between Begbroke and the existing developments in Langford Lane. If combined with sites 23 and 74 has a major impact on open space between these areas and the wildlife corridor. The statement that it serves no purpose to the GB is not true, there is currently a gap between Begbroke and Langford Lane developments, this will fit in. There is no acknowledgement of effects on wildlife, loss of agricultural land and traffic implications.
PR-B-0895	Dr Alison and Dr Simon	Street		14		PR-A-017	Agree whole heartedly with the points raised by the Oxford GB Network PR-A 017
PR-B-1142	Alan	Lodwick		14		PR-A-019 (PR14)	Disagree strongly with PR-A-019 Bloombridge Developments. The site proposed is unsuitable for reasons I have given in my response to Question 11 including groundwater flooding on a portion of the site. Their submission (taken with previous submissions) suggests a remarkable lack of familiarity with the site, for example in proposing small business units next to the historic St Mary's church and conservation area and in a field which is frequently subject to groundwater flooding.
PR-B-0643	L	Allen		14		PR-A-051, PR48	Site PR-A_051 M Gilbert/VSL site no 48 is in GB. The area has been grazed and therefore not redundant, it is a valuable area for wildlife. The SSL site is quite well concealed so not an urbanising influence for further development. Access is challenging and it will add to the unsafe condition at Begbroke for residents crossing the A44. There is no pedestrian crossing for residents to reach the bus stop and village amenities.
PR-B-0643	L	Allen		14		PR-A-061, PR51	Site PR-A-061 Gerald Eve site no 51 the rep has errors. The submission states that the development will be close to facilities in Begbroke and Yarnton, there are very limited facilities here and they would be inadequate for this size development. It is not acceptable to use GB and lose wildlife habitats and country walks. The site is on a hill and will be visually imposing. it will make a island of Begbroke thus impacting on the sustainability of wildlife and woodland growth. The proposal is to large and has the potential to cause major traffic disruption on the A40 and A44. It will add to the unsafe conditions at Begbroke where residents have to cross the A44 dual carriageway without a pedestrian crossing to access village amenities and the bus stop. There is no detail on employment or leisure to be provided.
PR-B-0643	L	Allen		14		PR-A-074, PR20	This rep provides a detailed and lengthy objection to PR-A-074 Tripartite site 20 with specific concerns regarding categorisation and document error. It appears to be in the interest of Tripartite alone and is on GB land. Development on this scale will result in major loss of wildlife habitat which supports thriving populations of different species, including Water voles seen at Rowell Brook. There seems to be no consideration for an ageing population. Traffic will increase and proposals for rail link and Park and Ride are unlikely to be financially viable due to the size of infrastructure investment and journey times. Current operations at the science park have a shuttle bus service to Oxford.

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PR-B-0643	L	Allen		14		PR-A-111, PR74	PR-A-111 JPPS site 74 there appears to be an error in the submission as there is reference to Begbroke Close, should this be Crescent? The survey by Mode Transport doesn't take into consideration the sharp bends and on road parking at the site entry from Begbroke Crescent. It appears to be part brownfield site with the rest in GB and a recent planning application for this site was rejected on the grounds of GB. Part of the site provides a habitat for wildlife so a corridor should be left to allow access to sites PR23 and PR24. A gap needs to be maintained between Begbroke and development in Langford Lane.
PR-B-0643	L	Allen		14		PR-A-140, PR34	Site PR-A-140 Kemp and Kemp site 34 the submission lacks detail. There is no indications of wildlife access and it is on GB. It should not be additional to the Tripartite proposals for site 20 in order to prevent development sprawl.
PR-B-0019	Edward	Dowler	Middle Aston Parish Meeting	14			No
PR-B-0037	Clifford	Jones		14			The link supplied went to a generic page, it should have been a direct link or provided instructions to access the documents.
PR-B-0060	Sue	Mackrell	Bicester Town Council	14			Agrees with the areas of search
PR-B-0119	C A	McCall		14			Have not seen any representations, or had time to read all documents.
PR-B-0171	Peter	Worth		14			NIMBY'ism of providing little or no housing in Yarnton will solve the problem. The Yarnton site scores so low on page 71 that it will not result in new housing. Therefore Yarnton is not helping solve the housing shortage. This is not the way the community should operate with its proximity to Oxford, jobs and local economic hub. The options review is in danger of delivering nothing to address the housing shortage. A few fields, near to community services and good bus routes will have to be sacrificed. This is about peoples lives, jobs and communities.
PR-B-0447	Laura, John, Benito	Wainwright		14			Submissions from private individuals and champions of the environment and local communities, are vastly outnumbered by submissions from Oxford City and the development sector. Motivated by commercial self-interest there is a wish to take advantage of the rise in local property prices.Hope that consideration will be given to those voicing local and environmental concerns.
PR-B-0653	Peter	Webber		14			In earlier consultations there was suggestion that Oxford City Council should encourage some large organisations to move out of the city. This would free up land and provide significant worthwhile employment elsewhere.
PR-B-0655	Christina Mary	Shirley		14			Communication has been poor, as there was no information until late December. People will not have had sufficient time to comment when close to the Christmas period.
PR-B-0656	Mary G	Shirley		14			Unable to comment as not seen or heard about this.
PR-B-0704	J	Kershaw	Wright Hassall Solicitors LLP on behalf of Mr J Kershaw	14			Have no further comments on the represenations and submissions.
PR-B-0705	Nick	Small	Stagecoach	14			Not in a position to comment.
PR-B-0723	RA	Humphreys	Humphreys and Co Solicitors LLP on behalf of Oxford Programs Limited	14			Object to all new development in Yarnton, This is not simply a 'Nimby' attempt to resist any and all development, but a balanced and proportionate response that takes account of the intrinsic character of the village and its potential to accommodate new development without fundamentally harming its environmental character, quality and amenities.
PR-B-0743	John	Tremlett		14			Disagree with the approach taken by my neighbours in the Harbord Road residents' association.
PR-B-0746	Adrian	White and 79 others	Petition with 80 signatories	14			Have commented on the representation for Sandpits, Fenway North and South. Note that these representations comment that Steeple Aston is a 'highly sustainable village' because it has certain facilities. The reps refer to two business parks, which is unclear. Don't agree that the sites have limited environmental value, in addition to that, no ecological assessment have been made, Hedge is of considerable value, etc. are all included in their representation.
PR-B-0770	Steve	Pickles	West Waddy ADP on behalf of JA Pye (Oxford) Ltd	14			There are a number of objections relating to a broad range of issues. The points are made in our responses to other questions.

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PR-B-0787	Corinne	Hill	Shenington with Alkerton Parish Council	14			LP2-A-136 * The site does not have good access highway. The A422 goes through the village of Shenington and Alkerton. The road is narrow, winding and has no footway. Extra traffic would represent a significant hazard and increase the concerns of pedestrians, horse riders and cyclists. * Part of the site is within Flood Zone 2 CDC Maps show areas of contamination within the site * The submission suggests a site for a village shop. The last village shop closed in mid 1980s because it was unsustainable * The submission includes a map which indicates the route of a possible footpath link to Stocking Lane - school and health centre. The route goes over the land of another landowner who has previously indicated that he did not wish to allow public access. * NPPF 109 states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes. The landscape sensitivity of the proposed site is high. A Landscape and Visual Impact Assessment would be required before this is considered.
PR-B-0793	Philip	Morley	North Oxford Golf Club	14			Notes that the NOGC golf course land is contained in two sites (38, 50) with two different promoters. As stated in response to Q11, even if these sites are considered, the Unmet Need can be fully or significantly met by including only the land to the east of the Banbury Road in both sites.
PR-B-0808	Chris	Robbins		14			Have not seen these so am unable to comment.
PR-B-0819	Tim	Green	The Harbord Road Area Resident Association	14			Consider that there is a vast amount of documentation for this consultation. This means that the views of developers, land agents and land owners are more likely to be heard as they have the resources to respond fully. CDC's timing and poor organisation have made it difficult for "the man in the street" to respond. There is a conflict of interest in allowing those who stand to benefit financially from development (land owners, land agents and developers) to comment alongside those who have no such conflict. No housing development should be able to cope with the influx of new people and traffic movements. The existing infrastructure cannot cope at the moment.
PR-B-0820	Liam	Ryder	Gladman Developments Ltd	14			No
PR-B-0821	Alan and Suzanne	McIvor		14			Submissions in favour of development have been made by developers, land owners and agents. They clearly have a vested interest. Because of this their views should be taken for what they are i.e. as lacking independence. They should be set aside or as a minimum viewed as biased.
PR-B-0825	Simon	Joyce	Strutt and Parker on behalf of Mrs A Darbishire	14			No observations in relation to other comments made.
PR-B-0826	Alan	Dobson		14			No, not seen any
PR-B-0832	Richard	Hills		14			No
PR-B-0837	David	Jackson	Savills on behalf of Christ Church, Exeter College, Merton College and OUP	14			Support the representations made by Oxford City Council, in so far as they express the view that 'an urban extension to the immediate north of Oxford would offer a highly sustainable location for housing-led development to help meet Oxford's unmet housing needs'.
PR-B-0840	Mike	Gilbert	Mike Gilbert Planning Ltd	14			No
PR-B-0847	Richard	Cutler	Bloombridge LLP	14			No comment.
PR-B-0856	David	Smith		14			Couldn't find these
PR-B-0861	Tim	Perkins	TMP Planning Ltd on behalf of Gosford and Water Eaton PC	14			See comments on Q11

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PR-B-0877	David	Flavin	Oxfordshire County Council	14			Transport strategy have expressed concerns about the need for transport infrastructure to support this growth. Clarity on how the sites come forward and providing sustainable links to housing location to minimise the impact is crucial. Public transport need is supported, as the need to focus growth on transport corridors, especially where additional funding could provide demonstrable advantages.
PR-B-0878	Jane	Olds	Wendlebury Parish Council	14			Unable to respond - Insufficient time to consider the issues in detail
PR-B-0890	Chris	Dicks		14			It is not possible to review all of these in the time given for responses. Those submitted by landowners of potential development sites and their agents should be discounted due to conflict of interest.
PR-B-0905	Theresa	Goss	Bloxham Parish Council	14			Disagrees with further sites being put forward around Bloxham and surrounding areas for Oxford's needs due to lack of public transport links and inadequate infrastructure.
PR-B-0910	Ken	Pelton		14			There hasn't been time to read these and many have not yet been submitted. I would like to endorse the CPRE submission.
PR-B-0913	Helen	Marshall	CPRE Oxfordshire	14			It is impossible for them to property answer this question due to the short timescale to respond. Their principle objection is the impact of developments on the GB and thus the countryside around Oxford and on the City of Oxford itself which has been protected from adverse development for the last 70 years by the planning process and has a result thrived. At the moment it is possible to walk from the High Street into the countryside, but for how much longer?
PR-B-0924	Jan	Molyneux	Molyneux Planning for SBPC on behalf of Earthline Ltd and U-Stay Ltd	14			Disagree with the conclusions of the OGB with regard to the assessment of Shipton Quarry and the summary of the constraints to development put forward within the 'traffic light' assessment. Reasons are given in the rep.
PR-B-0931	Jane	Olds	Fringford Parish Council	14			The three sites in Fringford previously submitted and subsequently shown as rejected by CDC should remain rejected on the grounds of sustainability, distance from Oxford, inadequate transport links and lack of services.
PR-B-0944	David	Stone		14			Could not find this information to respond, so how do I evaluate and give a response to this question? Agree with respondents advising that the removal of the GB around Kidlington and Oxford is unacceptable and against national planning policy. Also concur from experience of living here that traffic congestion and pollution is already at an unacceptable illegal level and no development is the only solution to ensure community health, and well being.
PR-B-0949	Peter	Monk	Banbury Civic Society	14			Draw attention to the advantages of the London Oxford Airport site. The airport is not a base for public service flights , is a developed area within the 'green belt' , is 200+ hectares (say 5,500 - 6,000) dwellings which is adjacent to (a) existing employment (which could be extended), (b) to an existing railway line, (c) existing bus services direct to the city centre and the site is bounded by good quality main roads providing access to other parts This site could also accommodate a good site for a 'further out-of-town' Park and Ride terminal. They suggest that the rotary wing flying operations can be undertaken at Upper Heyford. Present policies for this area would also have to be reviewed, but restoring operations at this airfield need not be incompatible with the historic interest of the area - indeed flying operations could well enhance such interest. Upper Heyford has the potential for access to the M 40 and also has reasonable access to a regular rail services. Freight movements by nearby forwarding companies and the occasional large air movements on behalf of charities flying out disaster relief consignments would be facilitated by the long runway available at the location.
PR-B-0956	Mark	Recchia	Banbury Town Council	14			Does not wish specifically to comment on the sites, but wishes to reiterate that Banbury through lack of connectivity with Oxford does not make the town an appropriate location to meet Oxford's unmet housing need.
PR-B-1017	Oliver	Burton-Taylor	Simply Land (Oxford) Ltd	14			No

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PR-B-1032	David	Burson	JPPC on behalf of the Tripartite and the University of Oxford	14			It is noted that the Oxford Green Belt Network responded to the previous consultation. The importance of the GB is acknowledged but it is believed that development can be successfully accommodated without substantial harm. The scale of the unmet housing need and the social and economic problems which would arise by not making provision close to the City would constitute exceptional circumstances as required by the NPPF. The GB boundaries have endured for many years without significant change and we believe that there is broad support for such a review to be undertaken. Reference is also made to the LUC Green Belt Study commissioned by the Growth Board.
PR-B-1037	Alice	Suttie	Boyer Planning on behalf of Redrow Homes and Wates Developments	14			No comment at this stage. Do however, reserve the right to comment on this topic in future rounds of consultation.
PR-B-1069	JP	Lyes		14			No
PR-B-1095	Val	Russell	Bodicote Parish Council	14			Objects to the promotion of this site for housing due to its impact on Bodicote. They have already lost a large portion of the Parish to the Longford Park development and currently there are 2 developments approved on the south part of the Parish at Blossom Fields. Both these sites are not acceptable for the following reasons: PR 186 - There is a risk of flooding with this site and it is not the most accessible. It would increase traffic through the village and Water Lane, which is a bridleway and not a street. It could be a precursor to more development.The Parish is already experiencing major traffic problems.Where will the infrastructure funding come from to deliver LTP4 and Masterplan? PR199 - This site is a major problem. Vehicles will use Wykham Lane, which is a narrow, winding, country lane, already in a poor condition and subject to near misses. It is not appropriate to build here and use Wykham Lane to enter and exit the site.
PR-B-1110	Iain	Johnson		14			It is very difficult to find these documents on your website and the public meeting was poorly advertised. Having now read these, the details are good but the constraints are the key. The principle of removing GB and damaging special areas of conservation are main objections.
PR-B-1154	Jim	Spencer		14			No comment
PR-B-1157	Nicola and Giles	Lewis		14			Not known
PR-B-1163	Catherine	Arakelian		14			Support the objections to Areas A and B submitted by the parish councils of Yarnton, Begbroke and Kidlington and the objections raised by Kidlington Development Watch.
PR-B-1165	Caroline	Johnson		14			Disagree with any proposal to build houses in the Oxford GB.
PR-B-1167	Jodi	Stokes	Persimmon Homes Midlands	14			No comments
PR-B-1180	RA	Humphreys	Humphreys and Co Solicitors on behalf of Oxford Programs Ltd	14			There is universal local opposition to the provision of significant new housing in Yarnton. This is a balanced and proportionate response that takes account of the intrinsic character of the village and its potential to accommodate new development without fundamentally harming its environmental character, quality and amenities.
PR-B-1188	Carol	Matheson		14			The sites are within GB and are inappropriate development, there is no mention of brownfield sites. . Kidlington and Gosford will merge with Oxford and recreation land at North Oxford Golf course will be lost. Flooding is an issue and many sites are within the Flood Zone. There are listed buildings at Water Eaton and evidence of a medieval village and Roman road. The Oxford canal, an important leisure corridor is protected by Cherwell Local plan. Agricultural land that could be used for food production is being removed.
PR-B-1226	Andrew	Garraway	Turnberry on behalf of Exeter College - Frieze Farm	14			N/A
PR-B-1229	Henry	Brougham		14			In agreement with those representations which question the basis of the requirement for 4,400 dwellings over the period to 2031, and seek to have it reviewed. Any sites released from the GB should be those which have the least impact on the purposes of Green Belts.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1230	T M M	Green		14			Submissions in favour of development have been made by landowners, agents and developers, that clearly have a vested interest. There should be some recognition that these are not independent.
PR-B-1233	Simon	Gamage	RPS Planning and Development on behalf of Mr R Bratt	14			RPS has not reviewed any emerging reps so far, but will review and comment on these as appropriate once they become available.
PR-B-1235	Ed	Barrett	Catesby Property Group on behalf of Catesby Estates Ltd	14			No comments at this stage.
PR-B-1236	Richard	Boother	RPS Planning and Development on behalf of Mr R Davies	14			No
PR-B-1243	Kazimiera	Kantor		14			Cannot comment in the short time available.
PR-B-1255	Kezia	Sheppard		14			No.
PR-B-1262	Andrew	Gant	Oxford City Council Lib Dem Group	14			The concerns from residents in North Oxford about the consultation are justified as it did not reach many. Although this area is outside CDC, it is significantly affected by these proposals. If there is evidence that the lack of publicity has led to a low level of response, further consultation should be undertaken
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	14			There has been insufficient time to look at this question in detail.
PR-B-1272	S G	Wakeling		14			Am not able to comment at such short notice.
PR-B-1284	Simon	Barry	Boyer Planning on behalf of Bloor Homes	14			Have no comments at this stage, but do however reserve the right to comment on this topic in the future.
PR-B-1298	James	Jocelyn		14			Disagree with any and all submissions that seek to justify the construction of unsustainable additional housing throughout the OHMA, and especially disagree with submissions that seek to justify the release of GB for the purpose of additional housing to 'meet Oxford's unmet need'.
PR-B-1301	Nigel	McGurk	The Blenheim Palace Estate / Vanbrugh Unit Trust	14			Disagree.There is sufficient land within the A44 corridor to meet Oxford's needs.
PR-B-1305	Cllr Polly	Foster	Fritwell Parish Council	14			Strongly agrees with the Key Strategic Constraints in Table 16 for Options G and I and agrees with 7.28 that scores these areas least positively overall and identifies them as not benefitting from existing or planned sustainable transport infrastructure.
PR-B-1346	Neil	Tiley	Pegasus on behalf of the Dorchester Group	14			Sustainable options are likely to be at those locations immediately adjacent to Oxford (subject to constraints) and at those locations with sustainable transport connections or in southern Cherwell. All take account of the origin of the unmet needs and are generally supported to varying extents. A more detailed response is provide in the representation.
PR-B-1358	Ian	Lough-Scott	Upper Heyford Village Group	14			CDC has the onerous task of protecting a very rural region which sadly is being overrun by urban sprawl. It is not appropriate to build mini housing estates in small rural villages. House building should be restricted to infill and for a known local need e.g. rural exception sites.
PR-B-0837	David	Jackson	Savills on behalf of Christ Church, Exeter College, Merton College and OUP	15	A		The assessment findings for Area A are supported.
PR-B-1240	Suzanne	Willson-Higgins		15	A		The areas of search assessed against 8 transport criteria is noted. Discusses the assessment for sites in area A against different criteria, and is very concerned about whether sufficient infrastructure can be put in place with new development; the impact on the Green Belt and local communities. Whilst Rapid Transport System is proposed, questions its funding and whether it will be delivered in time.

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PR-B-0447	Laura, John, Benito	Wainwright		15	A, B		Cannot understand how Areas A and B around Kidlington have been assessed as most promising locations for development. Their proximity to Oxford make them least suitable as employment is centred around Headington and Cowley in the South and East of the city. Kidlington would lose its village character and become an Oxford suburb with traffic chaos. Most significant would be the use of GB which according to the present government's manifesto should be sacrosanct.
PR-B-0808	Chris	Robbins		15	A, B		Areas A and B together with Bletchingdon and Kirtlington should be the main areas of search.
PR-B-0944	David	Stone		15	A, B		See response to Question 8. This assessment deliberately and misleadingly under plays the real issues about existing traffic congestion, pollution and log-jam on the present roads around Oxford. There no evidence any new roads, such as a northern relief road to connect with A40 will remove road congestion. No timescale is offered by the County to deliver realistic traffic improvements. This cannot be considered as a suitable reason to advocate development on sites A and B around Oxford and Kidlington. It is not deliverable, not sustainable and not realistic.
PR-B-1160	Christopher	Hardman	Wolvercote Neighbourhood Forum	15	A, B		The 'green scores' for areas A and B depend simply upon the proximity of the sites to existing roads, services and public transport. These transport services are already inadequate, the roads are congested and there are serious problems with air quality. Additional traffic growth from other imminent developments is certain to exacerbate the problems. Have provided a detailed statement in response to this question in the representation.
PR-B-0931	Jane	Olds	Fringford Parish Council	15	C, I		Agrees with the ratings of these sites as listed and the scoring of Options C and I.
PR-B-1346	Neil	Tiley	Pegasus on behalf of the Dorchester Group	15	F		Search Area F provides an opportunity to contribute to the unmet needs of Oxford City but also provides a sustainable opportunity to meet the housing needs of Cherwell once the necessary SHMA review is undertaken as the economic effects of development in Area of Search A would largely occur within Oxford City (rather than Cherwell).
PR-B-1233	Simon	Gamage	RPS Planning and Development on behalf of Mr R Bratt	15	H		Notes the conclusions regarding Area H and generally agrees with the findings. Contend however that the number of jobs within Oxford which are accessible within 45 minutes is unexpectedly low in comparison to other Areas of Search. Would welcome further discussion on the assumptions behind this conclusion. Suggest that further consideration of sites in areas of search other than Areas A and B would be beneficial particularly if it is concluded not all the required new homes can be accommodated in Areas A and B. Welcomes the comments in para 8.3 that other factors in addition to transport may lead to sites being concluded to be more or less sustainable overall.
PR-B-0746	Adrian	White and 79 others	Petition with 80 signatories	15	I		The Options Consultation document confirms that Option I (including Steeple Aston) does not benefit from existing or planned sustainable transport infrastructure. Submit that this rules it out of serious consideration.
PR-B-1224	Theresa	Goss	Adderbury Parish Council	15			Agrees with the assessment and its findings.
PR-B-1281	G M J	Taylor		15		PR27, PR14, PR32	Am absolutely against building on these sites. The whole area between The Moors and the River Cherwell must be protected. This area is greatly valued by all the residents of Kidlington. One of the few beauties of Kidlington is once you walk down to St Mary's Church into the conversation area, your out into the open Oxfordshire countryside. Where deer roam and in the summer the water meadows are full of swallows. The area is not overlooked by houses and the peace and quiet of the area needs protecting.
PR-B-0801	Janet	Stott		15		PR38, PR50	This refers to the transport assessment. Sites PR38 and PR50 chosen entirely for maximum profit since the development of Oxford Parkway Station. Although close to the city of Oxford, concerned vast majority of people working in Oxford will not be able to afford these homes, instead go to London commuters. Ultimately confounding the aims of increasing housing for Oxford workers.

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PR-B-0812	Tim	Stott		15		PR38, PR50	This refers to the transport assessment. Sites PR38 and PR50 chosen entirely for maximum profit since the development of Oxford Parkway Station. Although close to the city of Oxford, concerned vast majority of people working in Oxford will not be able to afford these homes, instead go to London commuters. Ultimately confounding the aims of increasing housing for Oxford workers.
PR-B-1097	Caroline	Hayes		15		PR38, PR50	At sites PR38 and PR50 there is already an enormous amount of traffic congestion in the area. The new houses are more likely to become commuter belt for London rather than solving housing needs for key workers in Oxford.
PR-B-1227	Richard	Silvester		15		PR38, PR50	New houses at sites PR38 and PR50 are likely to be bought by London commuters using the Parkway station, not people working in Oxford. The transport network is already at full capacity with regular congestion.
PR-B-1251	Susan	Silvester		15		PR38, PR50	New houses at sites PR38 and PR50 are likely to be bought by London commuters using the Parkway station, not people working in Oxford. The transport network is already at full capacity with regular congestion.
PR-B-1263	Katie	Silvester		15		PR38, PR50	New houses in sites PR38 and PR50 are likely to be brought by London commuters who would take advantage of the Parkway Station. The transport network is already at full capacity which results in congestion in the area.
PR-B-1226	Andrew	Garraway	Turnberry on behalf of Exeter College - Frieze Farm	15		PR39	The rep provides detailed information on transport issues relating to this site. The assumed modal split for the site is based on flawed assumptions, given it is based on census data collected prior to the construction of the high speed rail route in to central Oxford and Bicester. Oxford Parkway station is near to the site and will provide convenient, frequent and fast commuter links reducing reliance on the private car.
PR-B-0019	Edward	Dowler	Middle Aston Parish Meeting	15			No
PR-B-0033	Henry	Munday		15			7.25 Areas A and B are in GB, do not build outside of built area, south of Northing 14. Railway station north of Kidlington, west of PR14 with Park and Ride. 7.23 Kidlington already had traffic congestion.
PR-B-0037	Clifford	Jones		15			No link available to either documents?
PR-B-0055	Cynthia	Hall		15			Sceptical about the governments projections. Oxford does not need new industry, and the "robust figures" are really guesses.
PR-B-0057	Matthew	Taylor	Aitchison Rafferty	15			The report found that future travel patterns associated with Cherwell's share of Oxford's unmet housing need, in particular those for commuter travel, are likely to replicate existing flows.
PR-B-0058	Anthony	Hall		15			More should be done to improve links between Bicester and Oxford. Development outside Oxford will be more beneficial.
PR-B-0119	C A	McCall		15			Only found out about exhibition a few days ago, and have not had time to read all the documents.
PR-B-0153	Paul	Goulding QC		15			The lack of public transport to Noke militates against the site being selected.
PR-B-0156	Val	Colby	Berrys on behalf of Cancer Research UK	15			Agree that whilst the Transport Assessment was an important input to the SA process it was not in itself a reason to determine that any Areas of Search were unreasonable to consider. However, the conclusion that areas A and B should be the focus for development is over simplistic taking the Cherwell OAHN and the Oxford OAHN together. The site search should be cast wider through Cherwell District in recognition that there is already an interdependence between the two local authorities and the existing Local Plan allocations. Oxford's unmet housing allocation does not all have to be sited in close proximity to Oxford city borders. Sustainable rural villages such as Category A villages can play a greater role in meeting housing needs generally.
PR-B-0171	Peter	Worth		15			The bus service in Yarnton is excellent, if improved would take more cars off the roads.

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PR-B-0186	Paul	Walker	Oxford Bus Company	15			Agree with the approach of utilising the areas of search and prioritising locations that can facilitate sustainable transport access to the employment market of Oxford. Agree with the need to promote and prioritise alternative modes of transport. The sustainable transport facilities that serve Oxford form part of the assessment for these areas. It is essential that these potential improvements are locked into new sites by way of both physical measures and developer contributions that enable improved public transport services.
PR-B-0637	Prof Martin LG	Oldfield		15			It is a faulty assessment because it's based on incorrect assumptions.
PR-B-0641	J	Willoughby		15			As the assessment stands it is difficult for the layman to envisage all the implications. Roads are already full and the proposal doesn't deal with the future increase in traffic.
PR-B-0643	L	Allen		15			The existing transport systems do not support current loadings let alone potential increases without causing Oxford gridlock. Lack of local knowledge has resulted in wrong assumptions with regards to bus routes. People are unlikely to use the train as it's expensive, less frequent and getting to a train station takes time. An independent system similar to the Docklands Light railway starting at a 10 mile radius from Oxford should be considered. Retention of the Witney branch railway line would have taken a lot of traffic off the A40.
PR-B-0653	Peter	Webber		15			In order to fulfil the aspirations of the SA Addendum significant transport infrastructure will be necessary.
PR-B-0655	Christina Mary	Shirley		15			There needs to be careful consideration for future generations with regards to losing village identities and creating gridlock.
PR-B-0656	Mary G	Shirley		15			Believe that all roads into Oxford will be gridlocked, it's not environmentally friendly.
PR-B-0704	J	Kershaw	Wright Hassall Solicitors LLP on behalf of Mr J Kershaw	15			Council needs to acknowledge that Areas A and B will need a substantial investment in infrastructure in order to be able to come near to making the transport system acceptable. Except for key workers, the Council should place less emphasis on proximity to Oxford and work with businesses and other authorities to look at alternative employment opportunities in the rest of Oxfordshire.
PR-B-0705	Nick	Small	Stagecoach	15			Broadly agree that the methodology used is appropriate. Concerned that Options E and H score higher than is warranted by the prospects that sustainable modes can meet the majority of trip demands in to the City, given the distance involved and the dispersal of trip destinations.
PR-B-0710	Selwyn	Phillips		15			What is the potential loss of farming land and to our local food supply. Oxfordshire has a rural setting which will negatively effect its character.
PR-B-0723	RA	Humphreys	Humphreys and Co Solicitors LLP on behalf of Oxford Programs Limited	15			Note that Yarnton is within Area A having been identified as the most sustainable broad location for identifying sites. Whilst acknowledging the need for an Infrastructure Delivery Plan, are concerned that no such proposals are in place in advance of the site selection process.
PR-B-0740	Richard and Linda	Jurd		15			No. To develop on GB is based upon guesswork about the growth of jobs in Oxford. Oxford City need to look at development inside the City and the new proposed Eco Towns to fulfil its housing shortfall.
PR-B-0743	John	Tremlett		15			No
PR-B-0755	Martin	Palmer		15			Do not agree that access/ road infrastructure should not be part of this planning as it is often gridlock now.
PR-B-0770	Steve	Pickles	West Waddy ADP on behalf of JA Pye (Oxford) Ltd	15			Figs 6.2 and 6.3 strongly reinforce the argument that the Kidlington Option A is the most sustainable location in transport terms for accommodating the housing needed to meet Oxford's unmet need.
PR-B-0786	Jane	Olds	Caversfield Parish Council	15			No

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PR-B-0793	Philip	Morley	North Oxford Golf Club	15			ITA is just one aspect of the overall assessment. Consider that it is likely that there would be substantial change in the nature of transport by 2031 note that the NOGC golf course land is contained in two sites (38, 50) with two different promoters. As stated in response to Q11, even if these sites are considered, the Unmet Need can be fully or significantly met by including only the land to the east of the Banbury Road in both sites. Ask that CDC takes more explicit account of the vision of “rapid transport links”. If they are indeed to be rapid, then there is less importance to have them close to the City – as has been already recognised in the proposed siting of new Park and Rides. Furthermore, it seems to us counter-intuitive to be considering sites that would be inside the Park and Ride perimeter, as traffic flow to/from these sites would be against the main flows being assumed by the Transport Plan.
PR-B-0796	David	Tighe		15			Transport over capacity and huge amount of congestion in the area. Transport strategy is unrealistic and insufficient. The A34 and A40 improvements only deal with existing capacity issues, not with increased demand. New houses bought by commuters wishing to commute to London.
PR-B-0797	Clive	Booth	Oxford Civic Society Planning Group	15			The ITP does not adequately identify potential opportunities for transport infrastructure provision, especially rail based solutions, and new station facilities on existing lines.
PR-B-0799	Ian	Sheppard		15			There seems to be NO assessment of the transport impact in the areas, the congestion it will create, the A34 issues, the new Parkway
PR-B-0805	Tamara	Frishberg		15			Areas around Kidlington preferred because of "proximity to sustainable transport services and public transport accessibility." A34 and A40 through Oxford already overburdened. Improvements to Cutteslowe and Wolvercote roundabouts still have not eliminated tailbacks and planned construction of the Northern Gateway will increases the traffic problems along the A40.
PR-B-0820	Liam	Ryder	Gladman Developments Ltd	15			No
PR-B-0821	Alan and Suzanne	McIvor		15			Please note that the A4144and A4165 are already very heavily congested despite statements to the contrary.
PR-B-0826	Alan	Dobson		15			There is already massive congestion in this area. The pressure on the A40 and A34 as major routes without alternatives will only increase: adding to this pressure with local GB development is folly
PR-B-0831	Natasha	Eliot	Oxford Preservation Trust	15			Has particular concerns with preferred 'Area of Search A'. Remind CDC of Govt. guidance for Green Belts in paragraph 80 of the NPPF, which sets out the five purposes of the Green Belt. Table 16 of the consultation document identifies under 'constraints' that these sites are in the Green Belt. Both the SA and the ITA make reference to the risk of potential coalescence of settlements (the second purpose of the Green Belt) within Area A. Under Objective 8 in the SA, the table identifies five sub-objectives about preventing coalescence between settlements. As the partial review of Cherwell District Council’s Local Plan develops, OPT wishes to see the Council make clear that as it considers options to help meet Oxford’ unmet housing need, it will not allow the coalescence of Oxford with any other settlement, as this is key purpose of the Green Belt and it is vital that the globally significant character of Oxford is preserved during this unprecedented time of growth in Oxfordshire.
PR-B-0832	Richard	Hills		15			No
PR-B-0840	Mike	Gilbert	Mike Gilbert Planning Ltd	15			No
PR-B-0842	Alex	Wilson	Barton Willmore on behalf of A2 Dominion Group Ltd	15			No comments on the ITA at this stage.
PR-B-0847	Richard	Cutler	Bloombridge LLP	15			Note that the principal public transportation route is planned to run through the centre of Kidlington. There are many benefits to this (these are set out in the rep). Disagree with the 'amber flag' afforded to The Moors for walkability to jobs. An alternative detailed analysis is included in the rep. Pleased the ICP Transport review presents no problem for development at The Moors.

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PR-B-0861	Tim	Perkins	TMP Planning Ltd on behalf of Gosford and Water Eaton PC	15			Detailed comments on transport criteria made. PC very concerned as to whether sufficient infrastructure can be put in place to cope with such large scale developments. In addition, any infrastructure will have impacts on the GB and local communities. Concern regarding the Rapid Transport system which appears to be a wish rather than a fully funded proposal and therefore doubt whether it will be delivered in time to benefit residents in any new development.
PR-B-0866	Matt	Todd		15			Transport is a massive issue. Infrastructure already poor considering the new Oxford Parkway and A40 improvements. Mill site in Wolvercote and Northern Gateway will only add to the existing problems. A40 acts as through road for London and Cotswold traffic, it has been an issue since the M40.
PR-B-0868	Jennifer	McFadden		15			Sites PR38 and PR50 are near the train station and have good bus links but the area is notoriously congested despite the recent work on the Wolvercote and Banbury Road roundabouts. The transport net work in the whole area is already at capacity. Will there be any new schools, as this will add to traffic in the area. Attraction for London commuters rather than the target employment opportunities in Oxford and Kidlington. Improvements to the A34 and A40 deal with current issues and not take into the account development of sites PR38 and PR50.
PR-B-0869	Peter	Hainsworth		15			Transport provision hasn't been thought through and is almost certainly impossible to think through adequately anyway. The network is already overstretched, especially regarding access to and from Oxford at peak periods. The envisaged improvements to the A34 and A40 will make minimal difference.
PR-B-0873	Jenyth	Worsley		15			The Consultation Document states: "Kidlington and the surrounding area including the North and East of Kidlington stand out as areas of search with the most "green scores", particularly in respect of existing proximity to sustainable transport services and public transport accessibility". I disagree with the consultation document. Transport network already over its capacity with huge congestion in the area. Who will buy and live here, Oxford workers or London commuters. Insufficient number of schools in the area.
PR-B-0877	David	Flavin	Oxfordshire County Council	15			Supports the conclusions from the ITP and welcomes the opportunity to be involved with the transport assessment work.
PR-B-0878	Jane	Olds	Wendlebury Parish Council	15			Unable to respond - Insufficient time to consider the issues in detail
PR-B-0890	Chris	Dicks		15			Disagree with the statement that Kidlington, Yarnton and surrounding areas score best in terms of the number of "green" scores on the assessment. The sites are near infrastructure, but roads towards Oxford are at capacity. Local roads are constrained by the canal and rail line crossings. Journey times to Pear Tree by car or bus are long and routes from the west to Oxford Parkway are constrained by an increase in traffic. Have very little confidence that meaningful improvements would be made, there are simply too many constraints. The assessment needs to account for the much improved rail link between Oxford and Bicester, and consider this as a good asset. There would even be the option to create a new parkway station on the railway directly by M40 junction 9. Challenge the green score for local employment opportunities. While there are businesses located near Langford Locks, and the University facilities at Begbroke, most new residents in any developments around Kidlington and Yarnton would commute into Oxford. Indeed, since the object of the exercise is to provide housing for Oxford, by definition it must be expected that the developments are for those working there.
PR-B-0895	Dr Alison and Dr Simon	Street		15			It is clear that the assessment is comprehensive. Have no comments.

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PR-B-0896	Lucy and Richard	Miles		15			Acknowledge that Option A and Option B may score well in relation to proximity to sustainable transport and public transport accessibility but how does this relate to any proposed new Park and Ride schemes? The existing Park and Ride schemes already struggle due to their location within a busy road network and therefore at times are inaccessible. If there is to be a new Park and Ride at Oxford Airport – would people travel away from their houses in Option A and B and further out of Oxford to a new Park and Ride to take them into Oxford? Is this logical?
PR-B-0897	Rob	Lawrence		15			It is not fit for purpose from the perspective of Cherwell residents. Radical changes are needed by Oxford with public transport to and within the city. Road access to Banbury railway station car park is convoluted and need streamlining to prevent traffic congestion at peak times. Banbury to Oxford train is overcrowded at peak times. Park and Ride requires a direct metro link to Oxford and not rely on buses. Quicker to get to Marylebone from South Newington than to Oxford with less hassle.
PR-B-0905	Theresa	Goss	Bloxham Parish Council	15			The Interim Transport Assessment predicted considerable traffic issues around Banbury due to the 32% increase in traffic trips from Cherwell Local Plan. Connecting Oxfordshire LTP also places emphasis on increase in road capacity and improvements in public transport for Oxford to ensure improvements in Air Quality.These factors endorse the search areas proposed by CDC.
PR-B-0907	Alison	Forfar		15			Increased traffic and housing has made the roads unsafe for cyclists. The state of these roads needs to be addressed by the council to improve road safety and to prevent fatalities. Public transport needs to be in place form every development site, so as to reduce residents using their own cars. Where are the plans for public transport, footpaths and cycle routes. This is crucial to reduce the pressure on the roads, the plans as they are only increase the pressure on local roads.
PR-B-0910	Ken	Pelton		15			The assessment is fundamentally flawed.
PR-B-0911	Andrew	Smith	Hampton Gay and Poyle Parish Meeting	15			Does not have confidence that the Oxfordshire County Council LTP will deliver sustainable transport to deliver improvements to the current situation as well as handling the additional burden of those needing access to Oxford from the new housing developments.
PR-B-0913	Helen	Marshall	CPRE Oxfordshire	15			There is very little information available in the assessment on the sorts of journeys that those living in the proposed homes will undertake. The assumption that all those living in these homes will work in central Oxford is seriously flawed as most employment areas in Oxford are in areas such as Hospitals sites and Cowley Business Parks and are a long way from the sites identified in the area of search. The fact that some of the sites are near a Number 2 bus route does not begin to address the question of how someone working on the South and East side of Oxford (where most employment is located) can get to work by public transport.
PR-B-0924	Jan	Molyneux	Molyneux Planning for SBPC on behalf of Earthline Ltd and U-Stay Ltd	15			The development at Shipton Quarry (within Area B) has the potential to provide frequent and reliable public transport which will also support nearby rural settlements along with the site shifting travel patterns in the entire area towards more sustainable options. Whilst the area is not directly adjacent to the currently proposed future transport improvement, larger sites have the capacity to provide additional transport investment, which can be connected to the proposed transport schemes and benefit from such schemes.
PR-B-0926	Dr Eric	Sidebottom		15			Attempts to deal with current transport problems by Cherwell and the City have been pathetic. Cutteslowe and Wolvercote roundabouts have been a waste of time and money. A34 should be a motorway through Oxfordshire and the A40 needs to be a dual carriageway through the county not cross other A roads at roundabouts. A roads should be crossed via bridges or tunnels.
PR-B-0933	Peter	Bateman	Framptons on behalf of the Donger Family	15			No direct comment however transportation should be considered with the evidence of a complete county wide IDP to be robust.

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PR-B-0935	David	Lock	David Lock Associates on behalf of Gallagher Estates	15			The Interim TA appears to have the same methodology as the SA, with only sites within Areas A and B being interrogated individually. This approach is flawed. The assessment is too high level and cannot appropriately assess alternatives. The rep provides a detailed critique of this approach. It concludes by stating that CDC needs to conduct further transport and sustainability assessments at a more refined scale, to ensure sites are properly assessed.
PR-B-0937	Philip	Rawle	Greenlight Developments	15			Detailed comments made centred around the RAG transport assessment findings.
PR-B-0939	Lynne	Tighe		15			The transport network is over its capacity. Huge amount of congestion in the area. The County Council Oxford Transport Strategy is unrealistic and insufficient. A34 and A40 improvements only deal with existing capacity problems, not deal with increased demand. Homes to be brought by London commuters. Improvements at the Wolvercote and Cutteslowe roundabouts have made no difference. Has consideration been given to where will children go to school and how they will get there.
PR-B-0949	Peter	Monk	Banbury Civic Society	15			Sites suggested east of the M40 by Junction 11 would be affected by the link road proposed in the Local Plan and Banbury Vision.
PR-B-0956	Mark	Recchia	Banbury Town Council	15			Does not believe that Banbury is an area of search or spatial option for travel to Oxford using public transport. This would lead to increased car traffic or drive to the train station in Banbury further increasing congestion in town as the mode of transport to the train station is by the car.
PR-B-0970	Ken	Martin	Noke Parish Meeting	15			The Transport Assessment is vague with no concrete proposals. The 'Rapid Transport Lines' has no explanation of what a 'Tram-equivalent level of service' is and how it is going to be achieved.Detail comments on impact on the overall transport infrastructure around Oxford area and the need to address the current problem are future plans (tram system) including funding are included in the representation.
PR-B-0983	Suzanne	Morris		15			The transport network is over its capacity. Commuter trains to London from Oxford and into Oxford are already full. Huge amount of congestion in the area despite improvements to Woodstock Road and Banbury Road roundabouts. The County Council Oxford Transport Strategy is unrealistic and insufficient. A34 and A40 improvements only deal with existing capacity problems, not deal with increased demand. Homes to be brought by London commuters. Has consideration been given to where will children go to school and how they will get there?
PR-B-0984	Jane	Burrett		15			Have commented above concerning the essential needs for housing for Oxford to be near to Oxford in terms of travel time to work and cost. Only if appropriate for employment in Headington, Cowley and the city itself. and if the journey times are reasonable which they are not at peak times from Bicester to Oxford. If transport possibility and costs are affordable with the salaries and wages paid. Any unmet housing needs to be as near to Oxford.
PR-B-0985	Peter	Collins	Islip Parish Council	15			The recently improved train station at Islip with connections to London and Oxford is not included in the transport assessment
PR-B-1005	SP and SA	McQuillan		15			The transport assessment is vague, unrealistic and simply won't happen. The diagram of the rapid transport lines is considered not to be worthy. A well planned and funded infrastructure should be the first priority or in parallel with housing. Without this it will not happen. Section 106 and community infrastructure money must be spent 100% in the areas where housing is constructed not going into some ill-defined central pool of money
PR-B-1006	Ruth	Powles	Kirtlington Parish Council	15			Transport connectivity from sites as near Oxford as possible is important, avoiding any increase in more distant commuting into Oxford.

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PR-B-1012	Calum	Miller		15			A wide range of sites have been consulted in Kidlington. Have no comment on the merits of these sites. Islip experiences traffic issues at peak times, the likelihood of a large development in Kidlington would exacerbate this. Therefore thought and analysis needs to be given to the impact on other traffic routes if development's approved. Strongly argue that Islip should benefit from some of the section 106 monies allocated to the highways in light of this development.
PR-B-1015	Daniel	Hatcher	Rosconn Group	15			An additional option associated with sites close to train stations not included within any of the other options (other than Option I) should be undertaken. It is expected that against the RAG analysis criteria for the Interim Transport Assessment and Sustainability Appraisal, such an option would perform well.
PR-B-1016	Ben	Simpson	WYG on behalf of Bonnar Allan Ltd	15			The interim assessment does not take proper account of the stated potential of New Alchester to provide new rail station and new services to locations south of Oxford in the Science Vale. The Assessment needs to be revised following dialogue with promoters of the largest sites (including New Alchester) so that it can take account of all constraints and opportunities, rather than focusing on the existing situation which is only part of the equation.
PR-B-1017	Oliver	Burton-Taylor	Simply Land (Oxford) Ltd	15			No, other than to say it has not considered the potential for Site 41.
PR-B-1024	Andrew	Hornsby-Smith		15			The assessment was based on inaccurate baseline traffic data in the local area, and in purely transport terms, sites closer to Oxford were preferred. Has conducted traffic counts himself as part of his MSc in Transport Planning . Has provided very detailed data and analysis of traffic on the roads surrounding Kidlington.
PR-B-1032	David	Burson	JPPC on behalf of the Tripartite and the University of Oxford	15			The evidence based approach is supported. The general findings support the University's statements that the Begbroke Science Park is a suitable place for development in terms of accessibility and connectivity to Oxford.
PR-B-1037	Alice	Suttie	Boyer Planning on behalf of Redrow Homes and Wates Developments	15			A detailed and comprehensive response which concludes by stating that the appraisal of Area E has the potential to offer a highly sustainable location for the delivery of further housing growth and would be consistent with both Cherwell's spatial strategy and the aims of the LTP4 which emphasises the need to promote links along the Knowledge Spine, including between Oxford and Bicester.
PR-B-1038	Mrs Margaret	Sidebottom		15			Attempts to deal with current transport problems by Cherwell and the City have been pathetic. Cutteslowe and Wolvercote roundabouts have been a waste of time and money. A34 should be a motorway through Oxfordshire and the A40 needs to be a dual carriageway through the county not cross other A roads at roundabouts. A roads should be crossed via bridges or tunnels.
PR-B-1039	Igor Niladri	Dyson		15			Using low or zero emission transport is good. Sustainable transport always respects the integrity of the existing natural environment and heritage with the inclusion of GB. Encourage communication technology to minimise commuting and enabling dispersed employment.
PR-B-1046	William	Hodgson		15			The transport network is over capacity. Already increased traffic has damaged the roads. The capacity improvements at the Wolvercote and Cutteslowe roundabouts have not made a difference. The visual character and green landscape has been changed significantly. Which secondary school has to accommodate the increase of children and what thought has been put in place to het them there.
PR-B-1069	JP	Lyes		15			Not found on website. However additional housing and subsequent commuting into Oxford could well create significant additional air pollution. Whilst Kidlington may on paper appear to be well served transport-wise, the realities of daily commuting are not without their difficulties, without adding to that.
PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council	15			Takes comfort that the ITA underscores their views that sites within Options C, F, and G are least suitable for development and Options A and B are most suitable.

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PR-B-1095	Val	Russell	Bodicote Parish Council	15			Concerned that The Banbury Masterplan has not yet been implemented. With Brexit and Local Plan Part 2 still in preparation, the housing numbers are yet to be realised. New development and any required infrastructure will impact on many of the search areas identified in the Options Paper. The provision of adequate infrastructure must play an important part when deciding on sites for new housing.
PR-B-1096	Greg	Blaquiere	Terence O'Rourke Ltd on behalf of the Vanbrugh Unit Trust and Pye Homes	15			The ITA is wholly flawed and cannot be considered a robust evidence base against which to take forward significant decisions on future growth scenarios. The metrics adopted have been inconsistently applied, do not make reasonable assumptions about future conditions, and fail to identify likely opportunities or constraints. The report is particularly biased towards development immediately adjacent to the Oxford built up area.
PR-B-1099	Alan	Storah	Oxford City Council	15			The key findings of the ITP endorse that sites in closest proximity to Oxford are the most appropriate and sustainable sites for meeting Oxford's needs.
PR-B-1101	Catherine	Dobson		15			Although Kidlington has close proximity to the transport network it is already heavily congested and the transport strategy has not made improvements. Further development will create the same problems on the A34 that exist on the A40.
PR-B-1110	Iain	Johnson		15			Disagree with 7.3. GB should not be considered because exceptional circumstances are debatable in this case.
PR-B-1111	Pat	Clissold		15			Kidlington is fast becoming a suburb of Oxford city.
PR-B-1132	Linda	Ward	Kidlington Development Watch	15			The assessment identifies the need for major investment to address significant congestion and lack of capacity on major roads. See no evidence that investment on the scale required will be forthcoming, for example to meet the LEP's funding bids. Furthermore consider that the schemes required would in themselves be damaging to the environment and to the assets which the Green Belt is intended to protect.
PR-B-1146	DJ	French	Deddington Development Watch	15			Have no specific comments on the RAG assessment of the 9 Areas of Search in Appendix 1a to the Interim Transport Assessment, October 2016, Part 2.
PR-B-1154	Jim	Spencer		15			Public transport is key to any development and access to reliable and regular public transport from day one is required.
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	15			The traffic volumes and infrastructure cannot accommodate such large scale development and the A44 in particular. Also concerned that the development at Woodstock will exacerbate the problem. Residents of Begbroke have difficulty crossing the A44 now.
PR-B-1157	Nicola and Giles	Lewis		15			No comment
PR-B-1162	Roger	Bellamy	Hornton Parish Council	15			To rule out a transport assessment from determining whether an Area of Search was reasonable or not is wrong. It is no use building houses where transport is already massively congested or the road and rail links are not able to cope with heavy usage. It would be the rural equivalent of creating a 'sink estate' where those with money and ambition leave for better areas and only those unwilling or unable to move would remain
PR-B-1163	Catherine	Arakelian		15			Traffic flow down the A34, A44 and A4126, have not been properly assessed and additional traffic coming through Kidlington from villages and towns to the north would be a disaster. Both the County Local Transport Plan and the Oxford Transport Strategy to mitigate these extra flows appear to be chronically underfunded, over-ambitious and so unachievable in the current climate. A sustainable plan 2011 – 2031 would have to be aimed at reducing flows around Kidlington and district not merely within the city boundaries. It is likely that infrastructure needed to support an increase in housing and jobs would not be built before the houses.
PR-B-1165	Caroline	Johnson		15			The growth proposed would put unsustainable pressure on the already strained transport infrastructure. Oxford barely copes with the existing transport movements at peak times, substantial growth could not be absorbed. Growth in bus services although preferable to car movements would still be difficult to absorb.
PR-B-1167	Jodi	Stokes	Persimmon Homes Midlands	15			Agree that with the ITA findings that Areas A and B would be the most sustainable broad locations for identifying sites due to their transport connectivity and proximity to Oxford.

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PR-B-1174	Ellis	Davies		15			Am not sure how the new developments will help with the overcrowded roads and other infrastructures.
PR-B-1182	Alison	Noel		15			The consultation document states that Kidlington and the surrounding area has the most 'green scores' in respect of proximity and public transport accessibility. However the transport network is over capacity and improvements at Wolvercote and Cutteslowe have not eased congestion. The transport strategy is unrealistic and insufficient and will not deal with increased demand. Schools places are an issue and new houses are likely to be bought by London commuters.
PR-B-1188	Carol	Matheson		15			The traffic congestion around Kidlington and Gosford has not been taken into account. The proposed traffic improvements need a firm plan and costing details.
PR-B-1225	Paul	Butt	Paul Butt Planning on behalf of Shyde Investments Ltd	15			Detailed comments are made in relation to the bus and rail service for Arncott.
PR-B-1229	Henry	Brougham		15			No comments.
PR-B-1230	T M M	Green		15			The A4144 and A4165 are already very heavily congested despite statements to the contrary.
PR-B-1231	Prof J M	Baker		15			There would be significantly increased pressure on existing transport infrastructure, which recent and proposed improvements would not address. Given the proximity to the A40 and new rail link to Oxford Parkway, there is a high likelihood that new homes here would be occupied by commuters to London, thereby significantly diminishing any economic benefits to Oxford.
PR-B-1235	Ed	Barrett	Catesby Property Group on behalf of Catesby Estates Ltd	15			No comments at this stage.
PR-B-1236	Richard	Boother	RPS Planning and Development on behalf of Mr R Davies	15			The findings of the Interim Transport Assessment are supported.
PR-B-1243	Kazimiera	Kantor		15			No time to do the task properly
PR-B-1245	Jason and Petra	Tyrell		15			The improvements to the North Oxford roundabouts have made no real improvements to congestion. The new railway station is already at capacity with more carriages being proposed to accommodate existing demands. The A34 is regularly congested and in 2016 had numerous serious accidents including fatalities. Any improvements will only meet the existing inefficiencies and not additional development
PR-B-1255	Kezia	Sheppard		15			Trains are already busy, which has been added to with the extension from Oxford Parkway to Oxford. The houses will attract London commuters therefore putting added pressure onto the train services and not help to achieve Oxford's objective.
PR-B-1257	Charles	Fletcher		15			Transport network is already over capacity. Despite vast improvements to Woodstock Road and Banbury Road roundabouts, there is still congestion. The County Council Oxford Transport Strategy is unrealistic and insufficient. A34 and A40 only deal with the current problems and not with the increased demand. London commuters will by these houses. Where will the children go to school and how will they get there.
PR-B-1258	Hilary	Fletcher		15			Transport network is already over capacity. Despite vast improvements to Woodstock Road and Banbury Road roundabouts, there is still congestion. The County Council Oxford Transport Strategy is unrealistic and insufficient. A34 and A40 only deal with the current problems and not with the increased demand. London commuters will by these houses. Where will the children go to school and how will they get there.
PR-B-1259	Mircea	Popa		15			Transport network is already over capacity. Despite vast improvements to Woodstock Road and Banbury Road roundabouts, there is still congestion. The County Council Oxford Transport Strategy is unrealistic and insufficient. A34 and A40 only deal with the current problems and not with the increased demand. London commuters will by these houses. Where will the children go to school and how will they get there.

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PR-B-1260	Elizabeth	Sheppard		15			Transport network is already over capacity, particularly with the opening up of the Chiltern line through to Oxford. Despite recent improvements there is still a huge amount of traffic congestion. The County Council Transport Strategy is unrealistic and will not address current or future issues due to the proposed development. The A34 is long overdue for development and can only deal with the current capacity. A40 is insufficient to manage existing traffic and proposed development is certainly beyond its capacity. The proposed sites are close to the railway links, the risk is therefore high that this will attract London commuters.
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	15			Agrees with the assessment and its findings of the ITP report and that without significant improvements, new development of the scale envisaged cannot be accommodated in Areas A and B in particular. Press reports indicate that Oxfordshire is likely to be awarded less than 10% of the Transport Infrastructure bid submitted by LEP. There is no certainty that the Rapid Transport system will be deliverable. This is a deal breaker for new housing and increased strain on already overloaded routes, worsening conditions for existing residents and failing to sustainably meet the needs of newcomers. The capacity of the existing infrastructure is minimal or exceeded in and around Kidlington. Developers can only be asked to address the needs of their own scheme before the delivery of Affordable Housing becomes unviable. The funding gap has to have realistic prospects of resolution before any land is allocated for development in the future.
PR-B-1271	Rebecca	Hodgson		15			Local roads are all ready full to capacity and result in heavy congestion. They will not cope with more people. The Wolvercote and Cutteslowe roundabouts are still congested. What consideration has been given to where the children will go to school and what transport links have been considered or put in place to get them there.
PR-B-1272	S G	Wakeling		15			Comments given in responses to questions 1 and 3 are relevant here.
PR-B-1284	Simon	Barry	Boyer Planning on behalf of Bloor Homes	15			Have no comments at this stage, but do however reserve the right to comment on this topic in the future.
PR-B-1294	Giles	Hughes	West Oxfordshire District Council	15			Transport is an important aspect that will need to be given significant weight in the final decision as to which sites to promote.
PR-B-1298	James	Jocelyn		15			The SHMA suggests that only a minor proportion of the 4,400 homes that are 'affordable' would be relevant in terms of transportation into Oxford to support employment; the rest would promote unsustainable commuting patterns as residents find work further afield. Additional pressure would be placed on the transport network in the area through this unsustainable demographic expansion, increasing congestion and pollution and further undermining the Cherwell Local Plan's compliance with the NPPF's sustainability requirements
PR-B-1301	Nigel	McGurk	The Blenheim Palace Estate / Vanbrugh Unit Trust	15			Sites PR23 and PR24 relate well to the requirements of the Assessment. However, the scoring do not appear to properly reflect this and should be updated in the light of the sustainable location of the Sites, with particular regard to proximity to Oxford and location within the A44 corridor.
PR-B-1306	Frank	Vreede		15			The finding that any sites north of Kidlington score 'green' for existing proximity to sustainable transport services and public transport accessibility into Oxford is ludicrous. Access by public transport to the majority of jobs in Oxford, being in the east and south, is currently non-existent. Roads passing through North Oxford only have bus lanes in one direction and journey time are long
PR-B-1343	Shaun	Richards	Cerda Planning Ltd on behalf of Cala Homes Ltd	15			Agree with the findings of the Assessment. But notes that the highest rankings within the Kidlington area need further testing and consideration before progressing to a final proposed allocation. The Assessment and its findings are too dismissive on rural options within Option I.
PR-B-1345	Nick	Alston	Bilfinger GVA on behalf of Oxford Aviation Services Ltd	15			Support the principle that Area of Search A as the most sustainable location in transport terms to accommodate growth.

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PR-B-1352	Liz	Boden	Pegasus on behalf of Richborough Estates	15			Detailed comments are made on the RAG scorings for the Areas of Search.
PR-B-0731	Ioana	Davies		16	A		No. Object strongly to development in the Oxford GB. It protects historic Oxford from the effects of over development. Option A closest to Oxford. GB around Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1158	Elizabeth	Leckie		16	A		Area A is not a reasonable area of search. It is in GB which absorbs harmful pollution, supports a wide range of wildlife and provides a space for healthy leisure activities. The GB in area A ensures that Gosford and Kidlington retain a clear identity from Oxford allowing a sense of community and social cohesion. Government guidance states that unmet housing need is not a legitimate reason to build on GB and CDC's policy to protect it must be upheld.
PR-B-1159	Tamsin	Leckie		16	A		Area A is not a reasonable area of search. It is in GB which absorbs harmful pollution, supports a wide range of wildlife and provides a space for healthy leisure activities. The GB in Area A ensures that Gosford and Kidlington retain a clear identity from Oxford allowing a sense of community and social cohesion. Government guidance states that unmet housing need is not a legitimate reason to build on GB and CDC's policy to protect it must be upheld.
PR-B-1133	Philip	Towler		16	A, B	PR14, PR27	Too much focus has been placed on areas A and B, areas outside the GB should be investigated more. If the bulk of the 4,400 homes were to be sited in areas A and B the character of Kidlington village would change beyond recognition. They need to be dispersed among different areas to reduce the impact. Object to sites PR14 and PR27 which would ruin a beautiful and tranquil area valued by many for recreation. Proximity to the river Cherwell could increase the flood risk. The land is in the GB and local infrastructure could not support the development.
PR-B-0821	Alan and Suzanne	McIvor		16	A, B	PR38, PR50	No. Options A and B involve the loss of GB areas which I object strongly to. do not believe that the criteria for exceptional need has been demonstrated. The detrimental effect of building up to the boundary of Cutteslowe Park has not been evaluated. This park is an important recreational resource for a wide geographical area and it should be protected. (The rep provides a detailed objection to site PR38 and PR50.)
PR-B-0637	Prof Martin LG	Oldfield		16	A, B		Disagree vehemently with the inclusion of Options A and B in the areas of Search as they are in the GB which should be sacrosanct.
PR-B-0837	David	Jackson	Savills on behalf of Christ Church, Exeter College, Merton College and OUP	16	A, B		Areas of Search A and B are strongly supported.
PR-B-0966	E	Nicholson		16	A, B		No, this number of homes added to 22,840 CDC intends to build will see Cherwell's housing stock increase by 50% in a very short space of time. If most of the building occurs within search areas A and B it would have an adverse impact on all areas of life for residents. Lack of adequate health care, school provision, traffic congestion, light, noise and air pollution and increased risk of flooding. It will also compromise the functions of GB and is debatable that exceptional measures to justify its use have been demonstrated.
PR-B-1036	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford	16	A, B		Agree that Area of Search A should be taken forward into site specific assessments, and consider that focussing the 'area of search' upon areas well related to the City of Oxford is of critical importance if Cherwell is to effectively meet the unmet housing need of the City from where it arises. Do not consider that Area B are suitable for development given the disconnected nature of the locations and open nature of the countryside in many cases.

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PR-B-1160	Christopher	Hardman	Wolvercote Neighbourhood Forum	16	A, B		The 'green scores' for areas A and B depend simply upon the proximity of the sites to existing roads, services and public transport. These transport services are already inadequate, the roads are congested and there are serious problems with air quality. Additional traffic growth from other imminent developments is certain to exacerbate the problems. They have provided a detailed statement in response to this question in the representation.
PR-B-1165	Caroline	Johnson		16	A, B		Disagree with the proposals to develop GB. Exceptional circumstances do not exist for this to proceed. The growth levels proposed are unrealistic and the housing needs projected are unlikely to be realised. Options A and B are not reasonable
PR-B-1230	T M M	Green		16	A, B		No do not agree with this as Options A and B would involve loss of GB. These areas of GB are largely pleasant and unspoilt countryside used and enjoyed by many people for recreation. It prevents urban sprawl and protects the character, setting and heritage of the historic City of Oxford. Do not believe that exceptional circumstances exist to justify building on the GB. A public survey has shown that the majority of people think that the GB should be protected and not built on. I believe that the detrimental effect of building up to the boundary of Cutteslowe Park has not been evaluated. This park is an important recreational resource for a wide geographical area and it should be protected.
PR-B-1229	Henry	Brougham		16	A, B, D, E		Agree with the focus on areas A and B as being those most suitable for meeting Oxford's housing needs. Areas D and E could make a contribution if there was provision of adequate public transport to Headington and Cowley. Area E has the advantage of a large amount of brownfield land.
PR-B-1163	Catherine	Arakelian		16	A,B		Areas of Search A and B are not reasonable as they are in the GB. They are in the Cherwell Valley and subject to waterlogging and flooding. Some parts are on Otmoor; there are water meadows along the Ray and Cherwell in the floodplain which sustain considerable biodiversity, including water voles. "Native and locally common but vulnerable to extinction in the UK. They are a priority species in the UK Biodiversity Action Plan and fully protected under section 9 of the Wildlife and Countryside Act 1981(as amended). Schedule 5 of this Act makes it an offence to intentionally damage or obstruct access to water vole burrows."
PR-B-1016	Ben	Simpson	WYG on behalf of Bonnar Allan Ltd	16	A-I		Area I is unhelpful as it is too general to be useful and the Banbury area is too remote from Oxford to be relevant. The Areas of Search should be restricted to areas A-G. New Alchester is within Area C together with proposals at Weston on the Green. New Alchester is close to the built up area of Bicester and falls within the Garden Town Masterplan area. It does not relate well to Weston on the Green. It should therefore be considered as part of the area around Bicester. (Area E).
PR-B-1096	Greg	Blaquiere	Terence O'Rourke Ltd on behalf of the Vanbrugh Unit Trust and Pye Homes	16	B		Whilst parts of Option B are within GB, it is significant to note that the promoted sites are not. They are also the first locations to be arrived at from Oxford outside of the designation. Land NW of Oxford airport would have the potential to form a new garden neighbourhood community served by its own local facilities to meet the needs of the community, with the Land East of Marlborough School extending the existing Woodstock settlement.
PR-B-1287	Tenley	Soanes		16	C, D, E, F, G, H, I		Only if it is proven that all areas are equally robustly analysed, the view is that C to I has been less well worked through. Where is the evidence for the review of C to I?
PR-B-0825	Simon	Joyce	Strutt and Parker on behalf of Mrs A Darbishire	16	E		The Areas of Search are reasonable for the purpose of making a full assessment of all the development options. But of the opinion that Area of Search E is the most appropriate to accommodate Oxford's unmet need.
PR-B-0842	Alex	Wilson	Barton Willmore on behalf of A2 Dominion Group Ltd	16	E		A2D considers Option E as an appropriate location to meet housing needs. The need to be well related to Oxford City does not necessarily mean sites in close proximity. It is a question of capacity and contribution to strategic priorities and spatial strategy.
PR-B-1037	Alice	Suttie	Boyer Planning on behalf of Redrow Homes and Wates Developments	16	E		See responses above to Q9, Q11 and Q13. There are no further comments at this however reserve the right to comment on this topic in future rounds of consultation.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0984	Jane	Burrett		16	F		Area F - Upper Heyford and surrounding area does have a bus service into Oxford but the last bus is at 19:20 . You could drive to Heyford railway station and take the train.
PR-B-1124	Chris	Thornton	Ardley with Fewcott Parish Council	16	G		Do not agree with Option G being reasonable
PR-B-0984	Jane	Burrett		16	G, C		Areas G and C both implies travelling on the M40. Air pollution in the existing rural villages would increase effecting all residents in the area. In 2013 will all vehicles be electric by then.
PR-B-0830	Nigel	Buttler		16	H		Option H Banbury and Surrounding Area, should be omitted from consideration to provide Oxford's housing needs. There is no reason for Banbury and its surrounding area being asked to meet Oxford's unmet quota when there are areas closer to Oxford.
PR-B-0956	Mark	Recchia	Banbury Town Council	16	H		Option H and surrounding areas are not appropriate areas for Oxford's unmet need.
PR-B-0984	Jane	Burrett		16	H		Shift workers in Oxford City would spend too long and too much from Banbury area H.
PR-B-1095	Val	Russell	Bodicote Parish Council	16	H		Option H should be deleted as there has already been a considerable amount of new build in this area, more is planned and even more will be needed. It is unfair to ask Banbury and surroundings to meet Oxford's unmet need. It would encourage more traffic on the road system which is already inadequate and struggling with the amount of traffic.
PR-B-1108	Tom	Hockaday		16	H		Area H is not a reasonable area for addressing Oxford's housing needs.
PR-B-1306	Frank	Vreede		16	H		No. It is unreasonable to consider option H or any northerly areas for meeting the unmet housing need of Oxford; Oxfordshire does not have a county-wide housing market area, as evidenced by the huge variation in house prices across the county. It is also unreasonable to consider any options in the GB for unmet housing need which is an unsubstantiated estimate. Oxford should take a more balanced, measured and sustainable approach to growth and development
PR-B-1003	Simon	Turner	Launton Parish Council	16	H, E		The Parish Council find it hard to believe that anyone moving to Banbury would wish to work in Oxford - Options H is unreasonable. Option E is likely to be appropriated by commuters to London, thereby reducing the effectiveness of this option in meeting Oxford's unmet housing need.
PR-B-0156	Val	Colby	Berrys on behalf of Cancer Research UK	16	I		Area of Search I has a role to play in delivering housing. Category A villages can provide a proportion of housing in scale with the settlement to ensure housing is delivered across the plan period and distributed more equitably across the district. This is currently not accounted for in the Partial Review which is looking to accommodate the additional housing as close to Oxford City as possible.
PR-B-0746	Adrian	White and 79 others	Petition with 80 signatories	16	I		For reasons given elsewhere in this submission do not agree with all areas of search being considered reasonable. Area I should not be included.
PR-B-0839	Mark	Rose	Define on behalf of William Davies Ltd	16	I		Concerned about the wide definition of Option I which ignores the potentially important role of Cat A villages. They could and should make a contribution as part of the required portfolio of development sites in accordance with the extant sustainable development strategy. The rep goes on to explain why Bloxham is suitable for further growth.
PR-B-1015	Daniel	Hatcher	Rosconn Group	16	I		Option I is not a reasonable option in that it includes potential locations close to train stations as detailed, which have not been fairly assessed due to being included within a 'catch-all' option for the remaining rural areas of the District. A fairer assessment which identifies these potential locations under a separate option would therefore address their concerns.

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PR-B-1146	DJ	French	Deddington Development Watch	16	I		The Areas of Search around urban areas and other 'focal points' must be considered to be reasonable. On the other hand, it is not reasonable to designate the whole of the rest of north Oxfordshire as an Area of Search (Option I (Remainder of District/Rural Dispersal)). This represents a 'scatter gun' approach for the sake of appearing to be inclusive, and is unsupported by the Interim Transport Assessment and the Initial Sustainability Appraisal. Self-evidently, development on the scale contemplated to meet Oxford's unmet housing needs in the rural areas would not be sustainable for a variety of reasons. Do not agree that development within the Green Belt surrounding Oxford should now be considered reasonable. Development would also be contrary to the fifth core planning principle and Part 9 of the NPPF.
PR-B-0200	John and Elizabeth	Gittings		16		PR123	PR123 is not reasonable as it would kill the golf course, which has barely enough space as it is.
PR-B-0260	Chris	Pack		16		PR14, PR27, PR37, PR125, PR178, PR50, PR122, PR38, PR167, PR123	No, these sites should never have been chosen because of the potential impact on the valuable countryside and residents quality of life.
PR-B-0907	Alison	Forfar		16		PR157	Why has site PR157 been included if this site has been categorised as unsustainable in two previous local plans. Nothing has changed to the village. Development would constitute village extension which has been previously refused. Your proposal would suggest that 200 homes could be added to a village that currently has 55 homes with no local infrastructure or transport links would be in any way sustainable. It would not. Village locations are not suitable for the of the large scale 100+. The essential character of the village and its area will be destroy.
PR-B-1076	Jana	Gnappova		16		PR20, PR24	No, the GB should be protected. See general comments
PR-B-1281	G M J	Taylor		16		PR27, PR14, PR32	Am absolutely against building on these sites. The whole area between The Moors and the River Cherwell must be protected. This area is greatly valued by all the residents of Kidlington. One of the few beauties of Kidlington is once you walk down to St Mary's Church into the conversation area, your out into the open Oxfordshire countryside. Where deer roam and in the summer the water meadows are full of swallows. The area is not overlooked by houses and the peace and quiet of the area needs protecting.
PR-B-0801	Janet	Stott		16		PR38, PR50	No. Strongly object to development in the GB. Proposal to develop in the GB is based on unsupported assumptions about the growth of jobs in Oxford. Alternatives to building in the GB, such as those proposed as employment. The effect on Cutteslowe Park, the wider footpaths in the GB areas of sites PR38 and PR50 in the City of Oxford has not been considered. This park is a very important green space and should be protected as such.
PR-B-0812	Tim	Stott		16		PR38, PR50	No.Strongly object to development in the GB. Proposal to develop in the GB is based on unsupported assumptions about the growth of jobs in Oxford. Alternatives to building in the GB, such as those proposed as employment. The effect on Cutteslowe Park, the wider footpaths in the GB areas of sites PR38 and PR50 in the City of Oxford has not been considered. This park is a very important green space and should be protected as such.
PR-B-0869	Peter	Hainsworth		16		PR38, PR50	Strongly in favour of maintaining the GB, unless there are greater benefits to be gained from development for the inhabitants of Oxford and Kidlington. GB is a valued and well used amenity for all. Development will have a negative impact on the day to day lives of many, these new homes will likely serve London commuters via Oxford Parkway. Sites PR38 and PR50 either together or separately will have a terrible impact on traffic. Oxford and Kidlington will become one with no benefits for either. Countryside views would be lost and wildlife would be damaged. People will lose the benefits of the open rural spaces which contributes to well-being. Cutteslowe Park will be affected a resource that is enjoyed by many locals and those from further afield. No reason to think that employment in Oxford will grown on the suggested scale unless encouraged or allowed to do so.

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PR-B-0939	Lynne	Tighe		16		PR38, PR50	Strongly object to building in the GB. Do not accept that exceptional circumstances exist to justify the need. GB policy is to prevent urban sprawl and keeping land permanently open. GB between Kidlington and Oxford is an un unspoilt green lung with footpaths that is appreciated by local residents. It's there to protect historic Oxford. Public survey by CPRE Oxfordshire, 76% of Oxfordshire residents are in favour to protect GB. Assumptions about Oxford's job growth, there are alternatives such as sites that are proposed for employment being used for housing. The effect on Cutteslowe Park has not been taken into consideration, important space it needs protecting.
PR-B-0019	Edward	Dowler	Middle Aston Parish Meeting	16			No, It was not reasonable to include Rural Dispersal sites and areas to the north of the District due to the limitations of the transport infrastructure.
PR-B-0029	Sonia	Morgan		16			Object to development on GB. The projected job growth in Oxford needs substantiating, and alternative sites within Oxford considered. The proposal of a rail link between Oxford and Cambridge could impact on the location of new homes and jobs. Sites close to the A34 are unreasonable on health grounds.
PR-B-0033	Henry	Munday		16			Not in Kidlington
PR-B-0036	David	Blowers		16			Objects to GB being considered for development, previously developed land in Oxford and proposed employment sites should be considered. Questions the assumptions on job growth in Oxford.
PR-B-0037	Clifford	Jones		16			Strongly objects to development on GB. Previously developed sites within Oxford and sites proposed for employment should be considered.
PR-B-0046	Caroline	Thompson		16			Strongly objects to development on GB and believe it's based on incorrect assumptions about growth in jobs. Previously developed sites within Oxford and sites proposed for employment should be considered.
PR-B-0055	Cynthia	Hall		16			No, there should be no building on GB or on the flood plains.
PR-B-0057	Matthew	Taylor	Aitchison Rafferty	16			No. Given that the SHLAA identifies site WG019 as having potential to develop 50 dwellings it is reasonable to increase the figure to over 100. This increase would represent a more efficient use of land and allow the council to raise its land supply figures. The development of this site would be more in keeping with the settlement pattern of the village than sites PR82 and PR83.
PR-B-0058	Anthony	Hall		16			Certainly not – you've said it yourself: "The strategic release of green belt land was therefore considered not to be a reasonable alternative" Nothing has happened to change this obviously correct conclusion – you are simply trying to ignore it.
PR-B-0078	Anthony	Churchill		16			Objects to GB being considered for development, previously developed land in Oxford and proposed employment sites should be considered. Question the assumptions on job growth in Oxford.
PR-B-0081	Linda	Beattie		16			Object to GB being considered for development, previously developed land in Oxford and proposed employment sites should be considered. Question the assumptions on job growth in Oxford.
PR-B-0082	Felicity	Emptage		16			Object to GB being considered for development, previously developed land in Oxford and proposed employment sites should be considered. I question the assumptions on job growth in Oxford.
PR-B-0119	C A	McCall		16			No, some are on flood plains and GB.
PR-B-0120	E	Tonkin		16			No, CDC needs to develop less economically successful locations and spread areas of expansion rather than the size proposed for Kidlington which will increase congestion.
PR-B-0150	Patrick and Julia	Marcks		16			Object to GB being considered for development, previously developed land in Oxford and proposed employment sites should be considered. Questions the assumptions on job growth in Oxford.
PR-B-0150	Patrick and Julia	Marcks		16			Object to GB being considered for development, previously developed land in Oxford and proposed employment sites should be considered. Questions the assumptions on job growth in Oxford.

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PR-B-0151	Prof John	Batchelor		16			Object to GB being considered for development, previously developed land in Oxford and proposed employment sites should be considered. Questions the assumptions on job growth in Oxford.
PR-B-0152	Henrietta	Batchelor		16			Object to GB being considered for development, previously developed land in Oxford and proposed employment sites should be considered. Question the assumptions on job growth in Oxford.
PR-B-0154	Hannah	Hale		16			Object to GB being considered for development, previously developed land in Oxford and proposed employment sites should be considered. I question the assumptions on job growth in Oxford.
PR-B-0171	Peter	Worth		16			Mostly yes with the caveats as provided in earlier responses
PR-B-0175	Mr D and Mrs S	Rudd		16			Objects strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. Questions the assumptions on job growth in Oxford.
PR-B-0181	Diane and Darryl	Bates-Brownsword		16			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. Questions the assumptions on job growth in Oxford.
PR-B-0184	Roger	Prince		16			No. have strong objections to any development in the Green Belt. There is no need for it as the projected figures for jobs growth are incorrect and there is plenty of scope to provide housing outside of the Green Belt. Oxford City has missed opportunities to provide additional housing on sites where it is allowing development for employment such as the Northern Gateway, which will add to the demand for homes.
PR-B-0185	Terrence	Yeatman		16			Objects strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. Questions the assumptions on job growth in Oxford and feel that Oxford city have brought their housing shortage upon themselves, allowing the building of the Brooks University site in Headington, and now having a multimillion pound expansion that will lead to more houses being bought for letting. Does not see why the villages north of Oxford should have to suffer the consequences. If the Green Belt is to be sacrificed there are plenty of other sites around Oxford that could be used away from the surrounding villages.
PR-B-0186	Paul	Walker	Oxford Bus Company	16			Disagree with the inclusion of Option C (Junction 9, M40), Option F (Upper Heyford), Option D (Arncott) and Option I (Remainder and Rural) as these score least positively in the transport infrastructure score and accordingly do not meet the sustainability criteria or the objectives of the Oxfordshire LTP4 which is a main consideration of sites to come forward through the Plan.
PR-B-0201	Dr Catherine	Grebenik		16			Objects strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. Question the assumptions on job growth in Oxford.
PR-B-0209	Patrick and Julia	Jennings		16			Area A and B are in Oxford's GB which prevents urban sprawl and ensures access to the countryside and nature for all. It's there for a reason and should be respected. There is no demonstration of the exceptional circumstances required to build on GB.

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PR-B-0213	Linda	Browning		16			Objects strongly to development on GB around Kidlington as it's based on incorrect assumptions about job growth in Oxford. GB is pleasant, unspoilt, well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered.
PR-B-0222	Malcolm	Axtell		16			Objects strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld. The proposal is based on speculation and discredited analysis, and as such, previously developed land in Oxford and proposed employment sites should be considered before GB.
PR-B-0234	Prof Roger	Davies		16			Strongly object to development in the GB, it's a permanent designation and unmet housing needs do not justify building on it. Some of the areas to the north and east of Kidlington contain precious natural habitats and well used footpaths. GB's purpose is to prevent urban sprawl and the present governments manifesto promise and CDC's policy to protect it should be upheld. Oxford City should consider using the Northern Gateway area.
PR-B-0238	D A	Burt		16			The proposed development would merge Yarnton, Begbroke and Kidlington creating a vast urban sprawl. This goes against the GB principles in the NPPF, CDC's policy and the governments manifesto promise. In a public survey commissioned by the CPRE, 76% of Oxfordshire residents were in favour of protecting the GB.
PR-B-0240	Mrs Carole	Walton		16			Object strongly to development on GB around Kidlington, which is mainly unspoilt countryside, well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. I question the assumptions on job growth in Oxford.
PR-B-0241	Richard	Walton		16			Object strongly to development on GB around Kidlington, which is mainly unspoilt countryside, well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. Question the assumptions on job growth in Oxford.
PR-B-0267	Carole	Pack		16			No they are sites identified by developers who's interest is profit.
PR-B-0447	Laura, John, Benito	Wainwright		16			The summary leaflet mislead us by incorrectly repeating Q15 for Q16. In Question 15 we explain why we find areas A and B unreasonable.
PR-B-0641	J	Willoughby		16			No, cannot agree that the proposals are reasonable as they all invade valuable open space.
PR-B-0643	L	Allen		16			GB must not be touched, it is there for a good reason. Smaller sites must be considered and if there are empty houses within Oxford, as reported by the press, they need to be used. Constant expansion in any form is not sustainable and development in other centres within Oxfordshire and surrounding counties must be considered. As some data is unsubstantiated there needs to be good data in order to make good decisions.
PR-B-0648	Patricia	Perisi		16			Object strongly to the proposed development of 4,400 houses on GB, which should be protected. Have lived in Kidlington 80 years and do not want to see my village joined to Oxford and lose its character. The development will destroy the countryside and wildlife and bring chaos to the area. Traffic is already heavy and the doctors surgery at capacity
PR-B-0653	Peter	Webber		16			It is essential to consider all of the options, but not to accept them all.
PR-B-0655	Christina Mary	Shirley		16			No, our countryside is what sets England apart form other countries. We need to retain a home for wildlife.
PR-B-0656	Mary G	Shirley		16			No, far too large.
PR-B-0670	Mary	Phipps		16			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. Questions the assumptions on job growth in Oxford.

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PR-B-0671	David	Phipps		16			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. Question the assumptions on job growth in Oxford.
PR-B-0673	Joyce M	Morris		16			Object strongly to development in the Oxford GB which will result in north Oxford becoming one large urban sprawl. The historic nature of Oxford as a city will be destroyed. The government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. Question the assumptions on job growth in Oxford.
PR-B-0682	Felicity	Peacock		16			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. Question the assumptions on job growth in Oxford.
PR-B-0695	Mark	Bale		16			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. Question the assumptions on job growth in Oxford.
PR-B-0704	J	Kershaw	Wright Hassall Solicitors LLP on behalf of Mr J Kershaw	16			No. See response to Q2. There should be a county wide approach to meeting Oxford's needs without the need to build on the green belt.
PR-B-0705	Nick	Small	Stagecoach	16			The Council has been generous and very conservative in its acceptance of the fullest range of promotions within the District as representing reasonable alternatives.
PR-B-0710	Selwyn	Phillips		16			Do you not mean "areas of interest". This is not a problem as none of them have been selected yet.
PR-B-0711	Anthony	Matthews	Shipton-on-Cherwell and Thrupp Parish Council	16			Agreed
PR-B-0712	Sonya	Willoughby		16			Object strongly to development in the Oxford GB. GB around Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-0723	RA	Humphreys	Humphreys and Co Solicitors LLP on behalf of Oxford Programs Limited	16			Note that Yarnton is within Area A having been identified as the most sustainable broad location for identifying sites. Whilst acknowledging the need for an Infrastructure Delivery Plan, are concerned that no such proposals are in place in advance of the site selection process.
PR-B-0728	Verity	Westgate		16			Object strongly to development in the Oxford GB. GB around Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB. Concerns with healthcare as existing GP surgeries are already stretched in Kidlington.

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PR-B-0729	Tamara	Lucas		16			Strongly object to development in the green belt for reasons given in response to Q9. It is based on incorrect assumptions about jobs growth. Alternatives would include making better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead.
PR-B-0736	Kieran	Ward		16			Object strongly to development in the Oxford GB. GB around Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-0739	G	Gelder		16			Object strongly to development in the Oxford GB. GB around Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-0742	Keith and Hilary	Prince		16			No. Too many are in GB. GB is a permanent designation. Government guidelines state that unmet housing need is not a reason for building in the GB. The governments manifesto promise and Cherwell's existing policy to protect GB must be observed. Unable to sustain large number of new houses. Local councils should refuse permission for new businesses, making incentives in other areas of the county where there is a need. Oxford area at full capacity, increased population into the area would be a disaster for Kidlington.
PR-B-0743	John	Tremlett		16			No opinion
PR-B-0745	Dr Ian	Scargill	Oxford Green Belt Network	16			Oxford Green Belt Network object to development in areas A and B as it would involve development in the GB. GB is intended to be a permanent destination only to be changed in exceptional circumstances. They do not think the overall levels of growth are unnecessarily high and alternatives to development in the GB are available; therefore consider that exceptional circumstances do not exist to justify development in the GB and that Options A and B are not reasonable.
PR-B-0749	Dr and Mrs M	Wallace		16			Strongly object to development in the GB. Proposal to develop in the GB is based on incorrect assumptions about the growth of jobs in Oxford. Alternatives to building in the GB, such as previously developed land in Oxford and those proposed as employment sites in the city. Not reasonable to develop with the GB.
PR-B-0750	Niels	van Kuijk		16			Object strongly to development in the Oxford GB. GB around Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.

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PR-B-0752	Keeley	Middleditch		16			Object strongly to development in the Oxford GB. GB around Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the Green Belt must be upheld. Proposal based incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-0754	Philippa Jane	Nelson		16			Object strongly to development in the Oxford GB for reasons outlined in question 1. Proposal based on questionable assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-0755	Martin	Palmer		16			No.
PR-B-0757	Martin	Palmer		16			Object strongly to development in the Oxford GB around Yarnton, Begbroke and Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the Green Belt must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-0759	R L	Davies		16			Strongly object to development of GB. There are alternatives a least a few hundred metres away from some of the sites under consideration. If Oxford needs new housing why don't they build houses in the `northern gateway area', rather than rely on the surrounding communities.
PR-B-0764	Steven	Daggitt		16			Object strongly to development in the Oxford GB around Yarnton, Begbroke and Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the Green Belt must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-0770	Steve	Pickles	West Waddy ADP on behalf of JA Pye (Oxford) Ltd	16			Yes. Given the housing is needed to meet Oxford's unmet need, it is considered that options in the GB close to Oxford must be considered reasonable.
PR-B-0776	Anthony	East		16			Object strongly to development in the Oxford GB around Yarnton, Begbroke and Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the Green Belt must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.

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PR-B-0779	David C	Hinde	Hinde Law Ltd	16			Object strongly to development in the Oxford GB. GB around Yarnton has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB. More rigorous evidence is required by Oxford City.
PR-B-0782	Andrew and Emma	Mundy		16			Object strongly to development in the Oxford GB around Yarnton, Begbroke and Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the Green Belt must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-0786	Jane	Olds	Caversfield Parish Council	16			Yes
PR-B-0793	Philip	Morley	North Oxford Golf Club	16			Consideration of Green Belt and recreational areas is appropriate, and the unique position of the NOGC site between Kidlington and Oxford means that the importance given to preservation of the Green Belt and of recreational facilities on this site should be paramount. Note that the land of Oxford Golf Club (previously Southfield GC) was, to quote from Section 4.4 of the 2010 Inspector's Report, "rightly excluded" by Oxford City from its Core Strategy because of its "importance in recreational terms". Believe that NOGC's location and role provides even stronger arguments for its continued role as Green Belt and as a recreational facility. Have highlighted the importance of NOGC as an important leisure facility in North Oxford and in the Green Belt, promoting active life after retirement, prominent feature of Cherwell's green infrastructure network, publicity in BBC, endorsement by Barrack Obama, etc. in their representation.
PR-B-0796	David	Tighe		16			Object strongly to development of the GB. Development on GB based on assumptions of the growth of jobs in Oxford. Alternatives should be sites proposed as areas of employment. Cutteslowe Park has not been considered. This park is a very important green space.
PR-B-0799	Ian	Sheppard		16			Areas of search completely unreasonable
PR-B-0807	Justin	Scroggie		16			No. Some justification for new homes around transport links north of Cutteslowe, no justification for building on GB, when Oxford has land available. Kidlington is a result of massive ribbon development, far better to create new ribbon developments around small villages.
PR-B-0808	Chris	Robbins		16			No further comments
PR-B-0809	Karen	Selway		16			Strongly object to development in the Oxford GB, this conflicts with the GB policy. The figures area based on the incorrect assumptions of the growth of jobs in Oxford. Recalculation of these figures is required.
PR-B-0820	Liam	Ryder	Gladman Developments Ltd	16			Yes
PR-B-0826	Alan	Dobson		16			No. See the points above about the GB and particularly Cutteslowe Park
PR-B-0829	Fergus	Campbell	Oxfordshire Clinical Commissioning Group	16			Note that the more remote or rural areas pose additional challenges due to distance from existing surgeries, and lack of sustainable options for new local surgeries.Have provided a detailed response in a separate statement as part of their representation.
PR-B-0832	Richard	Hills		16			Yes

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PR-B-0833	Cas	Lester		16			Do not. Building homes near the new Oxford Parkway station is likely to attract a significant influx of commuters to London. This will do nothing to help meet the needs of Oxford City's unmet housing need. Additionally, this influx will inevitably increase house prices in the area and make them unaffordable to local people. Placing 4,400 homes in the Kidlington area would almost double the size of the village. Clearly the schools won't be able to absorb the additional children – so it's likely new schools will also have to be built. Existing local health services will also be overstretched and again, either new health practises will need to be built, or existing ones extended.
PR-B-0834	Eleanor	Williamson		16			No. Virtually all areas of search in Cherwell are within GB. There are no circumstances under which housing development in GB can be considered 'reasonable'. Consideration should be given to brownfield sites and the redevelopment of developed sites. Not on the GB. Oxford City is creating false pressure on the GB by reserving its own sites for commercial development. These should be used for residential development, like Northern Gateway, in Oxfords own boundary.
PR-B-0840	Mike	Gilbert	Mike Gilbert Planning Ltd	16			Yes
PR-B-0847	Richard	Cutler	Bloombridge LLP	16			Yes, they are reasonable. Area A is preferable by a significant margin. The Kidlington Gap and Begbroke Gap must be added to Table 16 as constraints as these are fundamental to the integrity of the GB. Also political constraints.
PR-B-0857	Mark	Christodoulou		16			No. If Kidlington is to absorb the new houses , it should be restricted to existing brown belt areas. Will the local residents be able to afford these new houses. Makes sense to build closer to business areas before sacrificing GB. Protect our much loved open countryside, it makes Oxfordshire a beautiful place to work and live. Cherwell need to prevent and resist the pressure of Oxford City turning the area into unsightly urban sprawl. CDC should go back to Oxford Growth Board and demand a re-assessment of the numbers after Oxford City have agreed to build more houses instead of white elephant business estates.
PR-B-0861	Tim	Perkins	TMP Planning Ltd on behalf of Gosford and Water Eaton PC	16			No comment at this stage.
PR-B-0862	Peter	Nicholson		16			Strongly objects to CDC proposing to build houses in its area to meet City's 'unmet housing need' and on the GB for many reasons that have been discussed in the response to previous questions. Reiterates that the areas of search A and B are unviable and unreasonable for development for reasons discussed in the representation.
PR-B-0866	Matt	Todd		16			No. Absolutely not GB should not be considered. Favourable inclination to areas A and B which are in the GB. Imperative that GB is preserved. These are not exceptional circumstance when many options available.
PR-B-0868	Jennifer	McFadden		16			Totally opposed to the development of the GB which is unreasonable. Encroachment of this area already with the Northern Gateway development. GB's aim is to protect undeveloped areas from becoming urban sprawl. GB provides open spaces and footpaths that many residents use and it's important for mental well-being. Sites PR38 and PR50 would join Kidlington to Oxford becoming one large urban area. Circumstance do not justify the use of GB. Health concerns linked with busy roads and dementia. A public survey by CPRE Oxfordshire finds 76% of Oxfordshire residents want GB to be protected. Site PR50 has a footpath and bridleway that would disappear. Views at Cutteslowe Park would be affected, with decreased air quality due to more cars in the area. The figure is based on assumptions, why aren't Oxford addressing their own issues.

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PR-B-0873	Jenyth	Worsley		16			Object strongly to the development in the GB. Object very strongly to the development in the Oxford GB. GB was set up to prevent urban sprawl, which is now threatened. The green lung between Oxford and Kidlington has been there since after the war. Oxford is a historic city and should not be allowed to sprawl towards the north. Do not accept that exceptional circumstances exist to justify housing on GB close to Oxford. Over 76% of Oxfordshire residents want to protect the GB from housing. Assumptions to the job growth in Oxford. Alternatives to GB like employment sites. The effect on Cutteslowe Park has not be considered, its an important green space that needs protecting.
PR-B-0877	David	Flavin	Oxfordshire County Council	16			Agrees that Areas of Search within Greenbelt would be reasonable if they are related to transport corridors.
PR-B-0878	Jane	Olds	Wendlebury Parish Council	16			Unable to respond - Insufficient time to consider the issues in detail
PR-B-0880	Rhiannon	Davies		16			Object strongly to development in the Oxford GB. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-0882	Julia	Trowles		16			No. Do not agree that the release of GB land is reasonable to provide for Oxford's housing needs. Purpose of GB is there to constrain the expansion of a town or city so that it retains the distinctive character and setting of surrounding communities. Highly value the open countryside, wildlife, recreational activities and quality of live that the GB provides. Do not want to experience increased air, light and noise pollution.
PR-B-0883	Peter	Trowles		16			No. Do not agree that the release of GB land is reasonable to provide for Oxford's housing needs. Purpose of GB is there to constrain the expansion of a town or city so that it retains the distinctive character and setting of surrounding communities. Highly value the open countryside, wildlife, recreational activities and quality of live that the GB provides. Do not want to experience increased air, light and noise pollution.
PR-B-0887	Paul	Buckley		16			Yes
PR-B-0890	Chris	Dicks		16			No, the impact on the GB will be severe and highly detrimental to Kidlington and Yarnton with very little local benefit. Oxford must try harder to accommodate housing within its boundaries. The concept of sustainability should be incompatible with building on GB which provides benefits for health, well-being, recreation and tourism. Exceptional circumstances have not been demonstrated to build on GB which seems to be contradicted in the consultation paper.
PR-B-0891	Katherine	Simpson		16			Object strongly to development in the Oxford GB. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. GB around Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.

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PR-B-0892	Richard	Simpson		16			Object strongly to development in the Oxford GB. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. GB around Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-0895	Dr Alison and Dr Simon	Street		16			Yes, with the exceptions specified above.
PR-B-0897	Rob	Lawrence		16			No.
PR-B-0902	Vanessa	Pinder		16			Object strongly to development in the Oxford GB around Yarnton, Begbroke and Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-0904	Jill	Grain		16			Object strongly to development in the Oxford GB. GB around Kidlington has unspoilt countryside, to build here would destroy the villages identity along with Yarnton and Begbroke if site PR20 were developed. Footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. Building on GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. CDC adopted the Local Plan to protect GB. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-0905	Theresa	Goss	Bloxham Parish Council	16			Options A and B appear to be the most sustainable and suitable
PR-B-0906	Steve and Anne	Handsley		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Kidlington has grown from a small village to one of the largest in the county. It has contributed significantly to the housing growth in the CDC area. Further growth will allow it to lose its character. The green corridor between Kidlington and Oxford needs to be maintained. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-0910	Ken	Pelton		16			Those in the green belt are not reasonable save where very limited housing numbers can support local communities.

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PR-B-0913	Helen	Marshall	CPRE Oxfordshire	16			Strongly objects to development in the GB, which exists to protect the historic city and equally acts as a 'green lung' providing opportunities for recreation for the local communities. Set out the purpose of the GB around Oxford which they support. They discuss in more detail the benefits of the GB and believe that alternatives to development in the GB exist to justify development in the GB. Options A and B are therefore specifically not reasonable, although given the high growth levels already committed by Cherwell they do not consider any further land allocation necessary in the GB for reasons of serious harm to it. Object to area of land in A and B and consider it excessive to the housing requirement, and would co-join Oxford, Kidlington and Woodstock making a mockery of the GB and adversely affecting the environment of thousands of local inhabitants. How can this be reasonable?
PR-B-0924	Jan	Molyneux	Molyneux Planning for SBPC on behalf of Earthline Ltd and U-Stay Ltd	16			Development that is intended to meet the Duty to Cooperate, areas of search too far from Oxford will not meet these needs and will only contribute to the District's general housing requirement. Development of previously used land within the GB can be considered to be capable of meeting the City's needs without adverse impact on the character and openness of the Oxford GB. Areas outside the GB within Cherwell would be significantly further from the City and thus not ideally placed to meet Oxford's unmet needs.
PR-B-0926	Dr Eric	Sidebottom		16			No. Object strongly to development on GB. Do not accept that exceptional circumstances exist to justify the need. GB policy is to prevent urban sprawl and keeping land permanently open. GB between Kidlington and Oxford is an un unspoilt green lung with footpaths that is appreciated by local residents. It's there to protect historic Oxford. Public survey by CPRE Oxfordshire, 76% of Oxfordshire residents are in favour to protect GB. Assumptions about Oxford's job growth, there are alternatives such as sites that are proposed for employment being used for housing. The effect's to Cutteslowe Park has not been taken into consideration, important space it needs protecting.
PR-B-0931	Jane	Olds	Fringford Parish Council	16			Transport is a key issue and should exclude some of the potential sites listed above (restricted to Options A and B)
PR-B-0937	Philip	Rawle	Greenlight Developments	16			Lengthy response provided. Other opportunities outside the GB should be assessed in the first instance and if appropriate explored further or discounted, before the release of land from the GB is considered. The release of GB should only be considered where all other opportunities for delivering sustainable growth have been exhausted.
PR-B-0944	David	Stone		16			No, do not fully agree with the weighting and assessment of areas of search considered. The observations for areas A and B are unreasonable as they are deliberately selective and unbalanced in their conclusions. There is no justification for selection of sites in Kidlington and North Oxford where GB will be destroyed and journey times to Oxford exacerbated through extra development. Indeed there is no tangible gain for potential 'low cost' housing occupants.
PR-B-0948	Tim	del Nevo		16			No do not. Believe that the GB must be protected.
PR-B-0949	Peter	Monk	Banbury Civic Society	16			Given the extent of the requirement, the Search Area goes above and beyond the need of the requirement.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	16			Note that the Initial Sustainability Appraisal Report concludes that all of the Areas of Search would have significant negative effects in relation to SA Objective 9: "To protect, enhance and make accessible for enjoyment, the historic environment." This is most unfortunate and must beg the question whether further development in any of the Areas would be truly sustainable. Disagree with the general proposition that GB options should be considered Have provided a more detailed statement in response to this question in their representation.
PR-B-0960	M	O'Mahoney		16			Strongly objects to development in the GB. He considers that the growth figures are based on inaccurate assumptions and considers that there are alternatives to housing development in the GB including making better use of previously developed land and using proper employment sites in the city for housing instead.

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PR-B-0963	Mr and Mrs	Shepherd		16			Object strongly to development in the Oxford GB. GB around Kidlington. has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB more consideration needs to be given to brownfield sites.
PR-B-0967	Eileen	Bloomer		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-0983	Suzanne	Morris		16			Strongly object to building in the GB. GB policy is to prevent urban sprawl and keeping land permanently open. GB between Kidlington and Oxford is an un unspoilt green lung with footpaths that is appreciated by local residents. It's there to protect historic Oxford. Do not accept that exceptional circumstances exist to justify the need. Public survey by CPRE Oxfordshire, 76% of Oxfordshire residents are in favour to protect GB and housing is seen as it's greatest threat. Assumptions about Oxford's job growth, there are alternatives such as sites that are proposed for employment being used for housing. The effect on Cutteslowe Park has not been taken into consideration, an important space which needs protecting.
PR-B-0996	Lucy	Smith		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-0997	George	Thomas		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.

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PR-B-0998	Lisa	Coulling		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. GB is there to protect against unrestricted urban sprawl of large built up areas. If built upon between Kidlington and Oxford we become consumed and lose our village identity. Building between Kidlington, Yarnton, Thrupp and Begbroke four villages become one town. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1006	Ruth	Powles	Kirtlington Parish Council	16			Supports selection of sites that are south west, south and south east of Kidlington, as close as possible to Oxford.
PR-B-1017	Oliver	Burton-Taylor	Simply Land (Oxford) Ltd	16			No
PR-B-1032	David	Burson	JPPC on behalf of the Tripartite and the University of Oxford	16			The SA should include all reasonable alternatives, on a precautionary basis it can therefore include all areas of search. It is considered however that locations closest to Oxford are clearly best placed to provide a sustainable strategy therefore initial assessment correctly eliminates those locations remote from the City.
PR-B-1035	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford and Blenheim Palace	16			Increased supply of housing to meet Oxford's need is critical to drive economic growth in Oxford and the wider County. If housing is to meet the needs of Oxford, then it must be well related to the City with good access to markets and hubs in the City. It is important that travel times to areas of employment are also considered as part of the 'area of search' so as to ensure that housing development does not materially increase the time taken to travel to work, impacting upon creating economic efficiency and quality of life. Area of Search A is most closely related and better connected to Oxford than any other areas. Therefore, they consider that housing option in Area A should be thoroughly explored and either taken forward or discounted before housing options in the other area of search is considered.
PR-B-1038	Mrs Margaret	Sidebottom		16			Strongly object to development in the Oxford GB., this is not accepted as exceptional circumstances. Aim of GB is to prevent urban sprawl with land permanently open. GB between Kidlington and Oxford has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. A public survey commissioned by the CPRE Oxfordshire 76% of Oxfordshire residents were in favour of protecting the GB with the majority seeing housing as the greatest threat. Assumptions about Oxford's job growth, there are alternatives such as sites that are proposed for employment being used for housing. The effect's to Cutteslowe Park has not been taken into consideration, important space it needs protecting.
PR-B-1039	Igor Niladri	Dyson		16			No. Cherwell is being pressurised into this. The unmet housing need comes from a wish to grow population and to drive the economic growth. Regardless of the damage to the environment, heritage and social benefits. Sustainable is not an appropriate word describing development on any existing GB. Consideration should be given to previously developed land like at the former air base at RAF Upper Heyford, be affordable and house the current population first.

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PR-B-1040	Robert	Dyson		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1046	William	Hodgson		16			Object strongly to development in the Oxford GB. GB policy is to specifically prevent urban sprawl, land kept open and not covered with concrete and tarmac which kills the soil. GB between Kidlington and Oxford has unspoilt farmed countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. Do not accept the justification to build on the GB close to Oxford. A public survey commissioned by the CPRE Oxfordshire 76% of Oxfordshire residents were in favour of protecting the GB with the majority seeing housing as the greatest threat. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. Cutteslowe Park has not been considered, it's an important green space that needs protecting.
PR-B-1049	Maria	Page		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1052	Andrew	Mundy		16			Object strongly to development in the Oxford GB. GB around Yarnton, Begbroke and Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1053	David	Hemingway		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.

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PR-B-1054	Bharat and Jankee	Badiani		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1055	Philippa	Mullineux		16			Strongly object to development in the Oxford Green Belt as stated in response to question 9. The proposal to develop in the Green Belt is based on incorrect assumptions about the growth in jobs in Oxford. There are alternatives to housing development in the Green Belt including making better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. For example, the use of the Pear Tree Park and Ride site, which is likely to shortly be decommissioned. This would provide better transport links with Oxford, and would avoid the congestion of the Oxford Ring Road.
PR-B-1056	Simon	Parker		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of overdevelopment. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1057	Julie	Walters		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1058	Kim	Bennell		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of overdevelopment. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1065	J	Bevis		16			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. Assumptions on job growth in Oxford are quaestioned.

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PR-B-1069	JP	Lyes		16			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. Assumptions on job growth in Oxford questioned.
PR-B-1073	Susan	Simms		16			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. Assumptions on job growth in Oxford are questioned.
PR-B-1073	Susan	Simms		16			The consultation has been poorly publicised and possible loss of GB should have been highlighted. It is difficult to find the consultation details on the website and they are long and difficult to read. Holding the public exhibition in Kidlington over the Christmas period was unreasonable.
PR-B-1079	JW	Fresen		16			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. Assumptions on job growth in Oxford are questioned.
PR-B-1080	Mr and Mrs	Horne		16			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. The assumptions on job growth in Oxfordshire are questioned.
PR-B-1081	Lynn	Pilgrim		16			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. The assumptions on job growth in Oxford are questioned.
PR-B-1082	Nicholas Edward	Mullineux		16			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. The Pear Tree Park and Ride site which is likely to be decommissioned could be used. Assumptions on job growth in Oxford are questioned.
PR-B-1085	Susan M	Rugg		16			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. The assumptions on job growth in Oxford are questioned.
PR-B-1088	Bryan	Rugg		16			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. The assumptions on job growth in Oxford are questioned.
PR-B-1089	Dave	Bevis		16			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. The assumptions on job growth in Oxford are questioned.

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PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council	16			Transport issues are fundamental to sustainability. Agree that options in the Green Belt and close to Oxford must be considered to be reasonable given that the unmet housing need identified is surely an 'exceptional circumstance'.
PR-B-1097	Caroline	Hayes		16			Object strongly to development in the GB which provides a green lung to the city and helps protect our historical city from excessive development. There are alternative sites where the quality of life would be better for new home owners and would have better access to areas of employment.
PR-B-1098	Michael	Bott		16			Object strongly to development in the Oxford GB. GB around Kidlington, Yarnton and Begbroke has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposals based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1099	Alan	Storah	Oxford City Council	16			Agrees that the sites in search areas A and B would appear to be by far and away the most 'reasonable' areas of search.
PR-B-1100	Katherine	Andrews		16			Strongly object to any development on GB which is an area enjoyed by local residents and important to wildlife. It protects Oxford from overdevelopment and serves as a flood plain which must be taken into account. The GB is a permanent designation and the government's manifesto promise and CDC's policy to protect it must be upheld. Previously developed land in Oxford and proposed employment sites should be considered.The assumptions on jobs growth in Oxford are questioned.
PR-B-1101	Catherine	Dobson		16			No, disagree. Object strongly to development on GB which is there to limit urban development and keep open spaces. GB is well used and a vital breathing space, in a survey commissioned by CPRE 76% of Oxfordshire residents wish to keep the GB. It should only be encroached upon in exceptional circumstance which don't exist at present. The proposal is based on questionable assumptions about development of employment in Oxford. Areas proposed for employment should be re-designated to housing.
PR-B-1105	Norman and Janet	Bates		16			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. The assumptions on job growth in Oxford are questioned.
PR-B-1110	Iain	Johnson		16			How will several hundred houses on the edge of Oxford reduce air pollution (7.35 and 7.39)?
PR-B-1123	Paul	Mayhook		16			Although Oxford's unmet housing demands need to be met, GB should only be used as a last resort.
PR-B-1127	David	Betts		16			Object in principle to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld. The proposal to develop in the GB is based on incorrect assumptions about the growth in jobs and there are alternative to using GB. Previously developed land in Oxford and proposed employment sites should be considered as should the Northern Gateway. Banbury and Bicester could meet Oxfords unmet needs with strengthened rail links.
PR-B-1132	Linda	Ward	Kidlington Development Watch	16			Strongly objects to development in the GB for its role in providing green space for Kidlington and its function as Oxfordshire Green Belt.

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PR-B-1134	Neil	McKendrick		16			Object strongly to development on GB around Kidlington, which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered.Assumptions on job growth in Oxford are questioned.
PR-B-1142	Alan	Lodwick		16			Search Areas A and B are almost entirely within the GB. CDC's Local Plan Part 1 includes Policy ESD 14 to maintain the GB. It was designated to restrain development which could damage the character of Oxford City and its heritage through increased activity, traffic and the outward sprawl of the urban area. GB provides a well used and appreciated space for people from a wide area. The rep refers to Q1 and questions the need for development and its justification.
PR-B-1145	Richard	Bennett		16			Ambrosden and Blackthorn areas – this land is not currently productive and has potentially good railway links.
PR-B-1154	Jim	Spencer		16			Yes
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	16			Strongly objects to the Areas of Search and development in the Green Belt. Do not consider that there are exceptional circumstances' for making alterations to the Green Belt boundaries.
PR-B-1157	Nicola and Giles	Lewis		16			No, for the reason outlined in other questions. Any areas of search within the Green Belt are not reasonable.
PR-B-1162	Roger	Bellamy	Hornton Parish Council	16			3 SA objectives (3, 6, and 10) would not be met by removing Oxford's housing needs to other districts. Pollution and road congestion would increase , few sites would have sufficient access to all services and facilities and supporting current high housing prices in Oxford by reduced building plans would not reduce overall poverty or social exclusion.
PR-B-1167	Jodi	Stokes	Persimmon Homes Midlands	16			Yes
PR-B-1174	Ellis	Davies		16			Object strongly to development in the Oxford GB, which is well used and enjoyed by many. It protects the historic City of Oxford from overdevelopment, and the government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. Assumptions on job growth in Oxford questioned.
PR-B-1175	Clare	Cooper		16			Strongly object to development in the Oxford GB which is a permanent designation and government guidance states that unmet housing is not a reason for building on it. The GB around Kidlington is mainly pleasant, unspoilt countryside which is well used and enjoyed by many. It protects the historic City of Oxford from overdevelopment, and the government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. The assumptions on job growth in Oxford are questioned.
PR-B-1176	Laura	Pritchard		16			Strongly object to development in the Oxford GB which is a permanent designation and government guidance states that unmet housing is not a reason for building on it. The GB around Kidlington is mainly pleasant, unspoilt countryside which is well used and enjoyed by many. It protects the historic City of Oxford from overdevelopment, and the government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. The assumptions on job growth in Oxford are questioned.
PR-B-1177	Sandra and Richard	Tyrrell		16			Strongly object to development in the GB which is a permanent designation and government guidance states that unmet housing is not a reason for building on it. The GB around Kidlington is mainly pleasant, unspoilt countryside which is well used and enjoyed by many. It protects the historic City of Oxford from overdevelopment, and the government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. The assumptions on job growth in Oxford is questioned.

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PR-B-1182	Alison	Noel		16			Object to development on the Oxford GB which aims to prevent urban sprawl and keep land permanently open. The GB around Kidlington is well used and enjoyed by many, a survey commissioned by the CPRE showed 76% of Oxfordshire wished to protect it. It protects the historic City of Oxford from overdevelopment and exceptional circumstances to justify building on it don't exist. Cutteslowe Park is an important green space and should be protected. The proposal is based on questionable assumptions about jobs growth. Sites allocated for employment within the city should be used.
PR-B-1186	Christina	Miskin		16			Strongly object to development in the Oxford GB which is a permanent designation and government guidance states that unmet housing is not a reason for building on it. The GB around Kidlington is mainly pleasant, unspoilt countryside which is well used and enjoyed by many. It protects the historic City of Oxford from overdevelopment, and the government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered.The assumptions on job growth in Oxford are questioned.
PR-B-1187	Nigel	Homent		16			Strongly object to development in the Oxford GB which is a permanent designation and government guidance states that unmet housing is not a reason for building on it. The GB around Kidlington is mainly pleasant, unspoilt countryside which is well used and enjoyed by many. It protects the historic City of Oxford from overdevelopment, and the government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. The assumptions on job growth in Oxford are questioned.
PR-B-1188	Carol	Matheson		16			No, they are not reasonable as they are based on flawed unverified assumptions. Brownfield sites need including.
PR-B-1192	Robert	Selway		16			Object strongly to development in the Oxford GB. The proposal is based on incorrect assumptions about the growth in jobs and figures need recalculating taking into account Brexit. Previously developed land in Oxford and proposed employment sites should be considered. It is not reasonable to develop in the GB as it will be in conflict with GB policy which checks unrestricted sprawl and prevents towns merging together.
PR-B-1207	Douglas and Louise	Lloyd		16			Strongly object to development in the Oxford GB which is a permanent designation and government guidance states that unmet housing is not a reason for building on it. GB around Kidlington is mainly pleasant, unspoilt countryside which is well used and enjoyed by many. It protects the historic City of Oxford from overdevelopment, and the government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. Assumptions about predicted job growth in Oxford are questioned.
PR-B-1213	Fleur	Hodgson		16			Strongly object to development in the Oxford GB which is a permanent designation and government guidance states that unmet housing is not a reason for building on it. The GB around Kidlington is mainly pleasant, unspoilt countryside which is well used and enjoyed by many. It protects the historic City of Oxford from overdevelopment, and the government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. The assumptions about predicted job growth in Oxford are questioned.
PR-B-1216	Christine	Lodge		16			Strongly object to development in the Oxford GB which is a permanent designation and government guidance states that unmet housing is not a reason for building on it. The GB around Kidlington is mainly pleasant, unspoilt countryside which is well used and enjoyed by many. It protects the historic City of Oxford from overdevelopment, and the government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. The assumptions about predicted job growth in Oxford are questioned. When plans to extend St Mary's church were considered a few years ago it was found to be a risk to flooding, any development would be the same.

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PR-B-1221	Martin	Perisi		16			No, the GB should be protected. See general comments
PR-B-1224	Theresa	Goss	Adderbury Parish Council	16			Does not agree that all the areas of search being considered is reasonable
PR-B-1225	Paul	Butt	Paul Butt Planning on behalf of Shyde Investments Ltd	16			Yes
PR-B-1226	Andrew	Garraway	Turnberry on behalf of Exeter College - Frieze Farm	16			Given the partial review is to address Oxford's unmet need, it is not logical to assign growth to the northern parts of the District. Growth should be concentrated around Oxford in locations with good transport links.
PR-B-1227	Richard	Silvester		16			No. Exceptional circumstances to allow development on GB do not exist. The levels of predicted growth are unnecessarily high and there are alternatives within the city rather than use GB. In particular the impact on Cutteslowe Park as an important green space has not been considered.
PR-B-1231	Prof J M	Baker		16			No. Strongly object to development in the GB. The proposed development is based on questionable assumptions about the growth of jobs in Oxford, and in practice would be likely to be occupied by commuters working elsewhere. Alternatives, especially the use of non-greenfield land, and the use of proposed employment sites for housing, should be exploited instead.
PR-B-1233	Simon	Gamage	RPS Planning and Development on behalf of Mr R Bratt	16			Generally agrees that Areas of Search are reasonable. Concerned at the focus on Areas A and B at this early stage. Questions whether all the unmet need can be accommodated in those areas and would support a dispersed distribution arrangement in that event. Notes that the focus of the SA is on Areas A and B only. Considers Area H to have potential to meet a proportion of Oxford's unmet needs.
PR-B-1235	Ed	Barrett	Catesby Property Group on behalf of Catesby Estates Ltd	16			No comments at this stage.
PR-B-1236	Richard	Boother	RPS Planning and Development on behalf of Mr R Davies	16			Yes, although as noted in response to Q9 would queastion whether realistically sites within some of the more remote rural areas to the north of the District will be a sustainable way of meeting Oxford's unmet housing need.
PR-B-1241	Beverley	Kwan		16			Strongly object to development in the Oxford GB which is a permanent designation and government guidance states that unmet housing is not a reason for building on it. The GB around Kidlington is mainly pleasant, unspoilt countryside which is well used and enjoyed by many. It protects the historic City of Oxford from overdevelopment, and the government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered. The assumptions about predicted job growth in Oxford are questioned.
PR-B-1243	Kazimiera	Kantor		16			Strongly object to the irreversible destruction of the GB, which covers the whole of the area under consideration on the basis of untested and unsubstantiated “needs” of Oxford City. The City should exhaust its own brownfield sites before looking further afield.
PR-B-1245	Jason and Petra	Tyrell		16			No, strongly disagree with large scale development within the GB which was set up to protect the city and the surrounding villages.
PR-B-1251	Susan	Silvester		16			No. Exceptional circumstances to allow development on GB do not exist. The levels of predicted growth are unnecessarily high and there are alternatives within the city rather than use GB. In particular the impact on Cutteslowe Park as an important green space has not been considered.

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PR-B-1255	Kezia	Sheppard		16			No.Absolutely do not agree with this. Isn't the point of GB policy to protect open areas to prevent the spread of Urban areas ? This proposal is totally contrary to this principle. The area between Oxford and Kidlington is beautiful countryside which is good for our health. There aren't enough areas like this, so to develop on this area will impact on many people's lives. Cannot think of any exceptional circumstances to build on the GB. What would the impact be on this historic area, GB helps to protect against development pressure and needs to be maintained. A public survey shows that 76% of the public are in favour of protecting GB, public views need to be considered. There are incorrect assumptions about job growth in Oxford. There has been a failure to consider alternative sites such as brownfield areas. The impacts to GB and Cutteslowe Park hasn't been considered. Added pressure with local infrastructure, schools, hospitals etc.
PR-B-1256	Nicola	Mallows	Gresswell Environmental Trust	16			All sites earmarked for development within the GB are inappropriate unless brownfield. Development is contrary to the NPPF – there are no exceptional circumstances to justify either A or B. Islip has a brownfield site. The density of housing should neither swamp nor overshadow the existing village . and infrastructure (used by villages along the B4027 –doctors, school) should be supplemented before any new housing is to be considered. The narrow bridge at Islip is crucial to keeping the traffic level on B4027 to cars only, and will help keep surrounding villages rural and quiet.
PR-B-1257	Charles	Fletcher		16			Object strongly to development in the Oxford GB. The fundamental aim of GB policy is to prevent urban sprawl by keeping land permanently open GB around Kidlington and Oxford has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. GB protects historic Oxford from the effects of over development. I do not accept that this is exceptional circumstance to justify building on GB close to Oxford. A survey by CPRE Oxfordshire, shows 76% of Oxfordshire residents were in favour of protecting the GB with the majority seeing housing as the greatest threat. Proposal based on questionable assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. The effects to Cutteslowe Park which is a important green space used by residents and beyond which needs protecting has not been taken into consideration.
PR-B-1258	Hilary	Fletcher		16			Object strongly to development in the Oxford GB. The fundamental aim of GB policy is to prevent urban sprawl by keeping land permanently open GB around Kidlington and Oxford has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. GB protects historic Oxford from the effects of over development. Do not accept that this is exceptional circumstance to justify building on GB close to Oxford. A survey by CPRE Oxfordshire, shows 76% of Oxfordshire residents were in favour of protecting the GB with the majority seeing housing as the greatest threat. Proposal based on questionable assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. The effects to Cutteslowe Park which is a important green space used by residents and beyond which needs protecting has not been taken into consideration.
PR-B-1259	Mircea	Popa		16			Object strongly to development in the Oxford GB. The fundamental aim of GB policy is to prevent urban sprawl by keeping land permanently open GB around Kidlington and Oxford has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. GB protects historic Oxford from the effects of over development. Do not accept that this is exceptional circumstance to justify building on GB close to Oxford. A survey by CPRE Oxfordshire, shows 76% of Oxfordshire residents were in favour of protecting the GB with the majority seeing housing as the greatest threat. Proposal based on questionable assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. The effects to Cutteslowe Park which is a important green space used by residents and beyond which needs protecting has not been taken into consideration.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1260	Elizabeth	Sheppard		16			Object strongly to development in the Oxford GB which is contrary to the fundamental aim of GB policy is to prevent urban sprawl by keeping land permanently open GB around Kidlington and Oxford has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. Oxford is an area of great historic interest and has a wealth of extraordinary buildings. GB protects historic Oxford from the effects of over development. I do not accept that this is exceptional circumstance to justify building on GB close to Oxford. The CPRE Oxfordshire 76% of Oxfordshire residents were in favour of protecting the GB with the majority seeing housing as the greatest threat. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. Consideration has not been given to the impact to these developments on the City of Oxford or to Cutteslowe Park. Cutteslowe Park is a important green space used by residents and beyond which needs protecting.
PR-B-1263	Katie	Silvester		16			No. Do not consider exceptional circumstance exist enough to develop on GB. The level of predicted growth is high and there are alternatives within the city that need to be explored, rather than using GB. The effect to Cutteslowe Park as an important green space has not been considered.
PR-B-1264	Drs	Slater and Harrison		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Green spaces are essential to people's wellbeing. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1266	Linda	Ward		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. GB can only be developed if it has been demonstrated that a valid exceptional need exist. , Oxford's unmet target is not a real, immediate or proven need. GB should be excluded from the search area. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	16			Agrees with areas A and B as 'reasonable alternative site options'. It does not consider that adequate assessment of other alternatives has been undertaken before discarding them, or that due regard has been had to the importance of protecting the Green Belt.

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PR-B-1271	Rebecca	Hodgson		16			Object strongly to development in the Oxford GB. The aim of GB is to prevent urban sprawl by keeping land permanently open. GB around Kidlington and Oxford has unspoilt countryside, acts as a green lung, with footpaths and green spaces enjoyed by many. It protects historic Oxford from the effects of over-development. Do not accept exceptional circumstances exist to justify this. A public survey commissioned by the CPRE Oxfordshire 76% of Oxfordshire residents were in favour of protecting the GB with the majority seeing housing as the greatest threat. Cutteslowe Park will be effected with housing right at the edges of the park, changing its character for residents and visitors. Proposal is based on questionable assumptions about job growth in Oxford. There are alternatives such as using employment sites instead. The effect to Cutteslowe Park has not been considered, this is an important green space that needs to be protected.
PR-B-1272	S G	Wakeling		16			No. Most are too remote and would need a new enlarged workable transport system to support these. Residents daily commute to work would be effected and gridlock would be aggravated on the Oxford Road in Kidlington, which is experienced already during rush hours.
PR-B-1275	Dagmar	Carr		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1276	John	Carr		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1278	Helena	Boyce		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1284	Simon	Barry	Boyer Planning on behalf of Bloor Homes	16			Have no comments at this stage, but do however reserve the right to comment on this topic in the future.
PR-B-1294	Giles	Hughes	West Oxfordshire District Council	16			No objection to the approach adopted which appears to be exhaustive. The Local Plans of local planning authorities in Oxfordshire are at different stages in their processes. It is for each Council to set out what the reasonable alternatives are.

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PR-B-1295	Natasha	Blackmore	Sheldon Bosley Knight on behalf of the Wright Family	16			There are a number of Service villages (category A) which have been included within Area I remainder of district/ rural dispersal which have the capacity to accommodate more housing than originally proposed in the Local Plan. As identified in the Areas of Search table Adderbury is within the Oxfordshire Housing Market Area, is connected to the established rural road network and wider infrastructure, and has a "cluster" relationship with existing villages and services.
PR-B-1297	Simon	Handy	Strutt and Parker LLP on behalf of Dairystock Ltd	16			The areas of search are reasonable for the purposes of making a full assessment of all development options in the district, but as set out above are of the opinion that Area of Search A is the most sustainable to accommodate Oxford's unmet need.
PR-B-1298	James	Jocelyn		16			No. The reasoning behind the categorization of GB areas as 'reasonable' to be specious. The SHMA demonstrates that additional building on GB land would be unnecessary in terms of addressing overall housing need, ineffective in fully addressing affordable housing need and unsustainable. Considering also the obvious damage to GB purposes, consideration of these areas is utterly unreasonable.
PR-B-1300	Julia	Hammett		16			Strongly object to building on the GB around Kidlington which is unspoilt and open countryside. A terrible legacy will be left if you proceed to develop. The proposals have been based on assumptions of job growth in Oxford. Oxford have failed to find ways to provide for their needs. They need to look at the refurbishment of empty houses, efficient use of developed land with multi storey accommodation. The building of Westgate shopping centre seemed to take precedence over the needs of the residents, this should have been used for housing. Cherwell should say no and stand up to protect the GB.
PR-B-1301	Nigel	McGurk	The Blenheim Palace Estate / Vanbrugh Unit Trust	16			Disagree, but consider that sites PR23 and PR24 relate well to the requirements of the Assessment. However, the scoring does not appear to properly reflect this and should be updated in the light of the sustainable location of the Sites, with particular regard to proximity to Oxford and location within the A44 corridor.
PR-B-1307	Victoria	Campbell		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1309	Kate	Miklaszewska-Gorczyca		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.

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PR-B-1310	Tara	Prayag		16			Object strongly to development in the Oxford GB. GB around Kidlington and Gosford has unspoilt countryside, footpaths and green spaces which is equivalent to Oxford City's many parks. which are enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Extra housing isn't a good reason to build on GB. If Kidlington and Gosford GB and park area and the golf course is classed as exceptional and under consideration why has this not been applied to Oxford City's parks and golf course. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives which have not been fully explored. Better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB. Criticism about the lack of consultation with residents.
PR-B-1311	Keith E	Stratford		16			No do not. Strongly object to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1312	Carl	Parker		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. Cherwell have already identified there's no requirement to remove land from the Oxford GB for Cherwell's own needs, it is therefore its a contradiction to the original plans for Kidlington and its improvements. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1313	Helen	Broxap		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1314	Nicole and Eugene	Brooks and Griffin		16			Strongly object to this level of development in the Oxford GB. Do not consider the areas of search as being reasonable. Understand the need for development and this could be achieved on a much smaller scale and divided up over many smaller sites that would be in keeping with the character, natural landscape and preserving a way of life for local communities in Oxfordshire.

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PR-B-1315	Joel	Phipps		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1316	Christian	Gilliam		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1317	Rachel	Walton		16			Object strongly to development in search areas A and B around Kidlington which are in GB which is a permanent designation. The GB around Kidlington is mainly pleasant, unspoilt countryside which is well used and enjoyed by many. The Government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered.The assumptions on predicted job growth in Oxford are questioned.
PR-B-1318	Laura	Walton		16			Object strongly to the developments in the Oxford GB. GB should not be built upon, it should be protected and not lost for ever. Wildlife habitats will be destroyed. Some of the areas are prone to flooding, development will make it worse and move it into other areas if there are no green run off areas. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. If there is an increase the road infrastructure isn't there. The housing will not be affordable for the local people, buy to let or London commuters will buy them and the prices will increase and be out of the reach of local residents who work in the area. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1319	Mr and Mrs	Unwin		16			Strongly object to development in the Oxford GB and if the 'Kidlington Gap' between Oxford and Kidlington were to be developed it would merge the two communities which GB is designed to prevent. Previously developed land in Oxford and proposed employment sites should be considered or areas beyond the GB such as Bicester and Upper Heyford. The GB should not be sacrificed in light of questionable housing forecasts and exceptional circumstances to use GB do not exist.
PR-B-1320	Vassilis	Athanassoglou		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.

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PR-B-1321	Catherine R	Mundell		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Why has no consideration been given to the unused brownfield site of the former fuel depot in Islip, it has good access to the A34 and trains to Oxford and Marylebone. This is far more sensible than the areas suggested. The emphasis in the plan is on greenfield development rather than brownfield sites. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1322	Judy	East		16			Object strongly to development in the Oxford GB. GB around Kidlington should be sacrosanct it is enjoyed by a large number of local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Oxford City needs to be held accountable and manage their own housing needs and not expect the surrounding villages to take their over spill resulting in the destruction of the countryside which would result in a vast amount of wildlife lost. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1323	Karen	Suter		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1324	Katie L	Stratford		16			No do not. Strongly object to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1325	Richard	Lodge		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents and visiting friends as a great fitness resource. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.

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PR-B-1326	Jan and Chris	Lacey and Plant		16			Object strongly to development in the Oxford GB. GB around Kidlington, Begbroke and Yarnton has unspoilt countryside, footpaths and green spaces, enjoyed by local residents and ramblers from near and far. Local walks feature in major publications recognising their access to the open countryside. GB protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1327	John	Pilgrim		16			Strong object to development in the Oxford GB which is mainly attractive, unspoilt countryside, well used and enjoyed by many. It protects the historic City of Oxford from overdevelopment, and the government's promise and CDC's policy to protect it should be upheld. Previously developed land in Oxford and proposed employment sites should be considered, such as the Northern Gateway and Pear Tree Park and Ride.
PR-B-1330	N M	O'Mahoney		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1333	Zoe	Christodoulou		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1334	Jenny	Betts		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.

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PR-B-1337	Marcus	Lloyd		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1338	Philip	Camp		16			Object strongly to development in the Oxford GB. GB around Begbroke and between Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld, infilling between villages is not acceptable. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB or the sites listed round the villages in North Oxford.
PR-B-1339	Dr Christopher	Wedge		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents and myself for running and walking. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.
PR-B-1340	Sophia	Argyris		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Building in the area would make Oxford another over built up city like areas similar in London, losing its unique character and ruins it for many residents in the area. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB. Living in this area during and after the development would become unpleasant, terrible traffic, overcrowding a general lack of public services etc. The infrastructure would not be able to cope. Would consider leaving the area.
PR-B-1341	Olga Lascano	Choperena		16			Object strongly to development in the Oxford GB around Kidlington. GB has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.

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PR-B-1343	Shaun	Richards	Cerda Planning Ltd on behalf of Cala Homes Ltd	16			Agree that in these very speific circumstances that these options are reasonable. However, they must be subject to justification through a thorough assessment of the sites against the 5 functions of the Green Belt required by the NPPF.
PR-B-1352	Liz	Boden	Pegasus on behalf of Richborough Estates	16			Areas E, F, and H are already identified in the Cherwell Local Plan as area of growth. Areas C and G represent transport nodes rather than sustainable locations for development. Areas A and B are closest to Oxford and therefore merit assessment. But large parts are within the Green Belt. Allocation on a limited range of sites could lead to over reliance on locations within these options and would not provide flexibility or choice in the range of sites to provide Oxford's unmet housing need.
PR-B-1306	Frank	Vreede		17	A ,E	PR14	Cannot envisage how areas A or E could record any positive effects in any of the 11 objectives considered. Examples of this are detailed in the rep for site PR14.
PR-B-0890	Chris	Dicks		17	A, B	PR20, PR34	This rep refers to the full LUC initial sustainability report and has criticism of sections of it. There is a need to recognise the value of the countryside, GB and agricultural land. The importance of the canal for tourism and the need to preserve low light levels between Kidlington, Begbroke and Yarnton. The increase in pollution and congestion have not been assessed correctly.
PR-B-1165	Caroline	Johnson		17	A, B		The selection of Areas A and B is based on providing new balanced communities that are well connected to Oxford. There is no evidence that you will be able to deliver well balanced communities, you have no power to ensure the balance of housing provided. Area B has a regular bus service to the City Centre but there is no comment on increasing the service at peak times and there is no service to Headington or Cowley employment centres.
PR-B-1232	Mark	Schmull	Nathaniel Litchfield and Partners on behalf of The Church Commissioners	17	B		Welcome the key findings of the areas of search which have identified Area B as performing best against the SA criteria. Area B should be the starting point as an area of search for suitable locations to meet development needs.
PR-B-0890	Chris	Dicks		17	C, E		Criticism of the score for SA16 given the good railway connections.
PR-B-0931	Jane	Olds	Fringford Parish Council	17	E		Option E Bicester should be excluded on the grounds of inadequate transport links/sustainability challenges.
PR-B-0984	Jane	Burrett		17	G,C		Do not think that housing in Area C in the quadrants of J9 on M40 or Area G is sustainable for health reasons for existing residents and any future ones.
PR-B-0933	Peter	Bateman	Framptons on behalf of the Donger Family	17	I		Area I is a very broad area covering the majority of the District. This causes the conclusions of the SA to be unduly broad and strategic. Should more focused areas be assessed it is considered that a more robust conclusion and scoring system would result
PR-B-1226	Andrew	Garraway	Turnberry on behalf of Exeter College - Frieze Farm	17		PR39	Detailed comments are made in response to this question. It includes a revised sustainability appraisal summary of Site PR39
PR-B-1017	Oliver	Burton-Taylor	Simply Land (Oxford) Ltd	17		PR41	Yes. Pleased to see that Site 41 was considered under Area of Search Option A but can find no explanation as to why Site 41 was ruled out and other land favoured within the areas of search.
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	17		PR49	PR49 is a good suggestion for development.
PR-B-0637	Prof Martin LG	Oldfield		17		PR51	The sustainability Proposal for PR51 puts too much emphasis on the number of houses and not enough on the damage to the environment. The GB must be saved.
PR-B-0019	Edward	Dowler	Middle Aston Parish Meeting	17			No
PR-B-0033	Henry	Munday		17			Believe houses are already affordable.
PR-B-0055	Cynthia	Hall		17			Complete scepticism.
PR-B-0058	Anthony	Hall		17			The “sustainability” assessment is ludicrously mistitled, since many of the criteria are about its opposite, economic growth. So the apparently green scores for many areas on many criteria are utterly misleading, simply allowing you to appear to justify choosing unsustainable areas by appearing to balance the red scores with spurious green ones.

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PR-B-0119	C A	McCall		17			Not had time to examine all of the material to make comment.
PR-B-0156	Val	Colby	Berrys on behalf of Cancer Research UK	17			As above. The area of search should continue to include Category A villages in area of search I.
PR-B-0171	Peter	Worth		17			There is a lot of detail that cannot not fully be digested. In essence it's about providing homes for working people in a community with good infrastructure of schools, doctors, recreational space.
PR-B-0209	Patrick and Julia	Jennings		17			Disagree with the criteria used in the assessment - 'access to services' and 'creating employment opportunities'. It is not clear why houses built in one area will create job opportunities. Further the strategy is meant to be addressing the problem of insufficient housing for existing people in Oxford, not creating jobs to encourage migration to the Oxford area. Regarding services, would expect that any development would include new services to support the extra housing, not add further strain on the existing services.
PR-B-0447	Laura, John, Benito	Wainwright		17			The protection of the GB is the most important issue as laid down in the NPPF and committed to by the present government in its 2015 manifesto. There are no exceptional circumstances here to justify using the GB and losing well used countryside and protected wildlife habitats. The Interim Transport Assessment is deficient in foreseeing the transport problems which would result from major development around Kidlington without adequate infrastructure in place.
PR-B-0643	L	Allen		17			Very vague in its comments and not based on accurate knowledge of the area. Traffic chaos and overwhelmed health and school services are of concern.
PR-B-0653	Peter	Webber		17			There is a real risk of creating a "metroland" which would not assist with the SA's laudable objective.
PR-B-0655	Christina Mary	Shirley		17			It is environmentally unacceptable that we are destroying all we have inherited. We are a village. Tourism will decline.
PR-B-0656	Mary G	Shirley		17			Too much traffic will cause gridlock, the same as Bicester.
PR-B-0704	J	Kershaw	Wright Hassall Solicitors LLP on behalf of Mr J Kershaw	17			In relation to the specific objectives set out in para 7.40 of the Consultation Objectives 7, 8, and 9 would be redundant in the event of the proposed developments around Begbroke going ahead.
PR-B-0705	Nick	Small	Stagecoach	17			Agrees with the range of Strategic Objectives. A little concerned that transport and accessibility related criteria might have been applied a little more generously for some options with the result that some options emerge more positively than in practice is likely to be justifiable. Strongly agree that Areas A and B are the most sustainable locations.
PR-B-0710	Selwyn	Phillips		17			By building Kidlington into a town it will push up house prices that the essential workers will not be able to afford.
PR-B-0723	RA	Humphreys	Humphreys and Co Solicitors LLP on behalf of Oxford Programs Limited	17			Note that Yarnton is within Area A having been identified as the most sustainable broad location for identifying sites. Whilst acknowledging the need for an Infrastructure Delivery Plan, are concerned that no such proposals are in place in advance of the site selection process.
PR-B-0743	John	Tremlett		17			No
PR-B-0746	Adrian	White and 79 others	Petition with 80 signatories	17			GB land should only be released as a last resort and then only in phases and after proper testing of the economic assumptions as mentioned in their response to Question 1.
PR-B-0770	Steve	Pickles	West Waddy ADP on behalf of JA Pye (Oxford) Ltd	17			The SA represents a broad brush assessment and it is important for it to be supplemented by detailed site assessments. Some of the SA assessments are also suspect. E.g. Sites 20, 32 and 91. A justification for this statement is given in the rep.
PR-B-0786	Jane	Olds	Caversfield Parish Council	17			No
PR-B-0799	Ian	Sheppard		17			No consideration taken on the sustainability and effect for the areas of search
PR-B-0808	Chris	Robbins		17			No further comments
PR-B-0820	Liam	Ryder	Gladman Developments Ltd	17			No

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PR-B-0821	Alan and Suzanne	McIvor		17			The strategy should be addressing the lack of housing not creating jobs to encourage migration to this area.
PR-B-0826	Alan	Dobson		17			No
PR-B-0829	Fergus	Campbell	Oxfordshire Clinical Commissioning Group	17			Note that the more remote or rural areas pose additional challenges due to distance from existing surgeries, and lack of sustainable options for new local surgeries. Have provided a detailed response in a separate statement as part of their representation.
PR-B-0830	Nigel	Buttler		17			There are concerns regarding the future of the Horton Hospital, with many of its services being transferred to the Oxford hospitals. Access to open spaces is becoming limited due to extent of housing development in rural areas.
PR-B-0832	Richard	Hills		17			No
PR-B-0837	David	Jackson	Savills on behalf of Christ Church, Exeter College, Merton College and OUP	17			The findings of the ISA for Area A are considered acceptable and appropriate to inform the Council's decision that strategic development sites within Area of Search A should proceed to site assessment.
PR-B-0840	Mike	Gilbert	Mike Gilbert Planning Ltd	17			Yes - support
PR-B-0842	Alex	Wilson	Barton Willmore on behalf of A2 Dominion Group Ltd	17			Detailed comments relating to the findings for Area of Search E are made, particularly those in Tables 7.1 and 7.2.
PR-B-0847	Richard	Cutler	Bloombridge LLP	17			The focus on Oxford is noted. But the role of Kidlington appears to be a missed opportunity, not least in relation to social inclusion. In accommodating Oxford's unmet need there should be a suite of benefits for Kidlington, including regeneration.
PR-B-0856	David	Smith		17			None
PR-B-0861	Tim	Perkins	TMP Planning Ltd on behalf of Gosford and Water Eaton PC	17			Detailed comments are made on the SA particularly objective 2 (health and wellbeing), objective 10 (air quality and congestion), objective 5 (creating and sustaining vibrant communities), and objective 8 (landscape)
PR-B-0868	Jennifer	McFadden		17			No comment.
PR-B-0877	David	Flavin	Oxfordshire County Council	17			Supports objective 6 and 10 of the SA. It considers that Objective 2 is not at all clear. The impact of development on health and wellbeing is not clearly recognised.
PR-B-0878	Jane	Olds	Wendlebury Parish Council	17			The criteria chosen in figure 10n does not adequately reflect the lack of public transport options for key workers who have to work unsocial hours.
PR-B-0895	Dr Alison and Dr Simon	Street		17			Have no comments.
PR-B-0897	Rob	Lawrence		17			There has been insufficient time allowed by CDC for people to review the Sustainability Appraisal as well as the extensive main options paper.
PR-B-0907	Alison	Forfar		17			This appraisal has clearly failed as it has identified locations already categorised by you as unsustainable as potential options.
PR-B-0910	Ken	Pelton		17			The study should consider the harmful physical and mental health effects of spending time during the week in either stationary or slow moving traffic. The study should look at the benefits of cycling.
PR-B-0911	Andrew	Smith	Hampton Gay and Poyle Parish Meeting	17			Concerned about the impact on Kidlington if areas A and B were developed. It will sacrifice the 'Green Belts' of Kidlington area and risk it becoming an Oxford suburb; destroying key recreational and nature conservation area of the River Cherwell.
PR-B-0913	Helen	Marshall	CPRE Oxfordshire	17			The SA does not make any reference to air pollution caused by the additional car journeys which will be generated from providing these extra homes. Oxford, because it is a major transport hub and being in a bowl surrounded by hills, already has a major problem with particulates and nitrogen oxide emissions. The pollution in the area close to the A34 should be closely monitored before any sort of housing development should be considered. Development further away from the harmful effects of air borne pollution around the A34 and the Oxford bypass would be beneficial, rather than adding to the problem.
PR-B-0924	Jan	Molyneux	Molyneux Planning for SBPC on behalf of Earthline Ltd and U-Stay Ltd	17			Development at Shipton Quarry is capable of meeting all the 15 objectives. Rep makes comments relating to Objectives 1, 3, 6, 10, 16 and 17.

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PR-B-0937	Philip	Rawle	Greenlight Developments	17			Lengthy response provided concentrating on the consideration of the objectives in the SA. Of the opinion that the initial selection of site options for testing should be extended to include Option E, particularly given the fact that this Option does not require the release of land from the GB.
PR-B-0944	David	Stone		17			The search areas have been selected due to a dubious relationship to Oxford, not because this is a better or more sustainable option. Economic projections are questionable and the resulting destruction to natural habitat is not justified and there are no acceptable exceptions. Local needs have to be understood and respected. Communities need good means of access with reduction in vehicle use while having good services, medical and education provision. Existing roads and facilities in North Oxford are overstretched and cannot cope. Development proposals do nothing to make the situation sustainable.
PR-B-0948	Tim	del Nevo		17			What has been said is very technical and detailed wording and have little or no effect.
PR-B-0956	Mark	Recchia	Banbury Town Council	17			Agrees with the SA assessments and suggests that any attempt to provide housing in and around Banbury to meet Oxford's needs would seriously compromise any attempts to meet these objectives.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	17			Note that the Initial Sustainability Appraisal Report concludes that all of the Areas of Search would have significant negative effects in relation to SA Objective 9: “To protect, enhance and make accessible for enjoyment, the historic environment.” This is most unfortunate and must beg the question whether further development in any of the Areas would be truly sustainable. They discuss in more detail Table 5.1 and the purpose of GB in their representation.
PR-B-1006	Ruth	Powles	Kirtlington Parish Council	17			Supports selection of sites that are south west, south and south east of Kidlington, as close as possible to Oxford.
PR-B-1015	Daniel	Hatcher	Rosconn Group	17			An assessment of a further Option relating to locations around existing train stations outside Banbury, Bicester and Kidlington should be undertaken.
PR-B-1016	Ben	Simpson	WYG on behalf of Bonnar Allan Ltd	17			Concerned that the SA does not adequately assess or compare the proposed areas of search and sites with respect to items of infrastructure that they are able and committed to deliver. This is a fundamental omission from the SA and in the case of New Alchester, means no account is taken of the location of the site across the railway line from Bicester to Oxford and our stated intention to deliver a new railway station there. The rep includes a comparative matrix that compares New Alchester against the other sites within the Areas of Search. This indicates a high score in comparison with other candidate sites.
PR-B-1024	Andrew	Hornsby-Smith		17			Has undertaken a detailed SA assessment of the sites in Areas A and B in response to question 11. Has provided a detailed response to this question.
PR-B-1032	David	Burson	JPPC on behalf of the Tripartite and the University of Oxford	17			The shortlisted areas of search (A and B) are agreed.
PR-B-1035	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford and Blenheim Palace	17			Accept overall findings of the SA, however onsider that the Initial SA is in part simplistic and subjective in its assessment of the Areas of Search. Detailed comments have been made.
PR-B-1036	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford	17			The Initial SA is too simplistic and highly subjective in its assessment. Although the majority of the objectives utilised in the assessment are generally appropriate, consider that the outcomes, in terms of findings for the Areas of Search, have not been appropriately assessed. Have provided detailed comments on the Sustainability Appraisal.
PR-B-1037	Alice	Suttie	Boyer Planning on behalf of Redrow Homes and Wates Developments	17			A detailed and comprehensive response. The broad approach is supported. In terms of the identification of specific areas of search and to ensure that all potential areas are subject to SA, it is recommended that search area E should be extended to the SE to assess the area up to the bridleway to the east of the site, broadly running along Blackthorn Hill.

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PR-B-1039	Igor Niladri	Dyson		17			No. Cherwell is being pressurised into this. The unmet housing need comes from a wish to grow population and to drive the economic growth. Regardless of the damage to the environment, heritage and social benefits. Sustainable is not an appropriate word describing development on any existing GB. Consideration should be given to previously developed land, be affordable and house the current population first.
PR-B-1069	JP	Lyes		17			The purpose of GB and the role it plays in keeping an attractive separation between Oxford and Kidlington is lacking in the evaluation of sites. There also seems to be little assessment on the total impact of 4,400 homes on Kidlington specifically. Rather the report is full of references to Cherwell as a whole.
PR-B-1095	Val	Russell	Bodicote Parish Council	17			There are a lot of issues brought up by the SA Report, which point to policies that the Local Plan Part 2 would supposedly address. Given that this document is still in preparation, with policies yet to come forward, this is strange. As it stands, they have no idea how many homes could be allocated throughout Cherwell. Detailed comments on the SA Report have been made.
PR-B-1096	Greg	Blaquiere	Terence O'Rourke Ltd on behalf of the Vanbrugh Unit Trust and Pye Homes	17			Whilst the SA demonstrates that the area subject to these representations is justified against the alternatives, contend that the SA underscores the positive benefits of the sites and lack of constraints. The ranking of these sites should be at least equal to, if not better than, Option B Area. The rep continues by giving a detailed critique of the SA in its analysis of the promoted sites.
PR-B-1110	Iain	Johnson		17			No
PR-B-1132	Linda	Ward	Kidlington Development Watch	17			The Initial SA fails to address existing Green Belt policy and therefore ignores a key issue in its comparisons between search areas. Note that it is recognised that development in Area A would have adverse impacts on air quality.
PR-B-1133	Philip	Towler		17			The Green Belt should not be included in Areas of Search. The reasons for the creation of the Green Belt are as valid now as when created.
PR-B-1146	DJ	French	Deddington Development Watch	17			Have no specific comments on the RAG assessment of the 9 Areas of Search in Appendix 4 to the Initial Sustainability Appraisal, October 2016, Part 3. Regarding SA Objective 10 of the SA Framework "to reduce air pollution (including greenhouse gas emissions) and road congestion", large scale development will most likely have significant negative effects which can only be mitigated by not building new houses. As regards paragraphs 7.39 and 7.40, Objective 10 is as relevant to Cherwell as it is to Oxford.
PR-B-1154	Jim	Spencer		17			No comment
PR-B-1157	Nicola and Giles	Lewis		17			This seems very superficial.
PR-B-1160	Christopher	Hardman	Wolvercote Neighbourhood Forum	17			The objectives in 7.40 relate not only to Cherwell, but to everyone. Of the objectives in 7.34, concern is the consequences of Objective 17 if there is uncontrolled and unsustainable growth.
PR-B-1162	Roger	Bellamy	Hornton Parish Council	17			Yes, Areas A and B are currently remote from many services, development would constitute de facto erosion of the Green belt and many of the plots identified carry the risk presently of flooding, thereby disallowing a complete, full, large-scale development. Development would not be cohesive and run the risk of creating a conglomeration of separate mini-estates whilst contributing to a higher flood risk.
PR-B-1163	Catherine	Arakelian		17			No. The exercise does not feel transparent. The “Initial Sustainability Appraisal” has predetermined which sites will go forward to the next phase, regardless of objections. If it was a site near to Oxford, that appears to have been the deciding factor. The planning officers have so little resource and are being urged on by the July deadline to complete the Local Plan Review, seem obliged to seek evidence that fits the desired outcome of the Growth Board and the Local Enterprise Partnership.
PR-B-1167	Jodi	Stokes	Persimmon Homes Midlands	17			No comments

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PR-B-1188	Carol	Matheson		17			Not impressed by the Sustainability Appraisal which is based on unverified assumptions. It hasn't considered the needs of local villages and their residents. Kidlington has been chosen as suitable because of its services, but these serve the current population and could not accommodate another 4,400 to 8,000 people. A large development would increase light, noise and air pollution and change the character of the village. Flooding is an issue and agricultural and recreational land will be lost.
PR-B-1224	Theresa	Goss	Adderbury Parish Council	17			Supports SA objectives and findings both those specific to Oxford and more general ones relating to CDC.
PR-B-1225	Paul	Butt	Paul Butt Planning on behalf of Shyde Investments Ltd	17			It is noted in Appendix 1a of the ITA that in Search Area D (Arncott) the area performs relatively well in terms of commuter travel mode split compared to Areas A and B, and that Area D is the only area in which congestion is not an issue within the areas of search. Appendix 1a advises that there is no bus provision to Area D. This is not the case.
PR-B-1229	Henry	Brougham		17			No comments.
PR-B-1230	T M M	Green		17			The proposal to build all these new houses is not sustainable without very serious attention to the local infrastructure. This must be improved before there is any attempt to build houses between Oxford and Kidlington.
PR-B-1233	Simon	Gamage	RPS Planning and Development on behalf of Mr R Bratt	17			Agrees with the conclusions with regards to the effect of Area of Search H on the delivery of the stated Sustainability Objectives with respect to Cherwell District. Do not agree with the effects of Area H on the delivery of the stated Sustainability Objectives with respect to Oxford. As set out in response to Q5 disagree with the conclusions with regards to the effect of Area H on the delivery of Sustainability Objective SO16, with respect to Oxford.
PR-B-1235	Ed	Barrett	Catesby Property Group on behalf of Catesby Estates Ltd	17			The SA is very broad brush particularly when assessing Area of Search I. It is very difficult to compare this large area to the other options which are more defined and location specific. Due to the size of Area I there may be large variances in how individual villages may score in the sustainability criteria.
PR-B-1236	Richard	Boother	RPS Planning and Development on behalf of Mr R Davies	17			It is noted that Area of Search A scores very well in relation to other Areas of Search that are more remote from Oxford.
PR-B-1240	Suzanne	Willson-Higgins		17			The SA is a high level study, based on a number of assumptions and subjective judgements, and therefore can only have limited value in assessing suitability of locations for development. Discusses the assessment of area A against the different objectives in the SA, which has both positives and negatives and highlights that the existing services and facilities would not be able to accommodate new development.
PR-B-1243	Kazimiera	Kantor		17			Cannot comment given the short timescale given to research this matter.
PR-B-1255	Kezia	Sheppard		17			No.
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	17			The SA has failed to have regard to the Green Belt Policy, and so ignores a key issue in its comparisons between Areas of Search. It unreasonably 'levels the playing field' as a result. Are concerned about AQMA levels in Kidlington and that this is likely to be further affected by additional growth. Many of the other findings are inconclusive until further detailed assessment has been undertaken.Understand that a revised SA is in the pipeline, but consider that the current version does not provide a strong direction of travel for the strategy. Too much is uncertain, and also consider that, in the absence of adequate information at this time, the 'traffic light ratings' given are unduly optimistic and overstate anticipated benefits.
PR-B-1272	S G	Wakeling		17			Am not able to comment at such short notice.
PR-B-1284	Simon	Barry	Boyer Planning on behalf of Bloor Homes	17			Support the broad approach and make no further comments at this stage in terms of the role of the LPP1 Addendum (partial review). It is considered to be capable of being compatible with the existing spatial strategy of the already adopted LPP1.
PR-B-1287	Tenley	Soanes		17			GB is critical for sustainability, all need spaces, that is why it was created. So far no extraordinary need has been identified that would jeopardise it.

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PR-B-1294	Giles	Hughes	West Oxfordshire District Council	17			Support the inclusion of the criteria that test the relative sustainability of the areas of search in terms of meeting Oxford's needs and in terms of the impact on Cherwell. However, it is not clear that the impacts on West Oxfordshire have been considered even though areas adjoin or are very close to West Oxfordshire.
PR-B-1298	James	Jocelyn		17			The Sustainability Appraisal is compromised by its erroneous assumption that the 4,400 additional homes proposed are all relevant to employment growth in Oxford. As noted above, the Interim Sustainability Appraisal ignores the specificity of Oxford's housing need and pays too little heed to the wider context of commuter transport development between Oxford and London and Birmingham. See comments to Question 1.
PR-B-1301	Nigel	McGurk	The Blenheim Palace Estate / Vanbrugh Unit Trust	17			Detailed comments have been made relating to Objectives 5, 7 and 8.
PR-B-1342	Laura	Precious	Quod on behalf of Albion Land	17			The initial SA did not include any testing of impact on Green Belt purposes and the SA similarly does not consider such impacts. The SA process is flawed in this respect as it fails to consider all relevant planning considerations holistically, as required by the NPPF. Against CDC's SA metrics, the Site scores better than all but one site in Areas A and B in terms of its impacts on Cherwell and better than or equal to many of the sites in Areas A and B in terms of its impact on Oxford; Have provided a detailed statement in response to this question in the representation.
PR-B-1343	Shaun	Richards	Cerda Planning Ltd on behalf of Cala Homes Ltd	17			Have no specific comments to make as the results are not unexpected. Site specific testing will be producing more conclusive results.
PR-B-1346	Neil	Tiley	Pegasus on behalf of the Dorchester Group	17			The SA undertakes a single assessment of each Area of Search which does not recognise the individual impacts of the development of smaller parcels within each Area of Search. The SA has then been used to discount any strategic sites in all areas but A and B. The SA of Chippenham Site Allocations Plan has been found to be lacking for precisely this reason where the Inspector confirmed that there are fundamental concerns with the adequacy of the site selection process, which was to do with the approach, firstly, broad strategic areas and secondly specific locations within those areas to allocate for development. This resulted in some locations not being evaluated in the same detail as others before being rejected. Therefore, its is necessary to consider all reasonable alternatives across a range of scales in order to prevent future legal challenges to the Partial Review. Have provided a detailed explanation in the representation.
PR-B-1352	Liz	Boden	Pegasus on behalf of Richborough Estates	17			It is unclear how the rankings have been assessed or how they were determined. It is also noted that Objective 8 considers AONB but not Green belt designations. This means that Green belt is excluded from the SA Objectives assessment.
PR-B-0837	David	Jackson	Savills on behalf of Christ Church, Exeter College, Merton College and OUP	18	A		The selection of strategic development sites within Area A for further assessment is supported. Consistent with this finding the North Oxford Triangle should be allocated as a strategic development site to contribute to meeting Oxford's unmet housing needs.
PR-B-0944	David	Stone		18	A		No, the sites selected are intended to appease Oxford, they are not the most suitable sites, given unrealistic expectations for affordable housing and chronic transport issues. I do not believe sites in area A are suitable, they are unsustainable and unsound. Sites north of the district can offer more convincing alternatives than indicated and the balance needs readjustment.
PR-B-0948	Tim	del Nevo		18	A		Object to any development within the GB. If you develop area A, Kidlington will become part of Oxford. GB and the green lung needs to be maintained between these two. Developing on the land close to Cutteslowe Park will have a significant and detrimental effect on this wonderful open space.
PR-B-1230	T M M	Green		18	A, B	PR38, PR50	Sites which are not GB should be selected before sites in areas A and B which are largely GB. Treating PR38 and PR50 as preferred and sustainable sites due to their proximity to the station is unsound. There will be nothing to stop people who work in London buying houses close to the station.

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PR-B-1035	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford and Blenheim Palace	18	A, B		Housing options in areas A should be thoroughly explored and taken forward or discounted before those in Areas of Search B are considered.
PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council	18	A, B		Agrees with the selection of Areas A and B
PR-B-1111	Pat	Clissold		18	A, B		Options A and B. Kidlington is becoming a dormer town for Oxford City and a suburb of Oxford. It has no separate identity now.
PR-B-1165	Caroline	Johnson		18	A, B		Do not agree, object to development on GB, other sites are available so there are no exceptional circumstances to justify using it. The metrics and measurements in Figure 10 show that these areas may give access to Oxford Centre by car. They do not test access to the major employment centres of Headington and Cowley. They show proximity to planned but not necessarily funded transport investments with no details of the improvements. All of the sites are shown as red for road safety incidents – is it reasonable for this issue to be ignored and additional transport movements to be added in these areas?
PR-B-1188	Carol	Matheson		18	A, B		Cherwell has concluded that areas A and B around Kidlington would be best for this large scale development, based on the flawed argument put forward by the Oxford Growth Board. It was assumed that the GB could deliver all these houses. Do not agree with this assumption or with the merging of Oxford to Kidlington and Gosford. Object to destroying agricultural land; the landscape; the character of the rural villages; removing current recreational areas; and possibly harming the canal. The Environment has not been considered. It seems little weight has been given to how building on 'water catchment land' increases flooding and how congestion in Kidlington can be addressed.
PR-B-0710	Selwyn	Phillips		18	B		Given Kidlington's proximity to Oxford it is an easy target along worth Begbroke and Yarnton. Area B seems to offer more.
PR-B-0890	Chris	Dicks		18	C, E		No, areas C and E around Bicester should not have been dropped at this stage of the process.
PR-B-0825	Simon	Joyce	Strutt and Parker on behalf of Mrs A Darbishire	18	E		No. Sites in Area E should have been considered by the SA as the exceptional circumstances to release GB in Areas A and B do not exist.
PR-B-0937	Philip	Rawle	Greenlight Developments	18	E		No. GB land should only be considered for development when all other opportunities for delivering sustainable growth have been exhausted. The initial selection of sites should be extended to include Option E.
PR-B-1306	Frank	Vreede		18	E		Given that all the Options performed equally poorly against the objectives that were considered where the effects only relate to Cherwell, only the Options that recorded positive effects on Oxford would be selected. Effectively, these were the options closest to Oxford, quite simply. In other words, including all the Areas was pointless, as indicated in answer to question 16. Option E should be considered too.
PR-B-1124	Chris	Thornton	Ardley with Fewcott Parish Council	18	G		Do not agree with Option G
PR-B-0200	John and Elizabeth	Gittings		18		PR123	PR123 is not reasonable as it would kill the golf course, which has barely enough space as it is.
PR-B-0911	Andrew	Smith	Hampton Gay and Poyle Parish Meeting	18		PR125	Object to extending Kidlington from Water Eaton Lane south west to the A34 and consider that it may close the 'green gap'.
PR-B-0911	Andrew	Smith	Hampton Gay and Poyle Parish Meeting	18		PR14	Object to the development of the site for the same reasons as PR9 and PR17
PR-B-0447	Laura, John, Benito	Wainwright		18		PR14, PR27	Don’t agree with the sites around Kidlington and in particular sites PR14 and PR27. The lovely countryside from behind The Moors to the river Cherwell is much valued and enjoyed by residents and it would be a crime against the environment to damage it .There is also a flood risk on these sites.
PR-B-1126	Jamie	Lewis	Hunter Page Planning on behalf of M and G Real Estate	18		PR153	The inclusion of Site PR153 is strongly supported by M and G Real Estate being located adjoining the Deddington satellite of Hempton. As set out in response to Q12 and Q13 above, there are further opportunities at Deddington which should be considered.

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PR-B-0907	Alison	Forfar		18		PR157	Why has site PR157 been included if this site has been categorised as unsustainable in two previous local plans. Nothing has changed to the village. Development would constitute village extension which has been previously refused. Your proposal would suggest that 200 homes could be added to a village that currently has 55 homes with no local infrastructure or transport links would be in any way sustainable. It would not. Village locations are not suitable for the of the large scale 100+. The essential character of the village and its area will be destroy.
PR-B-0911	Andrew	Smith	Hampton Gay and Poyle Parish Meeting	18		PR20	Object to the development of this site as it would compromise the separate identities of the two settlements.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	18		Pr22, PR32, PR50, PR181	Sites PR22, PR32, PR50 and PR181, should be eliminated from further consideration at this stage due to their potential impact on designated heritage assets (and, in the case of Site PR181, because of the high contribution it makes to Green Belt Purpose 4) (in addition to another site in Area of Search B, Site 21, which we consider should also be eliminated from further consideration because of the high contribution it makes to Green Belt Purpose 4).
PR-B-0911	Andrew	Smith	Hampton Gay and Poyle Parish Meeting	18		PR27	Object to the development of the site for the same reasons as PR9 and PR17
PR-B-1281	G M J	Taylor		18		PR27, PR14, PR32	Am absolutely against building on these sites. The whole area between The Moors and the River Cherwell must be protected. This area is greatly valued by all the residents of Kidlington. One of the few beauties of Kidlington is once you walk down to St Mary's Church into the conversation area, your out into the open Oxfordshire countryside. Where deer roam and in the summer the water meadows are full of swallows. The area is not overlooked by houses and the peace and quiet of the area needs protecting.
PR-B-0911	Andrew	Smith	Hampton Gay and Poyle Parish Meeting	18		PR32	Object to the development of the site for the same reasons as PR9 and PR17
PR-B-0911	Andrew	Smith	Hampton Gay and Poyle Parish Meeting	18		PR38	If the North Oxford site is to be developed only the southern half of these sites should be developed to maintain the 'green gap' to Kidlington. Failing that the A34 and the rail line should be considered as natural barriers to maintain the gap.
PR-B-0821	Alan and Suzanne	McIvor		18		PR38, PR50	No. Areas A and B "preferred sites" largely GB. Sites that are not GB should be selected initially. Treating PR38 and PR50 as preferred and “sustainable” sites due to their location near the station is unsound. There will be nothing to stop people who work in London becoming commuters and buying houses close to the station.
PR-B-0911	Andrew	Smith	Hampton Gay and Poyle Parish Meeting	18		PR50	If the North Oxford site is to be developed only the southern half of these sites should be developed to maintain the 'green gap' to Kidlington. Failing that the A34 and the rail line should be considered as natural barriers to maintain the gap.
PR-B-0019	Edward	Dowler	Middle Aston Parish Meeting	18			Yes
PR-B-0033	Henry	Munday		18			7.44 infrastructure and services already stretched, don't believe Kidlington should provide Oxford's houses, land prices will rise.
PR-B-0039	Susan	Cooper		18			Proximity to Oxford to minimise travel distance is important, as is a Park and Ride and good bus service, so areas A and B are reasonable. This could be further strengthened by extending bus lanes. Houses in the GB should be "green" in the carbon-footprint sense. Loss of GB could be compensated by creating a park there.
PR-B-0055	Cynthia	Hall		18			No.
PR-B-0057	Matthew	Taylor	Aitchison Rafferty	18			No. Client owns an 8.7ha site of which 1ha has approval for 20 dwellings. Part of the remaining 7.7ha is in the current SHLAA (ref: WG019) for an additional 50 houses. The site is also included in the draft Weston on the green Neighbourhood Plan. This site would provide continuity of the village as opposed to sites PR82 and PR83 which lie to the B430.
PR-B-0058	Anthony	Hall		18			No, because they are all destroying green belt. Also the trick of showing each site separately so that it appears to be an insignificant encroachment won’t wash: put all the sites together and you create almost complete infill between Kidlington and Oxford, destroying the environment of both.
PR-B-0060	Sue	Mackrell	Bicester Town Council	18			Agrees with the initial selection of site options for testing.

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PR-B-0119	C A	McCall		18			Sites A and B, have not had time to look at these documents.
PR-B-0156	Val	Colby	Berrys on behalf of Cancer Research UK	18			As above for Question 17.
PR-B-0171	Peter	Worth		18			No do not agree with the sites. Yarnton could do more and provide support to the District and County by providing some of the housing.
PR-B-0186	Paul	Walker	Oxford Bus Company	18			Pleased to note that the areas of search have been assessed utilising the commuter travel within each area noting proximity to current sustainable transport facilities that serve Oxford, access to jobs by public transport and proximity to proposed improvements as set out on table 6.2 of the interim Transport Assessment.
PR-B-0209	Patrick and Julia	Jennings		18			No. Areas A and B are green belt sites, so it should be sites elsewhere that are initially selected
PR-B-0637	Prof Martin LG	Oldfield		18			Disagree. Exceptional circumstances do not exist justifying the destruction of GB. Area A and B should be excluded.
PR-B-0643	L	Allen		18			No, the GB must not be touched. Smaller sites must be considered and it is likely this will yield more brownfield sites. If there are empty houses within Oxford, as reported by the press, they need to be used. There needs to be acknowledgment of the daily traffic chaos that surrounds Oxford. Some sites e.g. site 20 is listed as residential yet it is mostly industrial?
PR-B-0653	Peter	Webber		18			These sites should certainly be listed but be mindful of providing London overspill.
PR-B-0655	Christina Mary	Shirley		18			No, there will be no wildlife, no individuality just one large overcrowded housing estate.
PR-B-0656	Mary G	Shirley		18			No, what will happen to wildlife
PR-B-0704	J	Kershaw	Wright Hassall Solicitors LLP on behalf of Mr J Kershaw	18			No for the reasons given in responses to Q2 and Q16 above.
PR-B-0705	Nick	Small	Stagecoach	18			Agree that only sites within Areas A and B warrant more detailed testing.
PR-B-0711	Anthony	Matthews	Shipton-on-Cherwell and Thrupp Parish Council	18			See response to Q11
PR-B-0723	RA	Humphreys	Humphreys and Co Solicitors LLP on behalf of Oxford Programs Limited	18			Note that Yarnton is within Area A having been identified as the most sustainable broad location for identifying sites. Whilst acknowledging the need for an Infrastructure Delivery Plan, are concerned that no such proposals are in place in advance of the site selection process.
PR-B-0743	John	Tremlett		18			No opinion
PR-B-0745	Dr Ian	Scargill	Oxford Green Belt Network	18			Object to all sites in Options A and B for testing as it involves development in the GB because GB which was designated to restrain development pressures which could damage the character of Oxford City and its heritage..." as stated in Policy ESD14 of the adopted Cherwell Local Plan. Support the five purposes of the GB, and in particular protect the setting band character of the historic city of Oxford. The reference to the character of the City, as referred to in Cherwell's local plan is often overlooked but it is a crucial arm of the GB policy. The overall levels of growth are unnecessarily high and alternatives to development in the GB are available; therefore consider that exceptional circumstances do not exist to justify development in the GB and that Options A and B are not reasonable.
PR-B-0770	Steve	Pickles	West Waddy ADP on behalf of JA Pye (Oxford) Ltd	18			Strongly agree that areas within Option A and Option B are the most sustainable locations for development and therefore support the initial selection of these site options for testing.
PR-B-0786	Jane	Olds	Caversfield Parish Council	18			Yes
PR-B-0793	Philip	Morley	North Oxford Golf Club	18			Suggest that the consideration of rapid transport links, plus the likelihood of dramatic reductions in vehicles on the road and the growing healthcare need should be included in the selection process for options for testing.
PR-B-0796	David	Tighe		18			No
PR-B-0799	Ian	Sheppard		18			No.Do not seem to meet Cherwell's district needs, only to actively pacify City Council.

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PR-B-0808	Chris	Robbins		18			No further comments
PR-B-0809	Karen	Selway		18			No. Development should be dispersed throughout CDC, not putting all 4,400 properties around Kidlington and neighbouring villages.
PR-B-0820	Liam	Ryder	Gladman Developments Ltd	18			Yes
PR-B-0826	Alan	Dobson		18			No
PR-B-0830	Nigel	Buttler		18			Areas for testing should be confined to those areas close to Oxford.
PR-B-0832	Richard	Hills		18			Yes
PR-B-0838	David	Jackson	Savills on behalf of University of Oxford, Christ Church, Exeter, Magdalen, Merton and St John's Colleges	18			The selection of strategic development sites within Area A for further assessment is supported and after that Area B. This approach reflects the 'proximity principle' and is also supported in general by the findings of the ITA and ISA. It also accords with the intention 'to provide new balanced communities that are well connected to Oxford.'
PR-B-0839	Mark	Rose	Define on behalf of William Davies Ltd	18			The assessment only includes sites within the 2 preferred areas of search. It does not reflect the need to facilitate the delivery of a portfolio of sites to ensure a 5 year housing land supply, and that the identified need is met within the plan period. It ignores the potential contribution of sustainable sites elsewhere that reflect the Adopted Local Plan strategy.
PR-B-0840	Mike	Gilbert	Mike Gilbert Planning Ltd	18			Yes - support
PR-B-0841	Darren	Bell	David Lock Associates on behalf of Hallam Land Management Ltd	18			Do not agree with the approach that has led to only Options A and B being assessed. The sustainability of all reasonable alternatives is not being met. Serious concerns about an emerging strategy that would be reliant on a small number of strategic sites. More appropriate to have a strategy that is realistic and balanced to allow market choice on different size sites in different locations as recommended by the NPPF.
PR-B-0842	Alex	Wilson	Barton Willmore on behalf of A2 Dominion Group Ltd	18			A2D objects to CDC only taking forward Areas A and B. Areas of Search should have strong connections with Oxford City however this does not necessarily mean the areas geographically closest to Oxford should be chosen. Option E provides an opportunity to provide unmet need in a location with strong socio-economic connections to Oxford and having Garden City status.
PR-B-0847	Richard	Cutler	Bloombridge LLP	18			Yes. Pleased that PR14 (The Moors) is included in the 38 possible sites. Detailed comments in support of this site already made in answer to earlier questions again rehearsed here.
PR-B-0861	Tim	Perkins	TMP Planning Ltd on behalf of Gosford and Water Eaton PC	18			Do not agree that narrowing down the Areas of Search, without taking account of the existence of GB, the key principles of preventing towns and villages merging, and protecting open countryside, is the right one. In some places, positive effects have been overstated and negative effects understated. The decision to focus on these Ares is derived from a flawed argument presented by the Oxford Growth Board.
PR-B-0866	Matt	Todd		18			No. Nothing in the GB should be considered. Favourable inclination to areas A and B which are in the GB. Imperative that GB is preserved. These are not exceptional circumstance when many options available.
PR-B-0877	David	Flavin	Oxfordshire County Council	18			Agrees with the initial site selection.
PR-B-0878	Jane	Olds	Wendlebury Parish Council	18			Unable to respond - due to lack of time
PR-B-0882	Julia	Trowles		18			No. Not those within the GB.
PR-B-0883	Peter	Trowles		18			No. Not those within the GB.
PR-B-0895	Dr Alison and Dr Simon	Street		18			Support options for testing in site A. Kidlington could support some further development to the north, emphasising the amenities provided by the canal. Development to the west of the canal should not be supported exclusively by Yarnton Road hump backed bridge. Do not support development on the GB between Kidlington and Oxford. Also do not support any development on section B.
PR-B-0896	Lucy and Richard	Miles		18			No.
PR-B-0897	Rob	Lawrence		18			No.
PR-B-0910	Ken	Pelton		18			Object to development in the GB.

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PR-B-0913	Helen	Marshall	CPRE Oxfordshire	18			Strongly objects to development in the Oxford GB. They have set out the purpose and function of the GB around Oxford and that they support this designation. They have provided a detailed statement in their representation. Note that the lack of any substantial selection process makes it impossible to review and comment meaningfully on all the potential sites, and meanwhile a large number of communities are being affected by planning blight. For example, at 50 houses per hectare, the 4,400 houses could occupy about 86 hectares of land, but Area of Search Option A alone covers 1,109 hectares! Whilst accepting that the Council has a duty to consider all sites submitted as part of the process, the fact that no basic screening has been undertaken rather leaves the impression of attempting to overwhelm the public with superfluous information.
PR-B-0924	Jan	Molyneux	Molyneux Planning for SBPC on behalf of Earthline Ltd and U-Stay Ltd	18			The proximity of sites within Cherwell to Oxford is important in assessing the suitability. Only land to the south of Cherwell is sufficiently close to Oxford to meet the Duty to Cooperate requirement. The most suitable sites are Option A and Option B.
PR-B-0931	Jane	Olds	Fringford Parish Council	18			Yes
PR-B-0935	David	Lock	David Lock Associates on behalf of Gallagher Estates	18			Strongly disagree with the approach undertaken that solely assesses the 38 sites within Areas A and B. CDC have a duty to make sure that the proposals are the most appropriate given the 'reasonable alternatives' and to demonstrate how the tests of soundness have been met. The Options Paper alludes to a preferred strategy which seeks to concentrate growth solely across a small number of strategic sites all closely geographically related. This rigid strategy could have severe implications for delivery of homes. It is considered that a range of sites will be required.
PR-B-0956	Mark	Recchia	Banbury Town Council	18			Following the criteria detailed in the Initial Sustainability Appraisal and more broadly within the partial review document as a whole, Banbury Town Council agrees with the initial selection of site options for testing.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	18			The 38 sites in Areas of Search A and B include 19 sites that include or are within the setting of designated heritage assets (see our response to Question 11). Development of these sites therefore has the potential to be harmful to these assets and, logically, would therefore prefer that these sites were eliminated from consideration. Have discussed in more detail some of the sites in their representation.
PR-B-1006	Ruth	Powles	Kirtlington Parish Council	18			Supports selection of sites that are south west, south and south east of Kidlington, as close as possible to Oxford.
PR-B-1015	Daniel	Hatcher	Rosconn Group	18			Do not agree that a reasonable assessment of all available alternative options has been undertaken. The decision to assess areas A and B have not been informed by a robust and credible evidence base; therefore do not agree to the initial site selection. Further discuss paragraph 7.29. Consider that other areas have been unreasonably discounted, which would not harm the GB and can be sustainable sites for development.
PR-B-1016	Ben	Simpson	WYG on behalf of Bonnar Allan Ltd	18			No, Areas of Search A and B are not the only or optimal locations to meet Oxford's unmet needs. Sites in Areas E (including New Alchester) and F should also be tested given their locations around direct rail links with Oxford and the Science Vale.
PR-B-1017	Oliver	Burton-Taylor	Simply Land (Oxford) Ltd	18			No as there is no credible reasoning why Site 41 was not taken forward.
PR-B-1032	David	Burson	JPPC on behalf of the Tripartite and the University of Oxford	18			The progression of those sites within the selected areas of sites for testing is supported. A justification for this view is given in the rep.
PR-B-1036	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford	18			Sites in Search Area A should be thoroughly explored first as the most appropriate location for new homes to meet Oxford's unmet needs. Do not consider that Areas of Search B are the most appropriate location to accommodate Oxford's unmet housing need given its lack of immediate proximity to the City of Oxford, transport links and associated infrastructure.
PR-B-1037	Alice	Suttie	Boyer Planning on behalf of Redrow Homes and Wates Developments	18			See response to Q13, Q15 and Q17 above.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1039	Igor Niladri	Dyson		18			No. Cherwell is being pressurised into this. The unmet housing need comes from a wish to grow population and to drive the economic growth. Regardless of the damage to the environment, heritage and social benefits. Sustainable is not an appropriate word describing development on any existing GB. Consideration should be given to previously developed land like at the former air base at RAF Upper Heyford, be affordable and house the current population first.
PR-B-1069	JP	Lyes		18			Could not find this on website.
PR-B-1095	Val	Russell	Bodicote Parish Council	18			Objects. Areas of search should be in or close to Oxford, to meet Oxford's unmet housing needs.
PR-B-1099	Alan	Storah	Oxford City Council	18			Agrees with the initial selection of site options for testing as they serve to endorse its answers already given to previous questions.
PR-B-1108	Tom	Hockaday		18			It is not clear to me what these are.
PR-B-1110	Iain	Johnson		18			Disagree. Good transport into Oxford from the area between Kidlington and Oxford is negated by serious traffic congestion.The train station may allow some people to commute into Oxford, on overcrowded trains due to lack of Chiltern railway capacity, as reported in the news. However the houses will provide easy access to London. While desirable for commuters, it will not help Oxford workers.
PR-B-1132	Linda	Ward	Kidlington Development Watch	18			Strongly disagree with the initial testing of site options. These sites are almost all in the Oxford Green Belt the fundamental purpose of which is to protect the historic city of Oxford from the effects of over-development as is acknowledged in the approved Cherwell Plan. The City Council's apparent strategy of directing more and more growth towards and within Oxford is a damaging one to the City itself as well as to the areas surrounding it. The sites selected for testing (those in Areas A and B) have been chosen in order to support this strategy and will be equally damaging.
PR-B-1142	Alan	Lodwick		18			No.Do not agree with the initial selection of site options. They are almost all in the GB. Alternative strategies to development on these sites exist as explained in answers to Questions 9 and 16.
PR-B-1146	DJ	French	Deddington Development Watch	18			The selection of the 38 sites within Options A and B is consistent with the findings of the Interim Transport Assessment and the Initial Sustainability Appraisal.
PR-B-1154	Jim	Spencer		18			No comment
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	18			Strongly objects to the Areas of Search and development in the Green Belt. Do not consider that there are exceptional circumstances' for making alterations to the Green Belt boundaries.
PR-B-1157	Nicola and Giles	Lewis		18			Object strongly to any site within GB. CDC's adopted local plan 2015 which supported GB should be upheld. Alternatives development sites exist so there are no exceptional circumstances to overturn GB policy. Developers should be encouraged to activate available planning permissions rather than wait for more profitable GB sites. Refusal to cooperate with Oxford City's apparent unmet housing demand might encourage them to do so.
PR-B-1160	Christopher	Hardman	Wolvercote Neighbourhood Forum	18			The selection of all the sites within A and B is not appropriate. In 7.46 it states the importance of 'convenient affordable and sustainable travel opportunities'. The sustainability assessment is based on proximity to transport routes. Insufficient weighting is given to the current and future nature of these routes and the consequences of increasing the traffic. The problem is arising from the positive assessments of these site due to their location close to key transport infrastructure, no matter what the infrastructure is capable of delivering. Have provided a detailed comment in the representation.
PR-B-1162	Roger	Bellamy	Hornton Parish Council	18			No. Proximity to interchanges, whilst arguably suitable for distribution or industry, is by nature of its very proximity unfit for reasons of noise and pollution, for housing

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PR-B-1163	Catherine	Arakelian		18			No. The exercise does not feel transparent. The “Initial Sustainability Appraisal” has predetermined which sites will go forward to the next phase, regardless of objections. If it was a site near to Oxford, that appears to have been the deciding factor. The planning officers have so little resource and are being urged on by the July deadline to complete the Local Plan Review, they seem obliged to seek for evidence that fits the desired outcome of the Growth Board and the Local Enterprise Partnership.
PR-B-1167	Jodi	Stokes	Persimmon Homes Midlands	18			No comments
PR-B-1192	Robert	Selway		18			No. 4,400 should be dispersed throughout the district not concentrated around Kidlington and neighbouring villages.
PR-B-1224	Theresa	Goss	Adderbury Parish Council	18			Agrees with the initial selection of site options for testing.
PR-B-1225	Paul	Butt	Paul Butt Planning on behalf of Shyde Investments Ltd	18			No. The comments made on the ISA and the ITA ought to be considered by the Council and all the Areas of Search, including Area D ought to proceed to site assessment.
PR-B-1226	Andrew	Garraway	Turnberry on behalf of Exeter College - Frieze Farm	18			The selection of site options appears broad, suggesting a reasonable scope of search.
PR-B-1227	Richard	Silvester		18			No, see above comments.
PR-B-1229	Henry	Brougham		18			Agree.
PR-B-1232	Mark	Schmull	Nathaniel Litchfield and Partners on behalf of The Church Commissioners	18			Consider that these exercises have been carried out prematurely, and should be repeated once all sites put forward as part of this current consultation have been considered as a whole. Additional sites/proposals (including strategic infrastructure proposals) may result in different findings for these assessments.
PR-B-1233	Simon	Gamage	RPS Planning and Development on behalf of Mr R Bratt	18			Considers the selection of only sites within Areas A and B to be narrowly focused, and suggest that sites outside those areas could also provide potentially suitable locations for development that would contribute to meeting Oxford's unmet need. Encourage the Council to consider at this stage where their next most appropriate preference for additional housing would be if further land other than in Areas A and B is required.
PR-B-1235	Ed	Barrett	Catesby Property Group on behalf of Catesby Estates Ltd	18			In accordance with the recently adopted Part 1 Plan, sites should be considered in Area of Search I including, for example in Cropredy, which is a Cat 1 village, i.e. a larger and more sustainable village to which growth is directed to in the Part 1 Plan.
PR-B-1236	Richard	Boother	RPS Planning and Development on behalf of Mr R Davies	18			Yes. The general conclusions of the Initial Sustainability Appraisal and the ITA are supported.
PR-B-1240	Suzanne	Willson-Higgins		18			Notes that the SA and the ITA conclude that the sites in areas A and B perform best, without taking into account the existence of the Green Belt, the key principles to prevent towns and villages merging, and protecting open countryside, is the right one. Concerned about the way the scoring has been carried out in the assessment, and the decision to focus on these areas is from a flawed argument presented by the Growth Board. The Oxfordshire Growth Board determined apportionment for Cherwell based on the assumption that Green Belt sites could deliver development.
PR-B-1243	Kazimiera	Kantor		18			No. It seems that an easy option has been selected which would have serious consequences. I am also unclear how these areas would not become a big dormitory for London particularly as the building of the houses would be probably be completed prior to the “jobs” being created.
PR-B-1251	Susan	Silvester		18			No, see above comments.
PR-B-1255	Kezia	Sheppard		18			Absolutely not.
PR-B-1256	Nicola	Mallows	Gresswell Environmental Trust	18			It is inappropriate to test for sites within the GB – since under the recommendations of the NPPF they should in principle remain open. Since the SHMA figures are based on wild economic conjecture, since and no exceptional circumstances exist, there is no need to assess these areas for development. The land is GB and therefore unsuitable for development.

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PR-B-1263	Katie	Silvester		18			No.Do not consider exceptional circumstance exist enough to develop on GB. The level of predicted growth is high and there are alternatives within the city that need to be explored, rather than using GB. The effect to Cutteslowe Park as an important consideration.
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	18			Understands that many fundamental issues have yet to be considered. Flood risk is a particular concern around Kidlington, and that assessment may well eliminate the potential for large areas within Search Area A. Strongly recommend that the selection is reduced as early as possible once these factors are brought to bear. The overall capacity is not proven at this stage. Other options outside Areas A and B should not be discarded at this stage.
PR-B-1272	S G	Wakeling		18			Only if responses to questions 1 to 4 about are taken into account.
PR-B-1284	Simon	Barry	Boyer Planning on behalf of Bloor Homes	18			The Partial Review is an Addendum to the already adopted LPP1 if it is entirely consistent with the vision and spatial strategy of LPP1 and does not in any way depart from the fundamental principles it defines for the location of growth in Cherwell. However, a review of the capacity of existing Strategic Sites should also form part of the supply to address the unmet housing need.
PR-B-1294	Giles	Hughes	West Oxfordshire District Council	18			No objection to the approach adopted. A relatively large number of sites have been selected for testing in detail, and a significant number of these have major weaknesses as evidenced by the initial appraisal and transport assessment.
PR-B-1298	James	Jocelyn		18			No. Please refer to answer to Question 11.
PR-B-1301	Nigel	McGurk	The Blenheim Palace Estate / Vanbrugh Unit Trust	18			See above, re A44 Corridor
PR-B-1343	Shaun	Richards	Cerda Planning Ltd on behalf of Cala Homes Ltd	18			The approach is considered to be logical, pragmatic and sensible and agre with the initial findings. However Green Belt should not be released unless completely justified and tested against the requirements of the NPPF.
PR-B-1346	Neil	Tiley	Pegasus on behalf of the Dorchester Group	18			An early review of the Local Plan should be undertaken to meet the up-to-date housing needs across both Cherwell and any remaining unmet needs of Oxford City. This will necessitate an alternative initial selection of site options in the longer-term.
PR-B-1352	Liz	Boden	Pegasus on behalf of Richborough Estates	18			The Initial site selection of areas A and B is not a robust approach. Indeed, the E A of Plans and Programmes Regulations 2004 Part 3, 12 (2) states that "The report shall identify, describe and evaluate the likely significant effects on the environment of - (b) reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme". Other Areas of Search are also reasonable alternatives and should have been assessed. The rep provides a detailed argument.
PR-B-1298	James	Jocelyn		19	A, B		See answer to Question 15. A lengthy study is not needed to conclude that Areas A and B are most convenient for transport. And for the purposes of the Partial Review, it seems that 'convenience' and 'sustainability' have become closely related concepts. Like the Sustainability Appraisal, the Transport Assessment smells of a document written to justify a preconceived set of conclusions.
PR-B-1032	David	Burson	JPPC on behalf of the Tripartite and the University of Oxford	19		PR20	The ITP provides a useful snapshot of the transport sustainability of Strategic Development Sites. However, the University has some specific concerns in relation to the methodology and scores allocated to Site PR20, Begbroke Science Park. Detailed comments are provided relating to Criterions 1 and 4, and the methodology. However it concurs with the conclusions that the site is a suitable place for development in terms of accessibility and connectivity to Oxford and wishes to reiterate the strong transport case for development at site 20.
PR-B-0985	Peter	Collins	Islip Parish Council	19		PR30	The scoring should be higher in acknowledgement of the benefit of its proximity to Islip Station.
PR-B-1030	Jonathan	Harbottle	Land and Partners Ltd	19		PR46	Development in rural areas gives the opportunity to provide significant benefits to smaller communities. Sites in villages benefit from a pre-existing network of infrastructure which could benefit from improvement as a consequence of development. Infrastructure is not necessarily a constraint. Site PR46 is in a sustainable location well related to the village. Growth in this village will help to sustain its existing services and facilities.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0840	Mike	Gilbert	Mike Gilbert Planning Ltd	19		PR48	Yes. Specific detailed comments are made on the metrics used in the ITA carried out on the potential strategic development sites within Areas A and B. These proposed changes to site 48 would mean that it would move up the table of potential development sites in Fig 10 .
PR-B-1036	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford	19		PR51	Have provided specific comments on the ITP assessment and key findings in relation to site PR51. Have provided a Site Transport Appraisal undertaken by Vectos which provides additional information in respect of the site. The thrust of the findings are: The scoring of Site PR51 in the ITP is negatively affected by the placing of the centroid point in the centre of site PR51 in its entirety which is not accurate given only the eastern portion of the site is proposed for housing. When the centroid point is placed in the centre of the area which is proposed to come forward for housing, concentrated to the east of Site PR51 at its border with Yarnton, the scoring in accordance with the ITP's criteria improves considerably. Propose correcting the centroid point the RAG's change (see rep) and suggest that scorings should also be weighted, with some given greater importance than others. Questions in relation to congestion and accidents should be given lower weightings as congestion and accidents tend to increase in areas more suitable for sustainable development (i.e. closer to urban areas). These changes should be reflected within the Sustainability Appraisal and RAG's for Site PR51.
PR-B-1236	Richard	Boother	RPS Planning and Development on behalf of Mr R Davies	19		PR74	The further consideration given to the site options within Areas A and B are welcomed. However, the rep includes detailed comments and criticisms of the assumptions and metrics used particularly in how it relates to Site PR74.
PR-B-0019	Edward	Dowler	Middle Aston Parish Meeting	19			No
PR-B-0033	Henry	Munday		19			Roads are congested, it's good however to see the A40 Banbury Road roundabout has traffic lights.
PR-B-0055	Cynthia	Hall		19			Houses should be built in response to actual, not guessed use.
PR-B-0057	Matthew	Taylor	Aitchison Rafferty	19			Co-ordinating between the City and County Council will encourage housing development, as the Cherwell-Oxford border provides the opportunity to release transport funding.
PR-B-0060	Sue	Mackrell	Bicester Town Council	19			Concerned that robust solutions will not be in place to cope with additional traffic.
PR-B-0119	C A	McCall		19			Not had a chance to read documents.
PR-B-0171	Peter	Worth		19			It is already good, more housing would require more buses and take some cars off the roads.

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PR-B-0186	Paul	Walker	Oxford Bus Company	19			Consider that providing attractive public transport is extremely difficult. Have built a much improved network of frequent and regular bus service linking all the main centres of population. Discuss in more detail in their representation on managing peak and off-peak demand, opportunity cost, Oxfordshire County Council funding. Recommend that only by taking advantage of the main existing transport corridors can development be provided at the outset with relevant and credible use of private car as opposed to creating entirely new bus service, which may not be commercially sustainable. Public transport probably isn't given the prominence it deserves with developer requirements not being detailed or prescriptive enough at source and how they align with LEP objectives. This is something that needs to be considered, and are supportive of the view that development proposals should be accompanied by detailed statements on how the development aligns with the LEP strategic infrastructure document with supplementary planning guidance in specific areas to ensure that the delivery is right and joined up. Possible parts of a solution include: * Strategic route planning – end-to-end, not just within developments; * Identify and protect routes joining places; * Be ready to exploit funding and development opportunities; * Good practice for all modes of transport: walking, cycling, bus, train, car and lorry; * Adopt Standards that deliver facilities that people will choose to use; * Don’t accept developments that fall short or destroy opportunity; * Set transport mode targets for developers to give them a stake in the outcomes; * Link them to CIL/S106 payments; * Link them to penalty payments or requirements; * Link them to future development opportunities. It is critical that any new infrastructure introduced to facilitate housing and economic growth is mindful of the public transport network and any new infrastructure should be designed to enhance rather than impede this. Engagement with the bus operators is encouraged. They are more that will in to help shape developments, infrastructure requirements to facilitate commercial bus operation in the medium
PR-B-0209	Patrick and Julia	Jennings		19			The access to Public transport criteria appears to be guided by current bus routes. Any significant changes in the population should be accompanied by changes to the Oxford bus routes to serve new homes.
PR-B-0447	Laura, John, Benito	Wainwright		19			The Interim Transport Assessment was inadequate if it did not recognise the present congestion in Kidlington and how this would be hugely aggravated by any development. This includes roads leading north out of Oxford, the A4260 and leafy pleasant roads like The Moors. The quality of life for residents along with the environment would also greatly suffer.
PR-B-0637	Prof Martin LG	Oldfield		19			No
PR-B-0643	L	Allen		19			The existing transport systems do not support current loadings let alone potential increases and little attention has been given to the daily traffic chaos around Oxford. Lack of local knowledge has resulted in wrong assumptions with regards to bus routes. At Begbroke and Yarnton there is no longer a bus service to Kidlington or Oxford Parkway, and no consideration of the A44 splitting Begbroke in two with no pedestrian crossing.
PR-B-0653	Peter	Webber		19			These sites should certainly be listed but be mindful of providing London overspill.
PR-B-0655	Christina Mary	Shirley		19			The bus has already gone, see no use of promises.
PR-B-0656	Mary G	Shirley		19			There will be too much traffic and doubt the proposals as buses have already been taken off the route.
PR-B-0704	J	Kershaw	Wright Hassall Solicitors LLP on behalf of Mr J Kershaw	19			Client's experience of the transport issues on the roads running through and around Begbroke, Yarnton and Kidlington is very poor. There are no buses linking Begbroke to Kidlington, Oxford Parkway or Water Eaton P&R.
PR-B-0705	Nick	Small	Stagecoach	19			Detailed response with a commentary on the different critera used in the ITA.

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PR-B-0710	Selwyn	Phillips		19			Kidlington is in the process of losing its village centre. Doubling the size without consideration to the main shopping area is not wise.
PR-B-0723	RA	Humphreys	Humphreys and Co Solicitors LLP on behalf of Oxford Programs Limited	19			Note that Yarnton is within Area A having been identified as the most sustainable broad location for identifying sites. Whilst acknowledging the need for an Infrastructure Delivery Plan, are concerned that no such proposals are in place in advance of the site selection process.
PR-B-0743	John	Tremlett		19			No
PR-B-0770	Steve	Pickles	West Waddy ADP on behalf of JA Pye (Oxford) Ltd	19			According to Fig 10 those sites that are the most sustainable in transport terms are those located in the green gap between Oxford and Kidlington/Yarnton. However, these sites raise other issues and would lead to the coalescence of Oxford and Kidlington if subject to large scale development. It is therefore considered that other sites around Kidlington, such as sites 32 and 91 should also be allocated for development to ensure that development around Kidlington maintains its distinct identity as a separate settlement.
PR-B-0786	Jane	Olds	Caversfield Parish Council	19			No
PR-B-0793	Philip	Morley	North Oxford Golf Club	19			Criteria for the interim transport assessment should be revisited in light of the comments to other questions on transport.
PR-B-0799	Ian	Sheppard		19			Do not seem to meet Cherwell's district needs, only to actively pacify City Council.
PR-B-0808	Chris	Robbins		19			The assessments may reflect the identified transport criteria, but this should not be allowed to override the need to prevent coalescence of communities.
PR-B-0820	Liam	Ryder	Gladman Developments Ltd	19			No
PR-B-0826	Alan	Dobson		19			There is already massive congestion in this area. The pressure on the A40 and A34 as major routes without alternatives will only increase: adding to this pressure with local Green Belt development is folly
PR-B-0829	Fergus	Campbell	Oxfordshire Clinical Commissioning Group	19			Have provided a detailed statement in response to this question in their representation.
PR-B-0832	Richard	Hills		19			No
PR-B-0837	David	Jackson	Savills on behalf of Christ Church, Exeter College, Merton College and OUP	19			The findings of the ITA for the North Oxford Triangle site are supported.
PR-B-0847	Richard	Cutler	Bloombridge LLP	19			Agree that Area A offer the best 'green' scores
PR-B-0861	Tim	Perkins	TMP Planning Ltd on behalf of Gosford and Water Eaton PC	19			In relation to the sites within the Parish we note that many perform poorly in terms of criteria relating to congestion, road safety incidents and proximity to AQMAs. These are major areas of concern. As stated in response to Q15 very concerned as to whether sufficient transport infrastructure can be put in place to cope with such large scale development. In addition any additional infrastructure will also have impacts on the GB and on the environment and local communities.
PR-B-0866	Matt	Todd		19			No. Nothing in the GB should be considered. Favourable inclination to areas A and B which are in the GB. Imperative that GB is preserved. These are not exceptional circumstance when many options available.
PR-B-0877	David	Flavin	Oxfordshire County Council	19			Has provided specific comments on the sites - Oxfordshire County Council RAG assessment is attached in Appendix 1 of the representation.
PR-B-0878	Jane	Olds	Wendlebury Parish Council	19			Unable to respond due to lack of time
PR-B-0887	Paul	Buckley		19			Yes. It is unreasonable, it neglects factors of extreme importance to the local community. The impact on the GB and the necessity to ensure infrastructure provision matches the need.
PR-B-0890	Chris	Dicks		19			An independent review should be commissioned to establish the impact of road improvements, following the unacceptable disruption from the Cutteslowe and Wolvercote works.

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PR-B-0895	Dr Alison and Dr Simon	Street		19			Welcome the plan to continuously review the transport assessment.
PR-B-0897	Rob	Lawrence		19			It is not fit for purpose from the perspective of Cherwell residents. Radical changes are needed by Oxford with public transport to and within the city. Road access to Banbury railway station car park is convoluted and need streamlining to prevent traffic congestion at peak times. Banbury to Oxford is overcrowded at peak times. Park and Ride requires a direct metro link to Oxford and not rely on buses. Quicker to get to Marylebone from South Newington than to Oxford with less hassle.
PR-B-0907	Alison	Forfar		19			Fails to consider how many people from the proposed sites will reach transport hubs. Increased traffic and housing has made the roads unsafe for cyclists. The state of these roads needs to be addressed by the council to improve road safety and to prevent fatalities. Public transport needs to be in place form every development site, so as to reduce residents using their own cars. Where are the plans for public transport, footpaths and cycle routes. This is crucial to reduce the pressure on the roads, the plans as they are only increase the pressure on local roads.
PR-B-0913	Helen	Marshall	CPRE Oxfordshire	19			There is not sufficient information in the ITA on the journey types from the people living in the proposed homes. The assumption is flawed and not all journeys would be to the centre of Oxford but would be likely to be to the Hospitals and Cowley Business Parks, which are a long way away from the sites. The fact that some of the sites are near a No2 bus route does not begin to address the question of how someone working on the South and East of Oxford (where most employment is located) can get to work by public transport. The buses are already overcrowded and a simple journey of 2.5 miles can often take half an hour. There is no room for any more buses in St Giles and no means are suggested to alleviate the problem.
PR-B-0924	Jan	Molyneux	Molyneux Planning for SBPC on behalf of Earthline Ltd and U-Stay Ltd	19			The Metrics used should be weighted in order to prioritise the assessment criteria. Some metrics do not appear to be very significant, but still offer Green ratings, resulting in sites appearing more suitable than others, without solid reasons. The assessment focuses primarily on existing infrastructure rather than the opportunities for sustainable transport enhancements. Detailed comments are made on the individual metrics.
PR-B-0931	Jane	Olds	Fringford Parish Council	19			Agrees
PR-B-0937	Philip	Rawle	Greenlight Developments	19			No specific comments on the findings of the strategic development sites selected. Earlier comments relating to Bicester and GB reiterated.
PR-B-0944	David	Stone		19			This rep has criticism of the repetition of the questions. Acknowledgement is needed of the realities of traffic congestion and pollution and how this would be exacerbated.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	19			No
PR-B-0973	Jonathan	Harbottle	Land and Partners Ltd	19			Detailed response provided. Development in rural areas gives the opportunity to provide significant benefits to rural communities. Development in Deddington can deliver much needed sports facilities alongside new homes.
PR-B-1006	Ruth	Powles	Kirtlington Parish Council	19			Supports selection of sites that are south west, south and south east of Kidlington, as close as possible to Oxford.
PR-B-1017	Oliver	Burton-Taylor	Simply Land (Oxford) Ltd	19			No
PR-B-1037	Alice	Suttie	Boyer Planning on behalf of Redrow Homes and Wates Developments	19			See response to Q15 above. Do not consider that the ITA should have been limited to only those sites within Areas A and B.
PR-B-1039	Igor Niladri	Dyson		19			Using low or zero emission transport is good. Sustainable transport always respects the integrity of the existing natural environment and heritage with the inclusion of GB. Encourage communication technology to minimise commuting and enable dispersed employment.

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PR-B-1069	JP	Lyes		19			Could not locate on website.
PR-B-1095	Val	Russell	Bodicote Parish Council	19			Concerned that The Banbury Masterplan has not yet been implemented. With Brexit and Local Plan Part 2 still in preparation, the housing numbers are yet to be realised. New development and any required infrastructure will impact on many of the search areas identified in the Options Paper. The provision of adequate infrastructure must play an important part when deciding on sites for new housing.
PR-B-1096	Greg	Blaquiere	Terence O'Rourke Ltd on behalf of the Vanbrugh Unit Trust and Pye Homes	19			The ITA is wholly flawed and cannot be considered a robust evidence base against which to take forward significant decisions on future growth scenarios. The metrics adopted have been inconsistently applied, do not make reasonable assumptions about future conditions, and fail to identify likely opportunities or constraints. The report is particularly biased towards development immediately adjacent to the Oxford built up area.
PR-B-1099	Alan	Storah	Oxford City Council	19			Endorses the benefits of good transport connections associated with close proximity to Oxford in the Initial Transport Assessment of the 38 sites.
PR-B-1110	Iain	Johnson		19			CDC has consistently marked sites closest to Oxford as positive. While understanding the reasoning and reluctance to negatively impact the residents of Cherwell district towns, results impact the existing residents of North Oxford, who are not your constituents. Namely by removing our GB, area of conservation, increasing pollution and increasing traffic congestion.
PR-B-1154	Jim	Spencer		19			No comment
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	19			The spatial development options in areas A (Kidlington) and B (Land north and east of Kidlington) are considered to represent the locations where CDC could most sustainably accommodate Oxford's unmet housing need. Do not agree as there is widespread road congestion with the villages of Kidlington, Begbroke and Yarnton particularly affected. Residents of Begbroke have no controlled pedestrian crossing and access/egress to A44 is at times very difficult. There are no buses linking their villages to Kidlington and its many services, Oxford Parkway station or Water Eaton Park and Ride.
PR-B-1157	Nicola and Giles	Lewis		19			No comment
PR-B-1160	Christopher	Hardman	Wolvercote Neighbourhood Forum	19			The ITA methodology is flawed. It takes 'no account of the capacity implications associated with transport infrastructure – simply whether it was present or not in relation to each area of search ' (6.10, page 69). However, as in Figure 10, consider that the 'At–a-glance summary of site findings' (Transport Assessment page 75, fig.6-2), gives a misleading view of the benefits or otherwise of the areas of search. Have provided a detailed comment in the representation.
PR-B-1162	Roger	Bellamy	Hornton Parish Council	19			Yes, The Parish Council is concerned with the statement "The District Councils in Oxfordshire have accepted Oxford City meet its own housing needs…" this is incorrect, as South Oxfordshire has rejected this claim. If the Interim Transport Assessment Summary of Oct 2016 is not aware of South Oxfordshire's decision of the previous month, what confidence can the public have in the accuracy of this assessment?
PR-B-1163	Catherine	Arakelian		19			No. The exercise does not feel transparent. The "Initial Sustainability Appraisal" has predetermined which sites will go forward to the next phase, regardless of objections. If it was a site near to Oxford, that appears to have been the deciding factor. The planning officers have so little resource and are being urged on by the July deadline to complete the Local Plan Review, they seem obliged to seek for evidence that fits the desired outcome of the Growth Board and the Local Enterprise Partnership.
PR-B-1165	Caroline	Johnson		19			The major impact is going to be on Oxford City not on Cherwell DC. This effect will be highly significant. Is this effect being examined?
PR-B-1167	Jodi	Stokes	Persimmon Homes Midlands	19			No comments
PR-B-1188	Carol	Matheson		19			Do not believe that there is sufficient transport and infrastructure in place to support all these extra houses and people. Gosford and Water Eaton perform badly in relation to congestion, road safety incidents and air quality management too.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1224	Theresa	Goss	Adderbury Parish Council	19			No comments at this stage.
PR-B-1225	Paul	Butt	Paul Butt Planning on behalf of Shyde Investments Ltd	19			No
PR-B-1226	Andrew	Garraway	Turnberry on behalf of Exeter College - Frieze Farm	19			Detailed comments are made. It includes a preliminary Access Options Study.
PR-B-1229	Henry	Brougham		19			No comments.
PR-B-1230	T M M	Green		19			The document produced for consultation is much too elaborate and difficult to understand for the layman.
PR-B-1232	Mark	Schmull	Nathaniel Litchfield and Partners on behalf of The Church Commissioners	19			Consider that these exercises have been carried out prematurely, and should be repeated once all sites put forward as part of this current consultation have been considered as a whole. Additional sites/proposals (including strategic infrastructure proposals) may result in different findings for these assessments.
PR-B-1233	Simon	Gamage	RPS Planning and Development on behalf of Mr R Bratt	19			No comments to make.
PR-B-1235	Ed	Barrett	Catesby Property Group on behalf of Catesby Estates Ltd	19			No comments at this stage.
PR-B-1240	Suzanne	Willson-Higgins		19			In relation to sites within Gosford and Water Eaton, many of these sites perform poorly in terms of criteria relating to congestion, road safety incidents and proximity to AQMA's. Is very concerned as to whether sufficient transport infrastructure can be put in place to cope with such large scale development. In addition any additional infrastructure will also have impacts on the Green Belt and on the environment and local communities.
PR-B-1243	Kazimiera	Kantor		19			Not able to make a comment in the time available.
PR-B-1255	Kezia	Sheppard		19			No.
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	19			Agrees with the assessment and findings of the ITP report and that without significant improvements, new development of the scale envisaged cannot be accommodated in Areas A and B in particular. Press reports indicate that Oxfordshire is likely to be awarded less than 10% of the Transport Infrastructure bid submitted by LEP. There is no certainly that the Rapid Transport system will be deliverable. This is a deal breaker for new housing and increased strain on already overloaded routes, worsening conditions for existing residents and failing to sustainably meet the needs of newcomers. The capacity of the existing infrastructure is minimal or exceeded in and around Kidlington. Developers can only be asked to address the needs of their own scheme before the delivery of Affordable Housing becomes unviable. The funding gap has to have realistic prospects of resolution before any land is allocated for development in the future. Larger sites require developer agreements. Are concerned about the lack of time for a site by site assessment; therefore they have adopted an approach of considering group of sites and these comments are provided with this representation.
PR-B-1272	S G	Wakeling		19			No comment at this stage.
PR-B-1284	Simon	Barry	Boyer Planning on behalf of Bloor Homes	19			Do not consider that the ITA of the Strategic Development Sites should have been limited to only those sites within the Areas of Search A and B.
PR-B-1294	Giles	Hughes	West Oxfordshire District Council	19			Transport is an important aspect that will need to be given significant weight in the final decision as to which sites to promote.
PR-B-1301	Nigel	McGurk	The Blenheim Palace Estate / Vanbrugh Unit Trust	19			Nothing further to the above.
PR-B-1342	Laura	Precious	Quod on behalf of Albion Land	19			Have assessed the sites using CDC's own methodology for ITA and consider that the site south east of Bicester ranks better than or equal to many of the sites in Areas A and B. Consider that, their site is more sustainable in terms of its connectivity with Oxford and its potential transport impacts than many of the sites in Areas A and B. Have provided a detailed statement in response to this question in the representation and that sites in Areas A and B would be inappropriate by definition and would cause harm.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1343	Shaun	Richards	Cerda Planning Ltd on behalf of Cala Homes Ltd	19			Sites appear to be well connected to Oxford.
PR-B-1344	Jonathan	Harbottle	Land and Partners Ltd	19			Option I has been assessed as having only a single Key Strategic Opportunity - Oxfordshire HMA. Development in rural areas gives the opportunity to provide significant benefits to rural communities. Their sites can deliver much needed sports facilities highlighted in LP2-A-023 - Jan 2016, LP2-A-013 - rep by Deddington Parish Council and LP2-A-031 - Deddington Neighbourhood Plan. Do not agree that the infrastructure is necessarily a constraint, where development in rural areas offers the opportunity to improve this infrastructure for both new and existing residents. Their sites would provide housing and additional playing fields, being in a sustainable location accessible to the rest of the village whilst offering a sufficient area to provide a comprehensively designed solution.
PR-B-1345	Nick	Alston	Bilfinger GVA on behalf of Oxford Aviation Services Ltd	19			Disagree with the findings of the ITA Report. Have provided a detailed assessment in (enclosure 2) which is included in the representation. The TA should be re-run having regard to site specific details set out in their earlier representation of 11 March 2016. A table with specific comments and recommended RAG scores are included within the representation.
PR-B-1346	Neil	Tiley	Pegasus on behalf of the Dorchester Group	19			The options have not been robustly selected and so it is unnecessary to comment on the ITP.
PR-B-1352	Liz	Boden	Pegasus on behalf of Richborough Estates	19			The ITP assessed a total of 38 sites in areas A and B. It considers site suitability in terms of transport and air quality concerns.
PR-B-0637	Prof Martin LG	Oldfield		20	A, B		Areas A and B should not have been included as they destroy the GB.
PR-B-0944	David	Stone		20	A, B		This rep has criticism of the repetition of the questions. It is not sustainable to destroy GB and sites within search areas A and B will not benefit from their own sense of community and independence or space for recreation. Will not have access to pollution and congestion free transport systems. I strongly oppose development of the sites identified in response to question seven. Separate more sustainable solutions need to be looked at in other areas of Cherwell District. Strongly oppose development of the sites identified in response to question seven. Separate more sustainable solutions need to be looked at in other areas of Cherwell District.
PR-B-1298	James	Jocelyn		20	A, B		A lengthy study is not needed to conclude that Areas A and B are most attractive to developers and, most convenient for transport into Oxford for work. The SHMA suggests that the vast majority of the new homes will be surplus to local requirements; having failed to consider this, find the SA's finding invalid. Like the Transport Assessment, the Sustainability Appraisal smells of a document written to justify a preconceived set of conclusions.
PR-B-0890	Chris	Dicks		20	A,B	PR20, PR34	This rep refers to the full LUC initial sustainability report and has criticism of sections of it. There is a need to recognise the value of the countryside, GB and agricultural land. The importance of the canal for tourism and the need to preserve low light levels between Kidlington, Begbroke and Yarnton. The increase in pollution and congestion have not been assessed correctly.
PR-B-0890	Chris	Dicks		20	C, E		Criticism of the score for SA16 given the good railway connections.
PR-B-0933	Peter	Bateman	Framptons on behalf of the Donger Family	20	I		Area I is a very broad area covering the majority of the District. This causes the conclusions of the SA to be unduly broad and strategic. Should more focused areas be assessed it is considered that a more robust conclusion and scoring system would result
PR-B-1035	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford and Blenheim Palace	20		PR124, PR41, PR177	The sites they are promoting PR124, PR41 and PR177 perform consistently well in terms of SA objectives relating to Oxford, including 4 significant positive effects and one significant negative effect (SA Objective 10). They set out they considerations on the negative effect in detail.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1228	Juliet	West	ICOMOS-UK	20		PR22, PR25, PR118	A number of detailed comments are made specifically in relation to the setting of the Blenheim Palace WHS. Although in West Oxfordshire its south southern edge is adjacent to the boundary of Cherwell DC. Sites PR118, PR22 and PR25 are all potentially within the setting of the WHS.
PR-B-0985	Peter	Collins	Islip Parish Council	20		PR30	Detailed comments are made in the representation in respect of site PR30
PR-B-0840	Mike	Gilbert	Mike Gilbert Planning Ltd	20		PR48	Yes. Specific detailed comments are made on the assumptions and objectives of the ISA in particular how it relates to site PR48. The suggested changes would mean that site PR48 would become one of the higher scoring sites in Table 9.2. An important issue not addressed in the ISA is the need to avoid coalescence between settlements and loss of village identity. This issue needs greater emphasis.
PR-B-1236	Richard	Boother	RPS Planning and Development on behalf of Mr R Davies	20		PR74	Have some concerns that the scope of the appraisal has been too narrow in some cases and has taken too cautious an approach to scoring the site as a result of paying insufficient attention to the specific characteristics of the site. A detailed critique is provided.
PR-B-0019	Edward	Dowler	Middle Aston Parish Meeting	20			No
PR-B-0033	Henry	Munday		20			Don't include Kidlington
PR-B-0055	Cynthia	Hall		20			No building on the GB.
PR-B-0057	Matthew	Taylor	Aitchison Rafferty	20			The initial SA findings could have given further consideration to increasing the unit allocations in existing SHLAA sites, rather than a presumption of only new sites being required to meet the unmet housing need. A combined approach of reviewing and adjusting unit numbers for existing SHLAA sites, along with identifying new sites, may prove a more efficient and effective approach.
PR-B-0058	Anthony	Hall		20			The “sustainability” assessment is ludicrously mistitled, since many of the criteria are about its opposite, economic growth. So the apparently green scores for many areas on many criteria are utterly misleading, simply allowing you to appear to justify choosing unsustainable areas by appearing to balance the red scores with spurious green ones.
PR-B-0119	C A	McCall		20			Not had a chance to read documents.
PR-B-0153	Paul	Goulding QC		20			Agree with the initial sustainability appraisal that sites within Area I are unsuitable for housing development given their remote, rural character, poor transport links and generally inadequate infrastructure. This particularly applies to Noke.
PR-B-0171	Peter	Worth		20			Not impressed, it reads wrong. Sites that are close to Oxford have been killed off for the wrong reasons.
PR-B-0209	Patrick and Julia	Jennings		20			Do not agree that certain sites will create any more job opportunities than other sites (ref. table 9.2 of Cherwell Local plan part 1 Partial Review SA report) . This appears to be used to sway the argument in favour of certain sites. The science and justification behind these grading's does not stand up to scrutiny. Also ‘Access to services and facilities’ is only really applicable if the council is aiming to place more strain on existing facilities rather than provide new ones. More importantly Table 9.3 outlining SA Objectives SA7 and SA8 (‘Conserving and enhancing Biodiversity’ and ‘Protecting and Enhancing the Landscape’) for site 38 are graded ‘++’. It is absolutely nonsensical that there is a positive impact. It would destroy the landscape of Site 38 and impinge on areas where many unusual fauna breed and live. This should be graded ‘- -‘ at least. This plainly wrong data completely invalidates any conclusions from this report.
PR-B-0447	Laura, John, Benito	Wainwright		20			Cannot comment as do not know how to access the Initial Sustainability Appraisal Tables 9.1 and 9.2.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0643	L	Allen		20			The existing transport systems do not support current loadings let alone potential increases and little attention has been given to the daily traffic chaos around Oxford. Lack of local knowledge has resulted in wrong assumptions with regards to bus routes .At Begbroke and Yarnton there is no longer a bus service to Kidlington or Oxford Parkway, and no consideration of the A44 splitting Begbroke in two with no pedestrian crossing. Constant expansion in any form is not sustainable and development in other centres within Oxfordshire and surrounding counties must be considered.
PR-B-0653	Peter	Webber		20			These sites should certainly be listed but be mindful of providing London overspill.
PR-B-0655	Christina Mary	Shirley		20			The sites are too close to Oxford flood plain.
PR-B-0704	J	Kershaw	Wright Hassall Solicitors LLP on behalf of Mr J Kershaw	20			No. See general comments on consultation.
PR-B-0705	Nick	Small	Stagecoach	20			Main comments on specific sites made in response to Q11.
PR-B-0710	Selwyn	Phillips		20			Kidlington sits in a flood plain, is it wise to cover this with concrete. It would appear that the numbers agreed by councillors shows that they do not have any commitment to their communities.
PR-B-0723	RA	Humphreys	Humphreys and Co Solicitors LLP on behalf of Oxford Programs Limited	20			Note that Yarnton is within Area A having been identified as the most sustainable broad location for identifying sites. Whilst acknowledging the need for an Infrastructure Delivery Plan, are concerned that no such proposals are in place in advance of the site selection process.
PR-B-0743	John	Tremlett		20			No
PR-B-0786	Jane	Olds	Caversfield Parish Council	20			No
PR-B-0799	Ian	Sheppard		20			Do not seem to meet Cherwell's district needs, only to actively pacify City Council.
PR-B-0808	Chris	Robbins		20			No further comments
PR-B-0820	Liam	Ryder	Gladman Developments Ltd	20			No
PR-B-0832	Richard	Hills		20			No
PR-B-0837	David	Jackson	Savills on behalf of Christ Church, Exeter College, Merton College and OUP	20			The findings of the ISA form an acceptable starting point for the assessment of these sites. The findings demonstrate that the North Oxford Triangle site scores positively against a range of SA objectives and demonstrates the sustainable nature of the site.
PR-B-0842	Alex	Wilson	Barton Willmore on behalf of A2 Dominion Group Ltd	20			CDC should consider Option E at the site assessment stage also. Consider there is capacity/opportunity to accommodate further growth to meet unmet need at Bicester.
PR-B-0847	Richard	Cutler	Bloombridge LLP	20			A number of detailed comments are made on the SA. They relate to Page 38, Page 39, Para 5.5, Table 9.1, Table 9.2, Table 9.3 and Appendix 6. Generally, welcome the overall conclusions drawn but request that a finer grained SA is undertaken in relation to the 38 sites. Feel that The Moors is a site that is capable of performing well in terms of overall sustainability, whilst also meeting Oxford's unmet housing needs.
PR-B-0861	Tim	Perkins	TMP Planning Ltd on behalf of Gosford and Water Eaton PC	20			Already explained in response to Q17 some of the concerns in relation to the SA assessment scoring process. This would also apply to the appraisal of specific sites. In response to Q11 highlighted specific environmental impacts which need to be taken in to account. These comments are equally relevant to the SA.
PR-B-0862	Peter	Nicholson		20			The Initial SA are well formulated and appropriate for testing the positive and negative effects of proposed development. However disagrees that the site have been tested in an objective and accurate way against all of them. A very detailed response discussing the assessments against sites in provided in the representation.
PR-B-0877	David	Flavin	Oxfordshire County Council	20			Recommend that the scope of Objective 2 is widened to include a broader definition of health and wellbeing or that health and wellbeing benefits of the three objectives with particular spatial relevance to Oxford are recognised and overtly stated.
PR-B-0878	Jane	Olds	Wendlebury Parish Council	20			Unable to respond due to lack of time
PR-B-0887	Paul	Buckley		20			Yes. Sites in Areas A and B have been considered unreasonably favourably because impact on the GB has been ignored.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0895	Dr Alison and Dr Simon	Street		20			No specific comments.
PR-B-0897	Rob	Lawrence		20			There has been insufficient time allowed by CDC for people to review the Sustainability Appraisal as well as the extensive main options paper.
PR-B-0907	Alison	Forfar		20			Fails to consider how many people from the proposed sites will reach transport hubs. Increased traffic and housing has made the roads unsafe for cyclists. The state of these roads needs to be addressed by the council to improve road safety and to prevent fatalities. Public transport needs to be in place form every development site, so as to reduce residents using their own cars. Where are the plans for public transport, footpaths and cycle routes. This is crucial to reduce the pressure on the roads, the plans as they are only increase the pressure on local roads.
PR-B-0910	Ken	Pelton		20			The sites appear to be guesswork and supported by notions of non-existent transport infrastructure.
PR-B-0913	Helen	Marshall	CPRE Oxfordshire	20			No significant data is referenced to support the initial findings which would therefore appear to be merely guesswork at this stage.
PR-B-0924	Jan	Molyneux	Molyneux Planning for SBPC on behalf of Earthline Ltd and U-Stay Ltd	20			The SA's initial findings for sites 19 and 29 are based on the existing situation, where it is obvious that major bus routes would not currently serve an area of mineral extraction. The Quarry could be included within the routes without significant alterations to the timetables.
PR-B-0931	Jane	Olds	Fringford Parish Council	20			Agrees
PR-B-0937	Philip	Rawle	Greenlight Developments	20			No specific comments on the findings of the strategic development sites selected. Earlier comments relating to Bicester and GB reiterated.
PR-B-0948	Tim	del Nevo		20			Criticism to a document that is 175 pages long which contains very technical and detailed wording.
PR-B-0956	Mark	Recchia	Banbury Town Council	20			The Town Council considers the SA initial findings of the sites as appropriate, however it points out that as new development adjacent to deprived neighbourhood has positive benefits. None of these sites are adjacent deprived neighbourhoods, therefore it seems off that these site have not been discounted for that reason.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	20			Do not have any specific comments on the Initial SA, but state that their assessment of the 38 sites against our records of designated heritage assets indicates 19 that contain or are within the setting of designated heritage assets, not 20 as indicated in paragraph 9.48 of the Sustainability Appraisal Report (site 92 being where the difference of opinion occurs). Their concern is that the significance of heritage assets has not been discussed in the assessment. This is discussed in detail in their representation.
PR-B-1006	Ruth	Powles	Kirtlington Parish Council	20			Supports selection of sites that are south west, south and south east of Kidlington, as close as possible to Oxford.
PR-B-1016	Ben	Simpson	WYG on behalf of Bonnar Allan Ltd	20			Concerned that the SA does not adequately assess or compare the proposed areas of search and sites with respect to items of infrastructure that they are able and committed to deliver. This is a fundamental omission from the SA and in the case of New Alchester, means no account is taken of the location of the site across the railway line from Bicester to Oxford and our stated intention to deliver a new railway station there. The rep includes a comparative matrix that compares New Alchester against the other sites within the Areas of Search. This indicates a high score in comparison with other candidate sites.
PR-B-1017	Oliver	Burton-Taylor	Simply Land (Oxford) Ltd	20			No
PR-B-1024	Andrew	Hornsby-Smith		20			Supports the SA findings, and considers that the selection of criteria for the detailed assessment of sites within Areas A and B to be partial and lacking any inclusion of the impact on the host community within Cherwell.Has provided a detailed response to this question.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1032	David	Burson	JPPC on behalf of the Tripartite and the University of Oxford	20			The initial findings are noted. Welcome suitable refinements prior to the plan progressing. One uncertain impact raised in relation to site PR20 is landscape impact. This seems not to take account of the previously submitted Masterplan which demonstrates scope for comprehensive landscaping across the site.
PR-B-1037	Alice	Suttie	Boyer Planning on behalf of Redrow Homes and Wates Developments	20			See response to Q13 and Q17 above.
PR-B-1039	Igor Niladri	Dyson		20			No. Cherwell is being pressurised into this. The unmet housing need comes from a wish to grow population and to drive the economic growth. Regardless of the damage to the environment, heritage and social benefits. Sustainable is not an appropriate word describing development on any existing GB. Consideration should be given to previously developed land, be affordable and house the current population first.
PR-B-1069	JP	Lyes		20			Could not locate on website.
PR-B-1095	Val	Russell	Bodicote Parish Council	20			There are a lot of issues brought up by the SA Report, which point to policies that the Local Plan Part 2 would supposedly address. Given that this document is still in preparation, with policies yet to come forward, this is strange. As it stands, have no idea how many homes could be allocated throughout Cherwell.
PR-B-1096	Greg	Blaquiere	Terence O'Rourke Ltd on behalf of the Vanbrugh Unit Trust and Pye Homes	20			Whilst the SA demonstrates that the area subject to these representations is justified against the alternatives, contend that the SA underscores the positive benefits of the sites and lack of constraints. The ranking of these sites should be at least equal to, if not better than, Option B Area. The rep continues by giving a detailed critique of the SA in its analysis of the promoted sites.
PR-B-1110	Iain	Johnson		20			Pleased that you state more work and investigation is required to make sure GB and areas of conservation are not affected adversely (7.53 to 7.56) . Traffic is a major concern as know how congested the area around Oxford parkway going into Oxford already is. (7.59)
PR-B-1154	Jim	Spencer		20			No comment
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	20			The whole SA appraisal is weighted towards their areas (A and B). Why would Oxford wish unmet housing need elsewhere in the Cherwell District but on its doorstep?
PR-B-1162	Roger	Bellamy	Hornton Parish Council	20			The Initial Sustainability Assessment is work in progress and these are their early considerations of options, therefore incomplete, and as such can hardly be commented upon until it is concluded?
PR-B-1163	Catherine	Arakelian		20			No. The exercise does not feel transparent. The “Initial Sustainability Appraisal” has predetermined which sites will go forward to the next phase, regardless of objections. If it was a site near to Oxford, that appears to have been the deciding factor. The planning officers have so little resource and are being urged on by the July deadline to complete the Local Plan Review, they seem obliged to seek for evidence that fits the desired outcome of the Growth Board and the Local Enterprise Partnership.
PR-B-1165	Caroline	Johnson		20			Oppose the findings. There is not an exceptional reason to build on GB land especially in the way proposed which will effectively remove it and cause neighbouring communities to coalesce.
PR-B-1167	Jodi	Stokes	Persimmon Homes Midlands	20			No comments
PR-B-1188	Carol	Matheson		20			Whilst the sites in Gosford and Water Eaton score positively in meeting Oxford's needs, they score negatively in may aspects too. These lie in the impact on the environment, the use of GB land, air quality and congestion.
PR-B-1224	Theresa	Goss	Adderbury Parish Council	20			No comments at this stage.
PR-B-1225	Paul	Butt	Paul Butt Planning on behalf of Shyde Investments Ltd	20			No
PR-B-1226	Andrew	Garraway	Turnberry on behalf of Exeter College - Frieze Farm	20			It is considered that the scoring in the SA does not accurately reflect the site. A revised SA is included in this rep.
PR-B-1229	Henry	Brougham		20			No comments.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1232	Mark	Schmull	Nathaniel Litchfield and Partners on behalf of The Church Commissioners	20			Consider that these exercises have been carried out prematurely, and should be repeated once all sites put forward as part of this current consultation have been considered as a whole. Additional sites/proposals (including strategic infrastructure proposals) may result in different findings for these assessments.
PR-B-1233	Simon	Gamage	RPS Planning and Development on behalf of Mr R Bratt	20			Would welcome further investigation of potentially developable sites outside Areas A and B.
PR-B-1235	Ed	Barrett	Catesby Property Group on behalf of Catesby Estates Ltd	20			No comments at this stage.
PR-B-1240	Suzanne	Willson-Higgins		20			Concerned about some of the SA scoring for sites in Area A. The SA results show that many of the sites in Gosford and Water Eaton have positive scores in relation to meeting Oxford's needs, as they have negative impacts when considering the environment, the use of green field land, and potential effects on air quality/congestion. Specific environmental impacts as discussed in response to question 11 should also be taken into account.
PR-B-1243	Kazimiera	Kantor		20			Insufficient time for research.
PR-B-1255	Kezia	Sheppard		20			No.
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	20			The findings are very generic, overstate likely benefits, and do not exercise sufficient caution in advance of detailed assessment.
PR-B-1272	S G	Wakeling		20			No comment at this stage.
PR-B-1284	Simon	Barry	Boyer Planning on behalf of Bloor Homes	20			The Partial Review can only be considered as an Addendumt o the LPP1; therefore the sites and SA needs to be entirely consistent with the vision and spatial strategy of LPP1 and should not in any way depart from the fundamental principles it defines for the location of growth in Cherwell.
PR-B-1294	Giles	Hughes	West Oxfordshire District Council	20			The impacts on West Oxfordshire have been considered even though some sites adjoin or a very close to West Oxfordshire. Do not agree with the mixed assessment given to site PR22 against the sustainability appraisal heritage objective. Although the fact that there is a scheduled ancient monument on site is referenced there is no acknowledgement that it is next to a World Heritage site within West Oxfordshire. The significance of these heritage assets is very high and this should be addressed in the appraisal and reflected in the subsequent scoring. There is no evidence in the appraisal to back up the conclusion that there may be instances where a site allocation on site PR22 could enhance heritage assets. The impact of urbanisation on the currently rural setting of the Blenheim Palace World Heritage site and on the setting of the buried Roman Villa would be significant and negative. The assessment of site PR22 on this aspect does not appear consistent with the assessment of site PR92.
PR-B-1301	Nigel	McGurk	The Blenheim Palace Estate / Vanbrugh Unit Trust	20			Nothing further to the above.
PR-B-1343	Shaun	Richards	Cerda Planning Ltd on behalf of Cala Homes Ltd	20			Refer to Q18.
PR-B-1345	Nick	Alston	Bilfinger GVA on behalf of Oxford Aviation Services Ltd	20			Disagree with the findings of the SA Report. Request that the assessment is re-run having regard to site specific details set out in the earlier representation of 11 March 2016. Have provided a detailed assessment in (enclosure 2) which is included in the representation. A table with specific comments and recommended RAG scores are included within the representation.
PR-B-1346	Neil	Tiley	Pegasus on behalf of the Dorchester Group	20			The options have not been robustly selected and so it is unnecessary to comment on the SA.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1352	Liz	Boden	Pegasus on behalf of Richborough Estates	20			The SA assessed the 38 sites in areas A and B. With regards to SA Objective 8 all sites except PR195 have significant negative effects. The rest of the sites all score significant negative effects due to their location in the open countryside. This is due to the fact that Areas of Search A and B are predominantly Green Belt with the village of Kidlington inset. The exclusion of Areas of Search E and H meant that much of the land around existing settlements was excluded from the site analysis.
PR-B-0878	Jane	Olds	Wendlebury Parish Council	21		PR10, PR97	The evidence does not adequately address the issues of flooding (PR10 and PR97), surface water from A41 is channelled across the site, is the culvert and discharges into Wendlebury brook. Any development on this site would not work. The site is largely in Flood Zone 3. The Environment Agency have been looking at major flood relief plans for Oxford. It will be critical to check if the proposed development on this site will have implications for this scheme.
PR-B-0985	Peter	Collins	Islip Parish Council	21		PR30	The Parish Council is working closely with the owners of the site to bring this site forward for 50 houses and 50 bed care home, which would provide limited growth and enhance its services and facilities. A detailed comments is provided in the representation.
PR-B-1110	Iain	Johnson		21		PR38	How will you incorporate the views and evidence presented to you by North Oxford areas bordering PR38? We are not your constituents but as this development will materially affect us you MUST take any evidence we provide to you into account.
PR-B-0019	Edward	Dowler	Middle Aston Parish Meeting	21			No
PR-B-0033	Henry	Munday		21			7.56 Building houses for Oxford City cannot be exceptional circumstances.
PR-B-0055	Cynthia	Hall		21			Improve public transport, and identify and exploit brownfield sites. Consider the Oxford-Cambridge corridor that the new railway will open up. Do not bring new industry into Oxford.
PR-B-0057	Matthew	Taylor	Aitchison Rafferty	21			See response to question 3.
PR-B-0058	Anthony	Hall		21			You quote the NPPF statement on green belt, while your proposals fly in its face. So presumably by “require close scrutiny” you mean “We need to find what words the government wants us to use so it can collude with us while pretending that green belt is ‘sacrosanct’ ”.You have produced no arguments to justify destroying green belt – because there are none. There is nothing “exceptional” about lazy and greedy developers wanting to build where it suits them, rather than where would actually be beneficial
PR-B-0119	C A	McCall		21			Not had a chance to read documents.
PR-B-0171	Peter	Worth		21			Run an additional process for sites which meet the criteria but have not been volunteered for development. It will flush out some new capacity.
PR-B-0186	Paul	Walker	Oxford Bus Company	21			Supports the Green Belt Review if it meant developments could be more sustainably located closer to the urban fringe.
PR-B-0447	Laura, John, Benito	Wainwright		21			The NPPF states that GB should be permanently protected from development, it is required to conserve and enhance the natural environment and minimise impacts on biodiversity. Respect should be given to the character of local areas and their social and cultural well-being. The NPPF also stipulates re-use of previously developed land. A revised transport assessment is necessary to take into account likely accumulative effects of increased demand.
PR-B-0637	Prof Martin LG	Oldfield		21			It is too narrowly based on Oxford’s stated, over exaggerated, housing need. The evidence base should include the wishes of the local residents of Kidlington, Yarnton and Begbroke and those who live in Oxford and benefit from the GB.
PR-B-0643	L	Allen		21			The full cost of each development must be evaluated. This must include capital cost, maintenance, third party infrastructure costs, environmental effects and quality of life. The cost of this evaluation should be born by Oxford City. What incomes are likely to be generated by each development and where will this go? Who will have access to these new homes?

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PR-B-0653	Peter	Webber		21			Don't believe Oxford has fully demonstrated why GB sites outside the city are being considered when GB sites within the city i.e. Port Meadow were rejected.
PR-B-0655	Christina Mary	Shirley		21			There needs to be consideration for future generations and the affects on overstretched emergency services.
PR-B-0656	Mary G	Shirley		21			You need to consider everyone's objections as the majority of people in the village are against this amount of houses.
PR-B-0704	J	Kershaw	Wright Hassall Solicitors LLP on behalf of Mr J Kershaw	21			The Council should look at studies concerning the potential effects on Brexit and whether such effects are likely to effect the projected growth in jobs in Oxfordshire. Although the Oxfordshire Knowledge Spine is world renowned, if economic factors conspire against it then the number of jobs will be lower than predicted. This is further reason to not to accommodate new houisng until there is a review of Oxford's needs in five or six years.
PR-B-0705	Nick	Small	Stagecoach	21			Have some real concerns about the robustness of many of the methodological assumptions in the High Level Transport Assessment of Spatial Options. Detailed comments on recent and propose schemes are made; and the transport model used.
PR-B-0710	Selwyn	Phillips		21			How about some evidence from the government and local MP's in writing supporting the increase.
PR-B-0723	RA	Humphreys	Humphreys and Co Solicitors LLP on behalf of Oxford Programs Limited	21			Note that Yarnton is within Area A having been identified as the most sustainable broad location for identifying sites. Whilst acknowledging the need for an Infrastructure Delivery Plan, are concerned that no such proposals are in place in advance of the site selection process.
PR-B-0743	John	Tremlett		21			No opinion
PR-B-0745	Dr Ian	Scargill	Oxford Green Belt Network	21			Ox SHMA is based on highly exaggerated estimates of economic growth and this results in massive over-estimates of housing and land requirements. Criticisms of SHMA and those of other organisations have never been seriously addressed.Suggest commissioning a further study from an independent organisation before irrevocably destroying large areas of the GB and other countryside within Cherwell.
PR-B-0770	Steve	Pickles	West Waddy ADP on behalf of JA Pye (Oxford) Ltd	21			Site specific reports are needed in order to enable a meaningful assessment of sites to be made. As noted above the SA sometimes identifies potential significant negative effects where a better acquaintance with the site would demonstrate that none would occur.
PR-B-0786	Jane	Olds	Caversfield Parish Council	21			No
PR-B-0797	Clive	Booth	Oxford Civic Society Planning Group	21			Despite the volume of material, there appears to be inadequate consideration of the environmental suitability of sites for housing, e.g. in relation to noise, vibration and air quality. The Green Belt assessments appear not to consider the extent of existing degradation by development, e.g. of solar farms, car parks and electricity sub-stations. The Green Belt assessment criteria ('purposes') have not been applied to sites outside the Green Belt, though some, at least of the criteria are just as valid for such sites.
PR-B-0799	Ian	Sheppard		21			No evidence base, only a speculation on Oxford needs.
PR-B-0808	Chris	Robbins		21			No further comments
PR-B-0820	Liam	Ryder	Gladman Developments Ltd	21			No
PR-B-0826	Alan	Dobson		21			No, but think again about the damage to Cutteslowe Park
PR-B-0832	Richard	Hills		21			No
PR-B-0840	Mike	Gilbert	Mike Gilbert Planning Ltd	21			The evidence base needs to include measures to ensure the identified issue of avoiding '*coalescence between settlements and the loss of village identity*' is achieved.
PR-B-0841	Darren	Bell	David Lock Associates on behalf of Hallam Land Management Ltd	21			It is necessary to update and review Cat A villages to establish which settlements are the most sustainable to meet Oxford's housing needs through their connectivity and access. Criteria are suggested.
PR-B-0842	Alex	Wilson	Barton Willmore on behalf of A2 Dominion Group Ltd	21			Consider it premature to decide on areas of search and potential strategic development sites until the HELAA and other studies have been completed.

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PR-B-0847	Richard	Cutler	Bloombridge LLP	21			The full GB review is essential, in particular looking at the strategic issues and long term integrity of the GB, and how associated development can roll back the GB to ensure permanence in the long term.
PR-B-0861	Tim	Perkins	TMP Planning Ltd on behalf of Gosford and Water Eaton PC	21			The PC believes that housing need should be based on up to date economic forecasting. EG Brexit has already seen a downturn in EU research funding and a decline in the level of recruitment by the University.
PR-B-0866	Matt	Todd		21			Oxfordshire SHMA based on highly exaggerated estimates of economic growth. Resulting in massive over-estimates of housing need and land requirements. A further study must be commissioned from an independent organisation before irrevocably destroying large areas of the GB within Cherwell.
PR-B-0877	David	Flavin	Oxfordshire County Council	21			Suggest that wider strategies in Connecting Oxfordshire should be taken into account. E.g. Active and Healthy Travel, Bus/ Rapid Transit and Rail Strategies to understand the full transport policy approach in Oxfordshire. It is also recommended that the evidence in the Oxfordshire's Joint Strategic Needs assessment or the Director of Public Health's Annual Reports should be considered.
PR-B-0882	Julia	Trowles		21			No confidence in the conclusions with the SHMA 2014 in relation to Oxford's unmet housing needs. No sufficient weight given, in the current review, to the amenity, pollution and environmental impacts of developments in the Areas of Search, before selecting those areas which should proceed to site assessment.
PR-B-0883	Peter	Trowles		21			No confidence in the conclusions with the SHMA 2014 in relation to Oxford's unmet housing needs. No sufficient weight given, in the current review, to the amenity, pollution and environmental impacts of developments in the Areas of Search, before selecting those areas which should proceed to site assessment.
PR-B-0890	Chris	Dicks		21			The SA should not have pre-judged the sites for options testing without completion of the further evidence listed in Table 18.
PR-B-0895	Dr Alison and Dr Simon	Street		21			Have no comments.
PR-B-0897	Rob	Lawrence		21			There has been insufficient time allowed by CDC for people to review the Sustainability Appraisal as well as the extensive main options paper.
PR-B-0905	Theresa	Goss	Bloxham Parish Council	21			Consider Health provision both General Practice and General Hospital services
PR-B-0907	Alison	Forfar		21			Review previous plans and planning decisions, important evidence about sustainability of locations seems to have been ignored. Look at the numbers and density based on location.
PR-B-0910	Ken	Pelton		21			The evidence base is inadequate and should be updated to take account of Prof Wenban- Smith's studies.
PR-B-0913	Helen	Marshall	CPRE Oxfordshire	21			The Oxfordshire SHMA is based on a flawed analysis which has not been tested or validated (see our answers to Questions 1 and 6). Our objections have been set out in our representations to the Cherwell Part 1 Examination in Public and supplemented by the report from Prof Alan Wenban-Smith1 and his further note on local needs which takes account of DCLG 2012-based household projections. You should address these criticisms together with those of other organisations by revising the housing need assessment downwards.
PR-B-0924	Jan	Molyneux	Molyneux Planning for SBPC on behalf of Earthline Ltd and U-Stay Ltd	21			Detailed and technical comments are made on the ITP and traffic and transportation more generally.
PR-B-0926	Dr Eric	Sidebottom		21			Evidence base is clearly controversial, which is illustrated well by the response from the Oxford GB Network. New employment would be better based outside the city. Like in the new 'science parks, new housing would be more appropriately based alongside these sites.
PR-B-0931	Jane	Olds	Fringford Parish Council	21			No

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PR-B-0933	Peter	Bateman	Framptons on behalf of the Donger Family	21			The following concerns have been expressed through this representation: deviation from Part 1 Plan strategy; age of Housing Assessment (2013/2014); need for up to date Oxford Urban Capacity Study; need for employment to run in parallel to housing; scope of SA in relation to Area I; lack of county wide IDP; need for GB review.
PR-B-0935	David	Lock	David Lock Associates on behalf of Gallagher Estates	21			The responses to Q15 and Q18 report Gallagher Estates concerns with the assessment approach to date. There is a need to review the assessment due to the obvious and marked differences in the relative sustainability performance of sites grouped within each area of search, notably H and I.
PR-B-0937	Philip	Rawle	Greenlight Developments	21			The essential GB Study work is missing from the evidence base. On this basis there is a fundamental flaw in the Options Consultation document as it is proposing to release land from the GB yet the requisite GB study work does not accompany such an approach. The selection of Options A and B must therefore be considered premature and unjustified based on the current evidence base.
PR-B-0944	David	Stone		21			Consideration need to be given to GB and the reason it exists and to the serious consequences for community cohesion, wellbeing and traffic congestion for areas A and B. The proposals do not address the need for affordable housing. There is a need to explore and develop options to expand other areas of Cherwell through improved connectivity and capitalise the potential of the Oxford Cambridge Express Way.
PR-B-0948	Tim	del Nevo		21			Criticism to a document that is 175 pages long which contains very technical and detailed wording.
PR-B-0956	Mark	Recchia	Banbury Town Council	21			Agrees with the evidence base, and suggests that the recent economic growth projections in the wake of recent political developments in the UK should be included.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group	21			Would have liked to see more historic environment evidence identified – the Oxfordshire Historic Landscape Character Assessment and up-to-date Conservation Area Character Appraisals for example.
PR-B-0962	Dr Judith A	Webb		21			As an experienced wildlife recorder I know for a fact that most sites of value to wildlife are lacking in sufficient evidence as full biodiversity surveys are almost never available. Surveys need to be not only for protected species, but the whole range of wildlife, especially records are lacking for invertebrates of importance. There needs to be very good calculations for cumulative ecological impact and in the case of Oxford Meadows SAC this needs coordination and cooperation of three districts. The consultation does not show any of the sites with wildlife designation in any of the maps for potential housing. You have not given the public who might care about wildlife enough information to make decisions.
PR-B-1006	Ruth	Powles	Kirtlington Parish Council	21			Supports selection of sites that are south west, south and south east of Kidlington, as close as possible to Oxford.
PR-B-1017	Oliver	Burton-Taylor	Simply Land (Oxford) Ltd	21			Presently the evidence base is not sound. It fails to consider fully all the reasonable alternatives. Predetermining options for growth without first considering all reasonable alternatives is dangerous. Failing to get the evidence base correct at this stage will result in a protracted examination and further pressures due to the lack of housing delivery.
PR-B-1024	Andrew	Hornsby-Smith		21			Objects to the GB assessment which sets out on sites that abut Kidlington, that: 'This parcel [of land] lies adjacent to Kidlington which is not considered to be a large built up area. Therefore, the parcel is not considered to contribute to checking the unrestricted sprawl of built-up areas.' Feels strongly that Kidlington is a large built up area and impact on unrestricted sprawl should be assessed in terms of the GB.
PR-B-1032	David	Burson	JPPC on behalf of the Tripartite and the University of Oxford	21			As noted above it appears little regard has been paid to the submitted draft masterplan. This should be considered as a submitted document.
PR-B-1037	Alice	Suttie	Boyer Planning on behalf of Redrow Homes and Wates Developments	21			See response to Q7. With regard to the transport evidence base, it is noted that it is based upon a series of traffic models which are in the process of being updated. It is considered essential that the Plan is based upon the most up-to-date evidence available to ensure the soundness of the Plan.

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PR-B-1038	Mrs Margaret	Sidebottom		21			Evidence base is clearly controversial, which is illustrated well by the response from the Oxford GB Network. New employment would be better based outside the city. Like in the new science parks, new housing would be more appropriately based alongside these sites.
PR-B-1039	Igor Niladri	Dyson		21			Yes. GB plays a crucial role in maintaining and encouraging physical, spiritual and mental health.
PR-B-1069	JP	Lyes		21			There are several areas where the specifics of Kidlington have been ignored as the data is not available. As Kidlington would be providing 30% of Oxford's unmet housing needs the data should be obtained. This rep raises questions on the cost of the consultation and which authority is paying it?
PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council	21			A major omission is that the OGB - Green Belt Study PR13a-b specifically did not set out to advise on the suitability or potential of land for development.
PR-B-1095	Val	Russell	Bodicote Parish Council	21			Concerned that current Banbury Masterplan has not yet been implemented. There are uncertainties with Brexit and Local Plan Part 2 potential allocations. So, housing numbers are yet to be realised. Implications of infrastructure requirements and impact on area are major concerns.
PR-B-1096	Greg	Blaquiere	Terence O'Rourke Ltd on behalf of the Vanbrugh Unit Trust and Pye Homes	21			This response is essentially the same as those to Q19 and Q20. They are detailed and comprehensive responses.
PR-B-1132	Linda	Ward	Kidlington Development Watch	21			Evidence submitted previously criticising the Oxfordshire SHMA and the economic forecasts underpinning it. CDC should therefore, in collaboration with the other Oxfordshire authorities, revise downwards these unrealistic forecasts.
PR-B-1133	Philip	Towler		21			The consultation period was poorly advertised and the timing, over the Christmas period does not give confidence in CDC. Local residents' views should be sought as stated on page 3 of the summary booklet 'The partial review must be supported by robust evidence, through community and stakeholder engagement'
PR-B-1142	Alan	Lodwick		21			Oxfordshire SHMA is a deeply flawed document based on assumptions of highly exaggerated economic growth. The economic forecasts underlying the SHMA should be revised downwards to reflect realistic expectations of future growth and the consequent housing need adjusted downward accordingly.
PR-B-1146	DJ	French	Deddington Development Watch	21			There is a lack of evidence about environmental and social impacts and how these may be mitigated.
PR-B-1154	Jim	Spencer		21			The consultation appears extensive and inclusive.
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	21			Oxford City are providing the businesses and getting business rates which are probably greater per hectare than putting up domestic houses. It will be down to Cherwell to pay for the planning, consultation and for the infrastructure of this whole project.
PR-B-1157	Nicola and Giles	Lewis		21			The evidence is based on flawed analysis. The number of additional homes is based on jobs not yet created in Oxfordshire. This exaggerated number was predicted before the UK voted to leave the EU so the uncertainty of the economic implications of this make the numbers even more questionable. To release GB on this evidence would be hasty and irresponsible, given the permanence of the destruction of countryside. Moreover, the majority of the top ten employers in Oxfordshire are heavily dependent on Government funding which is already under pressure, so there is no guarantee that these organisations will be able to support the growth predicted.
PR-B-1162	Roger	Bellamy	Hornton Parish Council	21			Incomplete, patchy and predicated upon a series of assumptions as noted in the introductory part of this response
PR-B-1163	Catherine	Arakelian		21			The lack of democratic process (no-one voted to increase Kidlington's size by 40%), the poverty of information to the public, and then the speed at which the whole review process is progressing, together with a compromised evidence base, fitted to the outcomes desired. Disguising itself as a plea on behalf of people who can't afford to live and work in Oxford, Oxford's so-called unmet housing need is a fiction to permit profiteering from the relaxation in planning laws.

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PR-B-1165	Caroline	Johnson		21			The exercise is predicated on exaggerated estimates of employment growth and over estimates of unmet housing need. Basing a decision that will irrevocably remove open country and change the character of Oxford, Kidlington and Cherwell on one set of data produced by the interested party would not be meeting your duty.
PR-B-1167	Jodi	Stokes	Persimmon Homes Midlands	21			No comments
PR-B-1181	Heidi	Lancaster		21			The evidence base is flawed as it's based on a desire for growth that will be unsustainable. Oxford has a limited area and if it cannot meet its own housing needs then further growth is clearly unsustainable. Growth should be directed towards community projects and improvements to the surrounding environment which would create a better quality of life for residents. The consultation was poorly promoted and needs extending as many residents are completely unaware of it.
PR-B-1188	Carol	Matheson		21			Housing should be based on up to date information. Already the university has fewer applicants, fewer academics (slowdown in funding caused by Brexit) and central staff are being made redundant.
PR-B-1223	Judith	Johnson	Environment Agency	21			The Environment Agency recommends that sufficient evidence for the local plan needs to be in place to show that any environmental constraints have been considered and that any mitigation necessary has been undertaken or is capable of being undertaken. They are happy to note that it is proposed to undertake a water cycle study, a Strategic Flood Risk Assessment (level 1) and a flood risk sequential test. Subject to the findings of the SFRA level 1 and the output of the flood risk sequential test, if it is proposed to allocate any sites for development in any areas at risk of flooding then may also need to undertake a level 2 SFRA.
PR-B-1224	Theresa	Goss	Adderbury Parish Council	21			No comments at this stage.
PR-B-1225	Paul	Butt	Paul Butt Planning on behalf of Shyde Investments Ltd	21			The absence from the evidence base of a number of documents is not helpful. In particular the 'Landscape Sensitivity and Capacity Assessment', the 'Transport Assessment', the HELAA and the 'Strategic Development Sites - Place Shaping Principles and Capacity Assessment'.
PR-B-1226	Andrew	Garraway	Turnberry on behalf of Exeter College - Frieze Farm	21			A Green Belt review is required, or provision made that Oxford's unmet need constitutes very special circumstances for development in the Green Belt.
PR-B-1227	Richard	Silvester		21			The Oxfordshire SHMA is based on exaggerated estimates of economic growth that lead to overestimated housing need. Criticism of the SHMA from various organisations have never been seriously addressed. Before destroying GB a further study should be commissioned by an independent organisation.
PR-B-1229	Henry	Brougham		21			No comments.
PR-B-1233	Simon	Gamage	RPS Planning and Development on behalf of Mr R Bratt	21			No comments to make.
PR-B-1235	Ed	Barrett	Catesby Property Group on behalf of Catesby Estates Ltd	21			Would have expected the further evidence set out in Table 19 to have informed part of the Options consultation.
PR-B-1236	Richard	Boother	RPS Planning and Development on behalf of Mr R Davies	21			In general terms have no comments on the evidence base. However, it is clear from the Initial Sustainability Report that there are a number of topics where more detailed site specific work would be of benefit.
PR-B-1240	Suzanne	Willson-Higgins		21			Housing need should be based on up to date economic forecasting. For example, that Brexit has already seen a down turn in EU research funding and a decline in the level of recruitment by the University. The University has called for voluntary redundancies from centrally employed staff. Employment is not set to grow any further at this time. On this basis, an independent review of the economic forecasting should be undertaken which takes these factors into account, as they could affect future housing needs.
PR-B-1243	Kazimiera	Kantor		21			Insufficient time to comment.

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PR-B-1251	Susan	Silvester		21			The Oxfordshire SHMA is based on exaggerated estimates of economic growth that lead to overestimated housing need. Criticism of the SHMA from various organisations have never been seriously addressed. Before destroying GB a further study should be commissioned by an independent organisation.
PR-B-1255	Kezia	Sheppard		21			No.
PR-B-1256	Nicola	Mallows	Gresswell Environmental Trust	21			The Oxfordshire SHMA should be reassessed. It proposes land availability and housing levels that are entirely ridiculous: were any to be built would seriously undermine the Oxford Green Belt, and would ruin for ever the quiet backwater of low lying flood plain of the river Cherwell, the Ray, and the villages that adjoin Cherwell district into South Oxfordshire, such as Woodeaton, Noke, Beckley, Stanton St John, and Forest Hill.
PR-B-1263	Katie	Silvester		21			The Oxfordshire SHMA is based on exaggerated estimates of economic growth and this results in massive over estimates of housing need and land requirements. Criticisms of the SHMA from various organisations have never been seriously addressed. You should commission a further study from an independent organisation before irrevocably destroying large areas of the Green Belt and other countryside within Cherwell.
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	21			Suggest that an impact assessment of major new growth close to Kidlington and its potential impact on viability of the Village. Concerned that the circumstances have altered since the economic forecasting was undertaken that underwrites the 2014 SHMA. Brexit has already resulted in a reduction in EU funding, and thus a decline in recruitment by the University. An independent review of economic forecasting should be undertaken to calibrate and check up to date housing need.
PR-B-1272	S G	Wakeling		21			No comment at this stage.
PR-B-1284	Simon	Barry	Boyer Planning on behalf of Bloor Homes	21			Have no comments at this stage, but reserve the right to comment on this topic in the future.
PR-B-1298	James	Jocelyn		21			The evidence base is disappointing. The work done by consultants on the SHMA plays fast and loose with the requirements of the NPPF, it does not make 'reasonable adjustments' to numbers provided by specified basic data sets (for example the DCLG local household projections) but abandons them in favour of significantly less robust calculations. Concerned with the council's and OGB's misrepresentation and misapplication of the outcomes of the SHMA, also the integrity of the Oxford GB study. Further evidence on the relationship of new housing construction to the availability of affordable housing should be sought and considered.
PR-B-1301	Nigel	McGurk	The Blenheim Palace Estate / Vanbrugh Unit Trust	21			Nothing further to the above.
PR-B-1346	Neil	Tiley	Pegasus on behalf of the Dorchester Group	21			The Partial Review responds to the identified OAN and plans to meet the identified unmet needs of Oxford City. However, it is necessary to review the SHMA in order to take account of the meaningful changes within the 2014 projections which have been published since the Local Plan Part 1 was adopted. This will need to be addressed (alongside the other issues identified) through the necessary comprehensive early review of the Local Plan. Have provided comments regarding Policy Villages 5 and affordable housing requirement of 30% for strategic sites on viability grounds, which should apply to the strategic sites allocated in this review.
PR-B-1352	Liz	Boden	Pegasus on behalf of Richborough Estates	21			Other documents such as The Oxford GB Study, Oxford SHMA should be taken into account. The evidence base does not support Council's decision to only assess sites in Areas A and B.
PR-B-0019	Edward	Dowler	Middle Aston Parish Meeting	22			Yes
PR-B-0033	Henry	Munday		22			Too short a time, flats would be better than houses.
PR-B-0041	David	Pratt		22			2021 is justifiable if Oxfordshire County Council puts in the infrastructure required.
PR-B-0055	Cynthia	Hall		22			No, houses should be built in response to actual not projected need.

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PR-B-0057	Matthew	Taylor	Aitchison Rafferty	22			The market will best respond to the deliverability of sites. The infrastructure requirements are a long term goal. By setting a minimum threshold for sites risks increasing the pressure on the early implementation of infrastructure and development timescales which result from their construction. The deliverability of sites should include small to medium sized developments. LEPs and the HCA should help unlock infrastructure investment required for larger sites.
PR-B-0119	C A	McCall		22			In five years time Oxford City's housing may have been found elsewhere, it is all rushed and chaotic.
PR-B-0153	Paul	Goulding QC		22			There is a material risk that this is over-ambitious. It is essential that all necessary services and infrastructure are in place before housing development proceeds.
PR-B-0169	Colin	Carrit		22			Yes. It is an appropriate start date. Sooner if possible.
PR-B-0171	Peter	Worth		22			Keep it as a rolling 5 year plan, it will probably show the lack of impetus with the numbers going to the right.
PR-B-0447	Laura, John, Benito	Wainwright		22			No 2021 is totally unrealistic as a start date, as this is too short a time for the necessary infrastructure to be in place.
PR-B-0637	Prof Martin LG	Oldfield		22			No, because Oxford's stated housing needs are unrealistic and it's unnecessary to go beyond the 2014 Cherwell plan.
PR-B-0643	L	Allen		22			Given that Oxford City has yet to prove its needs and infrastructure changes are unlikely to be in place, 2021 is not achievable.
PR-B-0653	Peter	Webber		22			Not unless City has been able to demonstrate its housing needs.
PR-B-0655	Christina Mary	Shirley		22			Why is there a start date before the consultation period is complete, this suggests it's a pointless exercise.
PR-B-0656	Mary G	Shirley		22			It sounds as if it has already been decided by Oxford City Council.
PR-B-0704	J	Kershaw	Wright Hassall Solicitors LLP on behalf of Mr J Kershaw	22			Should be a period of waiting and seeing prior to ploughing ahead and building a greater number of homes than may be required.
PR-B-0705	Nick	Small	Stagecoach	22			Strongly agrees.
PR-B-0710	Selwyn	Phillips		22			Fine, but do we need to keep hearing about "Oxford's housing need" it is Oxfordshire's.
PR-B-0711	Anthony	Matthews	Shipton-on-Cherwell and Thrupp Parish Council	22			2021 seems reasonable but any delay to this would clearly have an adverse effect on the delivery of the 4,400 target for Oxford housing by 2031. Can 2021 be improved upon?
PR-B-0723	RA	Humphreys	Humphreys and Co Solicitors LLP on behalf of Oxford Programs Limited	22			Are aware of the requirement to maintain a five year housing land supply. However, do not consider it is reasonable to expect Cherwell to accommodate such a significant proportion of Oxford's unmet housing needs in addition to the 22.840 new homes already allocated under the adopted local plan.
PR-B-0743	John	Tremlett		22			Yes, I suppose
PR-B-0769	Debbie	Jones	Bidwells on behalf of City of Oxford Charity	22			It is anticipated that the Partial Review of the Local Plan will be adopted in April 2018. Bearing in mind the extent of Oxford City's housing shortfall, the start date for delivery should be the date of adoption of the Local Plan Review. (April 2018)
PR-B-0770	Steve	Pickles	West Waddy ADP on behalf of JA Pye (Oxford) Ltd	22			The sooner the housing can be supplied the better so that Oxford's unmet needs can be addressed. A sooner date should therefore be used.
PR-B-0786	Jane	Olds	Caversfield Parish Council	22			Adequate
PR-B-0797	Clive	Booth	Oxford Civic Society Planning Group	22			The 2021 start date for 5 yr. housing land supply is justified and appropriate start date for being required to meet Oxford's housing needs and to deliver a five year supply.
PR-B-0799	Ian	Sheppard		22			No. Do not feel that Oxford's needs are required outside the city limits, given that future business will go away from Oxford apart from research within the university areas which have enough room.
PR-B-0808	Chris	Robbins		22			2021 appears to be a reasonable start date.

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PR-B-0820	Liam	Ryder	Gladman Developments Ltd	22			No. Whilst the Oxfordshire Growth Board Statement of Cooperation assumes the start date for the provision of houses will be after 2021, it does not preclude delivery before 2021. The Council need to acknowledge and plan to deliver Oxford's unmet need as soon as possible to ensure the needs are met by 2031. There should be a range of sites, rather than a single allocation to provide the greatest possible chance of delivery in advance of the cessation of the SHMA period in 2031.
PR-B-0825	Simon	Joyce	Strutt and Parker on behalf of Mrs A Darbishire	22			Yes. In line with the NPPF relating to deliverability of sites our client's site is available now for residential development, offers a suitable location for new housing and is achievable and could be developed from 2021 onwards
PR-B-0826	Alan	Dobson		22			This question seems to assume the development will go ahead in full regardless.
PR-B-0832	Richard	Hills		22			This is fine. Consideration of housing supply year by year, identifying supply each year, calculating and publishing a running deficit as we fall further behind. Oxford requires approximately 1,500 homes per year. Oxford is currently building 0-500 homes per year. Running figures should be published regularly, and part of a continuous discussion about identifying new sites and reforming the planning system.
PR-B-0840	Mike	Gilbert	Mike Gilbert Planning Ltd	22			Yes
PR-B-0841	Darren	Bell	David Lock Associates on behalf of Hallam Land Management Ltd	22			The start year of 2021 is not justified and is inconsistent with Government policy. The 4,400 dwellings should be added to the requirement at the earliest opportunity and certainly no later than the adoption of the Partial Review.
PR-B-0842	Alex	Wilson	Barton Willmore on behalf of A2 Dominion Group Ltd	22			The Council needs to augment its housing land supply to identify and allocate additional deliverable land for housing in the short term. Development should not be precluded from coming forward before 2021. This should be reflected in the Partial Review.
PR-B-0847	Richard	Cutler	Bloombridge LLP	22			No. The 5 year supply is relevant on the adoption of the Partial Review and, given that Oxford's unmet housing need is a current, pressing need the Partial Review needs to set a strategy that makes in-roads in to this need straight away.
PR-B-0856	David	Smith		22			Yes
PR-B-0861	Tim	Perkins	TMP Planning Ltd on behalf of Gosford and Water Eaton PC	22			The Parish considers that the case for meeting Oxford's housing needs on the scale envisaged has not been proved. We therefore have no specific comment in response to this question at this time. However, note that once housing has started the practicalities of identifying whether or not new housing is contributing towards Oxford's unmet need or to Cherwell's existing need are likely to be very difficult.
PR-B-0868	Jennifer	McFadden		22			Seems very soon for such a major undertaking. Although this greatly affects North Oxford Residents it appears many were unaware of these proposals as the Oxford City Council didn’t seem to disseminate the information widely.
PR-B-0869	Peter	Hainsworth		22			No. Transport need's much more serious consideration. So do questions of whether growth is necessary or desirable. Criticism with the documentation and consultation process.
PR-B-0877	David	Flavin	Oxfordshire County Council	22			Agrees with the start date
PR-B-0878	Jane	Olds	Wendlebury Parish Council	22			2021 is not justified start date, and suggests that Cherwell needs to meet its own needs first. A more appropriate start date would be 2031.
PR-B-0887	Paul	Buckley		22			Yes
PR-B-0895	Dr Alison and Dr Simon	Street		22			This would seem appropriate.
PR-B-0897	Rob	Lawrence		22			No.
PR-B-0905	Theresa	Goss	Bloxham Parish Council	22			The year 2021 seems reasonable, by this date National Govt. may have resolved a definitive method to calculate the five-ear housing land supply.
PR-B-0907	Alison	Forfar		22			The start and supply period needs to be based on actual economic growth of Oxford not inflated projections. Growth needs to be monitored with robust testing for the need which is not to be influenced by the desire to attract funding to drove growth.

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PR-B-0910	Ken	Pelton		22			Disagree with the existence of Oxford's housing need and therefore the need for any start date. 2021 might be a suitable date to look at the position again, having done nothing on the meantime.
PR-B-0913	Helen	Marshall	CPRE Oxfordshire	22			There is clearly a need for developers to be required to activate planning permissions and get on with developments. In a recent Dispatches program on Channel 4, it became apparent that this is a real problem with building land being hoarded. The Minister for Communities and Local Government Sajid Javid stated that he would bring forward urgent measures to oblige developers to start and complete projects. Until those measures are known we cannot comment on this question.
PR-B-0924	Jan	Molyneux	Molyneux Planning for SBPC on behalf of Earthline Ltd and U-Stay Ltd	22			The aim should be to meet unmet need as soon as possible. Whilst it is likely that allocation of land, through to grant of planning permission could take up to 5 years. This should not be allowed to prevent development earlier if this can be achieved.
PR-B-0931	Jane	Olds	Fringford Parish Council	22			Yes
PR-B-0935	David	Lock	David Lock Associates on behalf of Gallagher Estates	22			This approach is not supported by the NPPF and is inconsistent with Government guidance. The 4,400 dwellings should be included as part of the adopted CDC requirement at the earliest opportunity, the demand for housing being current and significant. This also reinforces the need for a range of sites that can help deliver supply in the short term.
PR-B-0937	Philip	Rawle	Greenlight Developments	22			This is a lengthy and detailed response. Concludes by stating that the Council should be factoring Cherwell's apportionment in to its 5-year supply position now, as per the approach of Inspector Emerson (the examining inspector of the West Oxon Local Plan).
PR-B-0944	David	Stone		22			It is not appropriate and would cause problems, especially as work is likely to have started on the Northern Gateway and other development sites accessing the A40 and A34. It needs careful evaluation. Do not agree with Oxford's housing needs destroying the Green Belt, More consideration and respect needs to given to the natural environment and means of retaining the identity and separation of present established communities. Brexit needs consideration.
PR-B-0948	Tim	del Nevo		22			The need for wholesale development has been hugely exaggerated. Is Oxford to be sacrificed for greed and profit.
PR-B-0949	Peter	Monk	Banbury Civic Society	22			This as a reasonable date, subject to the resolution of the issues raised by our comments.
PR-B-0956	Mark	Recchia	Banbury Town Council	22			This is appropriate given the decision to create separate 5 year land supplies for Cherwell itself and meeting Oxford's unmet need.
PR-B-0984	Jane	Burrett		22			No because of the factors such as The express way between Oxford and Cambridge. The outcome of the feasibility study for an additional junction between 8 and 9 on the M40. Changes to employment like at Cowley before the Brexit vote and housing need from the social economic changes in the region which will arise from Brexit., this will take time to become clear. Unclear to educational institutions because of Brexit as immigration decision are yet to be made.
PR-B-1003	Simon	Turner	Launton Parish Council	22			On the borderline of being achievable
PR-B-1006	Ruth	Powles	Kirtlington Parish Council	22			To answer this question one must know if CDC will first deliver the infrastructure near Oxford. That the timetable might be a bit short of there should be delays for appeals, etc. What is important is that should CDC proportion of Oxford's unmet needs (the 4,400) for some reason fail any timescale created for the 5-year housing supply of that proportion, then it should be made clear that the areas to be looked at remain consistent with all the previous points they have made.

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PR-B-1015	Daniel	Hatcher	Rosconn Group	22			On the basis that the PR is expected to be adopted in 2018, which will include allocated sites to meet Oxford City's unmet needs, 2021 is unnecessarily late in that some (smaller) sites may well be able to come forward in advance of then. As it is necessary for the unmet need, alongside Cherwell's own housing needs, to be met by 2031 every effort should be made to bring forward sites as soon as possible to ensure there is a realistic opportunity for the HMA's housing needs to be met in full during the Plan period.
PR-B-1016	Ben	Simpson	WYG on behalf of Bonnar Allan Ltd	22			It would be possible to start delivering against their housing needs before 2021 providing the Plan process proceeds swiftly and applications are dealt with concurrently. New Alchester is available and could deliver homes within the first five year period. The land is under the control of Bonnar Allan; there are no infrastructure constraints; it would help deliver the perimeter road from a new junction with the A41 which is in Bonnar Allan's control to the edge of Graven Hill; and it can deliver most, if not all of the 6000 homes within the adopted plan period to 2031.
PR-B-1017	Oliver	Burton-Taylor	Simply Land (Oxford) Ltd	22			Yes, certainly not unreasonable.
PR-B-1024	Andrew	Hornsby-Smith		22			Supports 4,400 homes for Cherwell provisionally based on the assumption that actual land at Pear Tree can be released for housing.
PR-B-1027	Jonathan	Porter	Archstone Projects Ltd	22			Given the urgent need for new housing to assist Oxford City, the arbitrary date of 2021 should be considered a backstop, with the aim of commencing delivery at the soonest opportunity.
PR-B-1032	David	Burson	JPPC on behalf of the Tripartite and the University of Oxford	22			Understand 2021 has been indicated as a pragmatic start date for the delivery of new homes. This should not preclude an earlier commencement should a development be in a position to offer it; in view of the significant housing need this would clearly be beneficial.
PR-B-1033	Matthew	Symons	Hollins Strategic Land	22			It has demonstrated that 2021 is not an appropriate start date for being required to meet Oxford's housing needs to deliver a 5-year supply. Have provided more detailed information in their submitted representation
PR-B-1037	Alice	Suttie	Boyer Planning on behalf of Redrow Homes and Wates Developments	22			No comment at this stage. Do however, reserve the right to comment on this topic in future rounds of consultation.
PR-B-1069	JP	Lyes		22			The speed at which the work is being done presently is already showing signs of weakness in the specifics that relate to Kidlington. Quite clearly with everything being so hastily put together there is more scope for error and omission. All the electorate can do is assume the officials are not being driven at too fast a pace by their political masters to do their jobs to the standards required.
PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council	22			Not qualified to assess whether 2021 is a reasonable start date. It is essential that a five year land supply is maintained in order to inhibit speculative development.
PR-B-1095	Val	Russell	Bodicote Parish Council	22			Oxford's unmet need will result in putting Cherwell's 5 year land supply being put at risk, if the number of houses allocated to our part of the district become undeliverable. AMR - Does Cherwell put itself at risk of speculative development, housing intended for Oxford, if the 'number of dwellings with 'planning permission but not built', falls short of any targets set in delivery plans. Are not in a position to comment on 2021 as an appropriate start date.
PR-B-1096	Greg	Blaquiere	Terence O'Rourke Ltd on behalf of the Vanbrugh Unit Trust and Pye Homes	22			National planning policy provides no support to holding back sustainable development whilst the local plan process is concluded. It is unreasonable to put a date restriction on the delivery. The need for homes is immediate.

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PR-B-1099	Alan	Storah	Oxford City Council	22			There is neither any need nor any reason to wait until 2021. When the additional figure that will contribute to Oxford's housing need has been agreed, (with the adoption of the Partial Review of the Local Plan), that should become the start date to meet Oxford's housing needs and to deliver a five-year supply. That distinction between the commencement date of the 5 year housing land supply for the district and that specifically to meet Oxford's needs may well result in the optimum approach being to keep the two distinct and separate. This would also be expected to contribute, as soon as reasonably possible, to meeting the pressing need for more housing for Oxford.
PR-B-1108	Tom	Hockaday		22			This depends on the approach of other Districts, notably Oxford itself. The Districts, including Oxford, need to work constructively together.
PR-B-1126	Jamie	Lewis	Hunter Page Planning on behalf of M and G Real Estate	22			Suggest that the overall housing target for Cherwell should also be reviewed to ensure it is up to date and is 'drawn up over an appropriate time scale, preferably a 15 year time horizon' (para 157 NPPF). Final publication of the Partial Review is anticipated 2018, as such it is suggested that the Oxfordshire SHMA should be updated to include a housing target that extends beyond the current time horizon of 2031, to provide a basis on which to positively plan for growth over a sufficient time horizon, that being at least 15 years as advocated by the NPPF.
PR-B-1140	Catherine	Richenburg		22			No, it is too soon. Insufficient time for consultation with the Northern Gateway.
PR-B-1146	DJ	French	Deddington Development Watch	22			Objects. The "very high delivery requirement" (per paragraph 8.15) in respect of Cherwell's own targets under Local Plan Part 1 imposed by the 2014 SHMA, which we believe to be unrealistic, suggests that a 2021 start date is unduly optimistic. Accordingly, feel that 'ring-fencing' a specific supply for Oxford is required to avoid harm to the Cherwell strategy. This is likely to be facilitated if strategic sites in Options A and B close to the north of Oxford are selected. If there is a 'total requirement', even more of the local supply of housing land risks being used to meet the requirements of Oxford. There is also likely to be an imbalance over the plan period between Oxford's housing needs and Cherwell's housing needs which will be difficult to manage without 'ring-fencing'.
PR-B-1154	Jim	Spencer		22			A start cannot be made soon enough.
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	22			Do not agree. Why should they consider 2021 as a justified start date?
PR-B-1157	Nicola and Giles	Lewis		22			That seems a reasonable date by which developers should be required to activate planning permission already available on brownfield sites and release building land being hoarded.
PR-B-1162	Roger	Bellamy	Hornton Parish Council	22			No. Not enough examination of Oxford's prior efforts has been shown to establish that a) there is a need, and b) Oxford has seriously investigated all ways and means of meeting their target.
PR-B-1163	Catherine	Arakelian		22			No. It compromises CDC own five year supply, and any other need that to be taken into consideration for its own rate-payers. You can only concrete over the countryside once.
PR-B-1165	Caroline	Johnson		22			It should be no earlier given that there is no evidence that Oxford can deliver the employment growth that is being estimated. Your analysis assumes that the only possibility is that Oxford has a need earlier than expected, what approach will be taken if the employment growth does not materialise at the rate suggested?
PR-B-1167	Jodi	Stokes	Persimmon Homes Midlands	22			No. The consultation paper indicates that the Partial Review will be adopted in April 2018, therefore this would be a more realistic and appropriate start date. The start date should be when the reviewed plan is adopted.
PR-B-1188	Carol	Matheson		22			Cannot comment on this because of the flawed information that has been presented. Oxford has not proved that it needs all this housing and needs to review its findings with up to date figures. It needs to take into account GB and local village communities.
PR-B-1224	Theresa	Goss	Adderbury Parish Council	22			No comments at this stage.
PR-B-1225	Paul	Butt	Paul Butt Planning on behalf of Shyde Investments Ltd	22			No. Oxford's unmet housing needs, as part of the Oxfordshire HMA, are present now and the delivery of housing should not be delayed by specifying a commencement date at 2021, including for the calculation of a five year supply. Detailed references are made to the NPPF.

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PR-B-1226	Andrew	Garraway	Turnberry on behalf of Exeter College - Frieze Farm	22			The unmet housing need apportionment of 14,850 is derived from figures in the 2014 SHMA of 15,105 over the period 2011-2031. It is therefore sensible to make provision for homes to come forward as soon as is practicable rather than assigning 2021 as a commencement year for the provision of homes to meet Oxford's need.
PR-B-1229	Henry	Brougham		22			Yes, in order to identify, design and programme the infrastructure requirements for the housing, prior to development commencing.
PR-B-1230	T M M	Green		22			Building should only commence when the necessary infrastructure is in place, roads, railway, buses, schools and other amenities capable of sustaining the new housing.
PR-B-1233	Simon	Gamage	RPS Planning and Development on behalf of Mr R Bratt	22			No comments to make.
PR-B-1235	Ed	Barrett	Catesby Property Group on behalf of Catesby Estates Ltd	22			No comments at this stage.
PR-B-1236	Richard	Boother	RPS Planning and Development on behalf of Mr R Davies	22			2021 is a justified an appropriate start date. But it should be kept under review as the Local Plan progresses, and should be sufficiently flexible to take account of changing market conditions over time.
PR-B-1240	Suzanne	Willson-Higgins		22			The Parish considers that the case for meeting Oxford's housing needs on the scale envisaged has not been proved. Notes that once housing has started, the practicalities of identifying whether or not new housing is contributing towards Oxford's unmet need or to Cherwell's existing need are likely to be very difficult.
PR-B-1243	Kazimiera	Kantor		22			Insufficient time to comment.
PR-B-1255	Kezia	Sheppard		22			Don't know.
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	22			2021 is an appropriate start date.
PR-B-1272	S G	Wakeling		22			Don't know about an appropriate start date but justification only to be considered within the constraints of the responses to questions 1 to 5 and question 7 above.
PR-B-1284	Simon	Barry	Boyer Planning on behalf of Bloor Homes	22			Have no comments at this stage, but reserve the right to comment on this topic in the future.
PR-B-1287	Tenley	Soanes		22			Will you be back for more in five years? Oxford City need to stop being greedy and look at their own resources. Why do we need to keep growing all the time? A reduction in students numbers and use their accommodation for housing stock. Create jobs in areas where there are none and people are struggling like in the North and West Country.
PR-B-1294	Giles	Hughes	West Oxfordshire District Council	22			Agrees, this is the common start date assumed in the OGB apportionment, and reflects the wording of the agreed memorandum of cooperation.
PR-B-1295	Natasha	Blackmore	Sheldon Bosley Knight on behalf of the Wright Family	22			The NPPF requires LPA's to maintain a 5 yr. housing land supply. Many sites will encounter delays in delivery, particularly for the larger strategic allocations, where barriers to delivery can result in long delays to works being commenced on site and dwellings becoming occupied. In the absence of a 5 yr. housing land supply. LA's can become exposed to speculative planning applications on appropriate sites. It is therefore, important that the planning and delivery of houses to address the unmet housing need should commence as soon as practicable.
PR-B-1297	Simon	Handy	Strutt and Parker LLP on behalf of Dairystock Ltd	22			Site PR27 is available now and could certainly be developed from 2021 onwards, particularly in conjunction with site PR14.
PR-B-1298	James	Jocelyn		22			If the question is amended to read '…to help meet Oxford's affordable housing needs…' then Yes. Otherwise, No.
PR-B-1301	Nigel	McGurk	The Blenheim Palace Estate / Vanbrugh Unit Trust	22			No. Development that is sustainable should go ahead without delay. This is a national policy requirement. The deliverability of sites should be an important consideration in the site assessment process.
PR-B-1343	Shaun	Richards	Cerda Planning Ltd on behalf of Cala Homes Ltd	22			2021 is justified and an appropriate start date.

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PR-B-1346	Neil	Tiley	Pegasus on behalf of the Dorchester Group	22			By the time PR is adopted in 2018 there will be a 7 year shortfall, with no homes having been delivered to meet the annual requirement for 220 homes in Cherwell to meet the needs of Oxford City because the identified OAN for Oxfordshire relates to the period 2011 to 2031. The shortfall amounts to 1,540 homes.The PR should be required to respond as soon as possible rather than implementing a further 3 year delay in the need to deliver housing. The housing strategy should also incorporate a 20% buffer in recognition of the shortfall. The proposed started date of 2021 will delay delivery further constraining the housing market for residents in Oxford, who will need to remain in their current potentially crowded and unsuitable accommodation, etc. which would be contrary to the objectives of national policy.
PR-B-1352	Liz	Boden	Pegasus on behalf of Richborough Estates	22			Delaying the five year housing supply date to 2021 would mean imposing an artificial constraint on the housing market. There may be a high volume of applications/permissions in the intervening years from now until 2021, meaning that the delivery would be skewed to the first 5 years of the time period from 2021. Grange Farm Launton is available for development now.
PR-B-0033	Henry	Munday		23			Will CDC cooperate with developers with planning, building regulations, section 106 and is there any flexibility in the plan as it proceeds?
PR-B-0055	Cynthia	Hall		23			Believe this will be outside of council control. GB will be given to developers and social housing will be a low priority.
PR-B-0057	Matthew	Taylor	Aitchison Rafferty	23			No. Small to medium sized sites should be encouraged to avoid house builders developing more favourable sites before building out allocations.
PR-B-0060	Sue	Mackrell	Bicester Town Council	23			Agree with phasing of land release to assist 5 year land supply.
PR-B-0119	C A	McCall		23			The appropriate housing must be planned carefully, if land release is to work. Stop properties which are three stories high with one parking space.
PR-B-0171	Peter	Worth		23			Once planning is approved put a tax on the land owners to promote delivery of the housing
PR-B-0209	Patrick and Julia	Jennings		23			Yes land releases should be phased to ensure that there is not over development if requirements should change. This also ensures the developers will be forced to deliver on early phases or risk being dropped from further bid lists.
PR-B-0637	Prof Martin LG	Oldfield		23			No. Developer competition benefits developers but not necessarily the people who live in Cherwell. Sensitive planning by CDC is needed which takes into account the wishes of local residents. The developers have been given an open goal for months to suggest areas for development, while the "consultation" to local residents has consisted of little publicity followed by a draconian deadline for comments
PR-B-0643	L	Allen		23			No, there are already approved development sites not yet started. Developers wishing to make a profit will not build unless they can see a return. So unless councils are prepared to offer financial assistance house are unlikely to be built on time.
PR-B-0653	Peter	Webber		23			Phasing in is essential so that needs can be reviewed and necessary adjustments made, and to ensure that relevant infrastructure is in place.
PR-B-0655	Christina Mary	Shirley		23			Building should be limited and our identity preserved. Maybe some of the council grounds could be used for housing.
PR-B-0656	Mary G	Shirley		23			If the universities are considering selling ground outside of Oxford they should also consider building on the land within the city.
PR-B-0704	J	Kershaw	Wright Hassall Solicitors LLP on behalf of Mr J Kershaw	23			Agree with the Council on this point.
PR-B-0705	Nick	Small	Stagecoach	23			Strongly disagrees that any evidence exists nationally to suggest that attempting to manipulate developer activity through phasing releases will promote competetion.A detailed argument and justification is set out in the rep.
PR-B-0710	Selwyn	Phillips		23			Existing buildings and land banks should be used first. There needs to be a number of skilled local workers to deal with the high level of building.

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PR-B-0711	Anthony	Matthews	Shipton-on-Cherwell and Thrupp Parish Council	23			It seems to us that if the Oxford housing need is to be specifically designed for and sited close to the City then it cannot be spread over a widely dispersed number of sites. How, therefore, can it form part of fulfilling the Cherwell need - should it not be subject to a separate land acquisition, infrastructure provision, housing development strategy and programme if the 2031 target is to be achieved?
PR-B-0723	RA	Humphreys	Humphreys and Co Solicitors LLP on behalf of Oxford Programs Limited	23			Are aware of the requirement to maintain a five year housing land supply. However, do not consider it is reasonable to expect Cherwell to accommodate such a significant proportion of Oxford's unmet housing needs in addition to the 22.840 new homes already allocated under the adopted local plan.
PR-B-0743	John	Tremlett		23			Yes
PR-B-0770	Steve	Pickles	West Waddy ADP on behalf of JA Pye (Oxford) Ltd	23			The developers will automatically phase development on strategic sites and so there is no need for the LPA to get involved in this particular issue.
PR-B-0786	Jane	Olds	Caversfield Parish Council	23			Yes
PR-B-0797	Clive	Booth	Oxford Civic Society Planning Group	23			An innovative approach which places the Cherwell DC in the role of overall spatial growth 'Master Planner'. As local planning authority it could be argued that this role is already assumed. Suggest however that the role of the DC in determining where infrastructure for development will be located should be emphasised, asserting the DC's strong negotiating position with developers. This negotiation will include further capturing land value increases associated with the infrastructure provision. The process should not be led by the developers. The assertive role will include building on the work done by the District and County to indicate improvements to road and rail links which enhance the value of the strategic sites. It will also include continued work on other infrastructure components and evaluating the potential financial and economic impacts of different patterns of density and growth rates in terms of both private investment and Council tax revenue as well as congestion or travel time over the next 30 years (at 5-year intervals). Asserting this role should make it clear that the development of the strategic sites is to benefit the DC as well as the developers – the certainty that development of these sites will be associated with adequate infrastructure provision and adequate financial and economic returns should help to ensure maintenance of the land supply.
PR-B-0799	Ian	Sheppard		23			No. Do not feel that Oxford's needs are required outside the city limits, given that future business will go away from Oxford apart from research within the university areas which have enough room. Do not seem to meet Cherwell's district needs, only to actively pacify City Council.
PR-B-0808	Chris	Robbins		23			Phasing of land release appears reasonable.
PR-B-0820	Liam	Ryder	Gladman Developments Ltd	23			Whilst phasing may have a role to play in maintaining a 5 year housing supply, it is equally important that there is a wide range of allocated sites, in terms of both size and location to promote developer competition.
PR-B-0821	Alan and Suzanne	McIvor		23			Yes. Land release should be phased as requirements may change. This would also help to deliver integrated affordable housing.
PR-B-0826	Alan	Dobson		23			Have little confidence that developer competition will produce significant amounts of affordable housing.
PR-B-0832	Richard	Hills		23			No – land must be released immediately. Need the homes now, not staggered over 5 years. Phased release of land does not encourage competition. Allocating different plots to different construction companies within the same development is enough to drive competition.
PR-B-0837	David	Jackson	Savills on behalf of Christ Church, Exeter College, Merton College and OUP	23			There is little evidence to support the phasing/delay of the identified strategic development sites. The scale of Oxford's outstanding housing requirement, including the unmet element of need, is so great that relevant policies should be focussed on the earliest possible delivery of available sites.

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PR-B-0840	Mike	Gilbert	Mike Gilbert Planning Ltd	23			Yes
PR-B-0841	Darren	Bell	David Lock Associates on behalf of Hallam Land Management Ltd	23			CDC should identify a good range of housing sites in varied locations and capable of being delivered in the first 5 years and beyond the first 5 years. It would also be inappropriate to establish separate sources of supply and 5 year requirements within the same district and housing market area.
PR-B-0842	Alex	Wilson	Barton Willmore on behalf of A2 Dominion Group Ltd	23			Each strategic site should be dealt with on a site by site basis at the planning application stage. The Local Plan should not stipulate the phasing of strategic allocations.
PR-B-0847	Richard	Cutler	Bloombridge LLP	23			Disagree, although the extent to which we disagree depends on the size of each strategic site. Alternative is a 'blended strategy' with a blend of small, short term, lower impact sites combining with one or two major strategic sites. There is also a case for considering 'safeguarded land' as part of the strategic review of the GB, and this could provide for the future requirements of the University.
PR-B-0856	David	Smith		23			No comment
PR-B-0861	Tim	Perkins	TMP Planning Ltd on behalf of Gosford and Water Eaton PC	23			As the Parish considers that the case for providing to meet Oxford's housing needs on the scale envisaged is unproven at this time we have no comment in response to this question.
PR-B-0871	Patricia	Redpath		23			A sensible review of the SHMA is required to look at current circumstances and the projected figures. Claimed unmet need is not to accommodate Oxford currently, rather seeking to provide for economic growth in Oxford's hub. Lack of available land and destruction of the area if approved, this needs to be re-evaluated for its need. Alternatives need to be found. Areas have been considered and rejected before which has been a lengthy and expensive exercise. This is being overturned with little change to the circumstances.
PR-B-0877	David	Flavin	Oxfordshire County Council	23			Recommend that wherever possible health and wellbeing facilitating infrastructure is included in the earliest phases of any development.
PR-B-0878	Jane	Olds	Wendlebury Parish Council	23			Unable to respond due to lack of time
PR-B-0890	Chris	Dicks		23			The ability of developers to land-bank sites must be prevented.
PR-B-0895	Dr Alison and Dr Simon	Street		23			Would expect the Council to insist on a balance of competitive interests.
PR-B-0897	Rob	Lawrence		23			No. Phasing of land would lead to poor quality and design of the houses built at different times with inconsistent approaches to planning and appearance. There would be a long period of disruption for residents. Better to release the land in a way that promotes developer competition whilst ensuring that design standards are maximised.
PR-B-0905	Theresa	Goss	Bloxham Parish Council	23			Welcomes Developer Contributions.National Policy on preventing land banking and promoting financial penalties for delaying development commencement is welcomed. Granting permissions needs to include shorter start dates for implementation and build-out rates timetables.
PR-B-0907	Alison	Forfar		23			Once brownfield sites in Oxford have been released and a robust assessment of the housing need has been undertaken with the revision of the numbers only then it would make sense to release land. However the approach used in Bicester at a lower density has not produced an attractive area. There needs to be greater control and thought with the developers to keep the areas attractive and to enhance the beauty of the areas.
PR-B-0910	Ken	Pelton		23			Again the question presupposes a need which I don't accept. The GB should be protected and nothing should be done to meet Oxford's supposed needs.
PR-B-0913	Helen	Marshall	CPRE Oxfordshire	23			There appears to be little competition between builders due to the restricted output of new homes built. The Dispatches program reported that sites appear to be subject to a policy of keeping construction low and prices high and that new homes are effectively rationed to enhance builders' profits.
PR-B-0924	Jan	Molyneux	Molyneux Planning for SBPC on behalf of Earthline Ltd and U-Stay Ltd	23			No, phasing of land supply does not promote developer competition, this is achieved within the open market. Phasing is an artificial restriction on the rate of development, which if it is to meet an unmet need, should proceed at the pace the market is able to deliver housing.

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PR-B-0929	Rosie	Lodwick		23			The projections of unmet need are very likely to be false. If that is the case because the methodology is flawed, or if the local or national economic context was incorrectly forecast, it would seen to her to be prudent to allocate a much more modest amount of land for housing at this time, and allocate more land at a future date should it become necessary.
PR-B-0931	Jane	Olds	Fringford Parish Council	23			Planning permissions should have a three year expiry date
PR-B-0935	David	Lock	David Lock Associates on behalf of Gallagher Estates	23			There is no reference in Government policy nor guidance that the phased release of strategic sites is a mechanism through which a 5 year housing land supply can be maintained. It is critical that the supply provides a range that offers choice and competition in the market. It would appear that the weight placed on the need to phase developments is to encourage competition across sites. However, if a strategy that sought a mix of sites across the District were pursued, choice and competition would be embedded in that strategy.
PR-B-0937	Philip	Rawle	Greenlight Developments	23			If Cherwell chooses to phase land release then it should be made clear that any future phasing is indicative only and not intended to prevent development coming forward earlier than indicated. There should be no policy that seeks to impose an arbitrary cap on development, even if the housing requirement figure is reached. In addition a range of large and smaller sites should be proposed to ensure a 5 year housing supply is achieved.
PR-B-0944	David	Stone		23			The Plan should make clear that land i.e. sites mentioned in Question 7 are enshrined as GB, have enduring permanence and are not for sale. Otherwise this defeats the whole reason, protection and purpose of GB. More sites could be brought forward in other areas of Cherwell.
PR-B-0949	Peter	Monk	Banbury Civic Society	23			Have reservations regarding the apparent involvement of developers - unless acting as 'contractors' via another mechanism. This could be a jointly owned, not for profit development company (similar to the 'self-build' project at Bicester) that would assemble the land and promote the construction to meet the identified requirements, but with particular emphasis on the provision of low cost social housing. Are sceptical that developers would deliver on this requirement to time and budget.
PR-B-0973	Jonathan	Harbottle	Land and Partners Ltd	23			An alternative strategy would be to allocate a range of sites across existing settlements, in line with Option I, which would have shorter lead in times. A broad range of allocations in sustainable rural settlements would deliver housing to maintain the 5 year land supply and reduce the need for artificially controlling the release of land.
PR-B-0984	Jane	Burrett		23			No. Developers work together to circumvent the best intentions of councils. Profit is the only motive, developers can not be controlled by councils. The plan to have an 'unmet housing need for Oxford's five year target is separate from those already planned by CDC. Why have CDC agreed to place these houses in this distract. Green field sites which might be released at the direct benefit of Oxford City will lead to urban sprawl. Oxford City need to make better use of existing housing, look at brownfield sites and empty commercial properties.
PR-B-1003	Simon	Turner	Launton Parish Council	23			Unclear how this will promote developer competition or maintain the five year land supply.
PR-B-1006	Ruth	Powles	Kirtlington Parish Council	23			Not able to answer this question
PR-B-1015	Daniel	Hatcher	Rosconn Group	23			Do not agree, consider that there is a pressing need to bring forward sites as soon as possible if the full housing need is to be met within the Plan period. Introducing phasing would only introduce delay in housing delivery.
PR-B-1016	Ben	Simpson	WYG on behalf of Bonnar Allan Ltd	23			Yes, phasing could positively assist delivery. Phased allocation at New Alchester would provide a different market for new homes to those already consented and under construction around Bicester. Phasing would also allow larger sites to begin delivery in accordance with the level of development required to meet Oxford's needs before going on in the future plan period to deliver more for Cherwell District.

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PR-B-1017	Oliver	Burton-Taylor	Simply Land (Oxford) Ltd	23			No. The market will dictate delivery so there is absolutely no reason why the Authority should interfere.
PR-B-1027	Jonathan	Porter	Archstone Projects Ltd	23			The idea of phasing would assume a consistent housing market throughout the plan period. There is an acute problem with affordability in Oxford City and the District. Seeking to restrict the delivery of new homes against market demand would be counterproductive.
PR-B-1030	Jonathan	Harbottle	Land and Partners Ltd	23			An alternative strategy would be to allocate a range of sites across existing settlements, which would have shorter lead in times. Infrastructure improvements would be more localised and could be delivered more quickly. A broad range of allocations in sustainable rural settlements would deliver housing to maintain the 5 year land supply and reduce the need for artificially controlling the release of land. Additional criteria-based policy to allow for sustainable development in rural areas would introduce greater flexibility and allow smaller sites to come forward. Suggested policy wording is proposed.
PR-B-1032	David	Burson	JPPC on behalf of the Tripartite and the University of Oxford	23			It will be recalled that at the Examination of the draft Cherwell Local Plan the Council's evidence highlighted the likely market saturation which would occur with further housing developments in Banbury and Bicester. It also indicated that development would therefore need to occur more appropriately closer to Oxford. Provision of homes closer to Oxford will provide greater security of delivery to support the necessary housing land supply.
PR-B-1037	Alice	Suttie	Boyer Planning on behalf of Redrow Homes and Wates Developments	23			Concern expressed that phasing policies could run counter to the objective set out in para 8.19. The matter therefore needs further and more detailed consideration.
PR-B-1069	JP	Lyes		23			It might but have no confidence in property developers or the notion of competition in that sector. What is suggested is that developers be required to show innovation in the provision of affordable housing in order to qualify for participation in the more profitable projects.
PR-B-1094	Andrew F	Hickman	Middleton Stoney Parish Council	23			Not qualified to assess whether 2021 is a reasonable start date. It is essential that a five year land supply is maintained in order to inhibit speculative development.
PR-B-1095	Val	Russell	Bodicote Parish Council	23			Are not in a position to answer this question
PR-B-1096	Greg	Blaquiere	Terence O'Rourke Ltd on behalf of the Vanbrugh Unit Trust and Pye Homes	23			The approach to phase sites is not considered reasonable. It is not necessary to address land supply in this way - any overprovision from the start of the plan period will continue to count towards the five year land supply. Early delivery should be encouraged and will positively assist the Council in maintaining a rolling 5-year housing land supply. It is also unclear how holding back sites would encourage competition between developers, there is no evidence for this and the strategy is unjustified and ineffective in this respect and therefore unsound.
PR-B-1110	Iain	Johnson		23			Am not sure a 5 year strategic plan of land release is appropriate. In the current uncertain economic climate there needs to be flexibility. Suggest land release should only be done when there is certainty of requirement for housing in that area. Pragmatic planning based on local conditions will make sure the “5 year plan” is not followed when it is no longer appropriate.
PR-B-1111	Pat	Clissold		23			Yes, a phased approach provides an opportunity to assess the situation according to economic growth. An example is near to Malaga in Spain where there are rows of empty houses. We do not want this in Cherwell, there is too little green space left now.
PR-B-1145	Richard	Bennett		23			If undertaken it must fully integrate transport and strategic infrastructure improvements.

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PR-B-1146	DJ	French	Deddington Development Watch	23			Deddington Development Watch consider that it is essential to release land in phases. It is a well established fact that large developers and house builders sit on land with planning permission. The failure to develop these sites, for whatever reasons are given, results in the 5-year housing land supply being questioned at best and undermined in reality. This results in more planning permissions being granted for land which would not have been brought forward at that time or simply as an opportunistic proposal on sites which in normal conditions would not get planning permission. This is well evidenced by housing sites permitted on appeal or reluctantly granted by LPAs knowing that without a 5-year supply appeals will be successful. Have provided further comments on the need to enter into legal agreements on housing and infrastructure delivery in detail in the representation.
PR-B-1154	Jim	Spencer		23			It is essential that the phasing of land release is done fairly so as not to favour one developer over another, having said that some sites will always be more attractive for development both for the developers and the authorities involved.
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	23			Understand that many sites in Cherwell have development permissions but no starts.
PR-B-1157	Nicola and Giles	Lewis		23			Refusing to release any GB land will encourage competition between builders who will be encouraged to start and complete projects rather than adhering to a policy of keeping construction low and prices high.
PR-B-1162	Roger	Bellamy	Hornton Parish Council	23			No. Not enough examination to show that developers actively compete for whatever reason except land purchase.
PR-B-1163	Catherine	Arakelian		23			No comment
PR-B-1165	Caroline	Johnson		23			If this proceeds then land should only be released in tranches with time limited planning permissions to ensure that development proceeds and that the predicted housing need occurs.
PR-B-1167	Jodi	Stokes	Persimmon Homes Midlands	23			No. Phasing the release of land is unlikely to promote developer competition. It is likely to impede delivery if the release of land is not quick enough to react to completions of previous phases. This may hinder rather than encourage the effective delivery of new homes. Phasing of sites is a prerequisite of delivering viable and properly planned and sustainable schemes. It does not promote developer competition and will not assist the maintenance of a five year housing supply.
PR-B-1188	Carol	Matheson		23			Cannot comment on this because of the flawed information that has been presented. Oxford has not proved that it needs all this housing and needs to review its findings with up to date figures. It needs to take into account GB and local village communities.
PR-B-1224	Theresa	Goss	Adderbury Parish Council	23			No comments at this stage.
PR-B-1225	Paul	Butt	Paul Butt Planning on behalf of Shyde Investments Ltd	23			No. The Partial Review would better assist deliverability of the appropriate housing requirement, and the maintenance of a Framework - compliant 5 year housing supply, which ought not to be a calculation specific to Oxford's unmet housing needs, by considering all reasonable locations in contributing to meet Oxford's unmet housing needs, allocating a range of sites of varying sizes in a wider range of locations across the HMA within sustainable villages, including Arncott.
PR-B-1226	Andrew	Garraway	Turnberry on behalf of Exeter College - Frieze Farm	23			It is noted that delivery rates are to be prepared as part of the Local Plan Part 2, however, it is agreed that the phasing of a development is an appropriate means of ensuring the correct provision of uses to provide the required services for any new settlement.
PR-B-1229	Henry	Brougham		23			It is likely that the majority of development sites are already owned or optioned by volume house builders wishing to maximise profits. Additional measures, such as CPO of parts of these sites for release to small developers, housing associations and self-builders will be needed to achieve development at the rate required.
PR-B-1230	T M M	Green		23			Yes. Land release should be phased as requirements change. This would also help to deliver integrated affordable housing.
PR-B-1233	Simon	Gamage	RPS Planning and Development on behalf of Mr R Bratt	23			Generally agree with this principle however would welcome provision to allow earlier release of sites in the event that planned strategic sites do not come forward as expected.

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PR-B-1235	Ed	Barrett	Catesby Property Group on behalf of Catesby Estates Ltd	23			No comments at this stage.
PR-B-1236	Richard	Boother	RPS Planning and Development on behalf of Mr R Davies	23			Agrees that phasing of land release within individual sites will promote developer competition and assist the maintenance of a five year housing supply. PR74 is available and can make an early contribution to meeting Oxford's unmet housing need as a stand-alone site in its own right. It could also be included as part of a wider site.
PR-B-1240	Suzanne	Willson-Higgins		23			The case for providing to meet Oxford's housing needs on the scale envisaged is unproven.
PR-B-1243	Kazimiera	Kantor		23			Insufficient time to comment.
PR-B-1252	Philip	Boxall		23			Agree with phasing of land release.
PR-B-1255	Kezia	Sheppard		23			No because Oxford University controls and owns most of the land in Oxford. How can developer competition be a thing when it's owned by one source?
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	23			Suggest that realistic expectations of delivery should be carefully assessed. As far as possible delivery of Affordable Housing should be prioritised. Agreements and Conditions enforcing early delivery should be considered if the purpose of the strategy is to be met.
PR-B-1272	S G	Wakeling		23			Please see responses to questions 1 to 3.
PR-B-1284	Simon	Barry	Boyer Planning on behalf of Bloor Homes	23			Specific phasing policies could run counter to this approach and restrict appropriate development. Reserve the right to comment further on this issue when the need for, nature and purpose of the phasing policies are more clearly defined
PR-B-1294	Giles	Hughes	West Oxfordshire District Council	23			No objection to CDC considering the phasing of land release if this helps deliver houses to help meet Oxford's unmet need and maintain a 5 year housing land supply.
PR-B-1295	Natasha	Blackmore	Sheldon Bosley Knight on behalf of the Wright Family	23			For sites with less than 200 units, phasing is not appropriate as they can be delivered in a single phase by a single developer.
PR-B-1298	James	Jocelyn		23			No comment.
PR-B-1301	Nigel	McGurk	The Blenheim Palace Estate / Vanbrugh Unit Trust	23			No, there is no evidence to support the contention that this would promote developer competition such that any relevant benefits would arise. Attempting to phase the meeting of need would result in unnecessary restrictions and could prevent appropriate investment in associated infrastructure. The approach set out is unduly restrictive, fails to provide for sustainable development and would be likely to result in the repeated building of soulless housing estates, rather than sustainable communities.
PR-B-1343	Shaun	Richards	Cerda Planning Ltd on behalf of Cala Homes Ltd	23			No do not agree. The best way to ensure a 5 year supply is to have a range of sites both in size and location. This must be better than limited development sites coming forward in a phased manner. A further requirement for exemplar design (whatever that means) will also slow down the delivery of houses.
PR-B-1344	Jonathan	Harbottle	Land and Partners Ltd	23			An alternative to this strategy would be to allocate a range of sites across existing settlements, in line with Option I, which would have stronger lead-in times. Infrastructure improvements would be localised and could be delivered quickly. A broad range of allocations in sustainable rural settlements would deliver housing to maintain the 5 year land supply and reduce the need for artificially controlling release of land. Suggest that criteria based policy would introduce greater flexibility and allow smaller sites to come forward. Development to meet identified needs in rural settlements would respond positively to the findings of the Taylor Report. "Development proposals which are located adjoining the built-up area of villages and which meet the criteria of sustainable development will be supported where they help to meet identified housing need. Neighbourhood Plans may seek to allocate further sites to support the vitality of the villages and these will be supported."

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PR-B-1346	Neil	Tiley	Pegasus on behalf of the Dorchester Group	23			The phasing of land releases can constrain housing delivery and cause further delays to site delivery whilst willing developers are prevented from bringing forward deliverable sites to accord with arbitrary phasing policy. This is contrary to the significant boost to housing supply required by the NPPF. Do not consider that developer contribution is a factor in the delivery of sites. The developer would deliver as soon as possible. The issues that slow down delivery are planning process and market demand, as developers will only build where they are able to sell and ensure a return. These are largely beyond the control of the Local Plan. Suggest allocating a range of different sites in different locations which will appeal to a range of different developers, thereby ensuring that as many developers are working in the District as possible. This also accords with para 47 and 50 of the NPPF. Another way of supporting delivery is to identify reserve sites, such that if any of the allocated sites are delayed then sustainable alternatives can be brought forward quickly.
PR-B-1352	Liz	Boden	Pegasus on behalf of Richborough Estates	23			It is understood that Cherwell District Council has taken into consideration the size of strategic sites and likely build-out rates in forming the view that the phasing of land release within individual strategic development sites will assist in maintaining a five year housing land supply. In Cherwell developer interest is high. As developer competition already exists there is not a basis on which to justify a phased release of strategic sites. Indeed, it would constrain housing supply and as there is already a shortfall against targets, this may mean a further undersupply. This would be contrary to Council's intention of encouraging housing delivery and ensuring that supply is maintained.
PR-B-1108	Tom	Hockaday		24	H		Development needs to be near Oxford, area H is subject to excessive development already.
PR-B-1035	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford and Blenheim Palace	24		PR124, PR41, PR177	Sites PR124, PR41 and PR177. The Oxford Transport Strategy has identified a link through this site. This link is considered as an essential infrastructure if housing is to be developed along the A40/A44 transport corridors. This link road would relieve congestion around Wolvercote roundabout. This would free up the roadway for cars moving into and out of Oxford thereby reducing commuting times. They have provided a sketch showing the preliminary link road path showing how the link road could be located through sites 124, 41, and 177. They consider that without a link between Duke's Cut (A40) and Loop Farm Roundabout (A44) key transport issues are not entirely solved but are moved closer to Oxford.
PR-B-0019	Edward	Dowler	Middle Aston Parish Meeting	24			No
PR-B-0033	Henry	Munday		24			8.20 How will the housing be allocated with regards to local residents and those form Oxford? There will be unsustainable pressure on the roads.
PR-B-0055	Cynthia	Hall		24			Building along the proposed Oxford-Cambridge railway line would be beneficial, as this is where people will want to live.
PR-B-0058	Anthony	Hall		24			Yes, you should conform with the NPPF rather than circumvent it.
PR-B-0060	Sue	Mackrell	Bicester Town Council	24			The assessment and proposals made seem to cover all bases, however traffic generation remains a central issue.
PR-B-0119	C A	McCall		24			Infrastructure.
PR-B-0171	Peter	Worth		24			Run an additional process for sites which meet the criteria but have not been volunteered for development. It will flush out some new capacity.
PR-B-0637	Prof Martin LG	Oldfield		24			Yes. Take more notice of local opinion and allow more time for consideration. Also, ask residents whether they wish to retain the GB.
PR-B-0643	L	Allen		24			The question is asked 'How do you work out what is delivered against the Cherwell or combined Cherwell and Oxford plan?' For example if the need does not materialise as BMW shuts Cowley?
PR-B-0653	Peter	Webber		24			Phasing in is essential so that needs can be reviewed and necessary adjustments made, and to ensure that relevant infrastructure is in place. Consideration should be given to avoiding the creation of a London corridor, and the effects of Park and Ride sites
PR-B-0655	Christina Mary	Shirley		24			Propose you listen to the vast majority who strongly oppose the plans.
PR-B-0656	Mary G	Shirley		24			Not too many houses, green space is needed for people and wildlife.

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PR-B-0704	J	Kershaw	Wright Hassall Solicitors LLP on behalf of Mr J Kershaw	24			Please see response to Q21 above.
PR-B-0710	Selwyn	Phillips		24			Yes. Provide regular presentations to the local communities. Employ a communications person to present the plan. Make use of the Cherwell newsletter and provide regular updates.
PR-B-0711	Anthony	Matthews	Shipton-on-Cherwell and Thrupp Parish Council	24			The housing requirement is of an order of complexity and difficulty beyond any experienced in recent time - in our view there would seem to be a need for strong leadership, overall detailed planning and development control and adequate resources and skills, provided perhaps, by creating a specialist design and development team tasked with the overall integration, design and delivery of the development site(s) selected including all related infrastructure to support any development programme is designed and put in place prior to occupation of the housing.
PR-B-0723	RA	Humphreys	Humphreys and Co Solicitors LLP on behalf of Oxford Programs Limited	24			Are aware of the requirement to maintain a five year housing land supply. However, do not consider it is reasonable to expect Cherwell to accommodate such a significant proportion of Oxford's unmet housing needs in addition to the 22.840 new homes already allocated under the adopted local plan.
PR-B-0743	John	Tremlett		24			No
PR-B-0769	Debbie	Jones	Bidwells on behalf of City of Oxford Charity	24			Where it can be demonstrated that the purposes of the GB are no longer functional, GB boundaries should be reviewed and land released in sustainable locations to allow for the most sustainable development to come forward.
PR-B-0770	Steve	Pickles	West Waddy ADP on behalf of JA Pye (Oxford) Ltd	24			No comments
PR-B-0786	Jane	Olds	Caversfield Parish Council	24			This project should be a 'one off' agreement with Oxford and it should not be expected to be expanded in the future. The developers will need to be held to account to ensure that they do actually supply the housing promised.
PR-B-0788	Tom	McCulloch	Community First Oxfordshire	24			Community funding will only be sought through CIL funding. Believe that this will likely significantly reduce the amount available for the crucial process of place making on new development. Strongly argue that CDC support should continue to be additionally sought through S106 agreements and CDC should be explicit in outlining its vision and roadmap for the criteria of thriving, engaged and self-servicing new communities. They base their arguments on the outcomes of the 2016 Community Spaces and Development study which CFO was commissioned to undertake by CDC, The study offered new models of indoor space provision on new developments and made best practice recommendations - derived from extensive primary and secondary research - for place making on major new housing developments. Have provided a detailed note on place making principles, need for community facilities, provision of adequate physical infrastructure on new developments, like water, sewerage and transport connections. Creating healthy and thriving new communities should be at the heart of its place making activity and negotiations with developers. The Local Authority should set up Site Development Forums (SDF's) for strategic development locations, involving key stakeholders. All this is discussed in detail in their representation.
PR-B-0797	Clive	Booth	Oxford Civic Society Planning Group	24			Monitoring the negotiation process will help to identify improvements to the financial and economic analyses (i.e. through assessing the validity of assumptions and risks identified at the outset). This will enable focused changes to policy, for example enhanced land value estimation, changes in green belt boundaries and investment in local rail, with the aim of facilitating further infrastructure and housing investment.
PR-B-0799	Ian	Sheppard		24			All comments made.
PR-B-0808	Chris	Robbins		24			No further proposals
PR-B-0820	Liam	Ryder	Gladman Developments Ltd	24			No

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PR-B-0829	Fergus	Campbell	Oxfordshire Clinical Commissioning Group	24			Have provided a detailed statement in response to this question in their representation.
PR-B-0832	Richard	Hills		24			No
PR-B-0837	David	Jackson	Savills on behalf of Christ Church, Exeter College, Merton College and OUP	24			Specific measures should be introduced to monitor delivery and to allow for adaption of the Plan in the event that sites are not delivered/deliverable in the timescale that the Local Plan anticipates.
PR-B-0840	Mike	Gilbert	Mike Gilbert Planning Ltd	24			No
PR-B-0841	Darren	Bell	David Lock Associates on behalf of Hallam Land Management Ltd	24			Full consideration of deliverable sites in Cat A villages and inclusion of a proportion of the overall Oxford housing numbers in defined Cat A villages, as part of a balanced development strategy, to meet the additional housing requirements of Oxford City.
PR-B-0842	Alex	Wilson	Barton Willmore on behalf of A2 Dominion Group Ltd	24			The monitoring approach should be set out in the Plan. Consideration should be given to: Augmentation of housing land supply in the short and long term; monitoring of member authorities delivery rates; reporting process to Oxford City Council.
PR-B-0847	Richard	Cutler	Bloombridge LLP	24			A key missing component is the regeneration of Kidlington. The Alan Baxter work in 2013 took important steps forward. Rather than abandoning this work, it should be extended to re-engage with the true potential of Kidlington. Proper, proactive engagement is required in order to marry the costs and benefits of accommodating the proposed 4,400 homes.
PR-B-0856	David	Smith		24			Insufficient knowledge
PR-B-0861	Tim	Perkins	TMP Planning Ltd on behalf of Gosford and Water Eaton PC	24			No comment
PR-B-0868	Jennifer	McFadden		24			Will the housing really be affordable? London commuters will drive prices up.
PR-B-0877	David	Flavin	Oxfordshire County Council	24			Whilst good data is available on public transport ridership limited data is available on the numbers of people travelling actively. It is strongly recommended that developers are asked to consider how they will facilitate the evaluation of whether their developments have encouraged people to walk, scoot (push scooters) and/or cycle.
PR-B-0887	Paul	Buckley		24			Yes. CDC along with other District Councils need to review the target figures for housing, on the belief that future planning decisions in Oxford will constrain building for employment growth, along with the compatible level of housing and commuting that can sustainably be achieved. Not simply agreeing to the wishes of potential employers.
PR-B-0890	Chris	Dicks		24			Air quality plan, light pollution and transport impact, including any construction works of the roads and developments themselves
PR-B-0895	Dr Alison and Dr Simon	Street		24			No comments.
PR-B-0905	Theresa	Goss	Bloxham Parish Council	24			Reiterates the point on build-out rates timetables agreed with planning permissions (Question 23), possibly through a legal s106 agreement (as Oxford City does not have a 5 year land supply)
PR-B-0910	Ken	Pelton		24			Would like you to improve the transport infrastructure so that the needs of the existing housing are met, whether sustainably or not, before you do anything else.
PR-B-0913	Helen	Marshall	CPRE Oxfordshire	24			An Oxfordshire Structure Plan is now urgently required, that could take a more holistic view of employment and housing requirements across District and City boundaries, including looking at appropriate transport and infrastructure issues. This could be carried out by the Oxfordshire Growth Board and should be subject to Examination in Public by an Inspector. This should be completed before any decision is taken on the allocation of Oxford's housing to Cherwell.
PR-B-0924	Jan	Molyneux	Molyneux Planning for SBPC on behalf of Earthline Ltd and U-Stay Ltd	24			Development to cater for Oxford's unmet need should be capable of providing mixed and balanced sustainable communities.
PR-B-0931	Jane	Olds	Fringford Parish Council	24			There should be an agreed time based delivery structure for the monitoring reports

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PR-B-0937	Philip	Rawle	Greenlight Developments	24			Are cautious over the deliverability of large strategic sites (particularly where significant infrastructure is required). These sites have not historically delivered at the rates expected. Local Plan inspectors have fallen back on the corrective mechanism built in to the Framework if the large sites do not perform at the rates expected. This should be incorporated in to the Partial Review.
PR-B-0944	David	Stone		24			Infrastructure and road improvements need to be made prior to building on sites and impact and capacity of adjoining roads assessed. Developers need to pay for medical, school and community facilities before completion. GB needs to be respected and wildlife corridors protected. Urban sprawl should be avoided by developing other areas of Cherwell. Development should not be accepted that causes road disruption to present traffic flows. Ensure bus routes are adequate.
PR-B-0949	Peter	Monk	Banbury Civic Society	24			This is crucial, both in the evaluation and realisation phases.
PR-B-0956	Mark	Recchia	Banbury Town Council	24			Suggest that design specifications are attached to planning conditions to ensure properties in new developments are in keeping with the areas where they eventually are sited.
PR-B-1006	Ruth	Powles	Kirtlington Parish Council	24			It is as a priority that the criteria for the designation of a green belt is reviewed in regard to many areas of the Oxford Green belt so that Oxford's unmet housing needs should be built in these areas which are far less 'countryside' than rural areas further north in Cherwell District, and CDC should continue to work to protect the rural areas in our district. To support environmental policies these new sites, if possible, should be linked to Oxford City with off-road cycle tracks, good public transport, etc.
PR-B-1015	Daniel	Hatcher	Rosconn Group	24			Consideration should be given to the identification of 'Reserve Sites' to supplement the supply to meet Oxford's unmet needs, as recommended by the LPEG recommendations. Such sites should ideally be smaller, discreet sites that can be delivered quickly with short notice.
PR-B-1016	Ben	Simpson	WYG on behalf of Bonnar Allan Ltd	24			In summary, consider that allocation of land at New Alchester is the optimal solution. It represents an opportunity to provide a comprehensively planned new community that will have excellent connections to Oxford and the Science Vale, as well as making a positive contribution towards the future growth of Bicester Garden Town and Cherwell's own development needs.
PR-B-1017	Oliver	Burton-Taylor	Simply Land (Oxford) Ltd	24			Yes, please consider the potential for Site 41 to provide a highly sustainable urban expansion of Oxford without the same degree of harm caused as the presently preferred growth options, in particular south east Kidlington.
PR-B-1024	Andrew	Hornsby-Smith		24			Suggests that the affordable homes target be raised from 35% to 50% and that densities are site specific.
PR-B-1036	Robert	Davies	Gerald Eve LLP	24			To achieve truly sustainable development in close proximity to Oxford in order to meet its unmet housing needs, the Council should consider Area of Search A as the main area of search for housing given that the area is best placed to serve the needs of Oxford. Notwithstanding this, it is vitally important that different market places and varying sizes of development allocations are created within Area of Search A in order to maximise the housing trajectory and to find the most suitable, deliverable, sustainable and logical sites for growth.
PR-B-1037	Alice	Suttie	Boyer Planning on behalf of Redrow Homes and Wates Developments	24			No comment
PR-B-1069	JP	Lyes		24			Any project of this scale should conduct and publish an annual performance review. Also feel there must be a public presentation of the plans once they have been decided upon but before it takes place.
PR-B-1095	Val	Russell	Bodicote Parish Council	24			Are not in a position to answer this question

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PR-B-1099	Alan	Storah	Oxford City Council	24			One probable means of seeking to ensure this is to make the distinction between the housing intended to meet the needs of the district and that of the city when monitoring. That would enable the two distinct and separate strands of housing requirement to be monitored with a view to managing each one if and when required to try to ensure the delivery of sustainable development.
PR-B-1110	Iain	Johnson		24			This is essential. Developers will only want to maximise profits. Smaller developments in Oxford have resulted in developers not delivering any affordable houses or local infrastructure improvements. Plans need to be monitored to take into account any changes in the local economy and demographics. Any developments on the edge of Oxford need to be mindful of what the university is doing and there needs to be regular feedback to affected residents. The council needs to be prepared to change with regards to the 5 year strategic plan.
PR-B-1111	Pat	Clissold		24			Better intra city transport. Preservation of the historic character of Oxford. No dilution of its historic footprint. Key attributes are its culture and buildings. Please do not treat the city as a “honey pot” for development because you will destroy it.
PR-B-1140	Catherine	Richenburg		24			Yes, restrict buy-to-let in the developments.
PR-B-1142	Alan	Lodwick		24			There is a lack of strategic coordination of planning in Oxfordshire. Employment generating developments are encouraged in different districts without any reference to each other or to their overall consequences. What strategic planning exists is being imposed on the local Councils without consultation by unelected bodies such as the LEP and its unrealistic Strategic Economic Plan while the consultants undertaking analysis are not independent and their work is not subject to independent verification. There is a need for an overarching and fully democratically accountable body to take responsibility for strategic planning and truly independent and thorough analysis of future needs. This might best be done by the restoration of strategic planning powers to the County Council or by a new Unitary Oxfordshire Authority. Only through properly resourced and co-ordinated strategic planning can a sound plan be established and delivered and sustainable development achieved.
PR-B-1145	Richard	Bennett		24			If undertaken it must fully integrate transport and strategic infrastructure improvements.
PR-B-1146	DJ	French	Deddington Development Watch	24			Question whether any deficiencies been identified in the monitoring arrangements already put in place for Local Plan Part 1 ?
PR-B-1154	Jim	Spencer		24			No comment
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	24			Oxford should review its reasons for demanding this housing and review how it could provide more themselves.
PR-B-1157	Nicola and Giles	Lewis		24			Having studied evidence from the CPRE agree with their view that Oxfordshire should take a more holistic view of employment and housing requirements across the region. The aim should be to increase employment opportunities further away from the city in surroundings towns - so that fewer people need to commute. Carterton, for example, would benefit from business investment that would generate wealth in the town and attract more people to live and work there. Given the distance from any train stations it would not attract commuters and house prices would reflect that. Enabling and encouraging people to work where they live will reduce traffic problems and spread wealth to less prosperous areas outside the GB. This policy would lead to more sustainable and balanced communities.
PR-B-1162	Roger	Bellamy	Hornton Parish Council	24			A simplification of the plan(it is currently far too complicated for the general public to assess). It appears inflexible, incomplete and built upon flawed premises. It would not deliver sustainable development, for several reasons, in its current form.
PR-B-1163	Catherine	Arakelian		24			No comment
PR-B-1165	Caroline	Johnson		24			Transport links and upgrades should be met before development begins. All other infrastructure should be installed before or during the build and if this condition cannot be met the development should not proceed.

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PR-B-1167	Jodi	Stokes	Persimmon Homes Midlands	24			Delivery should be monitored annually to ensure that output is in line with the trajectory. Measures should be put in place to allow for the release of additional land for development if targets fail to be met for 3 years in a row. It would be prudent to include a large buffer and reserve sites in the plan so as to avoid the slow process of land release through a review of the plan.
PR-B-1188	Carol	Matheson		24			Include everyone, not only Oxford. Councils need to work together
PR-B-1224	Theresa	Goss	Adderbury Parish Council	24			No comments at this stage.
PR-B-1225	Paul	Butt	Paul Butt Planning on behalf of Shyde Investments Ltd	24			No comment
PR-B-1226	Andrew	Garraway	Turnberry on behalf of Exeter College - Frieze Farm	24			A detailed response provided. A holistic approach is required to the provision of any new settlements, with a clear vision to address the future needs of the District and Oxford, in line with the Cambridge Futures approach.
PR-B-1229	Henry	Brougham		24			No.
PR-B-1230	T M M	Green		24			Building should only commence when the necessary infrastructure is in place, roads, railway, buses, schools and other amenities capable of sustaining the new housing.
PR-B-1233	Simon	Gamage	RPS Planning and Development on behalf of Mr R Bratt	24			No further comments to make at this time.
PR-B-1235	Ed	Barrett	Catesby Property Group on behalf of Catesby Estates Ltd	24			No comments at this stage.
PR-B-1236	Richard	Boother	RPS Planning and Development on behalf of Mr R Davies	24			Does not have any comments on the monitoring of the delivery of the final plan.
PR-B-1243	Kazimiera	Kantor		24			Insufficient time to comment.
PR-B-1255	Kezia	Sheppard		24			Not build there, GB's are needed for environmentally positive sustainability.
PR-B-1271	Rebecca	Hodgson		24			Please look at Poundbury in Dorset for examples of decent high density housing.
PR-B-1272	S G	Wakeling		24			The Government should put a national housing policy in place.
PR-B-1284	Simon	Barry	Boyer Planning on behalf of Bloor Homes	24			Have no comments at this stage, but reserve the right to comment on this topic in the future.
PR-B-1296	Graciela Inglesias	Rogers		24			Yes. There are credible and effective alternatives to housing development in the GB. Use proposed employment sites. Invest in lower polluting forms of public transport such as trams. Invest on the expansion and improvement of broadband networks. These ideas were undertaken by Strasbourg in 1990's with great success.
PR-B-1298	James	Jocelyn		24			Should give greater respect to the role of public consultation in the overall process. Thus far, efforts by Cherwell and other councils in this regard have been woefully inadequate. The interests of certain parties, some with vested interests in the outcomes of this process, have been greatly prioritised over the interests of 'people and communities'. This sets the scene for greater dispute in future and increases the potential for delay in delivery of a positively prepared, sustainable plan.
PR-B-1301	Nigel	McGurk	The Blenheim Palace Estate / Vanbrugh Unit Trust	24			Yes. Allocate land along the A44 to meet Oxford's unmet need. Two sites at Begbroke, together with a larger site adjacent to Woodstock would comprise the most sustainable, deliverable and effective solution.
PR-B-1303	Steve	Gerrish		24			Consider retaining as many existing hedgerows as possible to provide wildlife corridors and local interest. Oxford's unmet housing need is partly created by a profoundly unsustainable policy objective. Reference is made to activities of the OGB. Growth is exponential and therefore unsustainable and should not be promoted for the sake of it. Regard at least a proportion of this housing need to be driven by unnecessary economic growth.
PR-B-1343	Shaun	Richards	Cerda Planning Ltd on behalf of Cala Homes Ltd	24			The Council should give consideration to the production of a reserve site approach.

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PR-B-1352	Liz	Boden	Pegasus on behalf of Richborough Estates	24			Monitoring of housing delivery is an essential part of ensuring the deliverability of the final plan. Some sites may not come forward as quickly as anticipated due to constraints and this will be evidenced by the monitoring process, meaning that the Council can better manage the housing supply. In the event that some of the sites may not come forward as quickly as anticipated the Council may be advised to consider some form of contingency, such as the release of safeguarded land.
PR-B-1095	Val	Russell	Bodicote Parish Council	25			There are a lot of issues brought up by the SA Report, which point to policies that the Local Plan Part 2 would supposedly address. Given that this document is still in preparation, with policies yet to come forward, this is strange. As it stands, they have no idea how many homes could be allocated throughout Cherwell.
PR-B-0922	Sarah	Smith	Rapleys LLP on behalf of Pandora Trading Ltd	1-8			The vision and principles for accommodating Oxford's unmet need should 1)follow the vision and strategic objectives identified for accommodating Cherwell's own growth needs and 2) follow and reflect the strategy established in the adopted Local Plan. I.e. concentration of development at Banbury and Bicester. Support the broad thrust of the four strategic objectives as they do not appear to undermine the overall vision and strategic objectives already identified in Cherwell itself. Cherwell needs to ensure that its own infrastructure can support all the growth identified. Who funds this and how it is apportioned between the two authorities is a key question.
PR-B-0922	Sarah	Smith	Rapleys LLP on behalf of Pandora Trading Ltd	9-10			Support these areas of search. The site size threshold of 2ha and 100 dwellings is supported in principle. We consider it short-sighted at this stage to restrict the areas of search to areas A and B. These areas are, in locational terms the most sustainable as they immediately abut the City. However, they also have some key fixed environmental disadvantages. They are virtually all within the GB. Given these constraints the ability of these two areas to accommodate the whole 4,400 dwellings is likely to be severely compromised.
PR-B-0793	Philip	Morley	North Oxford Golf Club			General	Compliment CDC on the consultation as a very transparent public process, which they welcome. It is both wide-ranging and of great depth.
PR-B-0797	Clive	Booth	Oxford Civic Society Planning Group			General	Commend CDC's efforts in presenting a thorough and detailed analysis of the options and its commitment to cooperation with other local authorities. Detailed comments are include in their representation.
PR-B-0957	Martin	Small	Historic England South East Historic Environment Planning Group			General	Have provided some general comments in their representation particularly in relation to sites in the GB, sites 21 and 181 should be taken out from further assessment.
PR-B-0747	George A	Doucas		1, 2			No. The figure is too high based on assumptions. The country is entering a long period of transition and re-adjustment. Oxford City needs to use its available space now, so as to meet their current needs. If the projected newcomers do come, let's think again on how to encourage moving to other parts of the county with higher levels of unemployment.
PR-B-1122	Paul and Anne	Webb		11,14		PR32	Site PR32 is within GB and the proposed works involve substantial engineering works that affect the openness, contrary to NPPF para 90. It is also in the Kidlington Church Street conservation area and would affect the setting of listed buildings. According to Oxfordshire County Council the area may contain later medieval features and there is a badgers' sett which has legal protection. Do not believe exceptional circumstances can be demonstrated to use this land and there is an attempt by the landowners to have it removed form GB and is linked to planning application 13/00990/F.
PR-B-1180	RA	Humphreys	Humphreys and Co Solicitors on behalf of Oxford Programs Ltd	15 - 21		PR75	Site PR75 is highly inappropriately located in transport and sustainability terms. Whilst acknowledging the need for an IDP, again concerned to note that no such proposals are in place in advance of the site selection process.
PR-B-0765	Layla	Vidal-Martin	NLP Nathaniel Lichfield and Partners on behalf of Taylor Wimpey	15, 16, 17, 18, 19, 20, 21			Have fundamental concerns about: the principle of Areas of search (Q16); the inadequacy of the methodological approach and conclusions within the Interim Transport Assessment and Initial Sustainability Appraisal (Qs 15, 17, and 21); and the resultant narrow focus (of Areas A and B only) for the selection for options for testing (Qs 18 and 20). It would not be sound for the Local Plan Review to draw such fundamental conclusions from such a general, and indeed flawed, analysis.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1358	Ian	Lough-Scott	Upper Heyford Village Group	15, 16, 17, 18, 19, 20, 21			The main objective should be sustainable development. Location of development where it can reduce the need to travel by car, and encourage walking, cycling and the use of public transport for access to the workplace. Also minimise the use of green field and make efficient use of energy and resources.
PR-B-0841	Darren	Bell	David Lock Associates on behalf of Hallam Land Management Ltd	15, 17			The ISA and SA key findings illustrate the flaws in the way the Areas of Search have been defined. Some Cat A villages would perform strongly but they have been dismissed because they have been grouped together in Option I. As an example, Ambrosden is assessed in some detail. This reinforces the need for CDC to undertake further and updated evidence to ensure Cat A villages are properly considered as an option and assessed.
PR-B-0856	David	Smith		15,16			No comment
PR-B-0881	James Kenneth	Jutton		15,19			Traffic gridlock at Peartree, Frieze Way and Sainsbury's roundabouts occurs far too frequently now. What would it be like in 2031 if such a huge number of houses were built north of Peartree?
PR-B-0839	Mark	Rose	Define on behalf of William Davies Ltd	15/17			It is accepted that it is unreasonable to direct all the required development to the rural area as suggested by Option I. However, the incorporation of the identified sustainable service villages masks their potential to accommodate sustainable development in both the ITA and ISA. The final conclusions relating to the selection of the 2 preferred Areas of Search on the basis of the SA findings are unconvincing. There is actually little differential in the SA's analysis between those options and other wider options across the District. It appears as though predetermined policy decisions have influenced the final conclusion.
PR-B-0856	David	Smith		18, 19, 20,21			No comment
PR-B-1180	RA	Humphreys	Humphreys and Co Solicitors on behalf of Oxford Programs Ltd	22 - 24			For the reasons given above do not consider it reasonable to expect Cherwell to accommodate such a significant proportion of Oxford's unmet housing needs in addition to the 22,840 new homes already allocated in the adopted Local plan.
PR-B-1358	Ian	Lough-Scott	Upper Heyford Village Group	22, 23, 24,			Would like to see an occasional architectural competition to bring out new ideas on housing. Shocked at the design of new estates at Banbury, Bicester and U Heyford.
PR-B-0922	Sarah	Smith	Rapleys LLP on behalf of Pandora Trading Ltd	22-24			Do not consider it necessary or appropriate to introduce phasing policies for individual strategic development sites. Cherwell already has a shortfall in delivery of its own requirement. We fail to see how delaying the development of these will help this position and furthermore, how phasing policies can be retrospectively introduced in to an adopted plan. Now a greater need to consider some mechanism when monitoring housing provision and delivery, which distinguishes between Cherwell's own needs and that of Oxford City. Whilst in principle we disagree with the suggested delayed start date for delivery of Oxford's needs it may be that the market and planning process itself dictates commencement of this housing.
PR-B-1180	RA	Humphreys	Humphreys and Co Solicitors on behalf of Oxford Programs Ltd	4, 5, 6, 7			Have grave doubts that such a vision is achievable. In particular the existing infrastructure is already under severe pressure. These facilities are limited in Yarnton and are not capable of accommodating additional housing development on the scale proposed. There is nothing to suggest that realistic and deliverable plans are in place to provide the necessary infrastructure improvements.
PR-B-0747	George A	Doucas		5,6,7			No. The figure is too high based on assumptions. The country is entering a long period of transition and re-adjustment. Oxford City needs to use its available space now, so as to meet their current needs. If the projected newcomers do come, let's think again on how to encourage moving to other parts of the county with higher levels of unemployment.
PR-B-0041	David	Pratt		6,7,8			Support strategic objective SO17/18/19 as long as it doesn't encourage commuting more than 5 miles out of Oxford.
PR-B-1109	Keith	Johnston		9, 11		PR126	This parcel of land is within the Oxford GB and includes an important water course that feeds into Yarnton village. Development on this scale will affect surface water drainage into the water course and exacerbate flooding issues. Plans on the scale proposed contradict CDC policies ESD13, ESC14 and Policy Villages 1.

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PR-B-1109	Keith	Johnston		9, 11		PR20, PR51, PR75, PR92, PR126	This is GB land designed to restrict urban sprawl, prevent the merging of settlements, safeguard the countryside and preserve the character of historic settlements. Am not convinced that Oxford City had demonstrated the exceptional need to use GB, and that our GB is less important than Oxford's open spaces.
PR-B-1109	Keith	Johnston		9, 11		PR51	This is GB land providing open accessible space to the residents of Yarnton and Begbroke. There is historical importance to Frogwell Down Lane.
PR-B-1109	Keith	Johnston		9, 11		PR75	This is GB and the land is adjacent to some of the most historic elements of Yarnton village. Parts of the area have been subjected to flooding and the A44 is restricted by volume, design and pinch points at Begbroke and Yarnton.
PR-B-1109	Keith	Johnston		9, 11		PR92	This is GB land. Strong arguments to support this area as the only suitable site for recycling/production of building materials was upheld by CDC against the wishes of local objection. How can this site suddenly be more important for an unmet housing need of another local authority?
PR-B-1109	Keith	Johnston		9, 11			Any business development based on economic growth are unsubstantiated and therefore flawed. Residents of new housing developments will be free to work where they choose and with rail links to London will probably create a dormitory facility.
PR-B-0881	James Kenneth	Jutton		9,16			Lived in Kidlington and Yarnton over the last 35 years, object strongly to development in the Oxford GB around Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the Green Belt must be upheld . There are alternatives, better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB. Check the five GB purposes.
PR-B-0779	David C	Hinde	Hinde Law Ltd	General	A		The sites near Yarnton are most unsuitable for development as it will not be possible to develop the necessary transport infrastructure to make them viable. I particularly object to search area A.
PR-B-1051	Michael and Kate	Hopcraft		General	A		Living within the area considered as option A have concerns with the partial review. Acknowledge there's a need for housing, but concerned how these are secured for those who need them
PR-B-1253	Jon and Michelle	Mason		General	A		Objections are to the development of option A. Also strongly object to develop on GB. GB is there to prevent urban sprawl along with avoiding the loss of countryside and scenery. To avoid the merging of towns and villages, to prevent the loss of their individual character and identity which makes Oxfordshire unique. Why have a policy if it can be disregarded. Traffic would increase significantly into the city from Kidlington and Yarnton area. Despite recent improvements to several roundabouts the traffic is still a black spot for the flow of traffic. Increasing houses in Kidlington and Yarnton will only add to the situation and there's not enough space to improve the capacity of these roads.
PR-B-1161	Janet	Warren		General	A, B	PR14, PR194, PR195, PR118, PR49, PR178, PR27, PR39, PR168, PR177, PR41	Do accept that some additional, affordable housing is necessary to assist Oxford and Kidlington and that some should be sited in Kidlington. They should be of a size that demands provision of infrastructure such as schools alongside development. Would expect to see 50% of the houses affordable and of a high environmental specification. If areas A and B are to be used, Kidlington must be allowed to retain its identity and the proximity to flood plains considered. Have ranked the identified areas around Kidlington in order of desirability for development thus: 14 (most) 194, 195, 118, 49, 178, 27, 39, 168, 177, 41(least).
PR-B-0041	David	Pratt		General	A, B		Sites A and B are good and should be pursued. GB that has already been encroached around Oxford should be utilised as they no longer meet all GB criteria.

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PR-B-0687	A	Johnston		General	A, B		Object to various elements of the Partial Review of Cherwell Local Plan 2011-2013. The selection of options A and B both involve destruction of precious GB land which is just as important as the open space within Oxford city. GB is a local amenity important to residents of Kidlington and nearby villages. The number of homes proposed is disproportionate to existing number of properties in Yarnton and Begbroke and will change the character of the communities. GB is supposed to protect against over-urbanisation and the coalescence of individual communities. If CDC permits development it is in breach of its own policy. Within the review CDC appears to contradict policy Villages 1 which categorised Yarnton and Begbroke as Category A villages in which only minor development is allowed. The dominant proportion of housing should be in the east and south where most employment is.
PR-B-1122	Paul and Anne	Webb		General	A, B		Object strongly to meeting Oxford's unmet housing needs as most of the Kidlington sites in the document are in GB. This goes against the NPPF which states that 'very special circumstances' are required to build in GB. The road infrastructure in Kidlington could not cope with an additional 4,400 houses and the schools and GP surgeries are at capacity. Oxford City's housing targets are based on speculation and discredited analysis.
PR-B-1265	Kathleen	Hayes		General	A, B		The current preferred option in Cherwell to concentrate the whole 4,400 in areas A and B is inequitable. It would be better to spread development across the district and to the north of the new Park and Ride at Kidlington Airport. The scale of the proposal would destroy Yarnton and Begbroke and is unacceptable. Building at Yarnton, Begbroke and Kidlington will create a large urban sprawl not the balanced communities stated in the Draft Vision.
PR-B-1289	Berwyn	Jones		General	A, B		Am raising concerns and objections to the development around Kidlington, Yarnton and Begbroke, areas A and B. Main concern is the destruction of the countryside and the effect this will have on residents and wildlife. GB around Oxford supports a diverse range of plants and animals which will lost. The countryside is important for the resident's mental health, well-being and is used for many recreational activities, losing this wouldn't be good for the residents. Also concerned with the impact on the local infrastructure and services, which I believe are already very stretched. Am not against development, but feel that it would be better on a smaller scale and dispersed across the district. Strongly disagree with the proposed minimum size threshold of 100 homes. Areas A and B should be limited to one or two small scale developments like 30 houses, anything more would have a severe impact on the area. Concerned with potential flooding in the areas of Kidlington, Yarnton and Begbroke. A river, brook and canal flow through the proposed sites. Begbroke is mentioned in the Domesday Book, its historical value and identity will be lost and merged with Kidlington and Yarnton. Need to protect Frogwelldown Lane which was used by King Charles on his escape from Oxford in 1644.
PR-B-0722	A	Mayes-Baker		General	A,B		Objection to various elements. Options A and B involve destruction of the GB. Oxford City has areas of open space. Destruction of GB is a loss of the local countryside amenity, which is important o Kidlington residents and nearby villages.
PR-B-0909	Mark	Lowen		General	C		Sites around Junction 9 of the M40 with good access would be ideal for an entirely new settlement with its own schools.
PR-B-0909	Mark	Lowen		General	F		A settlement around former RAF Upper Heyford would have good access into Oxford and without causing great disruption to the local community. A self sufficient settlement with schools, medical facilities, shops and Park and Ride should be considered.
PR-B-0015	Moira	Speakman		General		Kidlington	The site between the Moors and the river at Kidlington is used extensively for recreation and has far-reaching views. Doubling the size of the village will turn it into a town and displease everyone. Additional parking will be required for the centre of Kidlington, additional traffic will cause gridlock and lower the quality of life for residents. Development around the edges of Kidlington would be better although there are some concerns regards flooding. Bicester is being planned to be a healthy town: I would like the same for Kidlington.

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PR-B-0706	Edmund	Smith	Carter Jonas LLP	General		Land at Hampton Poyle	Promoting 49.62ha site at Hampton Poyle for approximately 1000 houses. It has good access links, close to settlement of Hampton Poyle and is open and broadly flat. The flood zoning of this land is disputed and it is expected that this could be proven if required.
PR-B-1232	Mark	Schmull	Nathaniel Litchfield and Partners on behalf of The Church Commissioners	General		New sites	CCE are majority landowners of the land that surrounds Islip. Earlier representations sought to promote three sites at Islip, which have the potential to deliver c.350 dwellings. These have been identified in the Options Paper. In response to the NIC call for evidence CCE presented 3 options for the creation of a sustainable new neighbourhood which would complement and support the existing village of Islip. CCE now wish to promote these as part of the current options consolation. Particular focus is on Option A comprising up to 1,700 homes and associated infrastructure. Detailed submissions are made in support of these options, including the document submitted to the NIC.
PR-B-0158	Jon	Waite	Kemp and Kemp on behalf of Mewslade (Eastern) Ltd	General		PR105 and other	Promoting two sites, Land adjoining Rau Court Caversfield (PR105) and Land south of Springfield Road, Caversfield as suitable housing allocations. Does not support the approach of only allocating sites capable of accommodating 100 dwellings or more. Medium to large sites are quicker to bring forward. Concern expressed over a number of inaccuracies in CDC's SA which assesses the sites. This rep addresses these inaccuracies and provides further information about the sites.
PR-B-1234	Hywel	Morse	Sworders on behalf of the Beecroft Family	General		PR11	Wish to clarify the site boundary to be considered in relation to site PR11 - Weston on the Green. The boundary of PR11 may have been taken from a previously promoted scheme. This scheme is no longer progressing with the boundary or landowners identified and our clients (Beecroft and Godwin) are progressing with a different promoter than that shown in Table 8, and a different area of land. The land is available, deliverable and can be considered as part of your consultation, as a separate site from PR11. A site plan is provided.
PR-B-0715	Wendy	Manning		General		PR125	Site PR25 is objected for development. It has flooded every year during Winter and Spring. Increased household water usage leads to less land for surface water to drain, serious issues for households around the area. Few places to enjoy the countryside enjoyed by many. Its a natural habitat for wildlife which needs protecting. GB land gradually being taken over for development.
PR-B-0804	Barrie and Linda	Teasdale		General		PR125	To satisfy the demand from Oxford site in the north of Banbury and Bicester should be discounted. Kidlington and the local area are like locations for development, however local services are already struggling to cope. Site PR125 at the north end of Water Eaton Lane is farmland that floods every year, this will only get worse if houses are built on PR125. Septic tanks suffer in the flooding this is a health hazard to the residents.
PR-B-0975	Andrew	Lintott		General		PR125	Objection to build a large number of houses in Gosford Parish on the West side of the A34. Site PR125 is subject to flooding. The last few years water has covered the whole area between the Cherwell and Water Eaton Lane. The natural landscape of the lane is important to block further flooding, the water table is already high and would be raised by the weight of new structures. Current houses are able to get house insurance on normal terms. The present footpath which is a circular walk around Kidlington and is an old wright of way will be smothered. Development without services is likely to unbalance and be disagreeable for Gosford. Increased air and noise pollution will become wearing.
PR-B-1170	Matthew	Brock		General		PR125	Object to the plans for additional housing north of the A34 and south of Bicester Road at site PR125. The drainage in this area is very poor and land waterlogged in winter. Houses built close to the A34 will experience severe noise and pollution. The road network is already at capacity and would require major improvements. The proximity to Oxford Parkway would mean these houses being bought by London commuters and therefore not alleviate the local housing concerns.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1170	Matthew	Brock		General		PR125	Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Particularly object to building on GB north of the A34 and south of Bicester Road. The land has poor drainage and is waterlogged in winter. GB prevents urban sprawl. There will be serious noise and pollution issues.
PR-B-0981	Joyce	Ruiz		General		PR125, PR178	Kidlington has serious flooding issues in several areas. This is due to the high water table in the area that contains the Cherwell Estate, areas also on the Orchard Estate suffer major flooding. This comes from surface water and the River Cherwell. The Environment Agency map shows that this area is in the risk area for flooding. The rep. has provided a lengthily account to flooding in 1998 on the Cherwell Estate. Strongly objects to the development in sites PR125 and PR178 these would contribute to flooding in the area. Residents of Kidlington are alarmed that not a single person has been involved in the proposals and what the consequences are to the people already living there.
PR-B-1078	Samantha	Perera		General		PR125, PR178	Object to the proposed housing development around Water Eaton Lane in Gosford at sites PR125 and PR178. It will be detrimental to the health and well being of residents and Gosford will lose its identity. The GB is precious and used by the community for walking and exercise. It is our only buffer from the A34 pollution. Already experience flooding each year, reducing the GB it will make it worse. The road infrastructure will not cope and pollution will increase.
PR-B-0687	A	Johnston		General		PR126	Development on site PR126 at this scale, will affect surface water drainage and is likely to increase flooding. This site includes an important water course that flows into Yarnton village.
PR-B-0779	David C	Hinde	Hinde Law Ltd	General		PR126	Site PR126 lies wholly within GB. Local Plan Policy ESD 14 seeks to safeguard the countryside from development. Policy ESD 14 seeks to prevent urban sprawl and to safeguard the countryside from encroachment. Policy Villages 1 has Yarnton as a category A village. Only minor development, infilling and conversion allowed or alongside. Access to and from the A44 is restrictive and near impossible at this location. There is an important water course that flows into Yarnton, over paving will exacerbate flooding which already occurs in the south part of the village.
PR-B-1089	Dave	Bevis		General		PR126, PR34, PR92, PR49, PR127, PR51, PR20	Object strongly to plans to build on large areas in and around Kidlington which will swallow up villages and lose their characters. Both doctors and schools are at capacity and traffic and policing at their limit. Some of the sites are natural drainage areas and so it would be foolish to build on them.
PR-B-1010	Richard	Pye		General		PR14, PR20, PR23, PR24, PR27, PR32, PR34, PR48, PR49, PR51, PR74, PR75, PR91, PR92, PR125, PR126, PR178	These sites form part of the rich and diverse countryside surrounding the three villages and in the absence of a public park provide recreational facilities. PR20 is surrounded by countryside with well used footpaths and agricultural land and mass development would be inappropriate.

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PR-B-0663	KD	Liversage		General		PR14, PR27	Have concerns with sites PR14 and PR27 The Moors, which is GB and the current government's manifesto stated it would take measures to protect it. Moorside Place off the Moors, is a purpose built care facility for the elderly and disabled, it is a peaceful and tranquil place that befits the people who live there. CDC are partners in this enterprise and should be aware that any development would cause upheaval and discomfort to retired, disabled, and vulnerable people. There is a wildlife corridor within Moorside Place and the fields beyond attract many species of birds and mammals. As many residents are house bound this is a wonderful stimulant and source of interest. Any increase in traffic along The Moors would be problematic.
PR-B-0664	Maxine	House		General		PR14, PR27	Have concerns with sites PR14 and PR27 The Moors, which is GB and the current government's manifesto stated it would take measures to protect it. Moorside Place off the Moors, is a purpose built care facility for the elderly and disabled, it is a peaceful and tranquil place that befits the people who live there. CDC are partners in this enterprise and should be aware that any development would cause upheaval and discomfort to retired, disabled, and vulnerable people. There is a wildlife corridor within Moorside Place and the fields beyond attract many species of birds and mammals. As many residents are house bound this is a wonderful stimulant and source of interest. Any increase in traffic along The Moors would be problematic.
PR-B-0665	M	Thorne		General		PR14, PR27	Have concerns with sites PR14 and PR27 The Moors, which is GB and the current government's manifesto stated it would take measures to protect it. Moorside Place off the Moors, is a purpose built care facility for the elderly and disabled, it is a peaceful and tranquil place that befits the people who live there. CDC are partners in this enterprise and should be aware that any development would cause upheaval and discomfort to retired, disabled, and vulnerable people. There is a wildlife corridor within Moorside Place and the fields beyond attract many species of birds and mammals. As many residents are house bound this is a wonderful stimulant and source of interest. Any increase in traffic along The Moors would be problematic.
PR-B-0666	Ann	Chandler		General		PR14, PR27	Have concerns with sites PR14 and PR27 The Moors, which is GB and the current government's manifesto stated it would take measures to protect it. Moorside Place off the Moors, is a purpose built care facility for the elderly and disabled, it is a peaceful and tranquil place that befits the people who live there. CDC are partners in this enterprise and should be aware that any development would cause upheaval and discomfort to retired, disabled, and vulnerable people. There is a wildlife corridor within Moorside Place and the fields beyond attract many species of birds and mammals. As many residents are house bound this is a wonderful stimulant and source of interest. Any increase in traffic along The Moors would be problematic.
PR-B-0667	Mrs P	Webb		General		PR14, PR27	Have concerns with sites PR14 and PR27 The Moors, which is GB and the current government's manifesto stated it would take measures to protect it. Moorside Place off the Moors, is a purpose built care facility for the elderly and disabled, it is a peaceful and tranquil place that befits the people who live there. CDC are partners in this enterprise and should be aware that any development would cause upheaval and discomfort to retired, disabled, and vulnerable people. There is a wildlife corridor within Moorside Place and the fields beyond attract many species of birds and mammals. As many residents are house bound this is a wonderful stimulant and source of interest. Any increase in traffic along The Moors would be problematic.

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PR-B-0668	BJ and W	Bower		General		PR14, PR27	Have concerns with sites PR14 and PR27 The Moors, which is GB and the current government's manifesto stated it would take measures to protect it. Moorside Place off the Moors, is a purpose built care facility for the elderly and disabled, it is a peaceful and tranquil place that befits the people who live there. CDC are partners in this enterprise and should be aware that any development would cause upheaval and discomfort to retired, disabled, and vulnerable people. There is a wildlife corridor within Moorside Place and the fields beyond attract many species of birds and mammals. As many residents are house bound this is a wonderful stimulant and source of interest. Any increase in traffic along The Moors would be problematic.
PR-B-0672	Grace MM	Kurn		General		PR14, PR27	Have concerns with sites PR14 and PR27 The Moors, which is GB and the current government's manifesto stated it would take measures to protect it. Moorside Place off the Moors, is a purpose built care facility for the elderly and disabled, it is a peaceful and tranquil place that befits the people who live there. CDC are partners in this enterprise and should be aware that any development would cause upheaval and discomfort to retired, disabled, and vulnerable people. There is a wildlife corridor within Moorside Place and the fields beyond attract many species of birds and mammals. As many residents are house bound this is a wonderful stimulant and source of interest. Any increase in traffic along The Moors would be problematic.
PR-B-0950	Mr S and Mrs T	Lloyd and Atley		General		PR14, PR27	Sites PR14 and PR27, concerned that development north of The Moors would have a detrimental impact on biodiversity. For example increased disturbance and recreational pressure on sites such as St Mary's Field Local Wildlife Site. Many Kidlington residents and others enjoy this area with is valuable green space for walking in the countryside and tranquillity without the need to use a car to access the countryside.
PR-B-0976	Nigel and Tracy	Payne		General		PR14, PR27	Recently sent in an objection for development on GB around Kidlington, sadden that GB counts for so little, so much for government promises. Sites PR14 and PR27 north of Kidlington adjacent to The Moors, should not be built upon. Easy access to the countryside with the footpath that crosses it that are well away from busy roads. The area supports the Skylarks which are on the RSPB red list, how does this fit in with CDC Corporate Biodiversity Action Plan, once built over the Skylarks will be gone forever. North of Kidlington traffic to and from Oxford would have to travel through or around the village, more congestion and added fumes to the busy roads. This is GB which needs to be protected.
PR-B-1200	Katie	Holt		General		PR14, PR27	Object to proposals to build north of Kidlington specifically in relation to PR14 and PR27, these sites are within the GB and should be protected. Part of the site is in a Special Area of Conservation. The proximity of the sites to Kidlington provides amenity land that is so important. Appreciate the need for affordable housing in Cherwell. However it's essential to provide a balance between housing and nature and not create an urban sprawl that would dramatically affect the whole of the Cherwell valley.
PR-B-1246	Christine	Kennell		General		PR14, PR27	Strongly object to development at sites PR14 and PR27 where the footpaths and walks provide peace and tranquillity to the residents who use them. The fields are home to wildlife and the high water table leads to flooding. There are little facilities and an increase in traffic will have a detrimental effect on local health.
PR-B-0909	Mark	Lowen		General		PR14, PR27, PR32	Access to sites PR14, PR27 and PR32 is limited and would not be able to cope with the volume of traffic created. New developments at these locations would be entirely out of character to what is known as Old Kidlington.
PR-B-1130	Mr and Mrs	Bray		General		PR14, PR27, PR32	Object to the proposed plans for new homes in Kidlington which would change from a village into a town. Currently have one secondary school which is oversubscribed and the doctors run at capacity. Particularly concerned about sites PR14, PR27 and PR32 which are GB with lovely walks, enjoyed by many and has flooded before.
PR-B-1210	Tina	Merry		General		PR14, PR27, PR32	Object to proposed sites PR14, PR27 and PR32 as GB would be destroyed impacting nature and wildlife. Countryside walks with well used footpaths would be lost.

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PR-B-1336	Patricia	Stokes		General		PR14, PR27, PR32	Another objection of GB is to preserve the setting and special character of historic towns. CDC produced a leaflet, " Kidlington Historic Village Trail" highlighting the historic and remarkable properties and the wonderful walk around them which maximises the beauty and surroundings of these architectural gems in the GB setting. How can two of the sites be close to the historical St Mary's Church. It has been highly visible for centuries from the surrounding GB. The St Mary Fields Reserve attracts a huge diversity of wildlife because of the green space, these are referred to as sites PR14, PR27 and PR32.
PR-B-0692	Rachel	Watmough		General		PR148	This rep provides a detailed and lengthy objection to PR148, Land at Blackthorn Road, Launton. The primary reasons are that it has previously been rejected by CDC, does not meet the minimum requirement for a strategic development site and would include development on Flood Zone 3 and the Ray Conservation Target area. Photo provided to illustrate the point
PR-B-0698	Bob	Watmough		General		PR148	This rep provides a detailed and lengthy objection to PR148, Land at Blackthorn Road, Launton. The primary reasons are that it has previously been rejected by CDC, does not meet the minimum requirement for a strategic development site and would include development on Flood Zone 3 and the Ray Conservation Target area. Photo provided to illustrate the point
PR-B-1019	Jon	Waite	Kemp and Kemp on behalf of Manor Oak Homes	General		PR148	Promoting Land at Blackthorn Road, Launton as a suitable site for housing. Due to the site's close proximity to Oxford and excellent transport links it is considered that it can help meet Oxford's unmet housing need. However, concern expressed over a number of inaccuracies in the SA.
PR-B-1201	Nigel	Timms		General		PR148	Object to the proposed development in Launton at site PR148 which would be detrimental to the character of the village and is inherently flawed. Most off the site has already been rejected by CDC as it doesn't meet the minimum requirements for a strategic development site and is in Flood Zone 3 of the Ray Conservation Target Area. The remaining portion is only 0.61 hectares which is too small to be considered for development. With substantial building works at Bicester underway it is unlikely that a small amount in Launton will be of real benefit to housing need.
PR-B-1020	Jon	Waite	Kemp and Kemp on behalf of Manor Oak Homes	General		PR149	Manor Oak Homes is promoting Land at Murcott Road, Arncott as a suitable housing allocation. Due to the site's close proximity to Oxford and excellent transport links it is considered that it can help meet Oxford's unmet housing need. However, concern expressed over a number of inaccuracies in the SA.
PR-B-0700	Diana	Clark		General		PR15	Object to the proposal to build 4,400 homes in North Oxford destroying the countryside and its wildlife in favour of urban sprawl. PR51 is an area of outstanding natural beauty with a wide variety of wildlife and rich history. The GB and its pathways are used by many and separates the villages keeping their identities and allowing for a balanced and healthy lifestyle. More traffic will increase congestion, journey times, pollution and danger to road users. The government and councils should protect these areas as there are no exceptional circumstances. There are a number of empty houses within Oxford and brownfield sites should be considered first. Jobs growth is an exaggerated assumption and any new houses will be bought by people from London.
PR-B-0927	Dr Hilary	Bridge		General		PR158	Object strongly to development on site PR157. The rep. spoke with a member of CDC regarding the proposal for this site. Being the landowner for some of the land in the proposed site they have not provided consent and require the land in the map to be removed. The rep. has provided a photo outlining their land in blue. Development of this size and density in Noke would be entirely out of keeping with the surrounding area.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0790	RF	Kendal		General		PR161	Site PR61 for 61 houses in Middle Aston. The field to the rear of Moonstone captures the essence of the Cherwell Valley incorporating a ridge, footpath and fields. There is a break between Middle Aston and North Aston, the space provides habitats for wildlife and this would be lost if developed. It is also the only local break as Middle Aston south joins Steeple Aston, which then almost meets Lower Heyford's. Rep refers to planning applications made in 2001 and 2005. CDC documentation "site location and description" quote 1.1 “on 3 sides Moonstone is open countryside noted as being of high landscape value”.
PR-B-0207	Susan	Robertson		General		PR164	Site PR164, land east of Sands Lane is unsuitable as South Newington is classified as a category B, which limits development and is contrary to planning controls contained in the 2014 Conservation area appraisal. Bus service is limited and there is no footpath along the A361 to Milcombe, a car is therefore essential. Local schools are already oversubscribed and could not support this development. Sands Lane is maintained by residents and could not support the level of traffic during and after development. The proposed access point is at the junction of three well used footpaths so presents a safety risk. This development will impact the wildlife such as the Great crested Newt and the open rural aspect which is characteristic of South Newington.
PR-B-1014	Norma	Hunter		General		PR164	Having read the proposal suggested in the Partial Review concerning site PR164 and the comments made by South Newington Parish Council with reference to the above proposal am in complete agreement with SNPC that the proposal is totally unsuitable on the grounds given by theCouncil. Object to the proposal.
PR-B-1023	John	Hunter		General		PR164	In respect of the proposal of Fisher German to build 57 houses in the area agree with the South Newington Parish Council view of the unsuitability of the project. Wish to have my name added to the list of objectors of the project.
PR-B-0930	Philip	Marsh	Knights on behalf of Philip King Homes and Oxford City Charity	General		PR178	The purpose of these representation is to reaffirm the availability and deliverability of land to the east of Kidlington for development. The site comprises PR178 and an adjoining parcel of land to the north (east of Bicester Road and west of Water Eaton Lane) A site location plan is provided. A detailed justification for the development of this site is included in the rep.
PR-B-1028	Amanda and Michael	Roberts and Graham		General		PR181	Site PR181 is not viable as the access is only the narrow and congested Mill Lane and closing of the level crossing also limits access. No gas or sewage here. The roads can get congested with no help from refuse lorries, skips and parked cars in the road. This is a vital area of open space that borders the Conservation Area on three sides - the fourth side being the railway line which isn't in the Conservation Area as the defined boundary loops around the border of this field, permitting new development on the scale proposed in this field would effectively put inappropriate, modern development in the middle of two areas that are within the defined Conservation Area - i.e., the centre of the village and Islip Mill. The Conservation Area was extended in 2008 to include Islip Mill.
PR-B-0661	Mr and Mrs	Messenger		General		PR186	Object to the proposed development at PR186 as it would extend the boundaries of Bodicote village which already has developments at Cotefield Farm and 1100 houses at Langford Park. All three proposed access/exit points lead onto congested roads that do not have the capacity for growth and are not suitable for widening. Flooding which happens at the lower end of the site will increase and cause concern to residents adjacent to Sor Brook. Bodicote should not be made to take up Oxford's housing quota, it is their responsibility.

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PR-B-0694	John and Joyce	Washburn		General		PR186, PR199	Object to the proposed building in Bodicote at sites PR186 and PR199 which were not included in CDC's agreed plan. It is ironic that Oxford doesn't want to build on the city's GB but villages are being asked to put forward greenfield sites. The developments would put a strain on amenities such as the school and exacerbate exiting traffic problems. At site PR199 access would be via a narrow lane already overused and at site PR186 traffic would have to pass through the centre of the village. The Wards Crescent site is low lying and prone to flooding. The parish of Bodicote has already contributed to housing needs with 1,000 homes at Langford Park, a further 170 homes at Cotefield Farm and plan for another development to the north of the village.
PR-B-0924	Jan	Molyneux	Molyneux Planning for SBPC on behalf of Earthline Ltd and U-Stay Ltd	General		PR19, PR29	This representation relates to land at and adjacent to Shipton Quarry and its potential for the provision of approx. 1,000 homes, a primary school and commercial centre, employment area, local rail station, recreational facilities, ecological protection area, cycle ways and links with nearby villages and countryside.
PR-B-0180	Dr Ben	Allen		General		PR20	The canal side, footpath between Begbroke and Kidlington and fields adjoining Rowel Brook need to be preserved, they are a natural environment enjoyed by many.
PR-B-0645	Stephanie	White		General		PR20	If development were to go ahead am keen to defend site PR20 where footpaths are well used by many and provide a positive effect on peoples' wellbeing.
PR-B-0779	David C	Hinde	Hinde Law Ltd	General		PR20	Site PR20 lies wholly within GB. Local Plan Policy ESD 14 seeks to prevent coalescence of settlements, a strong case for Yarnton, Begbroke and Kidlington. GB Policy ESD 14 seeks to safeguard the countryside from encroachment. Policy ESD 13 seeks to secure the enhancement of the character and appearance of the landscape, particularly in urban fringe locations. Policy Villages 1 has Yarnton, Begbroke and Kidlington as a category A village. Only minor development, infilling and conversion allowed or alongside. Exceptional circumstance can not be shown on this site.
PR-B-1032	David	Burson	JPPC on behalf of the Tripartite and the University of Oxford	General		PR20	The Tripartite (comprising the University of Oxford, Merton College and local landowner) are the landowners of land which includes Begbroke Science Park and adjacent land. A location plan is provided. This land is put forward as a suitable site to meet at least part of the unmet need in association with protecting land which is likely to be required in the longer term to enable the further expansion of Begbroke Science Park. A formal draft masterplan submitted to the Council also indicates how the development could assist in meeting transport objectives.
PR-B-1178	Bryony	Thomas		General		PR20	Have concerns that building on all the available soakaways will increase the risk of flooding. At site PR20 there is regular flooding.
PR-B-1010	Richard	Pye		General		PR20, PR23, PR24, PR34, PR48, PR49, PR51, PR74, PR75, PR91, PR92, PR126	These sites are part of the settlement gap between Kidlington, Yarnton and Begbroke and construction in any of these would have a substantial impact on the prevention of urban sprawl. Sandy Lane, the only road that links Kidlington and Yarnton is narrow with a single file bridge so development would create traffic and safety issues.
PR-B-1185	Claire	Blake		General		PR20, PR23, PR24, PR34, PR51, PR74	Have concerns and objections to the plans for new housing around Begbroke, Yarnton and Kidlington. It will destroy the GB that is a crucial recreation space and area for wildlife. At site PR74 in particular there are many animals including bats and barn owls both of which are protected species. The footpaths at sites PR20 and PR51 are valued by many for their scenery and local walks. The GB was designed to safeguard the countryside from encroachment as well as preventing communities from merging. The recommendations for housing at PR20, PR23, PR24, PR34, and PR74 are in clear contradiction to this. Pressure will increase on already overloaded roads, schools and doctors surgeries.
PR-B-1210	Tina	Merry		General		PR20, PR23, PR24, PR51	Strongly object to proposed sites PR20, PR23, PR24, PR51 and all other sites that merge Kidlington to Begbroke and Yarnton. All three villages will lose their identity.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1076	Jana	Gnappova		General		PR20, PR24	Begbroke is a small village with a unique character and history going back to the 17th century. It has open countryside and wildlife. The development would not bring anything good to the local people.It will join us to Oxford and provide a place for London commuters. CDC has to protect the GB and not destroy the village.
PR-B-1129	Michael and Jo	Collett		General		PR20, PR24	Object to building 4,400 homes in GB specifically sites PR20 and PR24. Begbroke with its strong history has fantastic character and community spirit which would be lost as PR20 would merge Begbroke, Yarnton and Kidlington into an urban sprawl. The GB is what makes villages so special, they have wonderful wildlife and walks and bring quality to life. PR20 floods every year due to Rowel Brook.
PR-B-1221	Martin	Perisi		General		PR20, PR24	Object to the proposal to build 4,400 new houses, in particular at sites PR20 and PR24. Was attracted to Begbroke as it's surrounded by open countryside of GB and wildlife. It is quiet and private with trees, fields and wildlife behind my house. The proposed development will destroy my life and am shocked, upset and dismayed that CDC agreed to this proposal. The village would blend with Oxford and turn into a noisy, over-crowded dirty place as many towns are.
PR-B-1221	Martin	Perisi		General		PR20, PR24	Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Strongly object to this proposal at PR20 and PR24 on GB at Begbroke.
PR-B-1028	Amanda and Michael	Roberts and Graham		General		PR21	Site PR21 would be inappropriate to the village and significantly extend its current boundaries. Mill Lane is too narrow and not designed for any volume of traffic. This is mentioned in the conservation area document as being of vital importance to the external views of the village. The land is also low lying and prone to flooding Traffic flows would no doubt increase in the village which already is a rat run.
PR-B-1238	Chris & Kathryn	Rogers & Bryan		General		PR21, PR55, PR181	Strongly object to sites PR21, PR55 and PR181 put forward for development in Islip. The sites impact the character of the village by imposing development within the GB which is over bearing, out of scale and out of character in terms of appearance. In particular site PR55 impacts the properties along Kidlington Road and Bletchingdon Road with loss of privacy and open aspect. There would be an impact on traffic and safety of road users.
PR-B-0180	Dr Ben	Allen		General		PR23, PR24, PR74	Recognises the need for further housing development in the area, but as a resident of Begbroke have some concerns. It is important to maintain a separation between the village and Langford Lane industrial area.
PR-B-0645	Stephanie	White		General		PR24	If development were to go ahead am keen to defend site PR24 as large scale building in this area would significantly increase traffic through Begbroke, to the disruption of local residents.
PR-B-1022	Jon	Waite	Kemp and Kemp on behalf of W Lucy and Co.	General		PR24	W Lucy and Co is promoting Land South of Sandy Lane, Begbroke. Due to the site's close proximity to Oxford and excellent transport links our client considers it to offer a perfect opportunity to help meet Oxford's unmet housing need. However, concerned expresses over a number of inaccuracies in the Council's assessment of the site.
PR-B-1029	Jane	Verdon		General		PR24	How will the infrastructure of Begbroke cope with more houses? There are existing problems with lack of good school places. The roads are deplorable. Also question of the Immigration Detention Centre. The village is split by A44 with no crossing point. Loss of village identity a concern. Problems of flooding. Additional housing must be of the right type and in the right areas. Without losing too much Green Belt and putting in enough infrastructure so the villages can cope. Listening to local people is a must.

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PR-B-1051	Michael and Kate	Hopcraft		General		PR24	Backgarden is 4m in length which backs directly on to this field. Development would significantly devalue property and change the outlook. This would have a significant negative impact on well being unless there was the opportunity to extend the current garden in order to mediate for this. If development is inevitable it is essential that the infrastructure and services are in place to support this and the countryside is maintained. There needs to be sensitivity to the local communities and their future needs.
PR-B-1093	Christine	Arthur		General		PR24	Site PR24 is in a rural open setting with historical views and a wealth of wildlife. The fields and hedgerows provide an important habitat and corridor for the wildlife and prevent soil erosion. The area with its ancient footpaths is well used and enjoyed by many. Frogwell lane and the Shakespeare Way allows locals and visitors to keep fit and healthy as encouraged by the local government. The fields around Begbroke including PR24 are liable to flooding due to the proximity of Rowel Brook.
PR-B-1214	Richard	Arthur		General		PR24	Strongly object to the proposed development of 4,400 houses around Begbroke and Yarnton. The destruction of GB contradicts CDC's own policy plans agreed in 2015 and goes against the wishes of 76% of Oxfordshire residents who want to protect the GB. It prevents urban sprawl and maintains village identities. Local roads and the A44 are already congested and schools and doctors are at capacity. The perceived housing needs for Oxford are questionable and it's doubtful they would provide housing for local key workers. The village would become an expensive dormitory town for London commuters. Site PR24 offers views of the historical setting of Begbroke. It provides a habitat and corridor for the wealth of wildlife and prevents soil erosion. The ancient footpaths such as Frogwelldown Lane and the Shakespeare Way are well used and enjoyed by many for health and leisure. Consideration needs to be given to the flooding that occurs in the fields around Begbroke including PR24 due to the proximity of Rowel Brook. CDC should oppose the plans and the loss of GB.
PR-B-0709	Dr E J	Williamson		General		PR27, PR14	Some of the sites proposed are particularly unsuitable. Those in the northern part of Kidlington, particularly 27 and 14 are liable to flood. They would mean people having to travel through the village to get to Oxford. This is totally unacceptable due to traffic congestion. Kidlington is a large village blessed by GB, providing pleasant countryside, nature reserves, footpaths and walks. To destroy this would remove these benefits of village life forever. The Northern Gateway area, in Oxford's domain, is scheduled for industrial development -not houses. This will surely aggravate the housing situation. The North Oxford Golf Course is under consideration, but why not Southfield Golf Course in Oxford? Wish to strongly object to the proposals as they stand and urge the District Council to reconsider its position.
PR-B-0629	Ann	Crane		General		PR27, PR14, PR23	Wish to object to the proposal to build 4,400 houses around Kidlington as it's not sustainable and within GB. The present infrastructure is already overstretched and could not cope with further demands on its schools, health services and roads. There would have to be new schools and health centres built. Sites PR27, PR14 and PR23 are dangerously close to the flood plain so should be considered unsuitable. The GB is an amenity for the health and well-being of residents and a natural habitat. CDC's policy to protect it should be upheld.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-1060	Nicola A	Forsythe		General		PR27, PR32, PR14	Object to the proposed plan to build 4,400 homes north of Oxford, in particular around Kidlington at sites PR14, PR27 and PR32, it is not sustainable. Traffic problems will become worse and schools and medical practices will be unable to cope with the additional numbers. The open countryside we enjoy will be lost and quality of life will suffer as air, noise and light pollution increase. There will be implications for flooding and drainage. Particularly object to development on GB which is designed to protect villages from urban sprawl and is well used and enjoyed by many. It protects the historic City of Oxford from overdevelopment, and the government's manifesto promise and CDC's policy to protect it should be upheld. There are alternatives to building on the GB including making better use of previously developed land in Oxford.
PR-B-1208	Hilary	Hastings		General		PR3, PR13, PR20, PR26, PR35,	Whilst understand the need for housing in the Cherwell area, strongly object to blanket development around Kidlington, Yarnton and Begbroke. This would be an excessive overdevelopment of the GB creating one urban mass, removing the character and open countryside. The GB was set up to protect the green space which improves the mental and physical well-being of the local community. Consideration needs to be given to the impact on the Conservation Target areas that provide a habitat and corridor for wildlife. The local infrastructure is already struggling to cope as are GP's and hospitals. The development would create a dormitory town for London commuters.
PR-B-0157	Jon	Waite	Kemp and Kemp on behalf of Newcore Capital Management LLP	General		PR30	Newcore is promoting this site as a suitable housing allocation with associated services and facilities. The site's close proximity to Oxford, brownfield land designation and excellent transport links offer a good opportunity to meet Oxford's unmet housing need. Concern expressed over inaccuracies in CDC's assessment of the site. This rep corrects those inaccuracies and provides further information about the site including contamination, current massing and landscape information.
PR-B-1028	Amanda and Michael	Roberts and Graham		General		PR30	Site PR30 Although still within GB, this is a brownfield site, which is most suitable for some development. Lacking in infrastructure, services and with significant traffic problem in Islip this all needs to be considered when determining the scale of any permitted development.
PR-B-1238	Chris & Kathryn	Rogers & Bryan		General		PR30	Site PR30 within the village is brownfield land and would be more suitable. However we object to the whole site being developed.
PR-B-0284	Marilyn	Marshall		General		PR32	Site PR32 around St Mary's church is an area where a lot of time and effort has been made to manage wildlife and provide outdoor space for Kidlington residents. Has there been any consultation with the RSPB or Berks, Bucks and Oxfordshire Wildlife Trust?
PR-B-0807	Justin	Scroggie		General		PR32	St Mary's church which stands at the bottom of Church Street adjacent to site PR32 is a grade 1 listed building dating back to 1220. 3 years time there will be celebrations for its 800th anniversary. By this time this will be engulfed by new buildings destroying the surrounding habitat, nature, peace and quite which has been there for eight centuries.
PR-B-1202	Gaynor	Thorpe		General		PR33, PR150, PR190	The proposals are all within the boundary of Caversfield Parish Council which has been designated as a Category C and a separate entity to Bicester. There is not the infrastructure to maintain this level of housing as there is no bus service and only country roads. Water pressure is low and there are no schools or shops. There is also a shortage of doctors in Bicester. Plans to develop site PR33 were refused some time ago by the planning inspectors and these reasons have not changed.
PR-B-0779	David C	Hinde	Hinde Law Ltd	General		PR34	Site PR34 lies wholly within GB. Local Plan Policy ESD 14 seeks to safeguard the countryside from encroachment. This site is isolated, served by a class c road, adjacent to a railway line and it would affect the setting of the Oxford Canal Conversation Area.
PR-B-0805	Tamara	Frishberg		General		PR38	The figure of 4,400 houses in the Kidlington and Oxford corridor is far too great. The roads are already overburdened, further damage to air quality, and deprive residents of access to green areas. The infrastructure are already stretched to capacity. The houses, particularly those in PR38 are more likely to attract additional residents to Oxford rather than address the housing needs of those already living and working in the city.

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PR-B-1010	Richard	Pye		General		PR38, PR39, PR41, PR50, PR122, PR123, PR124, PR125, PR167, PR168, PR177, PR178	These sites protect against the urban sprawl of Oxford City and so development would contravene the purpose of GB, they also contain rich and diverse wildlife habitats.
PR-B-0680	Dr John	Maddicott		General		PR38, PR49, PR91, PR122, PR195	Realise some land must be found for development and consider these sites, though within GB are the least unsuitable. Most of these sites have no recreational or historic value and could be built on without great loss to the community.
PR-B-0681	Dr Hilary	Maddicott		General		PR38, PR49, PR91, PR122, PR195	If sites are needed in the area CDC should consider these sites. They have no historic or environmental value and could be built on without detriment to the community.
PR-B-0794	Prof Michael	Collins		General		PR38, PR50	This rep provides details reference to sites RP38 and PR50. Cutteslowe Park has a city boundary and farmland beyond, to build to the full extent of these sites would destroy the north of the park and the open vista on the east. This is part of Oxford's heritage and the City should fight to retain it.
PR-B-0794	Prof Michael	Collins		General		PR38, PR50	The rep has provided three key aspects that the consultation document has overlooked. The two arterial routes defined by the A34 and the A40. The effect of new houses being built on sites PR38 and PR50 without the new A40. Proximity of the New Oxford Parkway station is a positive value to building in site RP38 and PR50. Suggestions to problems referring to The two arterial routes defined by the A34 and the A40.
PR-B-0805	Tamara	Frishberg		General		PR38, PR50	Consultation papers, proposed tram and other public transport system is a fantasy. Cutteslowe roundabout, no provision made for significant number of cyclists along the Banbury Road from Kidlington to Oxford. The City and the County Council need to be more committed to solving existing traffic problems and provide adequate public transport. Without improved public transport the planned Northern Gateway will exacerbate traffic problems near the site PR38 and PR50.
PR-B-0909	Mark	Lowen		General		PR38, PR50, PR123, PR167, PR178	Sites PR38, PR50, PR123, PR167 and PR178 are close to the new railway station and will attract London commuters and increase congestion. Southfield Golf Course is better placed than North Oxford Golf Course to provide houses as it's within walking distances of employment sites such as BMW and Oxford hospitals. These sites seem to have been discounted before becoming public, based on an announcement by a councillor at Gosford and Water Eaton PC annual meeting.
PR-B-1226	Andrew	Garraway	Turnberry on behalf of Exeter College - Frieze Farm	General		PR39	This representation sets out a clear justification for a new innovation village in this location, and demonstrates how the vision for site PR39 adheres to the Council's vision to meet Oxford's unmet housing need and adheres to Oxford's pattern of development.
PR-B-1030	Jonathan	Harbottle	Land and Partners Ltd	General		PR46	This representation is made in respect of Land at Sibford Ferris. The owners of the site are willing to make the site available for housing development. Sibford Ferris is a highly sustainable location to support housing growth.
PR-B-0818	Robin	Grimston		General		PR46, PR66	Sibford Ferris resident. Two sites PR46 and PR66 have been identified to accommodate at least 100 houses inappropriate resulting in dwarfing the village. The village boundary abuts the Cotswold AONB which is to be cherished and not squandered. The immediate road network is poor and some are classed as unclassified. Both sites being offered by same landowner and site PR46 submission from Fisher German misrepresents the local amenities. There is no supermarket or schools for this site. The existing facilities in Sibford Ferris do they have capacity? Aside from the road network other aspects of the infrastructure need to be considered, the sewage system and water supply. Sibford is a particularly rural, unspoilt part of Cherwell district and any development, of whatever scale needs to be carefully thought through. 100 houses would completely ruin the area.

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PR-B-1021	Jon	Waite	Kemp and Kemp on behalf of Manor Oak Homes	General		PR49	Manor Oak Homes is promoting Land at Stratfield Farm, Kidlington as a suitable housing allocation. Due to the site's close proximity to Oxford and excellent transport links it is considered that it can help meet Oxford's unmet housing need. However, concern expressed over a number of inaccuracies in the SA.
PR-B-1222	Alexis	Livadeas		General		PR49	Objection to the proposed housing development around Kidlington, in particular near Garden City at site PR49. This is one of the few remaining areas of open ground and it would be a step closer to joining Kidlington with Oxford. Building here would be detrimental to the nature reserve at Stratford Brake, currently enjoyed by many people. Traffic congestion at the A4260 roundabout is appalling and restricts travel, any extra traffic would make the situation worse. Development at any of the sites in Kidlington would have an impact on the south-bound traffic feeding into the Sainsbury's and Pear Tree roundabout.
PR-B-0224	Rev Peter	Hewis		General		PR51	Please register my objection to proposed development at PR51, Spring Hill, Yarnton. As the name suggests several springs run down Cassington Road and Rutten Lane and building would add to current flooding problems. There have been occasions when buses and cars have been unable to get through the flood water. The roads are narrow and the nearest bus stop is Rutten Lane .The land is in GB, well used by ramblers and one of the few remaining undeveloped hill sites in the area. Home to deer, sparrowhawks and the endangered barn owls that nest at College Mead. Frogwell Lane is a historic route, in 1644 King Charles I led his troops up this lane to Bladon then on to Hanborough heath. Before housing is considered Oxford City must ensure students are housed in appropriate accommodation thus releasing houses for families and number of houses empty or rarely used quantified.
PR-B-0266	J M	Titchmarsh		General		PR51	There is a history of flooding in parts of Yarnton after heavy rain, due to water running off Springhill. I therefore propose area PR51 should be removed for this reason.
PR-B-0637	Prof Martin LG	Oldfield		General		PR51	Particularly concerned by the inclusion of Site PR51, which encompasses Spring Hill, it is in the GB and is adjacent to our village of Begbroke. Spring Hill is an area of exceptional natural beauty, with ancient paths (Frogwelldown Lane, Dalton Lane and the Shakespeare Way), and is enjoyed by many. There are ancient and valuable oak trees near the top of the ridge and furrow fields, and run off from Spring Hill is a source of local flooding. Begbroke is an ancient village with a conservation area and being narrow and twisty is unsuitable for any increase in traffic. The development would cause it to lose its character and identity.
PR-B-0645	Stephanie	White		General		PR51	If development were to go ahead am keen to defend site PR51 which is of huge historical significance and the footpaths offer stunning views.
PR-B-0658	Susan	Oldfield		General		PR51	At site PR51, Spring Hill Road is a narrow, twisting lane through a conservation area that is prone to flooding. The 'Shakespeare Way is used by many as is the ancient footpath which contains beautiful views and trees. Building in PR51 would destroy hundreds of years of rural history and beauty.
PR-B-0675	Elaine	Titchmarsh		General		PR51	Yarnton suffers from flooding in certain rainy conditions from water running off land within PR51
PR-B-0702	Nigel	Clark		General		PR51	GB designed to stop urban sprawl and its purpose is to provide its residents with space, to enjoy nature, recreational use and for wellbeing. If merged the village losses it identity and village activity is affected and destroyed. Yarnton and Begbroke are of historical interest, as the route King Charles 1 took at Spring Hill Site RP51. A wealth of trees and wildlife surround the footpaths and fields in the area. Moved into the village to enjoy a well balanced lifestyle, not to be swallowed up into a city environment. GB needs to be preserved allowing us to continue to enjoy and use the surrounding countryside.

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PR-B-0779	David C	Hinde	Hinde Law Ltd	General		PR51	Site PR51 lies wholly within GB. Local Plan Policy ESD 14 seeks to prevent coalescence of settlements, a strong case for Yarnton and Begbroke. GB Policy ESD 14 seeks to safeguard the countryside from encroachment. Policy ESD 13 seeks to secure the enhancement of the character and appearance of the landscape, particularly in urban fringe locations. Policy Villages 1 has Yarnton and Begbroke as a category A village. Only minor development, infilling and conversion allowed or alongside. Surface water running off the elevated site frequently causes flooding in Yarnton and along Cassington Road and Rutten Lane, this will become much greater.
PR-B-0980	John and Pamela	Appleton		General		PR51	Site PR51 includes Spring Hill in the past has caused flooding in parts of Yarnton, suggesting that this area is not suitable for development.
PR-B-1004	Stephen N	Skinner		General		PR51	Objection is based on GB. This rep. has referred to points in the NPPF regarding GB purpose. Oxford City's intentions become clear when you review the extent of research and planning for areas A and B, which is detailed in CDC Summary Leaflet of November 2016. It is also in-line with the City's stated strategic direction of growth as detailed in the document 'Investing in Oxford's Future – Deciding Strategic Growth Options'; but this intent, is wholly counter to the first four statements made on GB in the NPPF. We stand to lose walks and countryside views. The lose of irreplaceable historical connections, Shakespeare's Way and Frogwelldown Lane famous from Charles 1 in 1644 when fleeing Oxford to escape Oliver Cromwell's troops. Site PR51 captures all of this and it is not acceptable to build here. GB's intention is a permanent fixture and the alleged housing crisis can not be allowed to sway this.
PR-B-1004	Stephen N	Skinner		General		PR51	Objection is based on flooding this is a regular event around Begbroke and Yarnton. Have been affected by this three times with a significant amount of damage caused. It only takes one heavy downpour for the roads to flood and to create extreme damp conditions on the pathways between Yarnton and Begbroke. This is also evident on the higher levels of Spring Hill. To build extensive numbers of houses and access roads will not only exacerbate the problem, it will hugely increase the cost of potential development. The areas referred to here are of course also encapsulated within PR51.
PR-B-1083	Susan	Knox		General		PR51	Am particularly concerned about Site PR51 which is agricultural land needed for food production.
PR-B-1191	Simon	Eaton		General		PR51	Development on site PR51 has considerable flood risk. During heavy rain water runs off the field and causes flooding in the village and Cassington Lane.
PR-B-1253	Jon and Michelle	Mason		General		PR51	Site PR51 is a specific concern. The site is on a hill and development here would be considered an eye sore effecting views from many view points. Many residents gardens back onto this site too.. Rutten Lane is already busy and is used as a cut through from the A44 to the Cassington Road. Traffic here would increase along this quiet residential road. The site is adjacent to the primary school, old people's home, play park and playing fields. With the increased traffic along Rutten Lane, pedestrians and the vulnerable will be at risk. Chose to live in Yarnton due to the access to the open countryside, allowing us to utilise the walks for leisure and fitness activities, this would be lost if development goes ahead. Yarnton is a small, historic, characterful, Bronze Age village. This character and identity would undoubtedly be spoilt by a large, modern housing development.
PR-B-1265	Kathleen	Hayes		General		PR51	Site PR51 is important for the health and wellbeing of local residents. It contains historic pathways and unique views of the local landscape. Spring Hill within PR51 has natural springs which cause flooding when there is heavy rain, any development would increase this risk.

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PR-B-1091	Mark	Bailey		General		PR51, PR48, PR20, PR24, PR74, PR118, PR126, PR34	Object to the proposed planning around Kidlington, Yarnton and Begbroke which will have a major effect on the small village communities of Begbroke and Yarnton. It disregards the GB and breaches the reasons it has been put in place such as restricting urban sprawl and preserving historical settings. The road infrastructure can't cope with current demands before adding a further 5000 cars and schools and doctors surgeries are at capacity. Spring Hill is an area of outstanding beauty and provides a full 360 degree view of the country, admired by many people from far and wide. At Spring Hill Road the fields are flooded on a regular basis and the road is submerged. This is the same at Begbroke. This rep has provided photos to illustrate the flooding.
PR-B-1205	Karen	Jackson		General		PR51, PR75	Sites PR51 and PR75 are havens for walkers and wildlife, used by city dwellers and residents alike. Exceptional circumstances to use GB, which provides the historical setting for villages, is not apparent. PR51 has extensive flooding after heavy rain which Yarnton village feels the impact of. Extensive building would exacerbate this problem.
PR-B-0678	Mrs H G	Kibby		General		PR51, PR75, PR20, PR34, PR126, PR94, PR92, PR24, PR195, PR194, PR27, PR14, PR178, PR125	These sites are of particular concern as Yarnton, Begbroke and Kidlington would become one sprawl and lose their identities. Open countryside would be lost with walks and wildlife. There are otters and water voles in the canal and River Cherwell. There would be an impact on flooding, drainage and local roads.
PR-B-1028	Amanda and Michael	Roberts and Graham		General		PR55	Site PR55 is inappropriate to the village and would significantly extend its current boundaries. This is mentioned in the conservation area document as being of vital importance to the external views of the village.
PR-B-1180	RA	Humphreys	Humphreys and Co Solicitors on behalf of Oxford Programs Ltd	General		PR75	Very concerned to preserve the historic setting of the Grade II* listed Yarnton Manor and its Grade II listed historic gardens which border site PR75. The development of the site would infill the existing open area between Yarnton Manor and Yarnton itself. The Manor House and gardens would effectively be subsumed within the built-up area of the village. this would cause substantial harm to these heritage assets. Development would also severely prejudice the effective operation of the educational campus, which itself plays a significant role in supporting the educational and research functions of the City. There are also flooding issues in the locality.
PR-B-1191	Simon	Eaton		General		PR75	Site PR75 in Yarnton has a public footpath and building on this field will deny villagers the amenity and pleasure of walking. The field also abuts onto a listed building so development would spoil the setting.
PR-B-1331	Fred	Jones		General		PR75	Have considerable concerns with the overall proposal in particular with the number of dwellings and the integrity of the supposed shortfall. As a Yarnton resident have serious concerns with site PR75 off Church Lane and all the potential sites. It is most inappropriate and poorly thought out. Church Lane is not suitable for access to Cassington Road, it is only one vehicle wide, with no passing places or a footpath, this would be fraught with danger. The junction to access the Cassington Road is already congested as it is used as a rat run between the A40 and A44. Developments on site PR75 could generate 200-300 extra vehicle movements a day, in addition to the granted planning permission at the rear of Charlett's Tyres. Cassington Road and the linking Rutten Lane bear the majority of daily traffic in the village, both roads can barely cope with the existing volume of traffic. To increase this volume would seriously compromise the safety of drivers and pedestrians alike and should be discouraged at every opportunity. Strongly oppose the proposal at site PR75.
PR-B-0645	Stephanie	White		General		PR91	If development were to go ahead am keen to defend site PR91 which is a haven for wildlife and routinely floods.

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PR-B-0779	David C	Hinde	Hinde Law Ltd	General		PR91	Site PR91 lies wholly within GB part of which is considered brownfield. Local Plan Policy ESD 14 seeks to encourage the recycling of derelict and other urban land. Access to the A44 from this site totally inadequate, highly dangerous, and the danger can only be exacerbated if further development were to be allowed.
PR-B-1285	Jeffrey	Wright		General		PR91	This consultation is about Oxford's unmet housing need. Why has site PR91, as an example, been included and promoted for employment? This is a site of special scientific interest and the limits of expansion along the Oxford canal had previously been agreed.
PR-B-0909	Mark	Lowen		General		PR91, PR194, PR195	Sites PR91, PR194 and PR195 would be better used for commercial development to reduce traffic travelling into Oxford.
PR-B-0159	Jon	Waite	Kemp and Kemp on behalf of Sheehan Group of Companies	General		PR92	Client is promoting Knightsbridge Farm as a suitable housing allocation with associated services and facilities. Due to the site's proximity to Oxford and excellent transport links it is considered to offer a perfect opportunity to help meet Oxford's unmet housing need. Client is however, concerned about a number of inaccuracies in CDC's assessment of the site. This rep addresses these inaccuracies and provides CDC with further information about the site.
PR-B-0973	Jonathan	Harbottle	Land and Partners Ltd	General		PR94, PR95	Land and Partners (LandP) is in contact with the owners of this site who are willing to bring forward the land for residential development.
PR-B-1285	Jeffrey	Wright		General		PR-A-074	Information has been made very difficult to find some of which has major implications for villages such as Begbroke. An example of this is The Begbroke Master Plan PR-A-074 JPPC Oxford University The Tripartite. People are amazed when informed of the detail such as a Park and Ride and railway station.
PR-B-0758	Stephen	Anderson		General		Previous LP2-A_174 [sec], PR164	This rep. provides a detailed and lengthy objection to site PR164/Rep ID LP2-A_174 [sec], land east of Sands Lane. Quoting Cherwell Local Plan for South Newington. Quoting South Newington Conservation Area. Quoting Site Submissions Form and Manual for Streets. Concerns over the lack of public transport as car transport is essential to living in the village. Will the sewage pumping station be able to cope with the increased population. A361 is a busy road, can it cope with increased traffic. Schools already close to capacity, where would they be educated? The site would extend the village beyond its existing built up limit, Historic settlements are not to be lost.
PR-B-0779	David C	Hinde	Hinde Law Ltd	General		RP75	Site PR75 lies wholly within GB. Local Plan Policy ESD 14 seeks to prevent urban sprawl and to safeguard the countryside from encroachment. Policy Villages 1 has Yarnton as a category A village. Only minor development, infilling and conversion allowed or alongside. Access to the site by a single track Church, which leads onto the traffic calmed Cassington Road.
PR-B-1358	Ian	Lough-Scott	Upper Heyford Village Group	General		Upper Heyford	Wish to place on record the observations that were presented at a public enquiry held in 2002. These concerns still apply. The rep reproduces these observations which refer to the highway constraints and problems in the U Heyford area and surrounding parishes.
PR-B-0037	Clifford	Jones		General			The consultation has been poorly publicised, and technical language used in the documents inaccessible to the general public. GB should have been clearly marked on location plans.
PR-B-0043	Simon	Dacombe	Thames Valley Police	General			No specific comments. Highlights that additional policing infrastructure requirements may be required to mitigate the impact of this growth.
PR-B-0044	Janet	Moore		General			Kidlington is already too big and increased traffic will cause standstill. We want to retain the countryside.
PR-B-0075	Philip V F	Kavanagh		General			Strongly object to 4,400 homes in Oxford GB that could bring 8,000 cars to already congested roads. The medical facilities at Kidlington can't cope at present with the demand. You want more houses to obtain more council tax to waste on frivolous schemes. Incorrect assumptions have been made about the growth in jobs in Oxford. The proposed sites for employment and previously developed land in Oxford should be considered instead.

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PR-B-0076	Melanie	Green		General			Recognise the need for housing and that some of that will need to be around Kidlington, however object to the plan of 10,400 houses. It means the majority of surrounding rural land, used by walkers and families will disappear. Pressure will increase on services and roads, and central parking will be limited by the proposed development of the Coop. should follow the model of some Scandinavian countries where business and retail developments have residential accommodation on top of them.
PR-B-0077	Mrs	Patten		General			Object to the proposed housing in Begbroke and surrounding area. The character and form of each village will be destroyed and it will increase pressure on the infrastructure. Roads are already congested, schools oversubscribed and health services at capacity. It will cause irretrievable damage to the countryside and loss of habitat to wildlife. Ancient footpaths like Frogwelldown lane and bridleways for walkers, riders and cyclists will be lost. Encroachment on the GB defies CDC's own policy and plan agreed in 2015, where 76% of residents wanted to protect GB.
PR-B-0119	C A	McCall		General			Comments relate to Kidlington.
PR-B-0134	V N	Smith		General			As a resident and tax payer of Cherwell object to meeting any other Council's housing needs unless they agree to meet the full cost of the work and certain other conditions are accepted which must form an integral part of any approved plan.
PR-B-0134	V N	Smith		General			There is already a commitment in the adopted local plan to build 22,800 new homes by 2031. If another 4,000 were to be added to the total the probable population increase is well over 60,000 people, a massive increase which will cause obvious problems.
PR-B-0134	V N	Smith		General			Healthcare - The clear attempt to downgrade the Horton Hospital should be reversed immediately. There can be no excuse for sending local residents to any Oxford Hospital for minor procedures. Travelling is a serious issue and so is parking. The roads are already congested and journey times are increasing all the time. No doubt the planners have improvements in mind but action is needed now. The A34 to Oxford needs at least one more lane.
PR-B-0134	V N	Smith		General			Education - In some places there is already a problem with school places. Sending pupils by bus can be expensive and some parents choose to drive further increasing traffic congestion and pollution. Parking is an issue almost everywhere. Employment - If Cherwell has to assist Oxford then Oxford should encourage firms to re-locate to Cherwell and occupy some of the vacant premises thus reducing commuting.
PR-B-0134	V N	Smith		General			Climate change - Serious traffic congestion and more and more commuter journeys increases pollution which is supposed to be a national priority. Conclusion - Unless action starts to deal with the points raised and any other concerns noticed by planning staff the proposal to deal with Oxford's housing needs cannot be approved.
PR-B-0147	Carl G L	Smith		General			Whilst acknowledging that Oxford City and government are pressing for housing outside the city boundaries, it had been envisaged in Oxford City and Cherwell that this would be marginally rounding off around the city and some parts of Kidlington and nearby villages. The level of development proposed would overwhelm the Kidlington area which already has over-stretched services and infrastructure. The congested road network will reach gridlock when the A40 to A4160 proposed link road is built. Already the A34 which links the ports in Southampton to the industrial midlands sees daily accidents. I hope CDC will resolve to protect the GB which prevents urban creep, contains high quality countryside with footpaths and has biodiversity proven by Chiltern Railways to come close to Port Meadow. Many of the sites are edging into flood plains and the land owners appear to be only interested in maximising profits by selling to developers. Oxfordshire's strategic economic plan forecast is flawed and need revising taking into account Brexit. If however this level of housing is required, increases should be considered in Banbury, Bicester and Upper Heyford

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0148	Mrs J E	Stedman		General			Object strongly to erecting 4,400 houses around Begbroke and Yarnton. GB will be lost, and pressure will increase on the infrastructure, schools and the health services. It is ill thought out.
PR-B-0149	Linda and Derek	Foster		General			As long standing residents of 80+ years object to new houses in and around Begbroke. New housing making it's way up Springhill road has already increased traffic on the single track road used by walkers, dogs and horses. Concerned for our footpaths, and the disruption of works traffic. Have lost our PO, 2 shops and the garage and Spring Hill supports much wildlife including a barn owl.
PR-B-0150	Patrick and Julia	Marcks		General			Object to the conduct and timing of the Consultation process which has been poorly publicised. Cherwell have done little to raise public awareness of the possible loss of Green Belt and details of the consultation were difficult to find on your website.
PR-B-0163	Wendy and John	Castle		General			Horrified at the proposed building of 4,400 houses north of Oxford. The development is unsustainable, the infrastructure would be overwhelmed and we doubt that any improvements could or would be made to cope. The traffic problems would increase and schools, GP's and dental services swamped. Wholly oppose GB being eroded as it contravenes its five purposes stated by CDC. Definition between Kidlington and Oxford would be lost and spoiling what remains of the area around Oxford will make it a less attractive place to visit and live. It is much needed green lung giving respite from urban sprawl and allowing space for exercise and spiritual comfort.
PR-B-0166	Mark	Webb		General			Object to building more houses around Kidlington. The infrastructure at both Begbroke and Kidlington will not be able to cope, and the schools and medical centres are already at capacity.
PR-B-0168	Paula	Staples		General			Concerns regarding the proposed housing at South Newington. There is no rail link to Oxford and a sparse bus service, no school, shops or medical services. Any development will therefore put additional pressure on the local narrow roads which are already degraded. The main road A361 through the village is already dangerous with current volumes of traffic and the proposed site will have poor access to this. Existing drainage is already overstrained and will not support a further 57 houses. The site will spoil a conservation area which has valuable footpaths, crayfish, newts, bats and buzzards.
PR-B-0170	Andrea	Johnson		General			Protests most strongly to the proposed development in the Kidlington and Yarnton area. Traffic infrastructure can barely cope at present and this would get worse. School class sizes are already too large for effective learning and health provision is under pressure. These plans go against CDC's 2015 plan and residents wishes to protect the GB, which provide wildlife habitat and a space for people to thrive.
PR-B-0172	A	Platt		General			Object to the proposed housing in Cherwell especially at Quarry End, Begbroke. There is a bronze age barrow in the said field, which along with Fernhill Road sometimes floods. I live in a bungalow and don't want two storey houses overlooking me and my neighbours.
PR-B-0173	Janet	Persson		General			A number of possible sites are close to the Peartree and Kidlington roundabouts which are heavily congested bringing traffic from the A40, A44 and A4260. It would be better to locate new developments away from these bottlenecks. The 100 houses, limits site location as villages could accept smaller numbers while still maintain a good quality of life. There should be no development east of Kidlington to the river which should be preserved for people and wildlife. The airport would be better to remain a source of employment and Langford Lane is cut off from the town by the industrial estate. The chart shows a centre of employment in Headington, so the east of Headington would be better, has Buckingham CC been consulted?
PR-B-0175	Mr D and Mrs S	Rudd		General			Feels that the consultation has been poorly publicised and that possible loss of GB should have been highlighted. It is difficult to find the consultation details on the website and they are long and difficult to read. Holding the public exhibition in Kidlington over the Christmas period was unreasonable.

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PR-B-0176	Robert	McGurrin	Woodstock Action Group	General			Objects to the release of Green Belt land near Kidlington. They question the basis of SHMA calculations and assumptions of high economic growth and immigration. The existing infrastructure and services such as health, education, recreation/leisure, natural environment, etc., are all under strain and stretched. They will be impacted by such this proposal. They call for the deletion of modifications PR22 and PR25 from the Local Plan.
PR-B-0177	Nick	McEwen		General			Grave concerns over the proposed building at Begbroke. The plans will not only ruin the character off the countryside and village but increase pressure on the fragile infrastructure including roads and schools. Brownfield sites should be explored before GB.
PR-B-0178	Craig and Melanie	Carter		General			Horrified at the possibility of housing decimating the GB, having lived in Begbroke for 30 years. This combined with the prospect of increased traffic congestion and pressure on our local health services is daunting.
PR-B-0179	Mr and Mrs	Pickard		General			Object to the proposed housing in Begbroke and surrounding area. The character and form of each village will be destroyed and it will increase pressure on the infrastructure. Roads are already congested, schools oversubscribed and health services at capacity. It will cause irretrievable damage to the countryside and loss of habitat to wildlife. Ancient footpaths like Frogwelldown lane and bridleways for walkers, riders and cyclists will be lost. Encroachment on the GB defies CDC's own policy and plan agreed in 2015, where 76% of residents wanted to protect GB.
PR-B-0181	Diane and Darryl	Bates-Brownsword		General			Feel that the consultation has been poorly publicised and that possible loss of GB should have been highlighted. It is difficult to find the consultation details on the website and they are long and difficult to read. Holding the public exhibition in Kidlington over the Christmas period was unreasonable.
PR-B-0184	Roger	Prince		General			The publicity given to the process was not handled very well and the public should have been made aware of this review to the Local Plan and the renewed and increased threat to the Green Belt. The Cherwell website is not easy to navigate or read and there was no quick link to the consultation details. The timing of the consultation period in Kidlington, over the Christmas period couldn't have been at a worse time to engage the residents in the process.
PR-B-0194	Philip	Hine		General			Strongly object to the proposed 4,400 homes as so much is on GB land. With regards to Kidlington, the GB which is designed to check unrestricted sprawl and safeguard the countryside, will disappear along with Kidlington as it becomes a suburb of Oxford. Oxford City is proposing to build business parks on their available land rather than address their housing needs.
PR-B-0196	Christopher	Jarvis		General			Although recognise the need for housing, object to the proposed scale in Kidlington. Roads are already congested, pollution will increase and pressure on facilities and services would be immense. The green space around the village is special to many residents and wildlife. I conduct surveys along the river Cherwell for the British Trust for Ornithology and have recorded a decline in species, a scheme like this would wipe even more out. With Oxford Parkway making London an hour away it is unlikely that the development will help the local housing situation.
PR-B-0197	Dr Margaret	Barrett		General			Greatly concerned about plans to build in Oxford's GB. Have lived in north Oxford for over 60 years, and part of that joy is access to the countryside. The increased pressure on facilities bought about by more residents and access to the Wolvercote and Cutteslowe roundabout is a worry.

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PR-B-0198	Trevor	Cusi		General			Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Rat running and commuter traffic locally will only get worse.
PR-B-0199	Anne	Davies	Piddington Parish Council	General			**Traffic congestion** - The Parish Council would ask that any significant development around Bicester also make provision for adequate infrastructure as they would not like to see any worsening of the current traffic congestion in the area. **Health** - It is also concerned that proposals to increase the size of Banbury and Bicester will put even more pressure on local health services, and would like an assurance that the needs of Horton General Hospital to respond to the needs of this increased population is being appropriately discussed and planned.
PR-B-0201	Dr Catherine	Grebenik		General			Feel that the consultation has been poorly publicised and that possible loss of GB should have been highlighted. It is difficult to find the consultation details on the website and they are long and difficult to read. Holding the public exhibition in Kidlington over the Christmas period was unreasonable.
PR-B-0202	Ian	Gordon		General			Oppose the proposed destruction of GB around Begbroke and Yarnton. The continuing expansion of homes will result in urban sprawl and destroy rural communities which make this area so attractive. We shouldn't have to make this sacrifice for Oxford City's housing needs, where landowners and builders make sizeable profits whilst only providing minimal affordable houses.
PR-B-0206	Andrew	McCallum		General			The figures for housing growth are based on spurious figures for jobs growth in Oxford and new houses may be used by London commuters. Much of the proposed new employment could be directed to other parts of the country where there is high unemployment and brownfield sites are available. New housing within Oxford could be built to higher densities, such as good quality flats, thus reducing the need to encroach beyond the existing boundaries. Improvements to transport infrastructure in particular the railway will enable workers to commute from further afield reducing the need for housing. Do not build on GB.
PR-B-0207	Susan	Robertson		General			It is questionable whether it is a sustainable option for Cherwell to help meet Oxford's housing need by building 4400 homes in Cherwell, which already has many developments in the pipeline. Councils need to look at the level of affordable housing by increasing the percentage that developers include in sites and taking into account local salaries. A full transport assessment needs to be undertaken to understand the impact of building 4400 houses, for example the car park built at Banbury railway station has increased congestion in the area. There would be an additional burden on schools, doctors and hospitals and the potential downgrading of the Horton Hospital will increase traffic going to Oxford for treatment. If additional houses are built pressure is needed to retain the Horton and they must be affordable.
PR-B-0208	David	Wintersgill		General			Oppose the plans for building in the GB which goes against the agreed plan for 2015. Should not have to provide houses for Oxford, the colleges have land within the city without using GB around Begbroke, Kidlington and Yarnton. Chose to live in the countryside and can see no benefit to villagers. The present infrastructure is gridlocked morning and night and the new bus routes 500 and 7 which give access to Oxford Parkway and the hospitals go through Kidlington but overlook Begbroke and Yarnton.

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PR-B-0209	Patrick and Julia	Jennings		General			The case for the total housing requirement has not been substantiated, and houses would be better placed near key area of employment - Cowley and Headington. The selection criteria disregards the national policy for protecting GB, and the assessment tests for sites, does not capture the impact on the environment and the landscape.
PR-B-0210	Catherine	Henderson		General			Object to the proposed 4,400 homes on GB at Begbroke, Kidlington and Yarnton. Begbroke already has traffic problems at rush hour with delays at the A44 and A40. My children use the S3 bus and have to cross the dual carriageway without a pedestrian crossing, so any increase in traffic will endanger those using public transport. If we lose all our open spaces we will become an Oxford urban sprawl, and change a historic town and world heritage site. Businesses in Kidlington and Woodstock would suffer as roads become too congested to use. Schools and medical services are already at capacity and any population increase would put a strain on services. This area have seen much development in recent years and we are significantly devastating the natural habitats of many plants and animals
PR-B-0213	Linda	Browning		General			The consultation was poorly publicised, as a property owner in Yarnton would expect some communication and the possible loss of GB should have been highlighted. Holding the public exhibition in Kidlington over the Christmas period was unreasonable.
PR-B-0222	Malcolm	Axtell		General			Am grateful to Kidlington Development Watch for alerting me to these proposals as there was little raising of public awareness from CDC with regards to loss of GB. It was difficult to find the consultation details on the website and they were long and difficult to read. Holding the public exhibition in Kidlington over the Christmas period was unreasonable.
PR-B-0223	P M	Vandermin		General			Objects to the proposed building of 4,400 new houses north of Oxford, these figures are unrealistically high and should be challenged by CDC. It is unsustainable, traffic problems would become worse and schools and health services would be overstretched. Walks and views would be lost, and natural habitats of local importance destroyed. Object strongly to development on GB which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld.
PR-B-0231	Mr and Mrs	Nutbrown		General			Object to the proposed 4,400 new houses around Yarnton, Kidlington and Begbroke which will destroy the character of each village. The roads are already congested and schools and health services at capacity.
PR-B-0232	Mrs Marjorie	Kilby		General			Strongly object to the building of 4,000 houses in the fields around Kidlington and eroding the countryside. GP surgeries are already under pressure and traffic a problem. Kidlington would lose its identity as a separate community and be a much less pleasant place to live.
PR-B-0235	Bruce	Tremayne		General			With regards to the proposed location plans for areas A and B, Kidlington and the surrounding area. With the exception of sites PR22 and PR25, all 33 sites are in GB. CDC's 2015 plan, policy ESD14 aims to protect Oxford GB and prevent urban sprawl. GB is one of the most intelligent, farsighted and successful land management policies any nation has devised and must be maintained. It shelters wildlife, transpires oxygen, sequesters carbon and pollutants, grows food , provides space for walking and adds tranquillity to the landscape.
PR-B-0236	R	Hearn		General			Object to the proposed housing in Yarnton and the surrounding area. I recognise the need for affordable housing but Yarnton has incorporated 170 new houses in the last ten years. It has very few green spaces left and the school is having to be enlarged. The increase in traffic would be on roads that are in need of repair. The GB should be respected, this is a rural area.
PR-B-0237	J A	Burt		General			Strongly object to the building of 4,400 houses on GB to meet Oxford's needs, it is not sustainable. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing. GB is a permanent designation and the government's promise and CDC's policy to protect it should be upheld.

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PR-B-0239	Mrs P R	Buls		General			Object to new housing in Yarnton which has already had houses added to the outskirts. It will spoil this ancient village. We have seen the impact of construction traffic on Cassington Road when Wolvercote works were underway with damage to properties.
PR-B-0240	Mrs Carole	Walton		General			Why does CDC need to build this amount of homes when SODC have not agreed a quota. It would be better to spread the number of houses across some other villages so as not to destroy GB. Choosing Christmas as a consultation period has perhaps reduced the number of people who would of objected.
PR-B-0241	Richard	Walton		General			Why does CDC need to build this amount of homes when SODC have not agreed a quota. It would be better to spread the number of houses across some other villages so as not to destroy GB. Choosing Christmas as a consultation period has perhaps reduced the number of people who would of objected.
PR-B-0259	Andrew and Andrea	West		General			Wish to express concern over proposed plans within the parish of Begbroke. CDC adopted a plan in 2015 which was sensitive to GB so why under pressure from Oxford City has this changed? CDC should resist and plans rejected. Nearly 80% of county residents want GB retained and it goes against government advice. Development would remove GB, damage natural habitats and allow urban sprawl between Oxford and Woodstock. Levels of traffic on the A44, A34 and local roads would increase, as would pressure on the already struggling services. Schools are currently oversubscribed and health services struggling . Begbroke is a tiny village with 783 residents and plans would quadruple it's size. It would change beyond recognition, losing its character, identity and ancient, historical settings. The local scenery, walks and countryside we moved here for would go forever.
PR-B-0260	Chris	Pack		General			The consultation has been very poorly publicised, if were not for local groups in Kidlington raising awareness, many people would have been unaware. It was difficult to follow the consultation details on the website and hard to understand. Holding the public exhibition in Kidlington over the Christmas period was unreasonable.
PR-B-0264	Prof Adrian and Mrs Pat	Sutton and White		General			Many of the options do little to meet the strategic aims, indeed they add to the exiting problems. The volume of traffic approaching Oxford form the north is heavy with delays. £9 million and 18 months of disruption refurbishing Cutteslowe and Wolvercote roundabouts have had little successful. Therefore increasing the population between Oxford and Kidlington will cause an unacceptable increase in traffic, and pollution. Although Oxford Parkway is a success, houses there will attract London commuters and affordable houses for people working in Oxford will not be met. Whilst we understand the need for more housing GB must be a last resort and paragraphs 79 and 81 of the NPPF adhered to. The design of any development must consider the impact on quality of life for both new and existing residents.
PR-B-0265	Susan	Ganter		General			Object to the proposed building of 4,400 new houses north of Oxford, these figures are unrealistically high and should be challenged by CDC. It is unsustainable, traffic problems would become worse and schools and health services would be overstretched. Walks and views would be lost, and natural habitats of local importance destroyed. Object strongly to development on GB which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld.

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PR-B-0266	J M	Titchmarsh		General			The plan to build 4,400 houses in GB surrounding Kidlington, Yarnton and Begbroke opposes the purpose of GB. It is there to safeguard the countryside, historic towns and village and check urban sprawl. The need for more houses is not sufficient reason for destroying it. There is already traffic problems accessing Oxford from the north on the A34, A40 and A44, any building would add to this congestion, and Oxford City refuses to introduce congestion charges. The Rapid Transit Lines plan will not have the capacity to cope and doesn't pass through the areas around Kidlington. Any development is unlikely to solve the housing shortage as Oxford Parkway caters for London commuters and has increased house prices in the area. CDC should protect our interests as South Oxfordshire have done and press for Oxford City to export jobs into the county if it can't find homes within the city.
PR-B-0267	Carole	Pack		General			The consultation procedure was poorly publicised and where it not for local people raising awareness it would have been unknown. Kidlington despite being the area most affected was last to have the exhibition which was badly organised. The time to respond was very short and over the Christmas period when people were on holiday.
PR-B-0284	Marilyn	Marshall		General			Am concerned at the potential of 4,400 new homes in Kidlington and that this could be to justify the new station at Water Eaton and house London commuters. Kidlington has a need for affordable houses and so a large percentage of any new housing needs to be for our young people and families. Do not believe there is enough demand to justify the need to develop on GB. These places are wildlife habitats and for the enjoyment and health of residents. Kidlington is a special place for a large number of people and is being disregarded by developers.
PR-B-0285	Michael	De Selincourt		General			As there is not enough employment development planned in Kidlington, can only assume that the village is being used to some extent to house London commuters using Oxford Parkway. It would make sense to build at least some houses nearer employment areas in Cowley and Headington. The roads around Kidlington are already congested and this will only increase if Kidlington nearly doubles in size. There are many empty and derelict houses and wasted spaces within Oxford before we build on GB. Our countryside is important for the health and wellbeing of many, and crucial for our wildlife and children.
PR-B-0286	A	Mayes-Baker		General			Both options A and B involve the destruction of GB, an amenity that is important to residents of Kidlington and surrounding villages. GB is amongst other things supposed to protect over-urbanisation and the coalescence of individual communities. If CDC permits this development it is in breach of its own policies to protect it. The number of proposed house is disproportionate to existing numbers in Kidlington and would change the character of the present community and its surrounding villages. New houses should be positioned to the east and south of Oxford where employment is, and not the north where the infrastructure is saturated.
PR-B-0289	David	Wells		General			Object to the building of 4,400 houses at Begbroke, Yarnton and Kidlington as the villages will lose their identity and destroy the GB. The road infrastructure is not in place to cope with existing traffic and major improvements are needed. The ring road around Oxford at Cutteslowe park needs completing, widening of the A34 between M40 and M4, widening of A40 with slip roads taking traffic onto A34 before Wolvercote roundabout. Finally widening of dual carriage between Yarnton and Peartree roundabout. I believe any development should be north of the A34 until areas are used inside around Oxford Parkway station.
PR-B-0445	V	Truby		General			Object to the plans to build at Kidlington, Yarnton and Begbroke as additional traffic will increase pollution and congestion, particularly on the A44. School places are already limited and it is not clear from the plans where the site entrances will be, which is a concern.
PR-B-0446	M	Truby		General			Object to the plans to build at Kidlington, Yarnton and Begbroke as additional traffic will increase pollution and congestion, particularly on the A44. School places are already limited and it is not clear from the plans where the site entrances will be, which is a concern.

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PR-B-0447	Laura, John, Benito	Wainwright		General			Strong objection to build on precious GB surrounding Kidlington. GB is there to prevent expansion of towns and cities, providing valuable amenity for those in the cities. GB should be permanently protected from development as in section 9 of the National Planning Policy Framework. Oxford's Labour council may want GB to be developed if outside their own boundaries but Conservative Cherwell need to remember the Conservations government's 2015 election pledge to protect GB. Brownfield sites in Oxford City and Cherwell district have these been considered rather than destroy Kidlington's GB. Ref to para.3.7 of Cherwell D.C.'s Kidlington Framework Master Plan SPD, March 2016).
PR-B-0447	Laura, John, Benito	Wainwright		General			The countryside that extends from behind The Moors towards the River Cherwell is not only GB but also described in the Inspector's Report of 1991 as "an area of High Landscape Value". The area is enormous value to Kidlington's residents, with walking and exceptional views. The Oxfordshire Wildlife and Landscape Study declared these meadows and woodland to be national priority habitats for nature conservation. Protected habitats for badgers, the great crested newt and much more wildlife that would become in decline if their habitat were destroyed.
PR-B-0447	Laura, John, Benito	Wainwright		General			District Council is basing its housing needs and projections on the SHMA report. How can this be "objectively addressed needs", as the Council claims when the SHMA was produced by a team led by property consultants, with obvious close connections to the development sector. The figures are far in excess for the district and are widely regarded as grossly inflated.
PR-B-0447	Laura, John, Benito	Wainwright		General			Oxford's unmet housing need would be taken more seriously if Oxford City were not prioritising building business parks and employment led sites, such as 8,000 jobs at the Northern Gateway. Unemployment is not an issue in this area, so is there a need for the developments and putting pressure to Kidlington's GB to only satisfy Oxford's perceived housing needs. Kidlington's village character would be destroyed and a 70% increase to the population. The green gap between Kidlington and Oxford would be lost and become a suburb. Kidlington would merge with Yarnton and Begbroke in one urban sprawl.
PR-B-0447	Laura, John, Benito	Wainwright		General			Increase to population would give rise to infrastructure problems in Kidlington. Health service and schools are already stretched. Aggravated traffic problems do not bear thinking about, the traffic congestion is already an issue on the main roads through Cherwell. Kidlington's residential roads are used as "rat runs", with the increase in housing this would produce intolerable congestion on the roads and in the vicinity of any large housing development. A case for The Moors described in the Kidlington Framework Master Plan, "an attractive leafy street" (42.2, 4d) This would be destroyed by the large volume of traffic . Benmead Road would become a thoroughfare to connect The Moors to Banbury Road.
PR-B-0447	Laura, John, Benito	Wainwright		General			Appendix B of the Kidlington Framework Master Plan. Such sites land north to The Moors, Stratfield and Gosford Farm, have been mentioned as potential for housing development. This is out of the question, even if exceptional circumstances due to GB protection. It would be devastating to the residents of Kidlington if the countryside, wildlife, views and footpaths were destroyed. The lose of its village character and the threat to the rural environment. What value has GB if it can be ignored. The reasons that lay behind the establishment of GB in the 1947 Town and Country Planning Act, far from having been superseded by other factors in the intervening 60 years, are more valid than ever, given the relentless expansion of our towns and the urbanization of our countryside since then. Once rural land is built upon it is lost forever, we do not have that much of it, so it is our duty to preserve what we have for our descendants. CDC has always defended the inviolability of Kidlington's GB and it has a duty to Kidlington's residents to continue to do so if their environment is not to be irredeemably ruined.
PR-B-0478	B	Seymour		General			This rep contained a map provided by Kidlington Development Watch which has an area of objection marked.

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PR-B-0627	Charles	Isles		General			Object as 4,400 homes is not an appropriate requirement and unrealistically high. Local infrastructure and services are already stretched, in particular schools and the health services. GB which is enjoyed by many for its walks and views will be sacrificed. It's habitats are of great local importance and it protects the historic city of Oxford from overdevelopment. The government's promise and Cherwell's policy to protect GB should be upheld.
PR-B-0628	Anna	Isles		General			Object as 4,400 homes is not an appropriate requirement and unrealistically high. Local infrastructure and services are already stretched, in particular schools and the health services. GB which is enjoyed by many for its walks and views will be sacrificed. It's habitats are of great local importance and it protects the historic city of Oxford from overdevelopment. The government's promise and Cherwell's policy to protect GB should be upheld.
PR-B-0634	Graham	Hillsdon		General			Object as 4,400 homes is not an appropriate requirement and unrealistically high. Local infrastructure and services are already stretched, in particular schools and the health services. GB which is enjoyed by many for its walks and views will be sacrificed. It's habitats are of great local importance and it protects the historic city of Oxford from overdevelopment. The government's promise and Cherwell's policy to protect GB should be upheld.
PR-B-0635	Julie	Hillsdon		General			Object as 4,400 homes is not an appropriate requirement and unrealistically high. Local infrastructure and services are already stretched, in particular schools and the health services. GB which is enjoyed by many for its walks and views will be sacrificed. It's habitats are of great local importance and it protects the historic city of Oxford from overdevelopment. The government's promise and Cherwell's policy to protect GB should be upheld.
PR-B-0637	Prof Martin LG	Oldfield		General			Object strongly to the proposals and the inadequate publicity and consultation period. The local infrastructure is already at breaking point with congested roads and schools and GP's oversubscribed. Oxford city has approved many Science Parks without planning to house workers, and so should now explore brownfield sites within the city. Much of the proposed housing would be used by London commuters using Oxford Parkway. The GB is open beautiful countryside, enjoyed by many and CDC is committed to defend it. It should not be destroyed.
PR-B-0638	HA	Downie		General			Wish to protest strongly to the proposal to build on GB north of Oxford. Begbroke, Kidlington and Yarnton would merge together and lose their separate identities and GB is intended to stop this urban sprawl. A lot of the land is agricultural and certainly around Begbroke used to grow crops. Traffic conditions are already bad and local services under pressure. Am particularly concerned about flooding as some residents in Begbroke have flooding problems.
PR-B-0639	Diane	Downie		General			Wish to protest strongly to the proposal to build on GB north of Oxford. Begbroke, Kidlington and Yarnton would merge together and lose their separate identities and GB is intended to stop this urban sprawl. A lot of the land is agricultural and certainly around Begbroke used to grow crops. Traffic conditions are already bad and local services under pressure.Particularly concerned about flooding as some residents in Begbroke have flooding problems.
PR-B-0640	Walter E	Game		General			Whilst agreeing there is a necessity for some housing, feel 4,400 on GB land around Kidlington is unrealistic and unsustainable. This number would impact greatly on the infrastructure and change the character of the area. Alarmed that some of the areas of search are within the "green lungs "so vital to the health and well-being of residents and any future ones. The GB is a precious amenity where nature flourishes and has always been part of your policy in the Cherwell Local Plan, and successive governments to protect it.

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PR-B-0645	Stephanie	White		General			Do not object on principle to development as realise new houses are needed. However strongly object to the scale of the proposal that would increase Oxford sprawl and swallow the villages of Yarnton, Begbroke and Kidlington, along with their identities. Current circumstances are not exceptional to justify building on GB as stated in Government policy. Councils should use their local plan drawing on NPPF protection to safeguard the green lungs. Footpaths, some of which have historical significance are used by a huge number of people and offer beautiful views. The area is a haven for wildlife and the risk of flooding will increase. The roads are already congested around Oxford and extensive roadwork's to the north have done little to improve the situation. Many bus routes have been discontinued, cycle lanes are in poor condition and the planned garden village at Eynsham will increase traffic and pollution. There is a lack of affordable houses within the proposals and it is likely that London commuters will buy the houses given the proximity of Oxford Parkway. It would be better to increase designated key worker houses within Oxford city.
PR-B-0646	Ruth M	Sargent		General			Strongly object to the proposed building of 4,400 houses on GB around Yarnton, Begbroke and Kidlington in additional to those in the Cherwell 2015 plan. There would be unacceptable destruction of GB with its walks, scenery and wildlife habitats. The ancient villages of Begbroke and Yarnton both mentioned in the Doomsday Book, would lose their identities as they become one urban sprawl with Kidlington. Pressure will increase on local infrastructure including schools and GP surgeries, and there will be a greater risk of flooding. There will be little provision of affordable houses as we become a dormitory town for London commuters. Do not feel there was a proper consultation as residents were not informed of the plans by CDC.
PR-B-0647	Prof IL	Sargent		General			Strongly object to the proposed building of 4,400 houses on GB around Yarnton, Begbroke and Kidlington in additional to those in the Cherwell 2015 plan. There would be unacceptable destruction of GB with its walks, scenery and wildlife habitats. The ancient villages of Begbroke and Yarnton both mentioned in the Doomsday Book, would lose their identities as they become one urban sprawl with Kidlington. Pressure will increase on local infrastructure including schools and GP surgeries, and there will be a greater risk of flooding. There will be little provision of affordable houses as we become a dormitory town for London commuters. Do not feel there was a proper consultation as residents were not informed of the plans by CDC.
PR-B-0648	Patricia	Perisi		General			Have lived in Kidlington for nearly 80 years. Object strongly to the proposed development of 4400 new houses in the Green Belt. Green Belt should be protected forever. The development will destroy the countryside, wildlife, dog walking routes and will bring chaos to the area. Traffic is horrendous. Surgery is always full. Will never agree that Kidlington will join Oxford and lose it's unique character.
PR-B-0651	JL	Hall		General			Concerned over the proposed plans to build in Kidlington. It seems to be a far larger number than the infrastructure, schools, doctors and roads can cope with. My property borders one of the GB areas where there are two ponds, and the pond at Croxford Gardens when surveyed was found to contain great crested newts. An area such as this should be protected in line with the law.
PR-B-0655	Christina Mary	Shirley		General			Don't want urban sprawl and all it entails
PR-B-0656	Mary G	Shirley		General			Villages should be kept as villages and not merged. We do not need more flooded areas, or more cars.

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PR-B-0658	Susan	Oldfield		General			CDC already has a plan and pressure from Oxford City to alter this will destroy GB, a loss for Oxford and locals, desired by neither. CDC needs to resist pressure as South Oxfordshire has done. Object strongly to building around Kidlington, Yarnton and Begbroke destroying their identities and the green space and GB around them. GB exists to protect villages from urban sprawl and provide space to breathe. Much of the land is agricultural and at Begbroke produces sustainable energy. The proposed figures are questionable and any housing is likely to be bought by London commuters anyway. Infrastructure is already struggling with congested roads and schools and health services at capacity. Flooding would increase.
PR-B-0659	P K	Cove		General			Object to the plans to build houses on the GB around Begbroke and Yarnton. Oxford has over 4000 unoccupied properties and 2000 homes are already being built around us, therefore there is no justification to build on GB. This land is used by many for walks, history and enjoyment. The roads are already congested and health services stretched, CDC needs to attend to the needs of the existing communities first. Any development would create a dormitory town for London commuters using Oxford Parkway.
PR-B-0660	Denise	Mckillop		General			Object to the new proposed development around Yarnton, Begbroke and Kidlington and building on GB which goes against CDC's 2015 policy. Informed that there are 4,400 empty properties in Oxford so there are no exceptional circumstances. Any building is unlikely to benefit the local community as new residents would probably be London commuters. The spirit and identity of Yarnton village and its history would be lost as it would become one urban sprawl joining Oxford and Woodstock. There are existing congestion and parking problems at Rutten Lane primary school with conflict between residents and drivers, the infrastructure cannot cope with any further increase in population. Medical services are also stretched.
PR-B-0663	K D	Liversage		General			Dismayed at the plans by CDC to promote the development of land around Kidlington, much of which is on GB. It would destroy the identity of the village as it would merge with Yarnton, Begbroke and Oxford and have adverse effects on services.
PR-B-0664	Maxine	House		General			Dismayed at the plans by CDC to promote the development of land around Kidlington, much of which is on GB. It would destroy the identity of the village as it would merge with Yarnton, Begbroke and Oxford and have adverse effects on services.
PR-B-0665	M	Thorne		General			Dismayed at the plans by CDC to promote the development of land around Kidlington, much of which is on GB. It would destroy the identity of the village as it would merge with Yarnton, Begbroke and Oxford and have adverse effects on services.
PR-B-0666	Ann	Chandler		General			Dismayed at the plans by CDC to promote the development of land around Kidlington, much of which is on GB. It would destroy the identity of the village as it would merge with Yarnton, Begbroke and Oxford and have adverse effects on services.
PR-B-0667	Mrs P	Webb		General			Dismayed at the plans by CDC to promote the development of land around Kidlington, much of which is on GB. It would destroy the identity of the village as it would merge with Yarnton, Begbroke and Oxford and have adverse effects on services.
PR-B-0668	BJ and W	Bower		General			Dismayed at the plans by CDC to promote the development of land around Kidlington, much of which is on GB. It would destroy the identity of the village as it would merge with Yarnton, Begbroke and Oxford and have adverse effects on services.
PR-B-0669	John and Marion	Dennis		General			Strongly object to the proposal to build so many new houses at Kidlington. Some of these new and disproportionately large developments appear to back close to the retirement properties in The Moors. This would mean a loss of habitat for wild deer and give a hemmed in appearance for the residents of Moorside Place.
PR-B-0672	Grace MM	Kurn		General			Dismayed at the plans by CDC to promote the development of land around Kidlington, much of which is on GB. It would destroy the identity of the village as it would merge with Yarnton, Begbroke and Oxford and have adverse effects on services.
PR-B-0674	Rita E	Ahern		General			Object to the plans to destroy the GB between Yarnton and Oxford, moved to Yarnton to enjoy the peace and beauty of the countryside. More time must be given to consider other options and consult on this, before losing this environmentally valuable area.

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PR-B-0675	Elaine	Titchmarsh		General			Object to the building of houses around Kidlington, Yarnton and Begbroke to meet Oxford's needs. Don't believe there are exceptional circumstances to release GB on this scale, and thought CDC supported its protection. The disturbing and non-reversible loss of fields, plants and animals will deprive people of walks and nature. Parkland, golf courses and open land within the city should be considered for development and housing should take priority over building places of work. Chose to live in the village of Yarnton rather than an urban environment and the proposals will merge Yarnton, Begbroke and Kidlington into an urban sprawl losing their identities and character. More housing will put pressure on local infrastructure, health services and schools, local roads are already busy. Any development near Oxford Parkway is likely to attract London Commuters rather than Oxford city workers.
PR-B-0676	John F	Morris		General			The decision to hold the public exhibition in Kidlington was poorly timed and not easy to follow. There are so many sites and justification for the numbers was unclear.
PR-B-0677	Lesley E	Sims		General			Object to the way Kidlington is being treated by Oxford in their bid to expand enterprise without incurring costs, sharing benefits and with disregard for the GB. Building houses on GB close to Oxford Parkway brings in London commuters so will not provide affordable housing for Oxfordshire. It will only make money for landowners and developers. Investment in Park and Ride has reduced rural bus services, they should be sited further out to reduce congestion and serve the people who can't afford to live within the city. Oxford should consider using grants to relocate large employers to places like Bicester rather than turn villages into dormitories which is not acceptable. There is a need for affordable housing to the east of the city to serve the hospital, building on the GB in the Kidlington gap is on the wrong side of the city. Object to development around beautiful Spring Hill and on the valued walks between Mill End and Thrupp.
PR-B-0677	Lesley E	Sims		General			There was no consultation prior to the frantic scramble over Christmas for a closing date of 9th January. This does not promote trust in an open debate. CDC had its plan and Oxford City Council now appears to be putting pressure to help deliver while rejecting plans within its own boundaries.
PR-B-0678	Mrs H G	Kibby		General			The proposal to develop in GB is based on incorrect assumptions about job growth in Oxford. Previously developed land and proposed employment sites within Oxford, along with brownfield sites like the cement works at Shipton should be considered. It is not reasonable to use GB that is there to protect villages and towns from sprawl. Traffic is already a problem on the A44, A34 and A4260 and congestion, noise and pollution which affects health, will increase. Is there a plan for extra infrastructure as schools and GP surgeries are only just coping. What type of housing is being proposed as there is a need for affordable and smaller housing. Would the many footpaths, used by many and with a right of way, be protected.
PR-B-0682	Felicity	Peacock		General			The consultation has been poorly publicised and CDC should have raised awareness to the possible loss of GB. The consultation details were difficult to find on the website, were long and difficult to read, and holding the public exhibition over the Christmas period was unreasonable.
PR-B-0683	Robert	Perry		General			Object to 4,400 new houses being built around Kidlington, Yarnton and Begbroke as they are in addition to those already planned by CDC to meet its own needs. It will destroy the GB around the villages which in 2015 CDC promised to uphold. Brownfield sites in Oxford need to be considered before GB. Flooding has already occurred in the three villages due to building on the flood plain. If development goes ahead will CDC and developers be prepared to compensate new and existing homeowners in the event of flooding. Full consideration needs to be given to the amount of infrastructure required i.e. schools and health services which would not cope. The development is unlikely to solve housing needs as they would be bought by London commuters. This will inevitably cause more traffic problems on the A34, and A40. Kidlington, Yarnton and Begbroke will lose their identities, ancient points of interest and history as well as walks and scenery.

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PR-B-0684	Rosemary A	Phelps		General			Strongly object to building 4,400 houses in Kidlington, Yarnton and Begbroke. It would be unforgivable to destroy GB which is necessary to prevent urban sprawl and protect wildlife already in decline. It would remove forever a space to have exercise, fresh air, peace and pleasure. Each village has an identity and history which would be lost. Traffic is already heavy and schools and doctors surgeries at capacity. In wet weather water pours down Spring Hill resulting in flooding near the roundabout which would get worse.
PR-B-0685	Peter G	Phelps		General			Completely opposed to the infringement of the GB around Kidlington, Yarnton and Begbroke and Oxford City's pressure. It seems that local politics and vested interests are the predominant factors. What has happened to the government's plan to expand and develop the North of England?
PR-B-0686	Chris H	Adams		General			Object to the proposals to build 4,400 houses on various sites around Kidlington. Am concerned that there is no mention of the harm to the purposes of GB and that it is a permanent designation. There is no assessment of the impact on Kidlington only Cherwell and Oxford. Traffic congestion and air pollution would increase.
PR-B-0688	Barbara	Perry		General			Object to 4,400 new houses being built around Kidlington, Yarnton and Begbroke as they are in addition to those already planned by CDC to meet its own needs. It will destroy the GB around the villages which in 2015 CDC promised to uphold. Brownfield sites in Oxford need to be considered before GB. Flooding has already occurred in the three villages due to building on the flood plain. If development goes ahead will CDC and developers be prepared to compensate new and existing homeowners in the event of flooding. Full consideration needs to be given to the amount of infrastructure required i.e. schools and health services which would not cope. The development is unlikely to solve housing needs as they would be bought by London commuters. This will inevitably cause more traffic problems on the A34, and A40. Kidlington, Yarnton and Begbroke will lose their identities, ancient points of interest and history as well as walks, and scenery.
PR-B-0689	Bernard E	Braley		General			It is morally wrong and contrary to government policy to build on GB in Kidlington. The development will be unsustainable unless great care is taken in the planning of roads, schools, health services, water and power. The development which presently threatens the character of Kidlington should not take place.
PR-B-0695	Mark	Bale		General			It is widely recognised that the south of England, particularly the Thames Valley is extremely crowded and the traffic heavy. Therefore object to the massive scale of the proposed development.
PR-B-0699	Andrew	Clark		General			Object to the any further development in North Oxford particularly around Yarnton. The infrastructure isn't sufficient to cope with an increase in traffic, even with recent renovations to Cutteslowe and Wolvercote roundabouts. Much of the predicted job growth is in the south more traffic travelling north to south will increase pollution and decrease safety. GB is meant to be protected, it allows wildlife to thrive and move, and stops urban sprawl so villages don't lose their identity. The government should look at brownfield sites as they are doing elsewhere in the country.
PR-B-0701	Ray and Janet	Phipps		General			Already lost large portion of parish to Longford Park and 2 further approved developments at Blossom Fields. Bodicote already had its quota of housing, therefore should not be expected to satisfy Oxford's unmet housing needs. Existing developments need time to establish, and the communities cohesion is important and is threatened by continual new developments.
PR-B-0702	Nigel	Clark		General			Objection to the proposed 4,400 new houses in North Oxford in particular to the existing GB land around Yarnton. Oxford housing targets are based on speculation and discredited analysis. City Council need to look at existing areas and vacant properties within the City.
PR-B-0702	Nigel	Clark		General			More houses would increased the number of cars onto the already congested roads around North Oxford. It takes me up to an hour to get to Oxford when using my car. Cycling is dangerous on these roads, have been knocked off bicycle, which ended up with a trip to A andE. More traffic increases danger on our roads and adds to air pollution.

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PR-B-0702	Nigel	Clark		General			This area and other areas in North Oxford should be protected, as this is not exceptional circumstances to assume that housing is needed. Empty houses in Oxfordshire need to be used first. Job growth in Oxfordshire, if this is the case, the jobs need to go to people in the area so that they do not move away, other wise the houses will be brought by commuters. Removal of GB is wholly not acceptable and provides no benefits. It's CDC policy and duty to protect the GB.
PR-B-0704	J	Kershaw	Wright Hassall Solicitors LLP on behalf of Mr J Kershaw	General			Criticism of the consultation period. It was not advertised well enough at the start. Kidlington exhibition did not take place until 19 December which was very late in the day and left insufficient time to respond with sufficient detail.
PR-B-0707	Susan	Blackshaw		General			Objection to the proposal for large scale of housing. Concerned for Begbroke, Yarnton and the Kidlington area. Would all agree that affordable housing is need, the numbers being considered would blast this area so greatly, that it will be turned into a metropolis [sic]. Contest statements about job and economy growth. Oppose the plan, as it adds extra pressure on already overstretched local infrastructure, schools and health services. Congestion sprawl, which could end up servicing London's housing needs. Gross affectation of the rural countryside and the loss of GB.
PR-B-0708	Robin Stafford	Allen		General			Long time resident of Weston on the Green, views on the development sites around Weston, Wendlebury and Heathfield. Housing needs to be affordable and located where employment is a priority. Oxford is an historic city, which attracts tourists and brings in revenue. The development in green areas will detract from the city. Good planning to preserve villages identity like Weston which is close to the city as detailed in the Neighbourhood Plan which was submitted to CDC.
PR-B-0708	Robin Stafford	Allen		General			In particular large developments on the edge of villages will destroy their individual character. There is a requirement for appropriate infrastructure; transport, medical facilities, schools, Weston on the Green has none of these. Traffic in and around Oxford is an issue, as the roads into Oxford are already overcrowded. Weston on the Green is used as a "rat run" due to daily traffic issues on the A34 and M40. Development will increase the traffic on the B430 and between Weston and Bletchingdon.
PR-B-0709	Dr E J	Williamson		General			It seems that most of the 4,400 homes that Cherwell has been asked to provide are proposed to be built on the GB between Oxford and Kidlington. The GB was set up to prevent the urban sprawl of Oxford City and protect the smaller out - lying communities from being absorbed in to the city. The GB is protected by law and can only be released in 'exceptional circumstances'. Do not regard this as an exceptional circumstance.
PR-B-0709	Dr E J	Williamson		General			Kidlington has been chosen as being near to Oxford. However, since the new Oxford Parkway station opened house prices in North Oxford and Kidlington have soared. Oxford wants 'affordable housing'. With easy access to London new houses will be sought by London commuters as well as people who work in Oxford. 4,400 houses would nearly double the size of Kidlington. This will put an enormous strain on schools, health services, and transport.
PR-B-0722	A	Mayes-Baker		General			The number of new homes proposed is disproportionate with the existing number in Kidlington. Such development would change the character and community. The impact on surrounding and smaller village communities presents rape of the GB. GB supposed to be protected against over-urbanisation and coalescence. If permitted CDC are in breach of their own policies. Adverse effects to surface water and flooding. If required to support employment growth in Oxford City, who has control to keep it local. Do not build on the North of the city were infrastructure is already saturated.
PR-B-0725	Andrew	Cove		General			Object strongly to build houses around Begbroke and Yarnton. The land is GB used and enjoyed by locals who live and have moved to this area to enjoy the environment and discover the ancient history. This will be lost forever and become part of the urban sprawl and a suburb to Oxford, it is not acceptable.

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PR-B-0728	Verity	Westgate		General			Criticism regarding publicity and that Cherwell should have done more. Difficult to find the consultation details and the paperwork is long and challenging. Council has discretion on the timing, and choosing to hold the consultation and public exhibition in Kidlington over the Christmas period is not reasonable.
PR-B-0731	Ioana	Davies		General			Criticism on the timing and poor publicity especially Kidlington's before the Christmas period. The Cherwell Link magazine provided a cursory mention of the proposals. Criticism on how the local plan was written and if you do not have the internet it's hard to access the information, preventing all of the community being involved.
PR-B-0732	Tony	Lowe		General			Studied potential sites in and around Deddington, only estimate this number to be 1,500+. Who will purchase these and where will they come from, certainly not young local families? How will the primary school and health centre cope with the increased population? Strain on the infrastructure, roads, parking etc. Tip of the iceberg, other areas alongside Hempton Road being potential.
PR-B-0734	David A	Homer		General			Residents for 34 years in Begbroke, chose to live here for its peace and quiet. The GB needs to be retained as villages need their own identity to prevent urban sprawl and to protect the rural way of life. Roads leading into Oxford would become congested effecting the local communities like Begbroke and Yarnton. Adding 4,400 houses increase cars on the road, this is not allowed to happen. Developers will promise new schools and doctors surgeries. Do not allow Oxford City dictate to CDC where to build.
PR-B-0736	Kieran	Ward		General			Criticism on the timing and poorly publicised consultations, especially Kidlington's before Christmas. The Cherwell Link magazine hid the information and didn't provide the scale of the proposal's. Appalling that CDC think it can push through the consultation in such a rapid timescale.
PR-B-0737	Paul	Clarke		General			In general do not agree with the disproportionate proposal outside of Oxford. The "Oxford Context" doesn't provide an explanation to why the City has a small contribution and placing a burden on rural areas of Oxfordshire. Has Oxford considered flats and identified sites as part of their development, an example of which is Abbey Road. Oxford City needs to press for smaller, affordable housing and take on a greater proportion of the required development
PR-B-0738	Martin	Smail		General			Highly concerned Cherwell being asked to consider more housing, after already catering for 22,840 on the Local Plan. Banbury's existing infrastructure unable to cope, Oxfords unmet need should be considered elsewhere.
PR-B-0739	G	Gelder		General			Criticism regarding publicity and that Cherwell should of done more. Difficult to find the consultation details and the paperwork is long and challenging. Council has discretion on the timing, and choosing to hold the consultation and public exhibition in Kidlington over the Christmas period is not reasonable.
PR-B-0741	Jane	Jackson		General			Objections to large number of houses considered in Begbroke, Yarnton and Kidlington. Congestion already on the roads. The villages would change, losing their historic character and identity by becoming a suburb of Oxford. Great loss and damage to the countryside. Added pressure on schools and the health service. Area can not cope, please do not build near Begbroke.
PR-B-0742	Keith and Hilary	Prince		General			Criticism on the presentation of the proposals. A very lengthy document that was hard to interpret within the consultation timeframe which was over the Christmas period was totally unreasonable.

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PR-B-0744	Geoff	Herbert		General			Additional housing will mean more cars using the roads without any modifications to existing roads. Concerns regarding cheap housing and landlords buying these. Problems currently in Oxford are: Overcrowding, parking issues due to the lack of control on houses of multiple occupation. Poor levels of maintenance to the houses which lead to whole areas looking run down. Will there be any limits on allowing H.M.O's in any of the new housing? Will any of the new housing be dedicated for older residents, or social housing? Will schools and health services be able to cope with the increased capacity. Business need to locate northwards where already large number of houses built that are unoccupied.
PR-B-0747	George A	Doucas		General			Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. All the roads around Oxford are already congested. Infrastructure development must come before any building.
PR-B-0748	Marcus	Bunning		General			Objections to the proposal, concerns with extra traffic on the already existing roads. Lack of infrastructure. Schools not having enough space and becoming overstretched. A shortage of doctors and appointments. Urban sprawl.
PR-B-0750	Niels	van Kuijk		General			Criticism regarding publicity and that Cherwell should of done more. Difficult to find the consultation details and the paperwork is long and challenging. Council has discretion on the timing, and choosing to hold the consultation and public exhibition in Kidlington over the Christmas period is not reasonable.
PR-B-0752	Keeley	Middleditch		General			Criticism regarding publicity and that CDC should have done more. Difficult to find the consultation details and the paperwork is long and challenging. Council has discretion on the timing, and choosing to hold the consultation and public exhibition in Kidlington over the Christmas period is not reasonable.
PR-B-0753	Laura	Claridge		General			Long time resident of Yarnton and strongly object to the building of 4,400 homes in the Yarnton, Begbroke and Kidlington area. Already dire traffic in Oxfordshire namely around Peartree and Kidlington roundabout. Long waiting times for a appointments with doctors. Schools can not cope as it is as seen with the Cresswell Close and Hayday Close developments. These issues need to be resolved before any consideration into building 4,400 houses. Keep Yarnton and Begbroke the small and peaceful villages as they have always been.
PR-B-0754	Philippa Jane	Nelson		General			Consultation papers difficult to find and the documentation is very long and difficult. Council has discretion on the timing, and choosing to hold the consultation and public exhibition in Kidlington over the Christmas period is not reasonable.
PR-B-0757	Martin	Palmer		General			Criticism regarding the poorly advertised proposals along with the timeline of lodging the objections not being ideal as over the Christmas period.
PR-B-0760	Dr K N	Robinson		General			Criticism regarding the documents and the consultation held in Cutteslowe Park in December. Support a carefully planned and diffused housing development across Cherwell, however do not support the partial review.

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PR-B-0760	Dr K N	Robinson		General			Unmet housing figure is based on far too many assumptions regarding strong economic growth due to decision to leave the EU, the figure needs to be reduced. Suggestions that increased housing will be due to increased employment, not the approach to be taken. Affordable housing needs to be clarified due to the prevailing housing market in Oxford. New homes occupied by London commuters. No restriction to the dwellings per site, as higher development may be desired in other areas. Unacceptable to build on GB, brownfield sites within Oxford City require utilisation first. Concerns to flooding risk. Kidlington will come under strain, roads at capacity , rail link does not serve employment areas. Explanation to these areas needed.
PR-B-0761	Nick	Trendell		General			The whole area will become yet another "estate" and have not moved to the area to suffer this. Schools etc. will not be able to cope.
PR-B-0763	Giles and Rachel	Woodforde		General			A total ban on further housing in Kidlington is reasonable. Smaller infill sites could be designed with not having a significant impact on the GB. The necessary additions to transport and support services which needn't be prohibitively expensive. Proportionate development of this sort could be positive for local shops. However attempts by Oxford City to build over the GB separating Oxford and Kidlington should be resisted. Do not want to become a suburb like Headington, like to be separate.
PR-B-0763	Giles and Rachel	Woodforde		General			Refers to current proposals and the earlier Kidlington development plan prepared by Alan Baxter Associates. A site north of The Moors is listed in the current proposal but not ruled out in the Alan Baxter document. In general CDC seriously failing with its obligations to Kidlington's council taxpayers, over this matter as to not questioning Oxfords demands over this matter.
PR-B-0766		Hutchinson		General			Kidlington does not have the infrastructure to cope with extra houses, people and cars. Still waiting for shops and a new school that was promised with the building of Groveland's. Struggle even now with doctors, schools etc. 4,400 new houses means the same amount of extra cars on the roads. Has anyone from the council tried to get to work, school or the hospital on the A34 in the rush hour, or when there are road works or an accident?
PR-B-0767	Sian	Robbins	Kilner Planning	General			Objection to build up to 4,400 new dwellings on the GB and land in and around Kidlington. GB north of Oxford a valuable function over the last 50 years. GB put in place to prevent urban sprawl and the coalescence of settlements. These objectives continue to be valid, there is no justification to set them aside. The area is well used and valued by residents in Oxford and surrounding villages. It would be deeply damaging to merge Kidlington and Oxford into one large urban sprawl and to lose the attractive local landscape and valuable wildlife and local habitats.
PR-B-0767	Sian	Robbins	Kilner Planning	General			Infrastructure and services in and around Oxford already under great strain and beyond capacity. Along with schools, healthcare, hospitals and roads. No capacity for this development and the proposed developments are unacceptable.
PR-B-0768	Jane	Leech		General			Objections to development of GB affecting Kidlington, Yarnton, Begbroke, Bladon and Woodstock. Creation of huge urbanisation of these villages, which would merge into one and lose their village identities which have existed for hundreds of years. GB is there to prevent this scenario. GB should be preserved and not eroded, to protect the beautiful and historic City of Oxford. Developments will destroy the countryside forever.
PR-B-0768	Jane	Leech		General			Concerns with severely congested roads into Oxford and the proposed link road from the A40 to A34 may help with the A40 congestion but moves the problem to Yarnton and Kidlington. Increased number of cars on the roads is madness. Concerns over the air quality in Oxford during the summer months, this should not be exacerbated, peoples health will be adversely affected.
PR-B-0768	Jane	Leech		General			Local services will be stretched beyond their original capacity. GP surgeries would not be able to cope with the extra residents. They are already overstretched, and how the John Radcliffe, and the Churchill will cope is questionable.

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PR-B-0771	Mr G R and Mrs J E	Thompson		General			Objection to building 4,400 houses in Kidlington, Begbroke and Yarnton areas. Criticism regarding the notice given for the meeting in Kidlington. Concerns to increased doctor waiting times and that Kidlington only has one dentist. Manic roads around Kidlington at school times and already a badly maintained infrastructure. Schools not being able to cope with extra children. Survey in the past shows, if all the house that are not lived in were repaired then there's no need for new houses to be built. Why should Oxford be able to say that Kidlington have to have the over spill here. We don't want to be a town as this will mean more expense for the local government to spend on the unnecessary expense of having this when it could be spent on better infrastructure.
PR-B-0772	Roger	Howes		General			Objection to the proposal. Kidlington is a village, consideration needs to be taken with proposals to keep it in line as a village and not a town. The figure needs to be remodelled as it was calculated when in the EU. The decision to build these houses was made some time ago without the consent of Kidlington's residents. Building on the Co-op car park is crazy if the proposals go through.
PR-B-0772	Roger	Howes		General			No requirement for industry in Oxford and Kidlington. Building on Peartree Park and Ride is not required, this would attract people to come looking for housing. If built upon it would push the Park and Ride further with the City boundary moving. Always was sceptical about the reasons for calling Kidlington railway station “Oxford Parkway” and Kidlington Airport “Oxford, London Airport” now know why, boundary changes.
PR-B-0772	Roger	Howes		General			The A40 is already at full capacity, with unfortunate fatal and large accidents. Traffic congestion and queues are normal. Many people leave the A34 southbound into Kidlington. Issues with the rush hour traffic into Oxford even with the new Banbury Road roundabout. Difficult to get to the JR2 now, will be worse with new housing at Barton. Increased pollution with the amount of standing traffic. Parking is a premium in Kidlington
PR-B-0772	Roger	Howes		General			Extra strain on hospitals, doctors, schools etc. No places in Kidlington for more dental patients. Kidlington residents have the right to quality of life, this needs to be considered with the proposed monumental change to our lives.
PR-B-0772	Roger	Howes		General			Already built 1,000's of houses on the GB which is there to prevent urban sprawl, GB land is used for relaxing walks as no parks. Houses are required for the young but not on this scale. The charm and beauty of these towns is being destroyed creating traffic congestion and over population. The meeting at Exeter Hall showed the residents of Kidlington's concerns. Building this amount of “not needed” housing is something that is irreversible and will have long lasting effects on our village its people and that of the surrounding villages.
PR-B-0773	Annabelle	Cummings		General			Objections to building 4,400 houses around Begbroke. GB land needs to be preserved, it's vital for the environment, bio-diversity and the well-being of people. Begbroke is a small village, if the building goes ahead it will become a small town and lose its unique character. Parts of this village are very old and have historic significance. Flooding is a concern with Rowel Brook and Springhill Road building in these areas will make the situation worse. Roads are already busy and building these houses will overload these roads. Schools and doctor surgeries are already overstretched.
PR-B-0775	Yasmin	Ramzan		General			Objection to building of 4,400 houses in Kidlington. We have lived here for 14 years and have seen how much the village has already changed and grown in that time. Building these houses at Kidlington we will have further issues and the character of the village will be lost forever. Traffic will only get worse, sacrificing our countryside and walks will have a detrimental effect on the nature and wildlife in the area.
PR-B-0776	Anthony	East		General			Criticism on how the consultation has been published. Difficult to find the consultation details on line. The consultation papers are long and difficult. Council does have discretion on the timing of a public consultation. Choosing to hold the consultation and public exhibition in Kidlington over the Christmas period is not reasonable.

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PR-B-0777	Mark	Longworth	Ambrosden Parish Council	General			The development capacity of St David's Barracks and the MOD staff housing at Ambrosden, totalling 270 houses, should be taken into consideration in producing local plan review as this land and existing houses will become available for development within the timescale of the local plan up to 2031.
PR-B-0778	Alan	Brown		General			Criticism regarding publicity and that Cherwell should have done more. Difficult to find the consultation details on the website difficult to navigate. Council has discretion on the timing, and choosing to hold the consultation and over the Christmas period is not reasonable along with the length of time given to respond.
PR-B-0780	Paula	Hastings		General			Views regarding the development on GB around Begbroke, Yarnton, Kidlington and Woodstock. Countryside already given up, the Government is pushing for the use of GB land. GB policy for controlling urban growth also preventing urban sprawl and keeping land permanently open. This proposal is clearly going against this. Health and wellbeing of the population its important to keeping green open spaces available. Increasing urbanisation on green belts there will be more pressure on Oxford City to protect its conservation areas. Local wildlife and their habitats will be lost, they are being pushed into smaller areas. No consideration to field boundaries and hedgerows which are essential for the protected species like the door mice.
PR-B-0780	Paula	Hastings		General			Development will merge Begbroke, Yarnton and Kidlington into one MASSIVE development, causing MAJOR strain on the local services, schools and healthcare. Local roads will basically be at standstill during rush hours and public transport will struggle to cope. Local GPs are already struggling to cope with the demand around here which will cause more problems. Concerns regarding parking which is also a problem when going to the local shops etc. 4,400 new homes with a minimum of one car at each will cause the surrounding areas to be affected also. Villages will lose their character and identity becoming one big complex which is a great shame.
PR-B-0781	Lindsay	Gregory		General			Overriding your own local plan with reference to GB, who benefits from building on GB. Added pressure to schools and health services who are struggling now. Roads currently can not cope, they will become gridlock from 06:30. What about the clean air carbon footprint policy. Lose our character and become one urban sprawl with the joining of Oxford to Woodstock. Cherwell has to throw out these plans.
PR-B-0782	Andrew and Emma	Mundy		General			CDC has agreed to protect the GB, this policy completely defies your promise. Roads around Kidlington, Yarnton and Begbroke overused already at peak times , increasing houses would make the situation intolerable. Love my rural setting, building these houses would lose our village identities forever. Schools, doctors and dentists already overstretched adding to this would be chaotic.
PR-B-0784	Rosie	Cotterill	Turley on behalf of Bovis Homes	General			Overall it is considered that at a strategic level the unmet need of Oxford City (22,000 homes) is not being fully met, and even the level identified to be provided (15,000) will not be met as the apportionment has not been agreed by all parties within the HMA. The level of housing to be provided in Cherwell is therefore not considered to be sufficient and additional housing should be provided. Alternatively a mechanism should be put in place within the Plan to allow for it to be reviewed should additional housing needs in the HMA be identified.
PR-B-0784	Rosie	Cotterill	Turley on behalf of Bovis Homes	General			With regard to the growth location 'options' it would appear that the Council have already selected their preferred options based predominantly on two interim evidence base documents. The Council should not preclude the findings of their own future evidence base and assessment work in determining the best locations for growth. The Council should first look to allocate non-GB sites over GB sites and should not overlook the requirement for 'exceptional circumstances' to be demonstrated in order for GB boundaries to be revised

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PR-B-0784	Rosie	Cotterill	Turley on behalf of Bovis Homes	General			A holistic approach to identifying suitable growth locations should be taken, considering both the sustainability and suitability of the proposed locations to accommodate growth in accordance with the Council's own spatial strategy, as well as impacts on GB and harm associated with locating large scale growth within it.
PR-B-0784	Rosie	Cotterill	Turley on behalf of Bovis Homes	General			The Council should reconsider the opportunities to locate additional growth in Banbury. A location which is proven to be sustainable through the Council's own spatial strategy and a location which is well connected to Oxford via public transport.
PR-B-0784	Rosie	Cotterill	Turley on behalf of Bovis Homes	General			The Council should ensure that they incorporate any housing requirement numbers for Oxford in to their overall requirements and should not 'ring fence' Oxford's numbers for the purpose of calculating 5 year housing land supply. The Council should also ensure that the monitoring of housing land supply commences at the point of adoption of the Plan. The LPPR will not be found 'sound' if the Council are unable to demonstrate a 5 year supply of housing land at the point of adoption.
PR-B-0792	Christine	Lea		General			4,400 houses north of Oxford is totally unsustainable. City needs this due to future employment growth, how do we know that this will happen? North of the city is already congested, proposed Northern Gateway will seriously exacerbate this. Extra traffic would create more air pollution, journey times would increase with the building of these new homes. Additional demands on the infrastructure. GB sacrificed and countryside lost resulting in habitats being destroyed. Appropriate site with good transport links is the area south of Oxford Parkway station.
PR-B-0795	David and Sonia	Simmons		General			Criticism regarding confusion of the dates for the submission, it is too short a time for a response to this mater.
PR-B-0795	David and Sonia	Simmons		General			GB designed to stop urban sprawl, development would spoil the essence of the villages and surrounding countryside. Population increases the land will be lost, how do we feed the extra population. Extra demand on schools and health care. Extinction of wildlife and increased air pollution. Flooding is overlooked and building on ancient flood plans causes problems further a field, like Botley. Traffic and transport would increase , which is already overloaded. Money to be made should be by local authority. City need to look inside their town and not other areas.
PR-B-0799	Ian	Sheppard		General			Very poor consultation and notice to the local areas effected
PR-B-0801	Janet	Stott		General			Concerns at the poor level of consultation with Cutteslowe residents prior to the plans being developed. Object to the form of this consultation, extremely unfriendly to canvasing the views of the average homeowner, favouring developers. Sad to see the character of the area change irreversibly.
PR-B-0803	Andy	Carey		General			Support housing. Oxford City and its environs is the least affordable region of the UK based on cost of housing divided by local incomes. So more housing is needed, and it would be great if height restrictions could be liberalised too.
PR-B-0804	Barrie and Linda	Teasdale		General			Criticism of the failure to engage with the residents of Water Eaton Lane, there was no public advertising in the local press or leaflet drops. Extremely concerned about the manner of the process. This was exacerbated at a recent public meeting attended by both CDC councillors and executive from the planning department. It was made clear that the agreement by CDC to accept 4,400 dwellings in Cherwell was not likely to be changed, and that comments could only be made over the suggested locations of these dwellings.
PR-B-0804	Barrie and Linda	Teasdale		General			The dwellings are to meet Oxford's housing need of which only 550 have been agreed. The closure of Peartree Park and Ride would free land that could be used for housing as the impact on GB is minimal. The proposed sites are on GB land between Cutteslowe, Oxford Parkway Park and Ride site development would join Oxford with Gosford, Water Eaton, and Kidlington to form one larger conurbation.

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PR-B-0804	Barrie and Linda	Teasdale		General			The requirement is to accommodate workers in Oxford. Oxford has tried to develop land adjacent to Grenoble Road but has been refused by SODC. This is a sensible site as close to hospitals and science park but its GB land. If housing is provided in Kidlington this will exacerbate road and public transport problems.
PR-B-0805	Tamara	Frishberg		General			Little public notification of the consultation. The period of response was inconvenient. The consultation documents were very overwhelming
PR-B-0810	Jane E	Curran		General			Disapprove most vehemently of the 4,400 dwellings being built between Cutteslowe Park and Kidlington. There is no actual need for such development. The developments would be brought by people moving out of London but still travelling to work there. GB land to stop urban sprawl and provides a lung for towns. Damage to the environment will be enormous and irreversible.
PR-B-0810	Jane E	Curran		General			Cutteslowe Park will be utterly spoilt, it is a great amenity for people living in the already crowded areas of Summertown, Sunnymead and Cuttleslowe, to exercise and enjoy nature in quiet.
PR-B-0810	Jane E	Curran		General			Traffic congestion would increase. Already Bicester, Kidlington and Witney roads towards the Cutteslowe and Wolvercote roundabouts are already blocked at peak hours, this would only exacerbate the problem. Oxford Parkway has added to the difficulties. May I also remind you of the Northern Gateway plan, and the increases in housing being suggested for Eynsham and Woodstock. Increase to air and noise pollution which are already high in the area.
PR-B-0811	Laurence	Carey		General			Object strongly to the proposal of building 57 houses on land east of South Lane. Development would have a disastrous effect on the landscape. Proposed access is on a narrow road. The land boarders onto the South Newington Conservation Area. The land will affect the setting of a listed building "The Deans" (formerly known as the "Dun Cow") in Moor Lane. No shop, no school or medical facilities. School and medical facilities in nearby villages are already overstretched. Negative impact on the quality and character of a much valued rural village.
PR-B-0812	Tim	Stott		General			Attended consultation in Cutteslowe Park, spoke to a very helpful council officer who explained the proposed plans. Do have concerns about these proposals.
PR-B-0812	Tim	Stott		General			Concerns at the poor level of consultation with Cutteslowe residents prior to the plans being developed. Object to the form of this consultation, extremely unfriendly to canvasing the views of the average homeowner, favouring developers. Sad to see the character of the area change irreversibly.
PR-B-0814	Andrew	Evans		General			Points raised highlighting why the addition of large quantity of houses to Sibford Ferris would not be appropriate. Within the parish there are no state schools. There is a post office and general store which is incredibly small, no room to expand and cope with increase of footfall. There is no supermarket or doctors surgery, this is shared with other parishes.
PR-B-0814	Andrew	Evans		General			The roads through the villages are congested, with several pinch points caused by increased on-street parking. Homes on the land west of the Hook Norton road would put the village between the 100+ new homes and Banbury where the nearest rail station is located and also the nearest major motorway junction. Believes the road through the village would be unable to cope with the expected volume of traffic during peak hours.
PR-B-0814	Andrew	Evans		General			Limited number of pedestrian pavements, impossible to walk to the post office without walking on the road. Current traffic conditions already make this a risky endeavour, a significant increase in traffic through the village would simply make it unsafe. Buses to Oxford are not sufficient for commuting to work for normal working hours.
PR-B-0815	Daniel	Whitley		General			Support for some proposed building around the Yarnton, Begbroke and Kidlington area. Local area in dire need of extra housing.

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PR-B-0815	Daniel	Whitley		General			Local area is in dire need of extra housing, building extra houses near to Oxford is a key strategy. Oxford is facing increasing problems with recruiting teachers, medical staff and many other vital careers. Building additional housing stock near the demand points would both minimise infrastructure costs and maximise capacity of the existing infrastructure. This is the key reason why I support building in the Yarnton/Begbroke/Kidlington area as opposed to proposed sites further north within Cherwell's territory.
PR-B-0815	Daniel	Whitley		General			Additional development increases the perception of urban sprawl. No housing constructed on land south of Yarnton and Kidlington. Concerns regarding flooding. Planning Policy Team to consider raising any potential percentage of Affordable Housing within any new development within Cherwell. Supply of Affordable Housing is vital to Oxfordshire's growing economy and to keep the vital public services running as smoothly and efficiently as we are currently used to.
PR-B-0816	Lynne	Whitley		General			Write in support of Yarnton PC response which has been submitted to CDC. The response references the respective planning policies in force which are there specifically to prevent the sort of encroachment and abuse of the GB which this government has said it will protect:
PR-B-0816	Lynne	Whitley		General			This rep has quoted polices ESD 14 and ESD13. Exceptional circumstances to allow development in the GB cannot be demonstrated. Infrastructure will also be inadequate as roads are already clogged at peak times. Reconsider where you put these houses along with the number.
PR-B-0821	Alan and Suzanne	McIvor		General			Criticism of the failure to engage with the residents of Wolvercote Ward reference to the exhibition held in Cutteslowe Park. Consultation not easy to respond to. A mass of documents online that are full of jargon.
PR-B-0822	Nikki	Lewis		General			This rep provides a detailed objection to development in the GB. The arguments made are based around the purposes of the GB as set out in the NPPF.
PR-B-0822	Nikki	Lewis		General			Yarnton has 5,000 years of history including a historic manor house, church and a history society devoted to learning more about the area. Begbroke is mentioned in the Domesday Book, and its historic centre, with its Norman church is a conservation area and is overlooked by an Iron Age fort. Erosion of the GB, Oxford will become like any other sprawling industrial city with none of the character and ancient, historical settings.
PR-B-0822	Nikki	Lewis		General			The Framework encourages the recycling of derelict and other urban land. There are plenty of brownfield sites available not our GB. 4,400 vacant homes in Oxfordshire, including 55 in Oxford itself. Oxfordshire is the South East's most rural county so let's help it to stay that way.
PR-B-0822	Nikki	Lewis		General			If the plans go ahead then more pressure on local infrastructure. Local roads regularly jammed, schools oversubscribed and health services that are struggling. Getting a doctors appointment in either Woodstock or Yarnton can take weeks.
PR-B-0822	Nikki	Lewis		General			These housing targets are built on aspirations, not 'unmet needs'. The houses will be brought by people who work in London, not Oxford, people who are exploiting Oxford Parkway station. Overcrowding of trains to Marylebone every morning. Reality we will become one big, expensive dormitory town for London commuters using the new Oxford Parkway station.
PR-B-0822	Nikki	Lewis		General			Cherwell District Council planning department has always been rigorous with planning applications that might damage the GB and rightly so. Have always respected that rigour and felt that our countryside is safe in your hands. A feature of the GB policy after all is its permanence. Your own local plan published in 2015 was sensitive to the Green Belt, so know it's important to you too, because it's important to the residents you serve. Please do not let us down now at this crucial time.

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PR-B-0824	Judith	Skipp		General			As a resident of Begbroke wish to object the partial review to meet Oxford City's unmet housing need. Know there is a need in Oxfordshire for affordable housing and in Oxford City's case social housing. However concerns regarding the areas submitted in the current consultation documents. Areas of Kidlington, Yarnton and Begbroke would lose their individual identities, merging into each other. Walking to Spring Hill enjoying the 360 degree views across Oxford, Cassington, Bladon and beyond. The areas shown on the consultation map encroach into this historic and beautiful space, which also includes part of the long distance walk The Shakespeare Way.
PR-B-0824	Judith	Skipp		General			Building in such large numbers in the area would put enormous pressures on the local health practices of all three villages, which are already under intense pressures. Not to mention the primary schools and the 2 secondary schools into which these feed. Disappointment for some villagers who have siblings can no longer gain places at Woodstock Primary School, which had been guaranteed a place in the 40+ years that I have lived here. Public transport has been provided, those no longer able to gain entry have to be taken independently putting strain on the parents lives.
PR-B-0824	Judith	Skipp		General			Traffic is another major problem when trying to access Oxford. Excellent Park and Ride facilities at Peartree and Water Eaton, not unusual to sit for considerable time in queues to use these facilities. What infrastructure will be put into place prior to any additional house building?
PR-B-0824	Judith	Skipp		General			Not addressed the destruction of GB in the area. Understand both the Government and CDC have both recently given a commitment to preserving this. Also understand that exceptional circumstances have to be displayed to allow house building on such designated land. Are there no other areas outside of the GB. Has it been definitely proven that this need for additional housing in such vast numbers really exists.
PR-B-0824	Judith	Skipp		General			Opening of the Oxford Parkway Station results in people from London seeking to live in a more rural setting and commute to work. In summary please look carefully at the proposals and seriously consider the concerns of the many local residents.
PR-B-0827	Paul	Staniforth		General			Travel into Oxford on the A44 via Peartree roundabout is already a nightmare during rush hours. There is periodically a death of someone trying to cross the busy A44 at Begbroke.
PR-B-0834	Eleanor	Williamson		General			Vehemently oppose the plan to site 4,400 new homes around Kidlington – on GB land on behalf of Oxford City. Kidlington would nearly double in size. Its village identity, character and amenity would be irretrievably destroyed.
PR-B-0834	Eleanor	Williamson		General			Criticism about the conduct of this consultation. GB minimally publicised, Cherwell should have done more. Kidlington's exhibition was held very late in the same week as Christmas. Kidlington Councillors were not included of the allocation of houses within the GB.
PR-B-0835	EJ	Williamson		General			Plan to provide additional housing up to 15,000 by Oxford City. Most of the 4,400 homes that Cherwell have been asked to provide are to be built on GB between Oxford and Kidlington. GB there to prevent urban sprawl of Oxford City, protecting smaller out-lying communities from being absorbed like Cutteslowe, Headington, Marston, Cowley, Islip, Wolvercote, etc. GB protected by law, only being released in exceptional circumstances. I do not regard this as an exceptional circumstance. Oxford wants affordable housing, this is not likely to happen. 4,400 homes would double the size of Kidlington. Enormous strain would be put on schools, health service and transport, increasing the serious traffic congestion in the Banbury Road. The new Cutteslowe roundabout designed to improve the situation would once again be swamped. Kidlington is a large village with GB, to destroy this would remove these benefits of village life for ever. Oxford agreed to provide only 500 new homes compared with Killington's 4,400 and the other District Councils' allocations. Yet the Northern Gateway area, in Oxfords domain is scheduled for industrial development.. This will surely aggravate the housing situation rather than help it.

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PR-B-0836	Alan	Graham		General			Page 18 steers to three specific sites for the 4,400 dwellings. Inappropriate as the document gives a clear indication of travel prior to consultation of a submission document before a number of studies relevant to that stage have been completed. Published documents by Oxford City give similar indication to preferred locations for housing in a number of locations close to the City that is inappropriate when it does not form part of a Local Plan document preparation.
PR-B-0836	Alan	Graham		General			Scant regard to the necessity to address GB issues as required in the NPPF, the consultation gives the indication that development in the GB appears a certainty. Two of the sites quoted on page 18 (2.37) between Kidlington and Oxford are in the GB, development would destroy GB and not avoid coalescence.
PR-B-0836	Alan	Graham		General			Oxford and Cherwell have failed over a number of years to achieve the local housing target figures. With the proposed figures is this deliverable as past failures provide little confidence and this should not be allocated.
PR-B-0836	Alan	Graham		General			The 2014 SHMA needs updating to reflect changing circumstances. It should be commissioned by the local authorities and not by the Oxfordshire LEP which is using employment figures that are inappropriate that would have ensured the brief for preparation of the previous SHMA was slanted.
PR-B-0836	Alan	Graham		General			Oxford's housing market is unique in the county and the factors associated with this imply that that extra demand for housing is within Oxford rather than the surrounding District Councils. Further assessments are required to look at land within Oxford. If the need is outside Oxford it needs to be areas with employment.
PR-B-0836	Alan	Graham		General			Extra development in the Kidlington area would need to be addressed over and above existing S106 payments and CIL contributions to make up for the existing infrastructure deficit. Improvements required to transport as the existing road network is over congested, including improving substantially the time taken to get from Kidlington to central Oxford by public transport. Investment to the retail potential in Kidlington rather than seeing the movement into Oxford.
PR-B-0836	Alan	Graham		General			Oxford City's policy for affordable housing is 50% and Cherwell's for Kidlington is 35%, how are policies reconciled, when the objective is to meet Oxford's housing needs with Cherwell? An update of the SHLA is required along with a re-appraisal of the economic forecasts for job creation. Government emphasis on developing technology between Oxford and Cambridge, with the improvement to transport links . Upper Heyford also requires additional development providing broader sustainability.
PR-B-0839	Mark	Rose	Define on behalf of William Davies Ltd	General			A district wide approach that reflects the adopted local plan strategy and complemented by the release of sites in the GB should be taken. As part of this strategy Bloxham, and in particular land to the east of S Newington Road should be considered as appropriate site specific options.

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PR-B-0843	Chris	Skinner		General			If the level of house building identified is required within CDC, which am not convinced, I have some comments on the suggestions on how that may be achieved. Developments in Cherwell must be inclusive of infrastructure and improved transport links. Believe Heyford would be a bad location, most would be obliged to drive for work, leisure, shopping etc. Any development should be self-supporting as possible but linked to existing transport and access routes. If improved cycle and walking routes into Oxford, to the stations between Kidlington, Yarnton and Begbroke. Then develop the area between these villages to unify them. Believe it is better to encroach on GB around the A34 than spreading further Kidlington to the North and North East. Development on this side of Kidlington would increase load on the heavily congested route through the village unless access were made directly towards the Islip/Bicester road/A34 which would essentially isolate any new development. Some point better to close GB through Cutteslowe and Gosford, accept that Kidlington integrates into the City, not ideal but better than GB around the Banbury Road around Oxford Parkway at the expense of a continuing creep North and North East as any development there would further load the creaking transport links. No easy options but - fill in the gaps - do not spread.
PR-B-0846	James C	Bridon		General			Proposal to build 4,400 additional homes to the north of Oxford must be refused and then opposed to the last ditch. The draft version with its focus on Area A, its proximity to the city is unrealistic without unimaginable investment in transport links. Destruction of GB, merging of villages into urban sprawl.
PR-B-0846	James C	Bridon		General			Acceptance of the 4,400 target is justifiable only if Oxford City's housing demand and land supply figures are proven and land usage truly maximised. City should first commit to large-scale medium-rise apartments in the eastern half of the city, with target of tens of thousands. CDC should only strive to meet City's needs if capacity of the other adjacent Districts is fully and fairly assessed. Do not agree with excluding small sites from consideration. Small (<100) infill options vital to assist max protection of GB.
PR-B-0850	Wendy	Smith		General			Strongly object to the proposed development of GB land surrounding the villages of Begbroke, Yarnton and Kidlington. Infrastructure already overstretched. A44 at peak times unable to cope despite recent improvements. More housing increases resident numbers, higher volume of traffic, pollution and environmental damage. Schools would suffer.
PR-B-0850	Wendy	Smith		General			Kidlington, Yarnton and Begbroke blessed with much wildlife which would suffer as a result.
PR-B-0850	Wendy	Smith		General			This rep refers to detailed reference made to the CDC Environmental Strategy and Local Agenda 21. Ref to the Government Site protecting GB paragraphs 79, 80 and 89. The proposed development undoubtedly goes against every promise made in both the Council and every GB aim set out by the Government statements. It would appear that the enormity of the proposed development would be in complete contradiction to every point made.
PR-B-0850	Wendy	Smith		General			All three villages would ultimately loose their unique individuality. Oxford City should consider its own vacant office buildings and houses before sacrificing GB areas and village lifestyles.
PR-B-0853	Lorna	Bennett		General			Objection to the proposed 4,400 new houses proposed for the north of Oxford and namely in the vicinity of Yarnton and Begbroke. Pride ourselves on being villages and each has their own identities and facilities.
PR-B-0853	Lorna	Bennett		General			The infrastructure is very much inadequate at the best of times and can not cope with the current traffic. Funding for repairing seems non-existent. Adding another 4,400 houses will add to the amount of vehicles on these already congested roads.
PR-B-0853	Lorna	Bennett		General			Doctors surgeries present in Yarnton and Woodstock, it can take up to 2-3 weeks to get a non-urgent appointment. Patient lists would increase with the additional houses. Has a new doctors surgery been considered with the proposals.

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PR-B-0853	Lorna	Bennett		General			Schools in Yarnton and Woodstock would pose a problem. Difficulty in recruitment of good teachers now. The schools would have to be extended to cater for the extra pupils. The traffic with its current pupils is horrendous and parking is a joke. Do not have the facilities of any police, community police or traffic warden, this puts both children and adults in danger of an accident. If the intake of pupils were to increase dramatically this would again accentuate the problem.
PR-B-0853	Lorna	Bennett		General			Recreational areas, there are many public footpaths which have historical vale and interest. The fields between each village and surrounding areas are vital for wellbeing and security. I was sure that as recently as 2015 CDC indeed signed up to protect our “green belt” which these fields and pathways make up.
PR-B-0853	Lorna	Bennett		General			Flooding is a concern as Yarnton and Begbroke already flood. The more these areas are built upon increase the chances of flooding here and other areas suffering too.
PR-B-0853	Lorna	Bennett		General			Would there not be a more suitable site for the amount of houses to be built. This is effectively a new town, more beneficial for its location to be close to the M40, as some infrastructure is in place. The new train station already a lot of people from London are buying properties in this area and commuting back to London.
PR-B-0856	David	Smith		General			Surprised that you do not have an on-line pro-forma response. General observations are that the meeting at Kidlington repeatedly referred to as Oxford City's unmet housing need. Local affordable housing is a national problem, failure of local authorities to re-invest. Oxford city has its own unique problems related to it's historical development and geography. The Universities are part of the problem and should be contributing to resolve the solution. Stop further commercial development in the city and on its borders, this exacerbates the housing shortage. A re-appraisal of the Northern Gateway proposals to reduce the area for commercial development and increase the amount of housing to enable the City to make a greater contribution to its own projected need. Cherwell Plan only looked at. The Oxfordshire Growth Board has a very important role to play with the wider view of developments across the district council borders.
PR-B-0858	John and Barbara	Redfern and Burton		General			Objection to build 4,400 new houses north of Oxford. The number is not an appropriate requirement, it is too high and Cherwell should challenge this. It's unsustainable, traffic problems increase and schools and health services become further stretched. Present problems with John Radcliffe and Horton Hospital make matters worse. It's already difficult to recruit GP's and nurses etc. Beds being closed when there will be a need doesn't make sense.
PR-B-0858	John and Barbara	Redfern and Burton		General			Object strongly to areas of search that involve the GB and areas that flood. Open countryside in the GB to be sacrificed, walks and views lost. GB is appreciated and enjoyed by local residents. It protects the historic city of Oxford from over development. GB is a permanent designation. Government's promise and Cherwell's policy to protect GB should be upheld. Areas of search considered on GB are not reasonable. All the local sites losing agricultural land, locally gown food becomes unavailable.
PR-B-0860	David W	Stewart		General			Objection to build 4,400 houses north of Oxford due to wholly inadequate provision of additional infrastructure for schools, healthcare, roads and transport links. Currently the roads in and out of central Oxford during rush hour via the Cutteslowe and Peartree roundabouts are extremely busy with traffic jams. New houses will be brought by London commuters using Oxford Parkway.

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PR-B-0861	Tim	Perkins	TMP Planning Ltd on behalf of Gosford and Water Eaton PC	General			The majority of the Parish is within the GB which comprises the gap between Kidlington/Gosford and Oxford. The Parish area includes a large number of the sites put forward in this consultation and would be dramatically affected by these developments and others in the surrounding area. Extremely concerned by the huge volume of complex new reports issued for consultation over the Christmas period. The forward work programme suggests that there will be minimal time for fair and genuine review of all relevant issues, and the Council and local residents are very concerned that this momentous decision is being rushed to the detriment of sound decision making.
PR-B-0861	Tim	Perkins	TMP Planning Ltd on behalf of Gosford and Water Eaton PC	General			The timing of this set of Options is particularly confusing given the very recent adoption of the Kidlington Masterplan SPD. It emphasises the permanency of the GB, the strengthening of Kidlington's character of a 'village set in landscape'' the need to protect and enhance Kidlington's landscape and biodiversity assets. The 2015 Green Belt Study assesses the contribution local GB land makes to meeting the NPPF criteria. Plans 4.1-4.5 in that document confirm that all GB land lying between Kidlington/Gosford and Oxford is important in fulfilling these criteria.
PR-B-0863	David and Dawn	White		General			Objection to build 4,400 houses north of Oxford . Increased traffic problems causing gridlock around Kidlington, Yarnton and Begbroke. Schools and health services would not be able to cope. Green fields and GB would be sacrificed. Walks and views lost. GB is a permanent designation and promises to protect it needs to be upheld. Area from St Mary's Church to the A4260 subject to flooding, putting the properties along The Moors and Church Street at risk. Traffic along The Moors is already heavy and fast moving to avoid the main Banbury Road through Kidlington.
PR-B-0864	Clive and Annie	Bristow		General			Has Oxford City utilised empty property and brownfield sites within the ring road? Has CDC fully considered the massive impact on road infrastructure and considered the degradation of the flood plain. If the answer to these is no, then to build in one area would be utter madness, creating traffic congestion and gridlock. If there is a need and all options have been exhausted, spread development around the ring road and still maintain the green lungs of Oxford. Strongly urge you to reconsider.
PR-B-0865	J and D	Burford		General			Object strongly to the imposition of yet more housing in the GB around Oxford contrary to the agreed Cherwell Local Plan. Criticism of the consultation . Oxford City unable to commit to housing target placed upon it as it see's soft targets in Begbroke, Yarnton and Kidlington. This has been based on assumed growth rates, needs to be challenged and ignore Brexit realities. Brownfield sites are not unattractive to developers build on these so as to prevent urban sprawl, preventing villages becoming sprawling suburbs of Oxford. Many parts of Yarnton are unsightly and unkempt as a result of loosing planning requirements and oversight. Spend on the current infrastructure before any development is required.
PR-B-0866	Matt	Todd		General			Criticism to the way the consultation has been managed. Little publicity, short period of time to complete the documents over the Christmas period.
PR-B-0868	Jennifer	McFadden		General			Criticism to the way the consultation has been managed over the Christmas period. Poor publicity. Oxford City didn't draw it to local residents attention. Living in North Oxford I do not read the Cherwell website. System favours developers who are well prepared to complete documents. Summary documentation is good but the 157 page document is very lengthy and hard to understand.
PR-B-0869	Peter	Hainsworth		General			Criticism with the documentation and the content for the consultation.
PR-B-0872	Pat and Nigel	Waters		General			Criticism to the late awareness of the review to attend Begbroke Village Hall public meeting. Poor publicity, resulting in insufficient time to consider the implications and the timing of consultation over the Christmas period.

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PR-B-0872	Pat and Nigel	Waters		General			Obvious from the plan that proposed developments will subsume historic Begbroke. Life will change here for ever. Surrounding countryside, scenery, local walks, wildlife. Begbroke is privileged to over thirty birds species, like the Skylarks which are on the conversation red-list, their habitats will be lost or diminished forever.
PR-B-0872	Pat and Nigel	Waters		General			GB is a permanent designation and Government guidance states that unmet housing need is not a reason to building on the GB only in exceptional circumstances. The Government's manifesto promise and CDC's existing policy to protect the Green Belt must be upheld. If allowed then this would end the GB status anywhere as this would have set a precedent.
PR-B-0872	Pat and Nigel	Waters		General			Why can't the land allocated to Northern Gateway be used entirely for houses? Surely this would go a long way to help Oxford City's apparent unmet housing. 4,000+ homes surrounding Begbroke and infilling from here to Kidlington, Yarnton and towards Woodstock is unrealistic. Extra homes at Woodstock, Long Hanborough and the garden village at Eynsham. Witney continually expanding. Commercial and industrial units planned for Begbroke Science Park along with a Park and Ride close to Begbroke. Traffic diverted from A40 to the A44 to ease congestion on the A40.
PR-B-0872	Pat and Nigel	Waters		General			How many extra vehicles will use the A44? At peak times this will cause bottle-necks, there are already problems during the working week. Increases to noise, air and light pollution, which could adversely affect people's health. The A34 is also unable to cope with the amount of traffic which has a knock on effect to the A44. The roads are in a bad state of repair now which takes time to resolve. Closure of GP surgeries waiting times to see a GP are 2 - 3 weeks. Closure of A and E units a reduction in beds. Social care is more or less zero, care homes are closing and schools are overstretched. Unless and until existing problems with infrastructure are fully addressed, surely NO consideration should be given to any of the development put forward for this area. Thames Water publication to the awareness of the use of water, concerns about the water usage.
PR-B-0878	Jane	Olds	Wendlebury Parish Council	General			Consultation time frame: Eight weeks is an inadequate time to respond to a detailed and comprehensive document expecting comments on 24 issues.
PR-B-0878	Jane	Olds	Wendlebury Parish Council	General			Duty to Co-operate: Acknowledges Duty to co-operate on cross boundary issues, however concerned that the duty rests with an unelected "Quango," the Oxfordshire Growth Board. It considers that although there is an agreement amongst the leaders of the Councils on Oxfordshire Memorandum Co-operation, the matter of providing additional housing is a matter for each individual district through its own local plan process. The Parish would like to know why Cherwell District has decided to go ahead with proposals to meet Oxford's unmet demand when there is no legal requirement for it?
PR-B-0878	Jane	Olds	Wendlebury Parish Council	General			Challenging the assumptions: The parish questions the assumptions of the 2014 SHMA and its assessment of to conclude that the County is in reality one strategic housing market area. This is further evidenced by the DCLG 2014 household projections that have a different starting point. The Parish is strongly concerned if the identified suitable sites meet Cherwell or Oxford 'housing need' as it will be determined by the potential occupier. The market will determine housing needs, not artificial number based proposals that are causing considerable concern to this rural community. The Parish questions, 'What would be the impact on the County as one strategic market if Cherwell failed to meet its own Local Plan requirements? We have already noted that South Oxfordshire has not supported the proposals. Paragraph B95 of the local plan makes it clear that Cherwell's needs must take precedent.

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PR-B-0878	Jane	Olds	Wendlebury Parish Council	General			New Evidence: The Parish considers that given the recent announcements on Garden Village at Eynsham, Govt. consultation paper Jan 2017, New rail link between Bicester and Bedford, A34 Expressway (Oxford to Cambridge) all these would provide new opportunities for both housing and economic growth to help reduce some of the pressures on Oxford. The Parish hopes that the scarce resources at Cherwell should concentrate on the employment potential this opportunity provides rather than chasing housing numbers. It also hopes that this will lead to rethink and the current set of proposals being deferred or dropped.
PR-B-0878	Jane	Olds	Wendlebury Parish Council	General			Specific comments on Partial Review: Wendlebury is a Category C village and developments should be for infill or conversions only
PR-B-0878	Jane	Olds	Wendlebury Parish Council	General			The Parish Council attached a separate letter to Cherwell as there were a number of questions that the parish meeting on 5 Jan 2017 which the Parish was unable to address through the consultation questions. This letter was sent to the Chief Executive, Councillors and Victoria Prentis MP.The key issues are: 1. Why is Cherwell rushing ahead with these proposals when other District Councils are not currently considering their allocation? 2. Has this divergence from Local Plan Part 1 been driven, not by sound planning policy, but from the need to maximise the income from the new homes bonus currently £9,000? 3. As these proposals are being generated by Oxford, what level of financial support is expected from Oxford for infrastructure and associated works? Or will the cost fall on the Cherwell Council tax payer? 4. Does the Oxford Growth Board have legal power to spend Council Tax payers' money commissioning reports and paying members' fees to attend meetings? 5. Has the effect of "Brexit" been taken into consideration in forecasting employment outcomes? 6. Has the transport assessment taken into account the loss of transport subsidies? The Parish Council would be grateful if this letter, and the Council's reply could be part of the Parish Council's response to the Partial Review.
PR-B-0885	Margaret C	Williamson		General			CDC needs to reconsider their approach. All suggested sites around Kidlington show a disregard for GB and a lack of respect for those who worked so hard to put it in place. Development between Kidlington and the City boundary leads to urban sprawl leading to the loss of Kidlington's individual identity, this gap provides valuable space for recreational use. Houses between Cutteslowe and the Marylebone line would not be affordable, therefore attracting London commuters. Other areas within Cherwell are to be considered, the effect of additional traffic needs to be addressed through Kidlington.
PR-B-0893	Louis	Borucki		General			Objection to the proposed development of 4,400 additional homes when Oxford's allocation of 550 is unacceptably low, considering the need arises from their own growth plan. This rep provides a list of suggested sites closer to the city and therefore more suitable than Kidlington. Development on the scale proposed will change the nature of the village and remove large areas of meadow, mature trees, well used footpaths and wildlife habitats. The pond at The Moors is home to a Great Crested Newt, a protected species. Kidlington should not have to sacrifice its green spaces when Oxford has an abundance of such sites. Road congestion and parking are already a problem and services at Oxford Parkway are becoming stretched. Local services and amenities are just about coping with the current population. Any development would require infrastructure improvements first. Land prices, and the developers need to maximise their returns means houses are unlikely to be affordable. The Governments manifesto promise to protect the GB should be upheld.

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PR-B-0894	Wendy	Price		General			The proposed area is entirely within the GB. GB was designated to restrain development pressures, which could damage the character of Oxford City. Planned expansion of the City GB is needed. With Kidlington's and Bicester's expansion I do not accept that there are exceptional circumstances to warrant the development in Islip. It is not sustainable, bus services have been withdrawn and there are limited train services at Islip. All journeys would have to be made by car adding to the existing traffic problems and air pollution adding to the high number of cars that already use the narrow roads, which Oxfordshire County Council are aware of.
PR-B-0897	Rob	Lawrence		General			There has been insufficient time allowed and guidance given by CDC for people to review the Sustainability Appraisal as well as the extensive main options paper.
PR-B-0898	Trevor and Helen	Langrish		General			Appalled at the proposals to build 4,400 homes on GB is vandalism, on land between Kidlington, Yarnton and North Oxford. Residents of North Oxford are also not happy due to the added traffic this brings to the area. Little consideration has been given to this especially during rush hour. As a commuter by bicycle into the centre of Oxford I regular see the roads around Kidlington at gridlock, making it dangerous for all road users, development would make it worse. The A34 and A40 are both over their capacity and would become worse.
PR-B-0898	Trevor and Helen	Langrish		General			Building around Kidlington, Yarnton and Begbroke would alter the size of the village and alter the character. Concerns to flooding for existing and new houses. Current GB is used by many for activities and adds to individuals well-being and health. More houses would mean more people requiring health care, places in schools and a need for extra bus routes. The current infrastructure is already over stretched. The cost of housing in Kidlington is high, concerns that the new houses will not sell due to people not being able to afford to live here. Justification for these is questionable.
PR-B-0898	Trevor and Helen	Langrish		General			The meeting that I attended , it was mentioned by someone that Banbury and Bicester have already accepted their share as part of CDC's plan to help Oxford and that they might not be impressed if Kidlington do not accept their share. I have seen these new developments. However unlike Kidlington, Yarnton and Begbroke, they do not have a city the size of Oxford on their doorstep seeking, if not openly then by the back door whenever it can, to absorb Kidlington (and Yarnton and possibly Begbroke) within its boundaries, to which we are very much opposed. Accept the need to build some new houses in Kidlington but the plans are excessive and need reconsideration. The consultation was poor and the plans were not well advertised.
PR-B-0899	Julia	Cameron		General			As a resident of Kidlington want to defend it from changes which would be difficult to sustain. Already the low spec houses in the area and Bicester has shown that more is needed to bricks and mortar to build communities. Large estates are 15-20 years look shabby. Significant profit for developers need to think about the long term regarding schools, churches, surgeries and the countryside for walks.
PR-B-0899	Julia	Cameron		General			No. Extra 4,400 houses north of the city is not sustainable. Traffic problems increase. Schools and health services become more stretched. GB sacrificed, walks, views and habitats lost. Quality of life will suffer, air, noise and light pollution will increase. 4,400 is based on dubious calculations . They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county.

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PR-B-0899	Julia	Cameron		General			It is unwise and short-sighted to development in the Oxford GB. The GB around Kidlington has unspoilt countryside, footpaths and green spaces, enjoyed by local residents. It protects historic Oxford from the effects of over development. GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld if we are to be responsible to what we hand onto those who follow. Consideration to relocation to the new science park to the north west where real investment wold greatly benefit depressed areas. To place it there and assume it can be supported with a huge wave of house-building seems a little short-sighted.
PR-B-0900	Rachel	Woods		General			Writing in response to building 4,400 homes on the GB around the rural villages of Begbroke, Yarnton and Kidlington. Recognise that there is a need for housing but have objections and concerns to the CDC proposal. Moved to Yarnton for the rural and community life and invested into our home. Cherwell's local plan to preserve the GB was supported by 76% of Oxfordshire residents. There is already considerable pressure on local infrastructure within these villages. The A40 and A34 are often blocked and at standstill during the rush hour, additional houses will only add to this. Schools are over subscribed, as a teacher and resident my concerns are about more pressure on existing provision which will affect the quality of the services and the access to them. Health services in the three villages are already overwhelmed. Three weeks on average to see a GP or nurse. Residents quality of life will be compromised with the urbanisation of the rural villages.
PR-B-0900	Rachel	Woods		General			This area of Oxfordshire is known for its microclimate and interaction with pollution in the atmosphere causing respiratory problems. Increasing air and noise pollution will potentially affect residents health and wellbeing putting more stress on healthcare. The areas around Oxford are green lungs for the city. Providing access to the countryside for walks and views, providing respite from urban dwellings. Wildlife ecosystems, farmland etc. will become affected which affect the larger ecosystems which increase the imbalance in the natural environment. What consideration has been taken to preserve this balanced ecosystem. We would become an expensive dormitory town for London commuters, houses prices are then out of the reach of Oxfordshire based workers. Many people who work in services have to live in Bicester or Swindon. Bicester's encroaching developments have had an effect on infrastructure, making it a difficult and stressful place to live due to the rapid developments, without the infrastructure in place.Object to the proposals and trust you will consider our objections and take our concerns seriously.
PR-B-0901	Caroline	Steel		General			Object to the plans to build 4,000 houses in the GB around the villages of Begbroke, Yarnton and Kidlington. I enjoy the rural aspect of Yarnton especially the footpaths in neighbouring fields which could be lost or reduced. Last year Cherwell adopted a local plan to preserve GB, 76% of Oxfordshire resident support this plan. Residents of Yarnton and Begbroke's quality of life will be severely compromised. Increased pressure on local infrastructure like roads, schools and health services. Farming and wildlife habitats will be reduced.
PR-B-0902	Vanessa	Pinder		General			Criticism on the difficulty in finding the consultation details and the paperwork is long and challenging. Council has discretion on the timing, and choosing to hold the consultation and public exhibition in Kidlington over the Christmas period is not reasonable.

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PR-B-0903	Josephine	Allen	Upper Heyford Parish Council	General			Upper Heyford Parish includes Heyford Park Local people accept that there is need for some housing, but want to see the right type of housing in the right place, with the supporting infrastructure. The Parish is seriously concerned at the sheer amount of housing that is being put forward for the District and the huge effect upon the transport network (rural roads) which is already over-capacity, use by HGV's and 'rat running'. Concerned about the lack of leisure space and a cemetery at Heyford Park.The Parish Council reiterates all the points raised in Oct 2014 consultation. The Parish supports the need for additional housing at Heyford Park, but no more than 1,600 with appropriate infrastructure in place concurrently with the housing development. Traffic worries are a major concern for residents. Greenfield land should be preserved as far as possible and the rural character of Upper Heyford protected.
PR-B-0904	Jill	Grain		General			Criticism regarding publicity and that Cherwell should of done more. Difficult to find the consultation details and the paperwork is long and challenging. The timing and choosing to hold the consultation and public exhibition in Kidlington over the Christmas period is not reasonable.
PR-B-0911	Andrew	Smith	Hampton Gay and Poyle Parish Meeting	General			Concerned that the levy is set at a high level for private housing which may discourage such development. The levy should be critically reviewed to achieve a balance to deliver required level of infrastructure. It is also concerned that it is not included in the areas of search around Kidlington, excluded from Levy funds. The concern is that a massive development around Kidlington would further increase rat run through the Parish. The Parish should be able to access funds for mitigation measures as a result of this planned development. Parish has significant concerns on the scale of development and trust that the plan would be amended to reflect a more modest, sustainable scale of development in the Kidlington area.
PR-B-0915	Michelle and Anthony	Tallack		General			Islip residents objections to encroachment on GB. Limited public transport. Unsuitable access roads that already have substantial traffic problems.
PR-B-0916	Helen	Newman		General			Wish to register opposition to the destruction to the GB around Yarnton, Begbroke and Kidlington. GB designed to protect the countryside from urban sprawl. If approved Yarnton and Begbroke would disappear as separate entities. Green spaces and footpaths would be lost forever. It's important to preserve GB for future generations as development on this scale would damage to the environment and cause issues in the future. Is the size really necessary, would it provide affordable housing for local's or is it an opportunity for developers to provide a dormitory town for London. Development adjacent to Woodstock was recently rejected due to the infrastructure in the area not being able to support a development of that size, this is a quarter of what is now being proposed around Begbroke and Yarnton.
PR-B-0916	Helen	Newman		General			The roads would not be able to cope with the proposed developments. The A44 is used already as an alternative route into Oxford to avoid congestion on the A40, this is likely to get worse once the new garden village at Eynsham is built. A44 is the only route out of the village of Begbroke, which at peak times is difficult to get out onto. Peartree roundabout is frequently jammed at congested during rush hour and their are long queues into Kidlington. A34 has accidents and incidents which adds to traffic chaos to other roads. The rep. has concerns regarding flooding and has provided a list of the areas that now are subject to this and which would have issues if the developments were approved.
PR-B-0917	Omattage G Kumar	Perera		General			The impact of the proposed development would take away the footpaths from Water Eaton Lane through the GB fields which are used for walking and leisure. The green fields are important to the health which would be impacted and lost, there would be an increase of pollution from the A34. Flooding is a concern with Water Eaton Land and Bicester Road, additional housing will only increase the risk in the area. Increased traffic congestion on the Bicester Road affecting schools and residents. Strongly feel that the houses will attract London commuters and not those who work in Oxford or within the Cherwell district.

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PR-B-0920	Audrey	Fairgrieve		General			Kidlington already suffers from congestion most mornings . The doctors cannot cope with the number of people wanting appointments and car parking is often a nightmare! These extra houses will make things worse and the cost of houses is bad enough around here.
PR-B-0921	Paul	Weston		General			Strong objection to any options in Banbury having to meet Oxford's housing needs. The distance from central Oxford to Banbury is 21 miles, equivalent for providing houses from Banbury to Towcester, this is not sensible when there are options in the intended target. Public transport is not tenable. Trains from Banbury to Oxford are good but the links to Banbury station are poor so you would choose to travel by car on the already congested roads. The south of Banbury has already seen a large number of developments to meet Banbury's needs, 3,500 houses between the canal and the Broughton Road.
PR-B-0926	Dr Eric	Sidebottom		General			Criticism of the way the consultation has been conducted along with the documentation that seems to favour developers and professionals. The Christmas period is not reasonable. Separate consultation to Northern Gateway these both have a huge impact on one another. Main areas of employment are in the centre, this is where the affordable housing is needed. Built on GB will exacerbate traffic. Development close to Oxford Parkway will only attract London commuters. Employment is better situated outside Oxford City.
PR-B-0941	Valerie	Wells		General			Wish to object to the proposal to build 4,400 new houses to the North of Oxford, Begbroke, Yarnton and Kidlington. Each village would lose its separate historic identities and merge into one urban sprawl, joining Woodstock to Oxford. The protected GB is in the plan, which CDC have undertaken to protect. Our future generations will not be able to afford to live in this area, there is not enough affordable housing in the plan. London commuters will be attracted to the area. Affecting the availability and affordability of houses for our children, teachers, nurses etc. The road infrastructure is not in place to be able to cope with the extra cars. Schools have limited numbers and can not cope. Doctors surgeries and hospitals will also suffer with the growing population. There is nothing in the plans to address this.
PR-B-0941	Valerie	Wells		General			Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Roads and infrastructure are not in place. There is not enough affordable housing. There would be the destruction of the GB and three villages would lose their identity.
PR-B-0942	Freda	Horne		General			Strongly against the proposal to build 40,000 [sic] houses in Kidlington. The schools and doctors surgery's are over crowded. The Gb will be taken and the roads will be blocked 24 seven. It is questionable who can afford a mortgage or rent.
PR-B-0943	Christopher	Perry		General			Am aware of the planning to build extensive housing in the area around Begbroke, Kidlington and Woodstock. Am horrified at the extent of the planned development. Understand that more housing is needed but not to this extent. This will destroy the quality of life for current and new residents. No consideration has been given to the impacts on transport, schooling and the environment. Please reduce the number of houses.
PR-B-0944	David	Stone		General			Dismayed at the timing and handling of the consultation and the limited manner the details were made available. It does little to inspire confidence in the Planning process and that CDC is seriously interested, or will indeed listen or alter it’s plans in the light of local residents’ considered views.

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PR-B-0945	Helen	Manias		General			Have serious concerns about the development and oppose in the strongest possible terms to the proposed site which is farmland north of The Moors in Kidlington. The fields are part of the GB and should be protected. There are many footpaths here that are used by the public who benefit form both physical and mental health by escaping from the urban areas into the open fields which is an asset for the residents of Kidlington. There would be a great loss to natural habitats and wildlife in the area and the local history would be lost to. To consider building near a river and flood plain is a poor choice. The river is prone to flooding which could flood the new homes and be expensive to fix, it is not just viable to consider building here. The Moors is an extremely narrow road and would cause access problems for construction vehicles and the extra cars on the road would cause significant problems in the area.
PR-B-0946	Sarah	Karatzios		General			Criticism regarding how CDC dealt with the acknowledgement of the comment cards. The main issue relating to the lack of affordable housing lies with the universities, they need to manage the number of students that they can actually cater for. The houses they use are only occupied during term times, if campuses were built just outside Oxford this would free up houses for those of need it. A shuttle bus could bring the students into Oxford. A small part of GB would be lost but not to the extend as shown in then plans. The villages surrounding Oxford should not be affected and become part of Oxford, GB is precious. Flooding would be a concern as houses would be built upon a flood plain, the excess water wold run off into the canal which would then flood. Yarnton Road would not able to cope with the increase to traffic.
PR-B-0946	Sarah	Karatzios		General			Recent developments on the Kidlington side of Bicester, residents from this area would use the A34 heading to and from areas of Oxford increasing the amount of traffic during the rush hours. It can take up to an hour to get into Oxford. All of this is before Bicester is fully developed which will make matters even worse. To consider building anywhere around Kidlington is not sensible. The recent improvements to the two roundabouts hasn't improved traffic flow, it is the sheer volume of traffic which is the issue. CDC do not know what the traffic is like during the rush hours from Kidlington to Woodstock and beyond. Building on GB will only add to this.
PR-B-0947	Norman	Davies		General			Objection to the growth plans for Kidlington. Why put 4,400 homes in one area, spread them into a wider area of Cherwell, having less impact on the struggling infrastructure. We accept growth but not on this scale. GB needs to be kept as agreed in the Kidlington master plan along with the golf course, Oxford City could build on their own at Southfield. Schools, doctors and drains can not cope with the current size of Kidlington. Increased homes would require a larger high street, with extra parking not a reduction with the loss of Co-op site. Land behind The Moors is a narrow lane unable to cope with large and heavy traffic. Access should come out of the main Banbury Road with a bridge over the railway and canal. We do not want to be part of Oxford City, we enjoy Kidlington and CDC should maintain the gap.
PR-B-0950	Mr S and Mrs T	Lloyd and Atley		General			The total number suggested to meet Oxford's unmet need would be an unsustainable level of growth for the social and environmental impacts. Importance for economic growth, needs to be recognition that at some point Oxford and Oxfordshire will become less attractive to business if quality of the landscape, environment and infrastructure deteriorate. In the long term making this area a less desirable place to locate.
PR-B-0950	Mr S and Mrs T	Lloyd and Atley		General			Sad to see coalescence of Oxford with Kidlington, or the loss of the community feeling that Kidlington has. Feel strongly that GB around Kidlington meets the NPPF criteria. GB between these two places provides valid recreational space, a visual gap which protects their individual identities, preventing urban sprawl. The north of Kidlington retains it's village character and sense of community, very sad to lose this and become a suburb of Oxford.

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PR-B-0950	Mr S and Mrs T	Lloyd and Atley		General			Concerned with the increased residential pressure that will be put upon wildlife sites, habitats and species. The countryside around Kidlington is valuable for wildlife and recreation. Having good access to the countryside is recognised for physical and mental wellbeing. Development would therefore reduce the accessibility for all residents. Are full ecological impacts on all sites being assessed including indirect impacts on conservation sites. Potential impacts to Oxford Meadows SAC.
PR-B-0950	Mr S and Mrs T	Lloyd and Atley		General			Developers to provide infrastructure and service for the new residents, concerns that such provisions could be delivered in time, which results in insufficient services and facilities for all residents. Roads into Northern Oxford already busy in rush hour, further development in Kidlington would add to this pressure. This impacts car drivers and public transport users as the journeys a=become slower. With Rapid Transit Routes extra congestion would still slow these, causing a bottleneck for residents in other parts of Cherwell trying to access Oxford by bus or car.
PR-B-0951	Dennis	Price		General			The methodology used to obtain the extra housing needs is irregular, taking maximum figures for job growth and housing without due diligence. The dubious figures allow for destruction to Oxford's GB. Any development to GB should be minimal and only in exceptional circumstances, which is the governments policy. Oxford is a unique historic city. The expansion of Kidlington and Islip defies suggestions to maintain GB . GB for these villages acts as a vital green lung for walking, cycling and everyone's wellbeing, if these are destroyed what's been put in place to substitute these? The housing needs to be in the correct place. Oxford need to look within their city boundaries for redeployment of existing sites. There is plenty of scope for Bicester with its excellent transport connections with Oxford. Oxfordshire has an overwhelmed infrastructure with many fatal and serious accidents on these roads. Concerns for health with the increased air pollution as Islip has very narrow streets. Islip has no public transport, its bus service has been withdrawn, there are long waiting times at the railway station. Development should not be accepted in Islip. Has the effect of Brexit been taken into account for these requirements? Once the damage has been done it's impossible to repair.
PR-B-0962	Dr Judith A	Webb		General			Do not agree with the revised Strategic Economic Plan for Oxfordshire. OXLEP needs to review the scale of development proposed for Oxfordshire. The growth targets are inflated and unrealistic. More account should be taken of potential environmental impacts. Growth on the scale suggested will result in great damage to the wildlife of Oxfordshire. Main interest is in the need to ensure the conservation of key environmental sites within Cherwell. The best way to protect sensitive wildlife sites is to keep any development away. and preserve wildlife corridors. Hydrological connectivity needs consideration and the rainwater catchment of Weston Fen SSSI should be calculated before considering development. This rep is a wildlife recorder in the county that submits records to TVERC, a Flora Guardian to rare plant species, and a member of the Floodplain Meadow Study Group within the ANHSO.
PR-B-0963	Mr and Mrs	Shepherd		General			There is a need for additional housing but to increase this to almost 4,500 houses in and around Kidlington in just not acceptable. The scheme needs to be revisited, possibly increasing to no more than 2,000 houses in small areas. However this figure would still require a serious look at the current facilities and amenities in Kidlington, such as schools, healthcare and leisure facilities etc. We are not against development but please reconsider these proposals. Please take into account the needs of the current residents of Kidlington, the existing traffic congestion, the need for open space and the added pressure that would be put upon the existing infrastructure.

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PR-B-0967	Eileen	Bloomer		General			Find it unbelievable that Oxford City can not find and utilise suitable sites around its own perimeter, for example Greater Leys. How much land does the University have that is not utilised this needs to be questioned as they add to the lack of houses in Oxford. They need to build to accommodate the students. Students having to rent rooms in family homes which reduces the number of properties available for local people to buy or rent.
PR-B-0967	Eileen	Bloomer		General			Criticism regarding publicity and that Cherwell should have done more to raise the public awareness of the possible loss of GB. Difficult to find the consultation details and the paperwork is long and challenging. Council has discretion on the timing, and choosing to hold the consultation and public exhibition in Kidlington over the Christmas period is not reasonable.
PR-B-0968	Susan D	Stock		General			Objection to the proposal to build 4,400 new houses north of Oxford. The figure is preposterous. This would lead to more traffic problems. Schools and health services would become further stretched. Will the younger generation starting out on the property ladder be able to afford these houses? The waiting times for an appointment to see your GP will increase, it's already taking up to three weeks to a month. The countryside would be sacrificed which is enjoyed by many for walking and the social impact to residents. Wildlife habitats would be lost and destroyed, where will the deer go to that are regular seen in the area. GB is enjoyed by many and it needs to be protected, building on GB is unreasonable and the figures need to be challenged by Cherwell.
PR-B-0970	Ken	Martin	Noke Parish Meeting	General			State that, 'during a village meeting with MP John Howell, were surprised to learn that Oxford City did not have an up to date 'Local Plan' in place, validated by the Planning Inspector.Fail to see why Cherwell has taken on demands of Oxford City at face value whilst it is clear that they have not considered all the options and consulted their own constituents. This is further evidence that Oxford's housing needs have not been fully considered and any proposed numbers are speculative; therefore believe that the work on Partial Review is premature and should be postponed until Oxford have their own plan in place.
PR-B-0974	Belinda	Skinner		General			It seems more logical to develop towns rather that villages, as the village feel of Kidlington would be drastically changed by development. For example Bicester and Banbury. Oppose any development of north eastern Kidlington to the right of Banbury Road. This is a picturesque area used by many residents for walking and running. Building here would increase the traffic on the Banbury Road during rush hour. Support development near the train station as less cars would-be on the roads. Also support development near A44 creating less traffic through Kidlington on the Banbury Road.
PR-B-0977	John	Amor		General			Opposed to the building of so many houses on GB around Yarnton, Begbroke and Kidlington. Already the local roads are overcrowded and hospitals are struggling to cope with current demand. GP's are overwhelmed, the schools are full to capacity and the facilities for the young are very limited. Hospitable beds are full of the elderly with nowhere for them to live when they are discharged.
PR-B-0978	JM	Parker		General			Expresses strong concerns with the proposal of building 4,400 houses on GB around Begbroke, Yarnton and Kidlington. Reasons being the loss of GB, walks, rural pathways, scenery and wildlife. Loss of village character and historical settings. A44 is busy already and difficult to cross this will only become worse.

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PR-B-0979	Peter	Finbow		General			Strongly object to the options to develop around Begbroke, Kidlington and Yarnton. 4,400 houses to allegedly help Oxford's unmet housing needs. GB vital asset in keeping Oxford separate from our villages, preventing urban sprawl and maintaining their individual identities. GB used for many recreational activities for promoting physical and mental wellbeing. The area would have increased traffic resulting in congestion, air and noise pollution. No evidence that these houses are needed, Oxford need to rethink its needs. Housing on brown land or building upwards. Would they be occupied by Oxford's residents. Infrastructure in the area is already overstretched, the Chiltern link to London is already crammed. CDC need to be robust and defend our green spaces which once lost are gone forever.
PR-B-0980	John and Pamela	Appleton		General			Object to the proposed developments for Yarnton, Begbroke and Kidlington. The land is designated as GB, why develop when brown sites are available. Oxford need to consider using the large number of empty or unused properties in the city. Oxford and Woodstock would become one large urban sprawl, with insufficient infrastructure like schools and GP surgeries to name a few. Traffic already at a high density in the area particularly at Yarnton along the Cassington Road and Rutten Lane where the schools is situated, this would exacerbate the problem.
PR-B-0981	Joyce	Ruiz		General			Objections to this proposal. There is nothing substantial in the future projections on housing needs and employment to warrant this number of dwellings in and around Kidlington. A casual approach to encroaching on GB to provide for housing to which I strongly object to. GB has provided a long standing protection locally that needs to be upheld.
PR-B-0981	Joyce	Ruiz		General			Objection to the increased traffic flow through and beyond Kidlington. A4165 is already a car park at park at peak times, which adds to increasing air pollution to the area. Good transport links at Water Eaton is causing more vehicles to come into the area. People drive to Parkway Station and P and R to use these facilities, more housing will seriously impact a road that currently cope.
PR-B-0982	Rosa	Cadd		General			As along time resident of Yarnton totally oppose the idea of planning for houses. We are villages not towns and can not turn into small towns. It would be nice if the houses were for locals to keep them in the area, not people from other areas of the country who do not adapt to country life. Leave our village alone.
PR-B-0986	Paul	Robinson		General			Consider it totally inappropriate to build 4,400 houses in Kidlington, Begbroke and Yarnton. The village of Yarnton has over 5,000 years of living history and Begbroke also has its own village character that would be lost for ever if joined to Kidlington. All aware that there's a need for more housing in the county. It is the job of the council to find the appropriate places and to listen to residents. The current proposals have been poorly thought through, only looking at the fields close to Oxford to develop on. Infrastructure shortfalls have been ignored and promises will be forgotten or delayed which causes issues for new residents to travel to Oxford. Oxfordshire already has infrastructure problems, however it's a beautiful place to live with lots of greenery so lets keep it that way.
PR-B-0987	Mr and Mrs	Boyle		General			Are extremely concerned with the proposals to the over development of the area between Kidlington and Cutteslowe roundabout. This goes totally against the efforts to keep spaces around Oxford pleasant and pollution free. The new Parkway Station is already very busy, traffic on the A44 and A40 would become worse and consideration into the roads needs to be taken.
PR-B-0989	Peter	Jeffreys		General			From the public meeting attended on the 4th January the rep. has provided eight specific points that require answering. The rep. however does have concerns regarding Kidlington having another 4,400 houses. There would be extra vehicles on the roads during the rush hour increasing travelling times to places of work. Will the current roads be able to cope. Also concerns with recreation for the young, with safe areas to play, to be able to walk the dog.

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PR-B-0990	Brenda	Purves		General			Objections to the proposed plans to drastically build in Kidlington. There would be a detrimental affect on the demographic of the community. Kidlington is a large village and our community is important and it works. With the large number of houses has there been any thought to schools and doctors, these are already over stretched. There would be a huge increase to traffic in the village and areas to travel to work places, this is being driven by developers for a profit.
PR-B-0992	Martin and Pamela	Palmer		General			Further comments to submission form after attending the meeting at Exeter Hall. The decision seems to of been made that 4,400 homes will be coming to Kidlington, why has this not be included in the consultation and who made this decision. Oxford City continue to create office and business space without consultation with Cherwell and the development for a P & R at Begbroke is alarming, what are Cherwell doing about this. No objections to working together but Oxford need to address their own problems. Can they not build on Southfield Golf club, if they are desperate for land. Not convinced that the number of houses will actually be required.
PR-B-0992	Martin and Pamela	Palmer		General			Cherwell confirmed that GB around Kidlington was incredibly important, Cherwell need to make sure that this is upheld. I have concerns with building in the area off Webb's Way, this is a useful floodplain. The residents of North Oxford are as concerned with the proposals for Kidlington and Oxford. GB land is sacrosanct which is important to the environment, but we are different areas which must retain their own identity for the quality of life of those living in them. Kidlington is already gridlocked so this puts added pressure on the area with public transport and car users.
PR-B-0993	Angela	Kelly		General			Alarmed at the number of houses proposed in the Kidlington area. Already the roads at peak times can not cope with the volume of traffic, it can take over an hour to get to Headington and Cowley. Even using the P and R hundreds of extra people will be on the roads. Infill is huge where I live. Bungalows have been replaced with flats and houses, how can the old drains and sewers cope with the extra housing. Schools and GP's are already overcrowded has consideration been taken to where these extra people will go. Will there be builders and are the houses affordable, these could be snapped up by But to Let landlords and the properties would not be looked after properly.
PR-B-0994	Jamie	Smith		General			Objection to the proposal to build 4,4000 homes around Kidlington and the surrounding GB areas. Kidlington is poorly serviced for the amount of houses it currently has. It can take weeks to get a doctors appointment. Poor amenities for its size compared to Eynsham and Woodstock. Building on GB will cause more localised flooding to which Kidlington is prone. Bottlenecks with increased traffic in and around Oxford at the bridge crossing the A34. Even on a good day getting out of the Kidlington area is difficult due to congestion. The new train station is great but the planning into how it was accessed has not improved the traffic situation, never mind the new road layouts at Wolvercote and Summertown. Road traffic survey was done during the summer holidays when there is less traffic. Need to look at the issues already facing the residents, then perhaps the community would support this.
PR-B-0995	Adam	Brightmore		General			As a young first time buyer want to express my opinion for the younger generation. Criticism that the documents are busy and confusing. Regarding transport and the infrastructure its quicker for me to get to Northampton than to Cumnor Hill in Oxford from Kidlington. People like cars too much and therefore the rapid transit idea is useless, the residents of Oxford will stick with their cars. The A34 needs easing, so take advantage of the adjusted road near to the M40 for building. Why build close to Oxford and Kidlington what about land north of Sturdy's Castle, this would be a new village or town without encroaching onto villages. Build a few in Kidlington but not in a way that GB is lost and that we are joined to Oxford. Build near transport links. House prices in Cherwell are high due to its desirability, this will be lost or have a negative impact if built without infrastructure.

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PR-B-0996	Lucy	Smith		General			Whilst welcoming some very good ideas for the improvement for Kidlington are majorly concerned with issues outlined in our responses to the questions that we have answered. The proposal mentions strengthening the identity of the village, but it seems as if we are all merging into one and just becoming a suburb of Oxford.
PR-B-0998	Lisa	Coulling		General			Having seen new housing developments over the years in Kidlington I understand the need for new homes, but 4,400 is far too many for our village. This would be a 76% increase to the size of the village, the existing amenities and leisure facilities are already small for our community. Will more schools and doctors surgeries be built to cope with the extra demand. Children and teenagers have very little to do here, its great that they can meet at the new village shop the best thing that has happened to our village but more would be needed for them. No evidence that there are exceptional circumstances to build on GB. Strongly oppose Oxfords housing needs being placed on Kidlington and surrounding villages, please reconsider.
PR-B-0999	Steve	McCurdy		General			Objection to building 4,400 homes in the Kidlington, Yarnton and Begbroke areas. Traffic is already saturated and the problems will get worse, causing grid-lock and a rise in air pollution. The local schools and services can accommodate the present population, with an influx of new residents this will not be the case. Strongly object to GB areas being used for development. These areas should be kept to do what they are designed to.
PR-B-1000	Kim and Ann	Martin		General			Strongly object to use of land around Kidlington as this is GB , how is this considered to be very special circumstances. The rep. has objections and questions related to the development. This rep. has referred to points in the 2012 NPPF regarding GB purpose, opportunities and benefits. Is there a requirement for extra affordable housing and housing association houses. Stratfield Break is in a prime location but the houses would not be affordable. Croxford Gardens brought troubles, is there resources for extra police, fire, ambulance, social services, schools and medical centres. Concerned with Stratfield Break it has areas of conservation due to the Great Crested Newt will the council protect this area. Strongly object that Kidlington would lose its village status and identity and we would be controlled by Oxford City.
PR-B-1001	Margaret	Draisey		General			Taking time to consider the plans for the houses around Kidlington, some houses should be built but not the number suggested, as this would double the size of the village and this is not sustainable without new surgeries or schools. There would be a need for better retail outlets in Kidlington to. The Co-op site should be considered for retail spaces underneath the flats. The houses need to be affordable and only for Oxford's unmet housing need, not for London commuters or buy to let. Location is very important, towards Oxford is a no as people want separation from Oxford. Build on Stratfield Farm, behind The Moors but not near the flood plain. Some at Begbroke and Yarnton sider but only a few so that Kidlington remains separate.
PR-B-1002	Chris and Sue	Beach		General			Comments are regarding the Land west of Hook Norton Road Sibford Ferris which has been offered by the landowner with Fisher German as the agent. 50 to 150 is an unworkable number. 50 would change the nature and character of the village. Cropredy and Finmere have turned down developments on this basis already so there is precedent. The main road is already congested, parked cars get damaged. The sewage treatment works are already at capacity. Comments on the submission form - "other supporting information" are misleading. There is only one fee paying school, is this appropriate for affordable housing or any new residents to the village. One small shop is the supermarket, post office and general store and not three separate shops. It has limited post office facilities and a small selection of goods. Limited bus services to Banbury and none direct to Oxford, the nearest train station is Banbury. South side of the field has a badger set which would be destroyed.

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PR-B-1004	Stephen N	Skinner		General			Object in the strongest terms to meet Oxford's unmet housing needs which are based on incorrect assumptions. This would be a gross and pernicious invasion of GB. The existing infrastructure is not fit for its purpose and would be overloaded. The creation of urban sprawl is not addressing the real need for affordable housing in Oxford City or other districts. No serious objections to the previously agreed Cherwell Local Plan Part 1. It is the proposed addendum to the Local Plan that must be critically reviewed.
PR-B-1004	Stephen N	Skinner		General			Objection is based on Oxford's unmet housing need which is driven by the SHMA. Concerned with how and by whom the employment growth has been established. International migrating must be challenged due to Brexit. If the demand is for social housing this needs to be close to places of work. Affordable housing for keyworkers who have no desire to commute through growing bottlenecks. Oxford City needs to give priority to brownfield sites and derelict areas on the east before GB is eradicated forever, rather then offload to other districts. Both the SHMA and the unmet housing needs to be reviewed. the opposition in City Council have concluded that the unmet housing need does not accord with the facts.
PR-B-1004	Stephen N	Skinner		General			Objection is based on infrastructure overload being roads, schools or GP surgeries. Currently the A40, A44 and A34 are grossly overused. The traffic during peak times crawls at Peartree and Wolvercote roundabouts, which are a known areas of congestion. Extra cars will only add to the problems and adding a bus lane is expected to help. The demands on schools and GP surgeries is immense. To get a routine visit from Woodstock is a three week wait which is not unusual. Little wonder A and E Departments are so regularly deluged.
PR-B-1007	Keith	Watson		General			Strong objection to the proposed new housing to be built in Kidlington.
PR-B-1008	Patricia	Watson		General			Strong objection to the proposed new build of housing in Kidlington.
PR-B-1009	Gillian	Forrest		General			Concerned with the scale of the development. The number of houses proposed for North Kidlington are grossly exaggerated. Many new houses are already occupied by London commuters. As a resident of Bladon the proposal next to Woodstock along Upper Campsfield Road is ill placed, this site was rejected only a few months ago for development. The separation between Blandon and Woodstock would erode along with GB and changing the nature of the area. There would be a built up corridor from Wolvercote to Woodstock along the A44. The proposed development in Woodstock by WODC would create massive traffic problems along the A44 and A4096. The required infrastructure like schools, GP surgeries, parking etc. would have a detrimental impact on the rural nature of this area.
PR-B-1010	Richard	Pye		General			Do not agree with the figure of 4,400 houses. This figure was derived from the 2014 'SMHA' and having reviewed this document, it is clear that the methodology used to generate the housing figures for Oxfordshire are highly debateable. The SHMA detailed a number of scenarios that projected the future housing needs of Oxfordshire, yet the final conclusion draws upon only the most optimistic scenario with little evidence to justify this approach. I also have issues with how the methodology to calculate the future housing for Oxfordshire across the districts were used as it is clear these were not applied consistently. This rep goes on to outline in some detail why the methodology is flawed. This includes topics such as economic growth and house prices. In conclusion, the calculations that were used to derive the figure of 4,400 house for the Cherwell District to support the unmet housing need of Oxford are inaccurate and should urgently be re-evaluated.

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PR-B-1010	Richard	Pye		General			Location and relationship to Oxford - With regard to the location of the unmet housing need of Oxford, believe that there is no requirement for these to be located in the Kidlington, Yarnton and Begbroke area of the Cherwell District. It is clear from the options consultation and supporting reports that the majority of jobs and expected growth are located to the east and south of the city. Reference is made to the Interim Transport Assessment and the committed economic growth scenario. The road network around Kidlington is already congested and this would be exacerbated by 4,400 homes. Although Kidlington, Begbroke and Yarnton are well served by public transport, this service relies on the congested roads. Both the bus service and Oxford Parkway offer access to the city centre and not areas of employment. Locating new housing in the Kidlington area is likely to attract London commuters using Oxford Parkway and therefore not the people they are intended for.
PR-B-1010	Richard	Pye		General			Use of the Oxford GB - Object to the possible destruction of GB in Kidlington, Begbroke and Yarnton area. This would contravene Policy ESD14 in CDC's Local Plan and the NPPF. The importance of the GB to the area is evident in the Kidlington Master Plan approved in December 2016. The SHLAA estimated a potential hosing land supply for only 320 houses in Kidlington yet there is now an additional 4,400 houses which could only be delivered by destruction of the GB.
PR-B-1010	Richard	Pye		General			Transport and Infrastructure Limitations - Yarnton and Begbroke are close to a major road network which means roads in and around the villages are regularly, heavily congested. Bus services and Oxford Parkway do not provide direct access to areas of employment in the south and east of the city. Greater infrastructure to cope with existing demand is urgently required and additional housing would exacerbate the situation to breaking point. Reference is made to the ITA . Actual detail or timing of transport initiatives is lacking. If new jobs are to be created to the east and south of the city then development should be encouraged here to reduce the burden on the transport system. With regards to journey times in the ITA, I believe a soft target was selected and should be reviewed.
PR-B-1010	Richard	Pye		General			The handling of the consultation has been disgraceful. It was poorly advertised and the timeframe for responding was insufficient and did not take into account the time of year. There was confusion over the deadline that shames the democratic nature of the council. Finally, and also at the Kidlington Parish meeting on 4 January, the representative from CDC publicly stated that the figure of 4,400 was final. Yet this is the first question contained in the Options Consultation document. This contradictory statement calls into question whether Cherwell is truly representing all residents within the district.
PR-B-1010	Richard	Pye		General			In conclusion,vehemently object to the proposals for the various reasons outlined in this letter. Recognise that there will be need for some additional housing in Oxford but believe alternative solutions are open to Oxford City that would prevent the destruction of GB land, the merger of three historically important villages into an urban sprawl, and prevent adding further pressure on already overloaded transport systems, schools and local amenities. Look forward to hearing from CDC on the next steps required to stop these proposals from progressing any further.
PR-B-1012	Calum	Miller		General			The consultation has highlighted that Oxfordshire County Council under the Park and Ride strategy issued in 27th May 2016, has proposed an expansion of the Oxford Park and Ride which is linked to the partial review. There is no proposal to create a slip road from the A34 to access the Park and Ride. There will be considerable congestion, urge you as part of this proposal to engage with Oxfordshire County Council to ensure this is changed. If not considered feasible due to cost, then consider installing a safe cycle route from Islip to North Oxford, allowing cyclist to avoid the additional traffic generated by the Park and Ride.

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PR-B-1018	Jon	Waite	Kemp and Kemp on behalf of Woodstock Town Council	General			There are no specific comments on each question. However, response includes a report which sets out the strong objection to the level of housing proposed in the Plan in the Woodstock area. It questions the need; growth board estimates for housing and employment; SA assessment of the sites. It is also critical of not taking into account already approved 670 homes by West Oxfordshire DC; 2014 planning applications for 1,200 dwellings and their reasons for refusal; importance of World Heritage site and the impact of development on it. Almost doubling the size village, lack of infrastructure facilities, education, health, transport, in particular lack of sustainable transport measures such as buses and cycling.
PR-B-1026	Brian	Simonds		General			As a Begbroke resident object to the plans to build 4,400 houses North of Oxford. Where has Oxford City's figure come from. They can not expand on their GB but propose to build on ours instead. According to the national press Government Ministers are being urged to impose a ban on GB development until we have left the EU. Immigration would account for 37% for the demand for housing, if there is a reduction then the figure could be reduced to 1,600. According to an article in the Oxford Mail in November 4,400 homes are vacant in Oxfordshire. Begbroke, Fern Hill Road, A44 and Spring Hill all suffer with flooding this would be worse if built on the surrounding fields. The approved Eynsham village could have more than 2,000 homes has this been taken into account. This settlement would have a science and business park, so do this reduce the need for Oxford City. Local facilities, amenities, roads and transport are already at full capacity, these can not cope. Uphold the Government's policy and Cherwell's to protect the GB.
PR-B-1028	Amanda and Michael	Roberts and Graham		General			Relating to Islip village. All proposed sites are GB. GB was established to prevent urban sprawl, inappropriate development and destruction of the countryside. Very careful consideration needs to taken after all other possibilities have been exhausted. Islip has a defined conversation area which is to protect the historical features and buildings. CDC conversation area and appraisals document has Islip described as "special qualities which need to be preserved and enhanced." Section 18 of Management Plan states "The most serious threat to the character and appearance of Islip is the erosion of its rural character and open space." It also states that green space and surrounding fields are vital to the area.
PR-B-1028	Amanda and Michael	Roberts and Graham		General			Islip is a very small village, lacking in infrastructure, services and a significant traffic problem. The village is being used as a rat run to escape the congestion on the ring road or a short cut to the A40 and M40. The village and bridge were not designed to deal with this. The bridge is perilous to use but necessary for those on the south and in the main part of the village and adding more houses will increase the volume of traffic. Quote from CDC conversation area and appraisals document, "Despite road improvements to the north of Oxford, the centre of the village is still subject to an unfortunately high volume of through traffic. Further developments within or outside the conservation area would put pressure on the already congested roads. This detracts greatly from the tranquillity that this rural settlement would otherwise enjoy." The residents have to rely on cars, bus services have been reduced and the trains are very limited. The village shop is a community shop which has limited provisions.
PR-B-1029	Jane	Verdon		General			As a long term resident of Begbroke have grave concerns over the proposed plans to build 4,400 new homes around the village, incorporating Yarnton and Kidlington. Fully understand the need for more housing. If Green belt land is to be devloped there must be a way to ensure it is for affordable housing, for local people. Under no circumstances should there be 4-5 bedroom houses for people moving out of London.

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PR-B-1031	JF and MA	Goodwin		General			Concerns regarding the new housing around Begbroke and Yarnton. Living on Spring Hill Road this floods twice a year as the water runs off the fields like a river to where we live, by State Logic and the A44 roundabout. Building here would make matters worse. How will the A44 cope it take ages to cross the road to the bus stop now, this will get worse with the addition of more cars. Doctors are already busy how will they cope with extra patients. The wildlife and views from Spring Hill are exceptional and should not be lost.
PR-B-1040	Robert	Dyson		General			The Cherwell Local Plan 2011 – 2031 (Part 1) Partial Review, has details that are relevant only if the overall plan seemed sensible, and that tweaks were invited. Only know about this consultation because of the Kidlington Development Watch.
PR-B-1041	Debbie	Payne		General			Objection to the building of 4,400 homes on the GB around Begbroke, Yarnton and Kidlington. Living in Enstone the A44 is the regular route taken for Oxford. There is already a serious traffic problem at rush hour like at Peartree which backs up to Yarnton. No alternative routes because Banbury Road through Kidlington and the A40 from Eynsham are the same. Only option is to travel cross country to avoid Yarnton and Woodstock.
PR-B-1041	Debbie	Payne		General			GB threat to Begbroke is significant. Kidlington is nearly a suburb of Oxford, the green spaces need to be maintained between Kidlington, Yarnton and Begbroke to prevent the urban sprawl of Oxford. The population would double with its scale and significantly alter the entire demographic of an historic area. My own business is feeling the effect after two roundabouts were enlarged this has not been an improvement, traffic is still an issue.
PR-B-1041	Debbie	Payne		General			Schools and medical centres are already at their capacity and the added influx in population will put an enormous strain on them. What proposals have been put in place to accommodate these children. Parking at the John Radcliffe is already an issue and there are long appointment times. Natural habitats are being destroyed pushing animals onto the A44. This area of Oxfordshire has already been developed enough, what with the new solar farm at the bottom of the A44, the Begbroke Science Park, the Airport and Motor Park all arriving in the last few years. There is no need for this many dwellings in this area.
PR-B-1042	Peter	Robbins		General			Objection to build houses on GB in and around Kidlington. GB designations were put in place for a reason, to precisely protect development that is being proposed now. The reasons for protecting GB are still valid, to merge Kidlington and Oxford into one large urban sprawl is not attractive. Roads, schools and supermarkets in and around Kidlington and Oxford currently can not cope. Access and parking at the John Radcliffe is already an issue and adds to stress that is not needed. This major piece of infrastructure is trying to cope with a far greater population than it was designed for, how will it cope with the influx of population to the area, it must not be subjected to this.
PR-B-1043	Ruth	Matthews		General			Objection to the building of 4,400 homes on the GB around Begbroke, Yarnton and Kidlington. Living in Enstone the A44 is the regular route taken for Oxford. There is already a serious traffic problem at rush hour like at Peartree which backs up to Yarnton. No alternative routes because Banbury Road through Kidlington and the A40 from Eynsham are the same. Only option is to travel cross country to avoid Yarnton and Woodstock.
PR-B-1043	Ruth	Matthews		General			GB threat to Begbroke is significant. Kidlington is nearly a suburb of Oxford, the green spaces need to be maintained between Kidlington, Yarnton and Begbroke to prevent the urban sprawl of Oxford. The population would double with its scale and significantly alter the entire demographic of an historic area. Own business is feeling the effect after two roundabouts were enlarged this has not been an improvement, traffic is still an issue.
PR-B-1043	Ruth	Matthews		General			Schools and medical centres are already at their capacity and the added influx in population will put an enormous strain on them. What proposal have been put in place to accommodate these children. Parking at the John Radcliffe is already an issue and there are long appointment times. Natural habitats are being destroyed pushing animals onto the A44. This area of Oxfordshire has already been developed enough, what with the new solar farm at the bottom of the A44, the Begbroke Science Park, the Airport and Motor Park all arriving in the last few years. There is no need for this many dwellings in this area.

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PR-B-1045	Nicole	Evans		General			Strongly object to the consultation and the proposal for the large development(s) in and around Kidlington. The village can not sustain an influx of new residents and cars that it will inevitably bring. The current infrastructure can not support this growth. The GP surgery already struggles with appointments. This will add more stress to public services, including already over subscribed schools which are at capacity.
PR-B-1048	Wasim	Mohammad		General			Strongly oppose the application to build 4,400 new homes around the Kidlington area. The current infrastructure can not cope, the A34 is blocked every working day. It would take years to build this number of houses, resulting in misery for local residents and communities. Investment and people would be driven away from the local businesses and towns.
PR-B-1049	Maria	Page		General			Object wholeheartedly against the Cherwell Local Plan 2011- 2031 where it shows intent to build its "whole" apportioned 4,400 new homes in the village of Kidlington. Have lived in the city of Oxford all my life and the past 17 years in Kidlington and have enjoyed the "atmosphere" of a village surrounded by open countryside protected by the green belt.
PR-B-1050	James	Wright		General			Wish to object to the provision of 4,400 houses to meet Oxford's unmet housing needs. We enjoy access to the open countryside. House and village borders GB and wish for this to be preserved in accordance with the five principals that the GB serves. To check unrestricted sprawl of large built-up areas. Prevent towns merging. Assist in safeguarding the countryside from encroachment. Preserve the setting and special character of historic towns. Assist in urban regeneration, by encouraging the recycling of derelict and other urban land. The roads are too busy and schools already over stretched with lack of places in Kidlington. Oxford's figure of 550 is inadequate. Oxford need to explore other options, like the speedway stadium at Crowley. Oxford has 300 empty properties, 59 of which have been empty for a number of years. Oxfordshire has 4,400 empty homes why build more. The homes will attract London commuters or from elsewhere, not meeting the local needs.
PR-B-1052	Andrew	Mundy		General			Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. CDC have agreed to protect GB to renege this decision in unjust. Property is adjacent to a large field that regularly floods for up to half a mile. This land is unacceptable for development.
PR-B-1053	David	Hemingway		General			Criticism regarding publicity and that Cherwell should of done more to raise the public awareness of the possible loss of GB. Council has discretion on the timing and choosing to hold the consultation and public exhibition in Kidlington over the Christmas period is not reasonable.
PR-B-1054	Bharat and Jankee	Badiani		General			Strongly object to the housing proposals in Kidlington.
PR-B-1056	Simon	Parker		General			Criticism on the timing and choosing to hold the consultation and public exhibition in Kidlington over the Christmas period is not reasonable. The website is confusing and it is difficult to find the relevant information on how to respond. Poor publicity. Cherwell should have done more to raise the public awareness, rather than keep it from the public.

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PR-B-1056	Simon	Parker		General			As a long time resident of Yarnton am absolutely appalled at the proposed development, which would join our village to others with the use of GB. It would take away paths and bridleways that have been used greatly over the years . Some have already been lost due to Yarnton Manor, have had to submit evidence forms to get these restored. Will these houses be affordable or suitable for the locals with children, who have had to move away due to house prices in the area. Seems that Oxford City would be the ones to benefit. Problems have already occurred with additional housing, drainage, excess water and blocked drains. The current infrastructure, road and transport needs to be sorted and improved. Rush hour traffic is an issue moving at a snails pace in and out of the city. On the A44 there's only one bus, while Kidlington has many that are not full. Divert some of these to the A44, so that Yarnton residents can access the shops, Oxford Parkway or Water Eaton P and R. Please carefully consider the terrible and detrimental effect this will have on the villagers who chose to live here.
PR-B-1057	Julie	Walters		General			Criticism regarding the complicated process to object to the plans. Very difficult to find information as the plans on the website and the documents are very lengthy. This could put a lot of people off objecting.
PR-B-1058	Kim	Bennell		General			Criticism regarding the complicated process to object to the plans. Very difficult to find information as the plans on the website and the documents are very lengthy. This could put a lot of people off objecting.
PR-B-1059	Allan	Anderson		General			Object to the proposal for 4,400 new houses to the north of Oxford. It will unacceptably destroy the GB which CDC had committed to protect and which most Oxfordshire residents wish to retain. It will create urban sprawl with Oxford effectively joining with Woodstock and villages losing their ancient historical settings and identities. Adjoining countryside, scenery and rural pathways will be lost along with trees, hedgerows, ponds and the associated wildlife. There was a negative impact on Bats and Badgers with the creation of Begbroke science park. Local education and health services are already overstretched and roads congested. With the recent introduction of the rail link to Marylebone the new houses are likely to attract London commuters and so unlikely to meet local housing needs.
PR-B-1061	Eileen	Anderson		General			Object to the proposal of 4,400 new houses to the north of Oxford. It will unacceptably destroy the GB which CDC had committed to protect and which most Oxfordshire residents wish to retain. It will create urban sprawl with Oxford effectively joining with Woodstock and villages losing their ancient historical settings and identities. Adjoining countryside, scenery and rural pathways will be lost along with trees, hedgerows, ponds and the associated wildlife. There was a negative impact on Bats and Badgers with the creation of Begbroke science park. Local education and health services are already overstretched and roads congested. With the recent introduction of the rail link to Marylebone the new houses are likely to attract London commuters and so unlikely to meet local housing needs.
PR-B-1062	Danielle	Greenspan		General			Strongly object to the development of GB around Kidlington, Begbroke and Yarnton which is purposefully allocated to minimise urban sprawl and allow the preservation and integration of natural environments and habitats. Am aware of badger setts, bat colonies, Red Kites and lesser Spotted Woodpeckers, species of conservation concern. If the development of land is to make it financially productive then environmental technologies such as a wind or solar farm should be considered. The current infrastructure is barely sufficient despite recent improvements in North Oxford, and before the addition of 4,400 new houses.
PR-B-1063	Jeptha John Hammond James	Rowan-Hull		General			Strongly object to the housing proposal for Yarnton and Begbroke which will damage the beautiful English landscape. It will destroy our forefathers ridge and furrow landscape which has lasted for generations. It will also destroy an environment which is inhabited by a number of animals

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PR-B-1066	AR	Currell		General			Object to the proposed development around Kidlington which has had little publicity considering it will potentially have a big impact on our everyday living. Traffic will increase along with pollution, and health services and schools stretched further. GB with its walks will be lost and quality of life will suffer as air, light and noise pollution increases. A large village will become a town and question where the employment is coming from. CDC's existing policy along with the government's to protect the GB must be upheld.
PR-B-1067	A	Ioannides		General			Object to the proposed plans for commercial and residential development on the GB between Yarnton and Begbroke. It would destroy the very little countryside left between these two villages already under stress due to lack of flood defences, health services and policing and the increasing pollution and traffic issues.
PR-B-1069	JP	Lyes		General			Strongly object to a consultation process that takes place after the key decisions have been made. The project is of profound importance to Kidlington and to be presented with a fait accompli in such a peremptory manner is insulting and indicative of unprofessional haste. The meeting appeared to be more about political ambition than resolving the pressing issue of affordable housing. No explanation has been offered as to why CDC is willing to solve Oxford City's unmet housing needs with a hefty cost to Cherwell ratepayers. The consultation is the least user friendly of any project I've seen and has all the hallmarks of ticking a box.
PR-B-1070	Darren	Rea		General			Object to the plans to develop on GB around Kidlington, Yarnton and Begbroke and the five purposes that the GB serves should not be taken lightly by the council or disregarded. CDC have previously guaranteed to protect the GB. The preservation of the setting and special character of historic importance is being ignored. Spring Hill in Yarnton is of particular importance regarding King Charles removal from Oxford by Cromwell. There are pockets of GB that flood regularly and if at any point it affects us will hold CDC accountable. The road system is already stretched and adding 5800 more cars is unsustainable. Gaining entry to a nearby school is very difficult and there appears to be no forward planning with regards to school provision. There are many empty properties within Oxford, as many as 4,400 reported by the Oxford Mail, which should be used. Oxford City has forced the development needs onto CDC who should refuse its demands as SODC has done.
PR-B-1071	Rachel	Rea		General			Object to the proposals to develop on land around Kidlington, Yarnton and Begbroke. The GB is one of the main reasons for choosing to live in the area and have concerns regarding flooding as a result of over-development. It cannot be feasible to create 4,400 new homes without infrastructure to support it. The roads are already congested and the introduction of another train station or tramline will impact on residential parking. There needs to be plans to accommodate all the additional children generated by these houses as schools are already at capacity.
PR-B-1072	Peter	Gaskell		General			Object to the proposed 4,400 homes around Kidlington, it is not sustainable and will increase pressure on local amenities and threaten the environment. Although new housing is needed in the UK thought needs to be given to the size and location. The local roads are already overcrowded and schools and health services insufficient to meet increased demand. GB designation is a permanent protection and government guidance states that unmet housing is not a reason to use GB. The government's manifesto promise and CDC's policy to protect GB must be upheld.
PR-B-1074	Donna	Resek		General			Object to plans to build 4,400 new houses in the Yarnton, Begbroke and Kidlington area. It would destroy walks, nature and wildlife. The roads are already congested and local flooding is a problem. The doctors are currently overstretched and the school in Yarnton oversubscribed.

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PR-B-1075	Judith	Kleinman		General			How can Oxford City have less land available for development than Cherwell Council? Cherwell have spent years on their Local Plan and now have to accommodate 4,000 more houses. Bicester and the surrounding villages have already provided large amounts of farm and GB land. Oxford seem to prefer that other councils deal with the issue rather than use their own GB or brownfield sites. Bicester and Caversfield already suffer with the growing population and rapid expansion. Schools are over subscribed, there is a shortage of Doctors and medical facilties just to name a few.
PR-B-1077	Alyson	Bateman		General			Object strongly to the proposed building on GB surrounding Begbroke, Yarnton and Kidlington. The road infrastructure would be overloaded as even now the A44 cannot cope when there are events at Blenheim Palace. There are fragile bat colonies around Begbroke Lane and a wide range of flora and fauna, typical of older land, Begbroke is mentioned in the Doomsday book. CDC stated that 'Through our commitment to the Environmental Strategy and Local agenda 21 we aim to minimise the impact our activities have on the environment'. These aims cannot be achieved by adding 4,400 homes to a village of 345 houses. Begbroke Lane bridleway is used by many allowing access to the countryside. The three villages concerned do not want to become a suburb of Oxford but wish to maintain their own identities.
PR-B-1080	Mr and Mrs	Horne		General			The consultation has been poorly publicised and possible loss of GB should have been highlighted. It is difficult to find the consultation details on the website and they are long and difficult to read. Holding the public exhibition in Kidlington over the Christmas period was unreasonable.
PR-B-1081	Lynn	Pilgrim		General			The consultation has been poorly publicised and the possible loss of GB should have been highlighted. It is difficult to find the consultation details on the website and they are long and difficult to read. Holding the public exhibition in Kidlington over the Christmas period was unreasonable. CDC appears to be more concerned with following the process of consultation than considering the views of local residents and acting on what people are telling them.
PR-B-1083	Susan	Knox		General			Am opposed to plans to build 4,400 homes on GB around Begbroke, Yarnton and Kidlington. The government and CDC have both promised to maintain GB and the purpose it serves of checking urban sprawl, towns merging and preserving countryside and historic sites. Understand the need for more houses but are told there are 4,400 empty house within Oxford. These could be renovated and brownfield sites examined before encroaching on GB. Any development should follow the CDC plan, if South Oxfordshire can challenge the allocation so should CDC. This amount of houses would change the character of the village with its open spaces, birdsong, historical places and pathways. Local infrastructure is under extreme pressure with roads congested and doctors at capacity. Oxford Parkway is good but could create a big expensive dormitory town for London.
PR-B-1086	Clare	Boddington		General			Strongly object to the building of 4,400 homes in GB to the north of Oxford, it will swamp Kidlington which will become an urban sprawl annexed to Oxford. The roads will not be able to cope with the increased traffic as they are already at capacity as are the schools and other services. There needs to be infrastructure plans in place. There appears to be no exceptional circumstances to justify developing on GB and the government and CDC's policy promises to protect it. The consultation process was inadequate as it was not well publicised and held over the Christmas period. At a meeting in January in Kidlington we were told the figure of 4,400 is final and likely to go ahead regardless of objections received.

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PR-B-1086	Clare	Boddington		General			Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Do not destroy the GB which is of great importance and the government promised to protect.
PR-B-1087	Colin	Homans		General			Object to the building of 4,400 houses in the area of North Oxford and the villages of Kidlington, Yarnton and Begbroke. There has been no explanation for the numbers required or an indication that all brownfield sites have been fully examined. What housing numbers have been allocated to greenfield sites within the city and other districts? Consideration needs to be given to the impact of the UK leaving the EU and how affordable housing will be achieved. Why have Plans for the Northern Gateway and scientific and industrial parks been granted if housing is required? The GB is an amenity for all, designed to prevent urban sprawl and preserve communities, it should only be built on in exceptional circumstances. The roads are very busy and Oxford Parkway has added to this. Any increase in traffic will increase levels of air pollution. What has happened to the plans for the new station for Kidlington at Flatford Place? Extra land will need allocating for the additional services and facilities that will be required for such a development. A plan as significant as this should not have been presented to local people in the month leading up to Christmas allowing little time for consideration and comment.
PR-B-1088	Bryan	Rugg		General			The consultation has been poorly publicised and that possible loss of GB should have been highlighted. It is difficult to find the consultation details on the website and they are long and difficult to read. Holding the public exhibition in Kidlington over the Christmas period was unreasonable.
PR-B-1090	Richard and Karen	Walecki		General			Object to the development of 4,400 homes being proposed for Kidlington, Yarnton and Begbroke. These are areas of natural beauty and historical countryside enjoyed by many for recreation. The scheme goes against the GB policy that CDC agreed to in 2015. The local roads would not be able to cope with an increase in traffic and the bus services have been reduced. The local school and doctors surgeries are already at capacity and there is a flood risk in Begbroke. The proposed houses will create a dormitory town for London commuters as house prices are not balanced against wages.
PR-B-1091	Mark	Bailey		General			Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. The main roads A34, A40 and A44 are already heavily congested and could not cope with additional traffic. The valuable countryside used for recreation should not be lost.

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PR-B-1093	Christine	Arthur		General			Serious concerns regarding the proposed development around Begbroke and Yarnton in GB. The perceived housing needs are questionable and it's doubtful that developers would deliver houses for those who need it most, in particular key workers. Encroachment on GB contradicts CDC's own policy agreed in 2015 and the wishes of 76% of residents. Access to the sites would increase traffic considerably though the village and the A44 is already congested at peak times. The impact on local infrastructure would be negative, doctors and schools are already at capacity. Begbroke would lose its identity and become part of one sprawling expensive dormitory town for London commuters.
PR-B-1093	Christine	Arthur		General			Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. There will be Increased traffic on an already congested A44, threat to wildlife and loss of recreational facilities. The fields are unsuitable for development due to the flood risk.
PR-B-1098	Michael	Bott		General			Criticism regarding publicity and that Cherwell should have done more to raise the public awareness of the possible loss of GB. Difficult to find the consultation details on the website and the paperwork is long and challenging. The Council has discretion on the timing and choosing to hold the consultation and public exhibition in Kidlington over the Christmas period is not reasonable. This rep. has sent a letter to his local MP Nicola Blackwood after attending the Kidlington Development Watch meeting at Exeter Hall. Object to the use of GB. The representatives from CDC were unable to address why they have accepted to look at Oxford City's shortfall. Criticism with the original survey and developers.
PR-B-1102	James and Kate	Hamilton		General			There appears to be a lack of empathy for Kidlington from CDC. While other districts had time to reflect on the proposals, the exhibition at Kidlington was poorly timed at Christmas.
PR-B-1103	Margaret	Homans		General			Object to the plans to build on the GB around Kidlington which should only be built on in exceptional circumstances.
PR-B-1105	Norman and Janet	Bates		General			Object to the timing and conduct of the consultation which was poorly publicised. It is difficult to find the consultation details on the website and they are long and difficult to read. Holding the public exhibition in Kidlington over the Christmas period was unreasonable.
PR-B-1106	Dr Anne	Johnson		General			Two heritage related objections to the proposal to build at the top of Noke Hill. The first on archaeological grounds as the whole area is an important historic landscape. It includes a Romano-Celtic temple complex and the site of Islip Roman villa and later prehistoric settlement. Both have been afforded protection by Historic England and until now the GB. My second objection is on literary and landscape grounds. Much has been written on the celebrated view form Noke Hill which probably inspired William Shakespeare and Lewis Carroll. Shakespeare may well have travelled through this area as the shortest route to London. It is also said that Carroll took inspiration from Noke Hill in his writing of Alice In Wonderland.
PR-B-1107	Susi	Peace		General			The impact of 100 houses in a small village such as Islip would be devastating. Small developments should be encouraged which have less impact, in particular the burden of additional traffic crossing the bridge.

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PR-B-1111	Pat	Clissold		General			Would like to make comments on CDC's local plan that identifies potential development sites in and around Weston on the Green, Wendlebury and Heathfield to assist Oxford's unmet housing need. The need for affordable housing is a concern for all however only where employment is a priority. Excessive development of GB will detract from the attractiveness of Oxford which currently attracts millions of tourists. Good planning should preserve the identity, beauty and peace of villages such as Weston on the Green, accommodating modest developments that don't require infrastructure changes or destroy their character. Traffic in and around Oxford is already a problem and the proposed developments will increase congestion and potential for accidents.
PR-B-1117	Georgina	Tibbs	Barton Wilmore on behalf of Bellway Homes Ltd and Archstone Projects Ltd	General			Bellway Homes Ltd and Archstone Projects Ltd submitted a full planning application (ref:16/02370/F) for 85 homes on land at Church Leys Farm, Blackthorn Road, Ambrosden in November 2016. We remain of the view that Ambrosden, and this site is a sustainable location to accommodate new housing to meeting the needs of the District, and the wider needs of the County.
PR-B-1118	Susan	Doucas		General			Have concerns over the local plans and invasion of GB. A lot of the houses would be sold to people from outside due to the railway link to London. The protection of agricultural land is essential to grow food. It provides clean air and is an asset to the city and surrounding villages. In the case of Spring Hill it is important historically and acts as a 'soak' during heavy rain. The roads cannot take any more traffic, Cassington Road is narrow and main roads are gridlocked in the mornings. Oxford should use every available space first including land for future commercial development.
PR-B-1120	Dr Ben	Knighton		General			Support Yarnton PC's response to the consultation which makes clear some of the environmental consequences, particularly for flooding and destruction of the GB. Development would create an Oxford suburb and along with the Northern Gateway would create gridlock on the already congested roads. Take particular exception to the Sustainability Appraisal 8.22f. The plan would leave the three villages with little open space and there are not sufficient medical facilities. Schools provision also needs to be taken into consideration. If there is going to be a large development there needs to be a huge investment in infrastructure, funded by the profitable housing developers and Oxford City, not the taxpayers of CDC. Development is much more needed in other parts of England and Wales.
PR-B-1120	Dr Ben	Knighton		General			If Oxford's housing needs have to be met then transport needs to be addressed. There must be a light railway system connecting North and South Oxford and two by-passes.
PR-B-1125	Bruce	Cummings		General			Object to the building of 4,400 houses in and around Begbroke. The CDC consultation process has been woefully inadequate, the papers were lengthy and difficult to read and the loss of GB around Yarnton, Begbroke and Kidlington should have been highlighted. Holding the public exhibition in Kidlington over the Christmas period was unreasonable. GB land was designed to prevent erosion of the countryside and a space between villages and in 2015 CDC committed to preserve this. These villages are rich in history, culture and are part of the fabric of the county of Oxford. The proposals will create urban sprawl from Oxford to Woodstock, and do not want to live in a dormitory town for London or extension of Oxford. Land at the rear of Fernhill Road is prone to flooding. There would be an impact on residential roads that are quiet and narrow and could not cope with any significant increase. Oxford City should review its forecast following Brexit and review their contribution by looking at brownfield sites within their boundaries.
PR-B-1127	David	Betts		General			Understand that the % of affordable housing required in Kidlington is 35% but in Oxford is 50%. Assume if sites are allocated in Cherwell for Oxford then the 50% figure will be adopted. Any development should be infrastructure led.

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PR-B-1128	Tim	Edgington		General			Object to the building of 4,400 houses around the GB area of Kidlington. Am not against new housing but the numbers need to reflect the present size of the village to prevent it from becoming a suburb of Oxford. The road network is already busy and will not be able to cope with any increase, neither will the school and doctors. GB should not be built on according to the NPPF unless there are exceptional circumstances.
PR-B-1129	Michael and Jo	Collett		General			Infrastructure in this area could not cope as the A34 and A44 are regularly gridlocked even with the new traffic system at Wolvercote roundabout. Schools are already under pressure and doctors at capacity. Feel strongly that use should be made of previously developed land in Oxford and some of the proposed employment sites. There is plenty of space at Osney, perhaps the old Blue Circle Cement works could be developed to make a new Garden Village. CDC should uphold its existing policy to protect GB and not succumb to pressure form Oxford City.
PR-B-1131	Gillian	Hopcroft		General			Object strongly to Kidlington meeting Oxford's unmet housing and believe CDC should have contested the amount allocated. Not enough consultation or flexibility has been used to consider the impact on Kidlington with regards to infrastructure and additional pressure on already congested roads. The GB must be protected as well as 'the gap' which has been well documented in the recently agreed adopted master plan. It was never the vision for Oxford to sprawl into Kidlington. It is disturbing that North Oxford Golf Club is a site being considered when Oxford City haven't considered Southfield Golf Course within the city. It is a recreational facility used by many and would not be easy to replace. Oxford City needs to look at providing more housing before employment for example the Northern Gateway. Pear tree Park and Ride would be a perfect site for housing if it is relocated as planned.
PR-B-1134	Neil	McKendrick		General			The consultation has been poorly publicised and the possible loss of GB should have been highlighted. Given the importance of the partial review there should have been a summary leaflet to all residents potentially affected. It is difficult to find the consultation details on the website and they are long and difficult to read. Holding the public exhibition in Kidlington over the Christmas period was unreasonable.
PR-B-1135	Terence and Patricia	Moss		General			Object strongly to the proposed building of 4,400 houses on GB around Kidlington. This goes against the government's manifesto and exceptional circumstances have not been demonstrated to use GB.
PR-B-1137	Jill	Drake		General			Strongly object to the proposals to help Oxford meet its housing needs. Traffic is already congested and there will be increased pressure on the schools and health service. The loss of GB with natural habitats and recreational space would be irrevocable to current residents and future generations. The land was deemed to be GB and protected for a reason. Realise there is a housing crisis and some development is inevitable. The government has announced a £1.2 ban fund aimed at building starter homes on brownfield sites so this could be a vital way forward. Residents are likely to accept a small increase in council tax if this was to develop brownfield sites and protect the GB. If the GB and village identities are to be sacrificed it must be for affordable houses for local people and key workers and not London commuters. This is a situation being played out across the country, it must be possible to find a model which maintains a reasonable balance.
PR-B-1138	Rhian	Pye		General			Strongly object to the proposals to help Oxford meet its housing needs. Traffic is already congested and there will be increased pressure on the schools and health service. The loss of GB with natural habitats and recreational space would be irrevocable to current residents and future generations. The land was deemed to be GB and protected for a reason. Realise there is a housing crisis and some development is inevitable. The government has announced a £1.2 bn fund aimed at building starter homes on brownfield sites so this could be a vital way forward. Residents are likely to accept a small increase in council tax if this was to develop brownfield sites and protect the GB.

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PR-B-1139	Ken	Martin		General			Object to the plans to build 4,400 homes around Kidlington, Begbroke and Yarnton. The figure is based on flawed and biased analysis that was influenced by property developers. CDC should challenge the figure as SODC have done or demand an independent review. Oxford City should look within its own boundaries and use available land for housing rather than business. Appreciate some houses are needed and the number proposed in Cherwell Local Plan 2015 was reasonable. The GB is rich in wildlife, highly valued by residents and prevents urban sprawl. It is clear this proposal will contravene the government's manifesto promise, CDC's 2015 policy and there is no exceptional circumstance to justify it. The local and main roads are already congested and have to support the local bus service. Local schools and health services are under pressure and will not be able to cope with the expansion.
PR-B-1141	Christopher	Villiers		General			Object to the proposals which encroach on GB for the needs of Oxford. The consultation and publicity within Oxford was inadequate. The housing shortage in Oxford is of their own making as land that is available is allocated to employment exacerbating the problem. If the GB has prevented Oxford city form expanding then why does the same not apply to Cherwell. In CDC's Local Plan adopted in 2015 GB was designated to restrain development pressures and exceptional circumstances to override this have not been demonstrated. If development were to go ahead around Kidlington it would not solve the housing problem as they will attract London commuters.
PR-B-1142	Alan	Lodwick		General			While it is appreciated the time and resource constraints the Council may be under, these are not acceptable reasons to produce an unsatisfactory and damaging plan. The Council appears to be obsessed with process rather than substance and to be sacrificing the Green Belt in the interests of getting a plan submitted quickly. Holding the consultation over the Christmas period with little publicity was unacceptable. There is a lack of strategic coordination of planning in Oxfordshire. Employment generating developments are encouraged in different districts without any reference to each other or to their overall consequences. What strategic planning exists is being imposed on the local Councils without consultation by unelected bodies such as the LEP and its unrealistic Strategic Economic Plan while the consultants undertaking analysis are not independent and their work is not subject to independent verification. There is a need for an overarching and fully democratically accountable body to take responsibility for strategic planning and truly independent and thorough analysis of future needs. This might best be done by the restoration of strategic planning powers to the County Council or by a new Unitary Oxfordshire Authority. Only through properly resourced and co-ordinated strategic planning can a sound plan be established and delivered and sustainable development achieved.
PR-B-1143	Dr Pamela	Roberts		General			CDC's policies ESD 10 Protection and Enhancement of Biodiversity and the Natural Environment and ESD13 Local Landscape Protection and Enhancement should both be protecting such places from development. Building on many of the sites will contravene these policies.
PR-B-1147	Joan	Tossell		General			This decision is too important to be rushed, the priority is to get it right.
PR-B-1148	Terry	Tossell		General			This decision is too important to be rushed, the priority is to get it right.
PR-B-1149	Charles	King		General			Object to building 4,400 homes in and around Kidlington. Main roads into Oxford and through Kidlington are already congested with no space to increase capacity, and services and amenities overloaded. GB provides the green space that makes life pleasant for all ages. If GB is to be compromised, to provide housing for Oxford, it would be better to build a new Garden Town close to the existing main roads with the necessary infrastructure. Land on each side of the M40 between junctions 8a and 9 would have good access.

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PR-B-1150	Rob	Ellis		General			Object strongly to the proposals and the number of issues not addressed by the document. The unmet housing needs are based on assumption and unfounded assessments on jobs that currently don't exist. There is no definition of exceptional circumstances with regards to GB or justification of how the current situation could be classified as exceptional. There will be an impact on wildlife, traffic noise, congestion and pollution. Local facilities and services are not mentioned and need addressing, and the sites are prone to flooding. The characters of historic Yarnton, Begbroke and Kidlington will change as the merge together. Increasing Yarnton to the north will mean residents crossing the A44 to access services and amenities. There are many brownfield sites which should considered i.e. upper Heyford. Transport infrastructure is already overloaded in and around Oxford so there should be no development until a rapid green transport system is in place.
PR-B-1153	Roger	Carter		General			Object to the building of 4,400 new homes around Kidlington. GB is intended to prevent urban sprawl, stop towns merging together and preserve the setting and special character of historic towns and villages. An application to build a football stadium on GB by Water Eaton Park was rejected two years ago. This number of houses would almost double the size of Kidlington which is prone to flooding. The roads couldn't cope with the increase in traffic and doctors and schools are at capacity. Journey times would become unrealistic and houses would attract London commuters.
PR-B-1155	Jeffrey	Wright	Begbroke Parish Council	General			The Consultation has been poorly publicised. Cherwell should have done more - especially via a Cherwell Link article and all other means to raise public awareness of possible loss of Green Belt with this revised local plan. State that, it was very difficult to find consultation details on the council website. The information has to be carefully sought in order to challenge findings - not easy for any people. The hand-out information at the Consultation was very limited in scope. Strongly feel that the Council failed to hold consultation meetings in parishes such as Begbroke, which could be very affected by these plans.
PR-B-1159	Tamsin	Leckie		General			Am concerned at how badly publicised the consultation has been in Gosford and Water Eaton. Unlike Kidlington had no separate, dedicated planning meeting and were given little opportunity to voice our concerns at the Kidlington meeting. There might be fewer residents in our parish but our rights and concerns are just as relevant and our area stands to be much more radically changed.
PR-B-1161	Janet	Warren		General			Do not believe that Cherwell should be expected to provide 4,400 houses for Oxford. It is unacceptable that Oxford is planning for more jobs when it's unable to provide housing to go with it, and this in itself causes house prices to rise. The number should be reduced for current need and not projected need. It would make sense to create jobs elsewhere in the country where employment opportunities are scarce and there is unoccupied housing. The impact of Brexit needs considering as it may affect university research funding and therefore jobs. GB should be retained in line with current legislation. Do not support SO18 as the starting point for transport. As carbon-based transport becomes less sustainable the development of jobs and homes together to reduce transport will make more sense and become more attractive, for employers and businesses alike.

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PR-B-1162	Roger	Bellamy	Hornton Parish Council	General			Conclusion: The Parish Council opposes the plan. Assumptions are individually flawed and cumulatively undermine the presumption of both the need and desirability for continued heavy development in the county. Question whether the current level of housing targets are customer and not developer led. Moving more and more medical facilities from Banbury to Oxford and building additional housing which will travel to Oxford doesn't make sense. If Oxford is not capable of meeting its housing need then investment in the Horton Hospital should be included in the infrastructure requirements to create necessary first class medical facility for increased population numbers. A guarantee should be written into the plan that the Oxford University Trust increase spending on this site rather the current plan of a reduction in the Horton's facilities and capacity. Cherwell should not accept additional housing development.
PR-B-1164	Ian	Drury		General			Object to the proposal that CDC should assist Oxford with 4,400 homes. Am not totally opposed to giving help but am opposed to the extent particularly when Oxford's contribution is 550 homes. Not convinced that sufficient scrutiny has been given to identifying areas within Oxford's boundaries. The proposal would be catastrophic for Kidlington and Begbroke, increasing the population by 9,000 with no infrastructure proposals. Services are already stretched including schools and traffic problems would be increased. Also concerned that at some point CDC may have additional housing needs.
PR-B-1168	Gwyn	Bevan		General			Object to the plans to build an extra 4,400 houses on GB north of Oxford. It is unacceptable to build on this scale, not only will it destroy the countryside as a buffer against the city but also the infrastructure and services are currently overstretched. The road system is on the edge of chaos and schools, doctors and hospitals are at capacity. This development would not ease the housing pressure as Oxford Parkway has made North Oxford an attractive place for London commuters.
PR-B-1169	Simon	Clark		General			Strongly object to the planning proposal to build 4,400 new homes in Begbroke, Yarnton and Kidlington. Appreciate the pressure from the government to meet housing targets but this needs to be instigated in a manner that is supported by existing residents. An area needs to be found that will allow for the new infrastructure of roads, schools and health services that will be needed. Brownfields sites should be considered as they meet this requirement. The open countryside with its wealth of GB land provides walks and makes this area attractive.
PR-B-1171	Mark	Rowan-Hull		General			Object strongly to any plans to develop on land surrounding the village of Begbroke, especially the western side. It would have a disastrous impact on the beautiful ancient countryside with its rare and historic ridge and furrow landscape and species such as rare butterflies as identified by BBONT 2012. It would ruin the identity of the community and increase congestion and pressure on transport around the local area. The GB has been strongly protected by the council and government thus far.
PR-B-1171	Mark	Rowan-Hull		General			This second rep provides a more lengthy and detailed objection to development around Begbroke with regards to ecological concerns and a BBONT survey. Begbroke has ancient fields and trees which house a great variety of flora and fauna and its easy access from Oxford means it is regularly used and enjoyed by many. To build on this ancient ridge and furrow landscape around Western Begbroke would be disastrous both aesthetically and ecologically. I understand the dire need for housing and sympathetic to the need for affordable housing but believe there are far more suitable and less fragile areas that could accommodate houses..

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PR-B-1172	Atul K	Patel		General			Strongly object to the planning proposal to build 4,400 new homes around Kidlington which would be swallowed up by Oxford city. Suggest spreading the load more widely rather than concentrating in such a small area. Yarnton school is oversubscribed and the surgery under resourced with long waiting times, more homes would make this worse. The A34 and A44 are congested and journey times getting longer, more housing will exacerbate the problem. Traffic jams in housing areas increases pollution which has health implications. Land around the A44/A34 junction is consistently flooded and building could have an impact on communities further downstream.
PR-B-1174	Ellis	Davies		General			CDC failed to give enough prior notice or publicity to the consultation. There was no exhibition in Begbroke and Yarnton despite the villages being potentially most affected. The documents are lengthy and complex so need considerable time to read. The consultation period should therefore have been longer and not presented before Christmas. The Cherwell Link failed to give any communication to the real issues including loss of GB. The Cherwell website is complicated and poor in giving details of the consultation process. The Cherwell representative at the Kidlington office was not well versed about the consultation.
PR-B-1174	Ellis	Davies		General			Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. There hasn't been any convincing evidence for GB to be used for housing. Property developers and agents appear to have more say than the general public. Oxford should develop sites by increasing heights of buildings.
PR-B-1175	Clare	Cooper		General			Consideration needs to be given to schools, doctors, traffic and recreation facilities if Kidlington is doubled in size.
PR-B-1176	Laura	Pritchard		General			The consultation has been poorly publicised and that possible loss of GB should have been highlighted. It is difficult to find the consultation details on the website and they are long and difficult to read. Holding the public exhibition in Kidlington over the Christmas period was unreasonable. Consideration needs to be given to providing school places and improving the infrastructure including shops.
PR-B-1178	Bryony	Thomas		General			Am concerned over the planned additional housing in the Kidlington area which will almost double the number of houses. The infrastructure cannot withstand any additional traffic as despite work on the roundabouts at Cutteslowe and the Woodstock Road there is still congestion. There has been an increasing number of fatal accidents. Development would be better within the city where office blocks and industrial sites are planned or to the South with access to Cowley. Banbury could also be considered as a centre for employment. The proposed areas include GB which is a permanent designation and government guidance states that unmet housing is not a reason for building on it. The government's promise and CDC's existing policy to protect the Green Belt should be upheld. The many footpaths are well used for leisure and health.

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PR-B-1179	Andrew	Clark		General			Object to the proposal to build 4,000 houses in North Oxford particularly around Yarnton. The infrastructure around North Oxford even with recent renovations to Cutteslowe and Wolvercote roundabouts is not sufficient to cope with the increase from such a big development. Most of the predicted growth is around the Science Vale to the South and roads will not cope with this. Pollution will increase and road safety decrease. GB is meant to be protected it allows wildlife to thrive and move, stops urban sprawl and retains the identity of communities. Brownfield sites need to be considered, as is being done elsewhere.
PR-B-1183	Annie	Kotak		General			Am opposed to the plans to build 4,400 houses on the GB around Begbroke, Yarnton and Kidlington. A plan is needed to recycle, reuse and renew existing buildings to create new, environmentally efficient homes to meet demand. GB should not be destroyed, it prevents urban sprawl and is a natural habitat for wildlife. It provides walks and scenery for our well being and retains the character and identities of Yarnton, Begbroke and Kidlington villages. Development would put us in danger of flooding and increase pollution which will have an impact on health, wildlife and the environment. There is insufficient infrastructure in place with roads already congested and medical facilities overloaded.
PR-B-1184	Noresh	Kotak		General			Am opposed to the plans to build 4,400 houses on the GB around Begbroke, Yarnton and Kidlington. A plan is needed to recycle, reuse and renew existing buildings to create new, environmentally efficient homes to meet demand. GB should not be destroyed, it prevents urban sprawl and is a natural habitat for wildlife. It provides walks and scenery for our well being and retains the character and identities of Yarnton, Begbroke and Kidlington villages. Development would put us in danger of flooding and increase pollution which will have an impact on health, wildlife and the environment. There is insufficient infrastructure in place with roads already congested and medical facilities overloaded.
PR-B-1186	Christina	Miskin		General			Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Object to the destruction of open countryside and damage to the environment, flora and fauna. The scale of the proposals will lead to the complete loss of all village identities.
PR-B-1187	Nigel	Homent		General			Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.

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PR-B-1189	Bella	Kotak		General			Am opposed to the plans to build 4,400 houses on the GB around Begbroke, Yarnton and Kidlington. A plan is needed to recycle, reuse and renew existing buildings to create new, environmentally efficient homes to meet demand. GB should not be destroyed, it prevents urban sprawl and is a natural habitat for wildlife. It provides walks and scenery for our well being and retains the character and identities of Yarnton, Begbroke and Kidlington villages. Development would put us in danger of flooding and increase pollution which will have an impact on health, wildlife and the environment. There is insufficient infrastructure in place with roads already congested and medical facilities overloaded.
PR-B-1190	Fiona	Thomas		General			Objection to the proposed building of 4,400 houses around Kidlington, Yarnton and Begbroke. Speculative job creation, in an area which does not have an unemployment problem and will increase demand for housing does not justify building on GB. Infrastructure of roads, hospitals and schools will be stretched and there is criticism of the planning abilities to deliver a solution to this, based on the proposals. GB is a permanent designation and unmet housing needs is not a reason to destroy it, the government's manifesto promise and CDC's policy to protect it should be upheld. Oxford City should not be building business parks and shopping centres if they need houses. Concerns regarding existing road congestion and health issues linked to pollution. The green space with its flora and fauna, ancient meadows and beautiful walks needs protecting.
PR-B-1191	Simon	Eaton		General			Oxford has failed to manage its transport, economic development and housing stock. It has failed to redevelop its housing resources by working with the university and landowners and this should not be shouldered by the GB around Oxford. Building additional houses on the GB will increase the numbers commuting resulting in longer delays which impacts on costs for local and non-local business. Oxford needs to build more medium rise accommodation within the city for students and other residents. There needs to be consideration given to creating economical growth and jobs outside Oxford and a plan for education and transport.
PR-B-1193	Lucy	McCurdy		General			Object to the proposed building around Kidlington, particularly to the loss of GB. Additional houses would increase traffic and pollution and overstretch schools and doctors. GB, which is a place of beauty, is used and enjoyed by many and a habitat for wildlife. It also provides a safe place for horse riding. The development is based on the possibility that housing will be required and not an immediate need.
PR-B-1194	John	Woodward		General			The planning consultation appears to contradict the local plan which stated that Begbroke and Yarnton should remain separated from Kidlington and Oxford. Understand the need for more houses but can't understand why GB around our villages should be destroyed. The Shipton-on-Cherwell cement works and quarry north of Kidlington should be considered. It is a brownfield site that is next to the main railway line which would reduce the impact on road traffic. The traffic on the A44 is busy and crossing to the bus stop almost impossible. Car speeds make the road dangerous as does the roundabout no longer fit for purpose.
PR-B-1196	Elaine	Fullard MBE		General			Council urged to reconsider destroying the GB and instead focus on denser housing on brownfield sites. The thick hedges that are a habitat for smaller birds are non-existent with new houses.
PR-B-1197	George	Purves		General			Objection to the proposed plans to use the GB which would not benefit Kidlington as it has very few green spaces.
PR-B-1197	George	Purves		General			Kidlington should not make up the short fall for Oxford's housing plans and be turned into a suburb. Colleges should be forced to build student accommodation within their grounds thus releasing rented properties in the city. Colleges also own vast amount of lands in and around the city. Oxford's need is questionable given the statistics and houses would not be generally affordable but provide developers with huge profits. The new development at Barton may mean there is no housing need

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PR-B-1197	George	Purves		General			Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Kidlington should not take Oxford's overspill when there is vacant land and properties within its boundaries at Botley, Cowley and Headington.
PR-B-1199	Nick	King		General			Whilst appreciating the need for new housing there are numerous possibilities for brownfield development that won't cause such catastrophic and irreparable damage to the environment. Plans to build on land between Cutteslowe Park and the A34 will spoil the views, the GB, and impact on recreational facilities. There is insufficient infrastructure to support the homes proposed in particular roads.
PR-B-1204	Ruth	Smith		General			Objection to 4,400 homes being built in the GB around Kidlington and the surrounding area. Kidlington at present is poorly serviced with regards to infrastructure and facilities and if these were addressed the local community may be more receptive to proposals. The new road layouts at Wolvercote and Summertown have added to the congestion in Kidlington and the access to the new train station has not improved the traffic situation. Building on GB land will cause localised flooding as Kidlington is prone to flood.
PR-B-1205	Karen	Jackson		General			Strong objection to the proposal to build 4,400 houses in Yarnton and Begbroke over and above the already agreed building plans. The identity of the villages and GB would be lost to urban sprawl which CDC had promised to protect in 2015. The infrastructure cannot cope at present with roads heavily congested and a proposed bus lane unlikely to alleviate problems. Additional traffic will increase pollution affecting the wildlife and villagers health. House prices in Kidlington have increased since the completion of Oxford Parkway so the development is likely to create a dormitory town for London and unlikely to solve Oxford's housing needs.
PR-B-1206	Carol	Broadbent		General			Object to the proposal to build on GB around Yarnton which would be unsustainable without more infrastructure. Doctors are at capacity and parking around the primary school is limited and dangerous at present. The village provides access to the countryside to get the exercise the government is encouraging to stay fit and healthy. It does not want to become part of Oxford and provide homes to London commuters. Appreciate there is a need for development which would be better as a new village with its own infrastructure.
PR-B-1207	Douglas and Louise	Lloyd		General			The consultation has been poorly publicised and the possible loss of GB should have been highlighted. It was difficult to find the consultation details on the website and they were long and difficult to read. Holding the public exhibition in Kidlington over the Christmas period was unreasonable.
PR-B-1208	Hilary	Hastings		General			Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Whilst understand the need for development it would create an urban sprawl and take away GB which protects the character of villages. Local infrastructure is already struggling, as are schools, health services and wildlife.

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PR-B-1209	Rupert	Page		General			Strongly disagree to building 4,000 houses in and around Kidlington which are not required. Traffic problems will increase, and schools and health services will be stretched. GB with walks and views will be lost, and natural habitats destroyed. Quality of life will suffer, with air, noise and light pollution increasing.
PR-B-1209	Rupert	Page		General			Strongly object to further development of Kidlington and the surrounding GB. The infrastructure is not available as schools, doctors and roads are already at capacity. The land is used for many leisure activities.
PR-B-1210	Tina	Merry		General			Object to the proposals to build 4,400 homes around Kidlington with little consultation and what appears to be little chance to review the plan. It is not viable for Kidlington to sustain this development as roads are congested, shops inadequate and schools and doctors full. The village of Kidlington surrounded by spectacular countryside will be turned into an overpopulated, under resourced concrete jungle with traffic congestion, air, noise and light pollution.
PR-B-1210	Tina	Merry		General			Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-1211	Natasha	Smith		General			Strongly object to the proposed development of GB around Begbroke, Yarnton and Kidlington where infrastructure is already overloaded. The A44 is unable to cope with traffic volumes despite recent improvements and more housing would bring more pollution and environmental damage. Pressure would increase on GP's and schools and the service they offer would inevitably suffer. There would be an impact on the wildlife that can be seen in the surrounding fields. The proposed development goes against every promise made by CDC and the government regarding GB. All three villages would ultimately lose their individuality. This rep provides details taken from the government site that states the aims of GB, paragraphs 79 to 92. Attention is drawn to paragraph 89 that states the exceptions to building on GB.
PR-B-1212	Penelope	Henderson		General			Object to building 4,400 new homes in Kidlington and taking away the green space that makes the village an attractive place to live. The green space provides the fresh air and exercise that keeps people healthy and is home to many species of wildlife. The land is also prone to flooding when the river level is high and has reached gardens at The Moors.
PR-B-1215	Malini	Perera		General			Am distressed to learn CDC is considering a large housing scheme close to Gosford. This small GB area is valuable for leisure and exercise. Any increase in the population will add to the traffic congestion and noise pollution. Water Eaton Lane and the adjacent field is water logged during heavy rain and would get worse with any development. The newly built railway station attracts people from outside so most local people will not be able to afford the new houses.
PR-B-1218	Maureen	Rosenberg		General			As a Lakeside resident have concerns about this project in particular the access to it from Linkside Avenue/Lakeside. Access from this area would increase noise pollution to an area that is already suffering from increased noise from the new train line. These quiet roads will no longer be safe areas of play and it will have a detrimental affect on the environment which needs protecting.
PR-B-1219	SP	Weston		General			Concerns regarding the proposed building under review for Kidlington and the surrounding area. The greenfield site at The Moors is well used by many for recreation and to enjoy the abundance of wildlife. Concerns for the school class sizes generated by the increase in numbers.

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PR-B-1220	Heddwen	Hewis		General			Strongly oppose the development proposals at Spring Hill, Yarnton, which has the potential to cause serious flooding in the village. As the name suggests it is a source of numerous springs, and after heavy rain water rushes down the hill often flooding the road and some of the properties below. It is also an area of nature beauty with historic pathways and in the GB. Local roads are already congested, schools oversubscribed and the health service struggling.
PR-B-1237	Deborah	Wright		General			Wish to object to the provision of 4400 houses to meet Oxford's unmet housing needs. The Green Belt should be preserved, access to countryside should be enjoyed and do not wish to be joined to other settlements or to Oxford. Infrastructure is already overloaded, roads are too busy. Oxford could do far more to provide housing by exploring other options such as building on the old greyhound stadium. There are 4400 empty homes why build more? Oxford's own provision is inadequate, homes will be for commuters, consutation period was deliberately at a time of year when some people are away. Information has been difficult to find.
PR-B-1246	Christine	Kennell		General			Object to proposals to build 4,400 new houses north of Oxford based on assumptions of growth. Oxford City should make better use of existing areas within the city boundaries, particularly in the area of Cowley and Blackbird Leys where there are large employers. The site of Southfield golf course should be considered for houses and land around Pear Tree Park and Ride. Strongly object to development within the GB around Kidlington, which is pleasant and unspoilt, with footpaths and walks by the canal and river used and enjoyed by many. Developing north of Oxford will increase traffic problems and air, light and noise pollution. Public services will be overstretched resulting in increased crime rates.
PR-B-1247	Mark	Turner		General			Object to the number of houses being proposed for Kidlington village and the surrounding area. The infrastructure is not sufficient enough to meet the traffic needs and lacks the shops and amenities to cope with such a large housing development.
PR-B-1248	Christine	Clark		General			As residents of Yarnton are bewildered why Oxford City are being allowed to consider destroying our village. Yarnton and Begbroke have been here for centuries and our GB, history and way of life are precious. Our walks and historical settings are there to share with anyone who wants to enjoy the open spaces and beautiful scenery to get away from towns. There are many empty houses in and around Oxfordshire which should be refurbished as the infrastructure is already in place and would be quicker and cheaper. Most of any new houses are likely to be sold to people in London due to the proximity of Oxford Parkway creating an unwanted dormitory town. People should have choices how they live.
PR-B-1249	Andy	Cove		General			Strongly object to plans to build a significant number of houses around Begbroke and Yarnton. This land is GB, used by local people to enjoy the village environment and take advantage of the countryside for walks, discover the ancient history and local community activities. It is not acceptable to create one large urban sprawl joining Oxford to Woodstock. The roads are busy and the hospitals and surgeries are overwhelmed and cannot accommodate any more people.
PR-B-1254	Philip	Redpath		General			The figure of 4,400 is an addition to those recently adopted by the Cherwell Local Plan. The figures are based on an assumed requirement and are disproportionate to the actual needs of the area. The country is already over populated and cannot sustain the housing numbers that are set by the government. The areas favour developers, however increase pollution, a loss of landscape which causes concern for all local communities.
PR-B-1255	Kezia	Sheppard		General			Criticism that it was difficult to understand the documentation, it was lengthy, confusing and full of jargon. This makes it very difficult to respond to what is an important issue. Will favour the developers in deterring people from expressing their views.

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PR-B-1260	Elizabeth	Sheppard		General			You have made it extremely difficult for the public to respond to this consultation. The paperwork is long, confusing and the language is challenging. Due to this have not had the time or ability to respond to all of the questions. Am sure that many will be deterred from providing their views. Such an unfair advantage for the developers and other interested parties who will have the knowledge and resources to deal with this sort of obfuscation.
PR-B-1264	Drs	Slater and Harrison		General			Criticism regarding publicity and that Cherwell should have done more to raise the public awareness of the possible loss of GB. The timing and choosing to hold the consultation and public exhibition in Kidlington over the Christmas period is not reasonable. Many concerned residents of Kidlington and the local area remain unaware of the plans. It was not reasonable to give such a short notice period for people to respond, considering that CDC have time to produce this. It is difficult to find the consultation details on the website and the paperwork is long and challenging.
PR-B-1265	Kathleen	Hayes		General			There has been no communication in Yarnton with regards to the proposals and residents have therefore been denied the opportunity to take part in the consultation. The time to respond was short and the documents difficult to access and understand. Am surprised that households in Yarnton and Begbroke were not informed of such a major development that will change the character of the villages and put pressure on local infrastructure, amenities and services. Acknowledge the need for affordable housing in Oxford and the need for county assistance where possible, but not the allocation. Priority should be given to approved Local Plan for Cherwell's needs before the additional 4,400 for Oxford's needs.
PR-B-1265	Kathleen	Hayes		General			Destruction of the GB would be detrimental to the residents of both the city and district and CDC had undertaken to protect it. Development should only take place if it is beneficial to all parties and when there is no other option. The GB retains Begbroke and Yarnton's character and identity and provides walks and leisure for all to enjoy. The GB is largely farmed providing food and employment, both of which would be lost
PR-B-1265	Kathleen	Hayes		General			There is already considerable pressure on local services in the area which would be made worse by the proposals. Medical services are stretched in Yarnton and all other amenities are in Kidlington which are only accessible by car since the bus service was withdrawn. Any new development around the A44 would increase traffic problems and noise and air pollution. There is no bus service to Oxford Parkway or Water Eaton Park and Ride facility. If there were any benefits to implementing the current proposals they would be far outweighed by the devastation of the local area and reduced quality of life for all residents.
PR-B-1266	Linda	Ward		General			As a general point, the consideration of an extra 4,400 houses around the villages closest to Oxford's GB represents a major change of Cherwell strategic planning policy as set out in the current Local Plan. This was to focus growth in the towns, protect GB and spare villages from being swamped. Do not think it is reasonable to treat this as a partial review. This, in normal sane times would require a full review to consider sustainability / feasibility impacts across the District.
PR-B-1266	Linda	Ward		General			Object to the timing and conduct of the consultation process. Criticism regarding the procedure for consultation to destroy GB. Also criticism over the publicity and that Cherwell should have done more to raise the public awareness of the possible loss of GB. Difficult to find the consultation details on the website and the paperwork is long and challenging. The Council has discretion on the timing and choosing to hold the consultation and public exhibition in Kidlington over the Christmas period is not reasonable. The district and City Council need to co-ordinate a full public consultation on the retention of GB since this impacts us all.

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PR-B-1267	Ian	Hudspeth		General			The key issue is that the demand is for Oxford City, therefore the houses should be located near there along with commercial developments to provide jobs. Acknowledge there is a demand for affordable housing especially for the young. The A44 and A4260 corridor has excellent public transport routes into Oxford and London, along with good connections to the A34, M40 and M4. The area is a good choice for development but need to protect individual communities and avoid coalescence of villages.
PR-B-1267	Ian	Hudspeth		General			GB has served us well, but now acts as a constraint which needs to be revised. Do not advocate building on all of the GB, but need to consider the land and see if it is serving its community. Should develop on green corridors which reach out to the countryside, so that we can develop excellent sustainable transport links such as quality cycle and footpaths. If GB land is released areas currently adjacent should be considered for inclusion into a revised GB and corridor, like Woodstock. Development near Woodstock can only be done if the entire required infrastructure is taken into account and is worked with WODC. GB land that isn't fit for purpose is land between the Science Park and the railway line. It is poor quality farmland with little value and would be good for development with no coalescence between Begbroke and Yarnton. Oxford Parkway station has land to the south east on GB which would be good for development of houses or world class sporting and recreational activities. The ice rink and stadium would allow for housing in these areas reducing the demand outside Oxford. To the north of Kidlington would encourage residents to use cars which adds to congestion. Potential in the area is great. A master plan needs to identify the infrastructure along with indications to the phasing of any development. Released GB must be replaced and communities' identities respected.
PR-B-1268	Garry	Lancaster		General			The consultation materials on the CDC website were lacking in brevity and quite difficult to follow. Was unable to find a map of Kidlington with all proposed sites marked. Please improve this aspect for any future consultations.
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	General			The Parish Council is extremely concerned by the huge volume of complex new reports issued for consultation. It is also concerned about the tight timescales fro the review. It is unreasonable to launch these proposals on the local community so late in the 2 year process. A detailed statement on the Green Belt, Oxfordshire Growth Board, and Kidlington Masterplan SPD is provided in paragraphs 1.01 to 118 of the representation.
PR-B-1269	Deirdre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	General			Conclusions: The expectation that Cherwell has a capacity to provide 4,400 new homes to meet Oxford's needs is not well explained and that this should be urgently provided. The current position is that the principle of accommodating growth in Cherwell, and the scale, remains unconfirmed, and is subject to assessment as to whether it is compatible with other material considerations. The importance of the Green Belt around Oxford is highlighted and that its function is to prevent coalescence with other settlements and to protect the countryside from encroachment. These objectives remain of major importance today and for the future. Concerned about the impact on air quality due to significant new housing in the absence of any realistic funding and delivery of new strategic infrastructure and improvements which cannot/will not be delivered by developers, the substantial growth indicated is not sustainable and should be rejected. Are concerned about the likely adverse impact on the viability of the character, cohesion and individuality of the village, the village centre and planned enhancement of the village (Kidlington Masterplan SPD). Are not convinced by the scores allocated to various factors in the SA. Many of the factors do not show a significant difference between the various search areas. More detailed work is required before any valid conclusions can be demonstrated.

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PR-B-1270	P and H	Stoddart		General			Regarding paragraphs C.247 and C.248 set out in the local plan can areas of search F to I be deleted from this review? What is going to be the impact of the 2,200 dwellings at Eynsham. Will this just impact West Oxfordshire's commitment of 2,750 or will it impact Cherwell's 4,400 commitment? Eynsham is in close proximity to West Oxfordshire's border with Cherwell as well as with Oxford itself and therefore satisfies the principle of housing being as close as possible to where the need arises –see the second bullet point in paragraph 3.31. Housing is being built close to where the requirement is needed. Have CDC given consideration to North Oxford's Golf Club. , which covers 80 acres, thus providing 1,600 dwellings of the 4,400 commitment from Cherwell. This land has good access to the road and public transport. It is close to Oxford Parkway and Water Eaton P and R for easy access to Oxford.
PR-B-1275	Dagmar	Carr		General			Criticism regarding publicity and that Cherwell should have done more to raise the public awareness of the possible loss of GB. The Council has discretion on the timing and choosing to hold the consultation and public exhibition in Kidlington over the Christmas period is not reasonable.
PR-B-1276	John	Carr		General			Criticism regarding publicity and that Cherwell should have done more to raise the public awareness of the possible loss of GB. The Council has discretion on the timing and choosing to hold the consultation and public exhibition in Kidlington over the Christmas period is not reasonable.
PR-B-1277	Roger and Eileen	Henman		General			Object in the strongest terms to the Council's proposals for residential and other developments between Begbroke, Kidlington and Yarnton. The Oxford GB was created specifically to protect Oxford's setting, to prevent coalescence of villages such as Begbroke, Kidlington and Yarnton and to prevent urban sprawl. The proposal's are completely unacceptable and should be rejected. The short notice for residents to attend the consultation at Kidlington was an attempt to limit the number of objections. This is not acceptable.
PR-B-1278	Helena	Boyce		General			The consultation has been poorly publicised by CDC, they should have done more to inform people of the intentions to revise the local plan. It is potentially putting enormous pressure on the infrastructure of the community, such as traffic, schools and GP's. Along with the destruction of a substantial amount of GB in the area.
PR-B-1279	Neil	Bennett		General			Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.
PR-B-1279	Neil	Bennett		General			After attending Begbroke Village Hall was shocked to discover the extent of the proposed developments. Firmly reject these plans and urge your commitment to preserving GB, which CDC made in 2015. The plans will destroy our village and GB along with some historic walks such as Frogwelldown Lane, which has been documented being used by the King of England during the English Civil War. Infrastructure currently can not cope. The roads are full of potholes and repairs to these are long overdue. Living in Yarnton some of the proposals to build are only half a mile away from my house. Concern is with flooding due to amount of development, where will the water that drains into the ditches go? Schools, NHS and amenities are already over stretched along with the cuts. If struggling now to recruit where do we expect teachers and doctors to come from with the increase in house prices. Where are the new residents expected to work, and how will they travel to the area, by car which will add to the already congested roads.

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PR-B-1282	John	McArthur		General			Residents of Sibford Ferris and directly affected by the two proposed sites. Not in favour of Cherwell Councils Part 1 for these two sites being considered for development of 100+ houses. Also not in favour of Part 2 for these sites as potential for affordable housing of 10-99 homes. Sibford Ferris is an independent village which over 50 years has increased its house numbers from 50 to 100, and have had our fair share of development. It is critical that there is good public transport with new developments. There is only one single bus service in the morning and evening which is very restricting. The rep. has provided a list of recent, current or new developments in and around Banbury that are built or waiting to be built, many still waiting for buyers. It's questionable as to why we need to keep on developing, have these sites been taken into consideration?
PR-B-1282	John	McArthur		General			These are the issues that would like to highlight regarding Sibford Ferris. With the average house prices in Sibford Ferris at £431,000 affordable housing would only be affordable for cash buyers or those on a large incomes as Oxfordshire is expensive and still out of the range of many. The geographical factor seems to have been overlooked or ignored for affordability. When affordable housing has been built the S106 agreement can be lifted after three months if not sold, this could prevent locals being able to buy these properties. The road is very narrow at Little London and on the Main Street the current issues would increase with more traffic. No parking outside the shop. The sewage works will not cope. There is a listed building near to the sites and what would the impact be on the long standing badger set?
PR-B-1282	John	McArthur		General			There is criticism regarding the list of facilities and infrastructure the landowner for these two sites has produced. Sibford Ferris has no Doctor's surgery, primary school, church, public house and no village hall. Broadband is average and there are limited bus services. There is a private fee paying school and the small convenience store also houses the post office.
PR-B-1285	Jeffrey	Wright		General			Object to the provision of 4,400 houses to meet Oxfords unmet housing needs. House and village is within a GB and wish to preserve this in accordance with the five GB purposes. Check the unrestricted sprawl of large built up areas. Prevent the merging of towns. Assist in safeguarding the countryside from encroachment. Assist urban regeneration with the encroachment of recycling derelict and other urban land. Preserve the setting and special character of historic towns. Infrastructure is already overloaded and roads are too busy. We enjoy the open countryside and do not wish to be joined to other settlements. Oxford could do far more, their own provision is not enough. Have they considered building on the old speedway stadium. Oxford has 300 empty properties, 59 have been empty for a number of years. Oxfordshire has 4,400 empty homes why build more. These homes will be destined for London commuters and not meet the local needs.
PR-B-1285	Jeffrey	Wright		General			Criticism at the timing of the consultation over the Christmas period when many people are away and are focused on other issues. Many of the proposals are complex but most know that they want GB to be preserved.
PR-B-1288	Maurice	White		General			Would like to register objection to the proposals on the basis that the potential addition of over 4,000 dwellings is overwhelmingly large and will largely occupy GB. The character of the area would be impacted. Particular concerns with the roads as these already suffer during the rush hours to and from Oxford despite recent improvements. There is a threat to the recreational amenities for the locals and also the wildlife and their habitats. Local services are under stress and new provision for these lags behind adding to that stress. Long waiting times at GP's, schools are already overcrowded.

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PR-B-1288	Maurice	White		General			The value of GB has been clearly underwritten in the NPPF. NPPG states that unmet housing on GB would only be considered under very special circumstances. Locally there is a need for low cost, affordable housing to allow locals and key workers to remain in the area. Private developers would not provide this and evidence of current local building is to cater for well off commuters and private landlords who will buy the cheaper housing. Limiting the number of houses may be considered acceptable and limiting the increase in local employment that has people moving against the peak flow. Not however at the expense of any valuable recreation amenity. The North Oxford Golf Course has land considered for development to which I'm concerned as football, crocket and rugby spaces already under threat, so this needs protecting. Residents require access to open green spaces near to the canal and the River Cherwell as these act as a recreational parkland. Fundamentally, in favour of the original structure plan for Oxfordshire that allowed for the development of towns such as Banbury and Bicester rather than Oxford in order to ease development problems. The proposed plans are a developers dream, properties will be expensive, aimed at commuters and have no impact on house prices. Itsi questionable why Oxford has gone for jobs on it's Northern Gateway site if housing was such a problem.
PR-B-1289	Berwyn	Jones		General			Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Main concern is the destruction of GB. Understanding is GB can only be built on in exceptional circumstances. A recent report claims there are 4,400 homes unoccupied homes across Oxfordshire.You cannot justify the destruction of GB.
PR-B-1289	Berwyn	Jones		General			A number of bus services have been lost over the years and the cycling infrastructure in and around Begbroke, Yarnton and Kidlington needs regenerating. Traffic in and out of Oxford during rush hour is extremely heavy and any new developments will only add this problem. The local health service is already overstretched, it can take up to three weeks for an appointment, this is not good and will only get worse with an increase in the population in the area.
PR-B-1290	John	Perris		General			The Sibford Ferris sites are unsuitable in terms of infrastructure, the rural road network, its rural character, and the impact on the surrounding countryside. The Oxfordshire County Council transport policy aims to reduce pressure on the road network by encouraging housing close to jobs. Sibford Ferris has no train, no taxi and poor bus service the timetable of which would not allow commute to Oxford via Banbury. The road connection to Sibford Ferris is one B road and unclassified roads making it unsuitable for commuting. There is no school or doctors and the sewage system is already overloaded. The sites are close to the Cotswold ANOB and adjoin village conservation areas.
PR-B-1291	Kumudu	Perera		General			Agree to only 600 new houses being built in the Kidlington area. As long as you have the provision to build extra schools or extend Gosford Hill. A lot of the surrounding area could benefit from an upgrade of the street lights to LED lighting as many are old.

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PR-B-1292	Christine	Bower		General			Objection to build 4,400 house on the GB north of Oxford, residents of Kidlington chose to live here to be away from the hustle and bustle of a major city. GB offers residents fresh air less noise and light pollution and enjoyment of the open countryside. To build on GB between Oxford, Kidlington, Begbroke and Yarnton would change the area to one massive urban sprawl. The countryside and nature needs to be protected, not destroyed, keep the open space rather then encourage living in a concrete jungle. The local infrastructure will not be able to cope with the additional houses. Kidlington's high street needs improvement to the shops, not a reduction in the size of a supermarket to make way for flats. Traffic, schools and health services would be far greater stretched. Flooding is an issue in the area, to build on flood plains would lead to disaster. Proposal based on incorrect assumptions about job growth in Oxford. There are alternatives to building on GB which would protect historic Oxford. Make better use of previously developed land and using some proposed employment sites in the city for housing instead. There must be an alternative and between Oxford City and CDC hope that you are able to find one.
PR-B-1293	Diane	Perry		General			Strong objection to housing proposal. The roads are already busy and journey times long. Traffic is a hazard in Bladon. There is a lack of facilities to accommodate more people or housing.
PR-B-1296	Graciela Inglesias	Rogers		General			Criticism with holding the consultation over the Christmas period. Having attended the exhibition on Exeter Hall, left more confused and demoralised. Criticism regarding the documentation that was present at the exhibition. A very resilient and patient planning officer did his best to convey the details about the proposals.
PR-B-1299	Clive	Sherriff		General			Am in total opposition to the proposal by Oxford City to build 4,400 houses on the scarce, long designated GB in the Kidlington, Begbroke and Yarnton area, an area already developed beyond its infrastructure, resources and transport capabilities. Oxford City have undeveloped land within the ring road, but have experienced previous opposition. Oxford City have seriously mismanaged their needs over the last 50 years. The university students use a lot of housing which hasn't been provided by the universities who have considerable amounts of land that could be used for accommodation, like Christchurch Meadow and University Park. Look at these options before imposing on the residents of Cherwell. The GB is beneficial to recreation and many varieties of wildlife such as otter, fox and deer. It is the only natural wildlife corridor to the wildlife reserve at Stratfield Brake. To build here would destroy the valuable ecosystem. Does it still remain the case the CDC will commit to preserve and protect GB areas. Will CDC oppose Oxford City's outrageous demands?
PR-B-1306	Frank	Vreede		General			This entire proposal reads like the antithesis of Nelson Mandela's "Long Walk to Freedom". It proposes a policy of economic apartheid under a cloak of equality, where the masses in neighbouring counties sacrifice their identities to protect and enhance the lives of the privileged few.
PR-B-1307	Victoria	Campbell		General			The consultation process has been inadequate and unfit for purpose. Criticism regarding publicity and that Cherwell should have done more to raise the public awareness as many local residents were not aware that this was happening. Difficult to find the consultation details on the website and the paperwork is long and challenging. The timing of the consultation over the Christmas period is not reasonable. Confusion regarding the deadline for responses.
PR-B-1309	Kate	Miklaszewska-Gorczyca		General			Objection to the timing and conduct of the consultation process. Poorly advertised and only knowledge was being informed by local residents. Cherwell should have done more to raise the public awareness of the possible loss of GB. Difficult to find the consultation details on the website and the paperwork is long and challenging. The Council has discretion on the timing and choosing to hold the consultation and public exhibition in Kidlington over the Christmas period is not reasonable.

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PR-B-1310	Tara	Prayag		General			Concerns about the timing and consultation process. Criticism regarding publicity and that Cherwell should have done more to raise the public awareness of the possible loss of GB. The Council has discretion on the timing and choosing to hold the consultation and public exhibition in Kidlington and Gosford over the Christmas period is not reasonable and at worst deliberately blocking. Criticism that City Council have had the plans since July 2015 why has it taken so long to consult with the residents, with such a short public consultation process.
PR-B-1311	Keith E	Stratford		General			Criticism to the way that CDC have handled this consultation and the time given to respond. Criticism regarding publicity and that Cherwell should have done more to raise the public awareness of the possible loss of GB. Difficult to find the consultation details on the website , the paperwork is long and challenging. Council has discretion on the timing, and choosing to hold the consultation and public exhibition in Kidlington over the Christmas period is not reasonable and verging on the devious.
PR-B-1312	Carl	Parker		General			Criticism regarding publicity and that Cherwell should have done more to raise the public awareness of the possible loss of GB, so that residents and those directly affected can voice their opinions and concerns. Difficult to find the consultation details on the website The Council has discretion on the timing and choosing to hold the consultation and public exhibition in Kidlington over the Christmas period is not reasonable.
PR-B-1313	Helen	Broxap		General			object to the proposal to build 4,400 house in the Kidlington and Cherwell area. overall very disappointed and angry that the council would reassign protected GB for housing for inadequate reasons.
PR-B-1313	Helen	Broxap		General			Criticism regarding publicity and that Cherwell should have done more to raise the public awareness of the possible loss of GB. Difficult to find the consultation details on the website and the paperwork is long and challenging. Choosing to hold the consultation and public exhibition in Kidlington over the Christmas period is not reasonable. Was away from the area during this time and therefore was not able to attend the consultation at Exeter Hall. Kidlington has a great community spirit, which would change with the extra houses. Did not chose to live in a larger town, the results of this would be hugely detrimental and has been badly thought through.
PR-B-1314	Nicole and Eugene	Brooks and Griffin		General			Criticism regarding publicity and that Cherwell should have done more to raise the public awareness of the possible loss of GB. Difficult to find the consultation details on the website and the paperwork is long and challenging. The Council has discretion on the timing and choosing to hold the consultation and public exhibition in Kidlington over the Christmas period is not reasonable.
PR-B-1317	Rachel	Walton		General			To hold such an important consultation over the Christmas period will essentially prevent some interested parties submitting a response and the whole process has had a glaring lack of publicity. Saw no mention of the consultation in the Cherwell Link which is a surprise as this consultation is central to the way housing in the Cherwell District moves forward. The consultation document was also not well designed for the layman which makes submitting a response in the short time available very difficult.
PR-B-1318	Laura	Walton		General			Criticism with the timing of the consultation over the Christmas period, was it to deter people from raising any objections. Poor publicity by the council regarding the developments and the website lacks information. Found about the developments through a campaign group page on Facebook.
PR-B-1319	Mr and Mrs	Unwin		General			The consultation has been poorly publicised and the consultation period too short. It is difficult to find the consultation details on the website and they are long and difficult to read. Holding the public exhibition over the Christmas period was unreasonable.

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PR-B-1320	Vassilis	Athanassoglou		General			Criticism regarding publicity and that Cherwell should of done more via the Cherwell Link and all other means to raise the public awareness of the possible loss of GB. Difficult to find the consultation details on the website and the paperwork is long and challenging. The Council has discretion on the timing and choosing to hold the consultation and public exhibition in Kidlington over the Christmas period is not reasonable.
PR-B-1321	Catherine R	Mundell		General			Wish to question and strongly object to the consultation and communication process. Criticism regarding publicity and that Cherwell should have done more to raise the public awareness of the possible loss of GB. Difficult to find the consultation details on the website and via the internet search. The paperwork is long and challenging, without the help of local groups it wasn't clear as to what was being proposed. Council has discretion on the timing and choosing to hold the consultation and public exhibition in Kidlington over the Christmas period is not reasonable. This would have excluded many in being able to participate and comment on these plans.
PR-B-1322	Judy	East		General			Criticism regarding publicity and that Cherwell should have done more via the Cherwell Link and all other means to raise the public awareness of the possible loss of GB.
PR-B-1323	Karen	Suter		General			Objection to the timing and conduct of the consultation process. Poorly advertised and only knowledge was on receipt of a leaflet from Kidlington Development Watch. Choosing to hold the consultation meetings over the Christmas period is not reasonable and impacted the levels of attendance.
PR-B-1324	Katie L	Stratford		General			Criticism to the way that CDC have handled this consultation and the time given to respond. Criticism regarding publicity and that Cherwell should have done more to raise the public awareness of the possible loss of GB. Difficult to find the consultation details on the website , the paperwork is long and challenging. Council has discretion on the timing, and choosing to hold the consultation and public exhibition in Kidlington over the Christmas period is not reasonable and verging on the devious.
PR-B-1326	Jan and Chris	Lacey and Plant		General			Object strongly to the timing and conduct of the consultation process. Criticism regarding publicity and the difficulty in finding information on the website. Gained information from local action groups and Street life. The paperwork is long and challenging. Cherwell should have done more to raise the public awareness of the possible loss of GB. Council has discretion on the timing, and choosing to hold the consultation and public exhibition in Kidlington over the Christmas period is not reasonable.
PR-B-1327	John	Pilgrim		General			The consultation has been poorly publicised and the possible loss of GB should have been highlighted. It is difficult to find the consultation details on the website and they are long and difficult to read. Holding the public exhibition in Kidlington over the Christmas period was unreasonable and there was insufficient time allowed for comments.
PR-B-1329	Jaimie	Pattison		General			Strong objection to the plans to develop on farmland and GB around the boundaries of Kidlington, Begbroke and Yarnton. With the significant increase to housing and population this will put an enormous strain on an area that is already densely populated. Noise, air and light pollution from existing roads will increase and impact the residents health and wellbeing. Research has identified that road noise aggravates Dementia and Alzheimer's. It can take up to three weeks to get an appointment at the doctors due to a lack of funding and a staff. The schools are already overstretched with large classes, increasing the population will only make matters worse for these.

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PR-B-1329	Jaimie	Pattison		General			A benefit enjoyed by all the residents is the easy access to the countryside, which will be reduced if built upon. The impact to wildlife and their natural habitats will be considerable. Has any consideration be given to the badger sets or deer that live in these sites. How will trees, streams and hedgerows be protected on the ancient track ways and paths. Concerns that litter will increase in the area. Some of the sites are areas prone to flooding to build here will increase this, with the loss of land, tree's and hedgerows which absorb water. The three villages are a close community. The history and heritage in these areas is traceable and valued, there identities and benefits will be wiped out, they must be protected from intensive development. The Government's Manifesto promise and Cherwell's existing policy to protect GB must be upheld. It is not reasonable to build on GB and farmland when there are alternatives that need investigation.
PR-B-1329	Jaimie	Pattison		General			Objection to the manner in which this consultation has been conducted. Through the work of local residents this is how it has been brought to the attention of many affected by the plans. The timing of this over the Christmas period and general lack of contact from the council indicates a genuine lack of respect for the wishes of the residents of these villages. Have been unable to find anywhere on your website to lodge my objection and it has been extremely difficult to get reliable information
PR-B-1330	N M	O'Mahoney		General			Find it unbelievable that Oxford City can not find and utilise suitable sites around its own perimeter, for example Greater Leys. How much land does the University have that is not utilised.This needs to be questioned as they add to the lack of houses in Oxford. They need to build to accommodate the students. Students having to rent rooms in family homes which reduces the number of properties available for local people to buy or rent.
PR-B-1330	N M	O'Mahoney		General			Criticism regarding publicity and that Cherwell should have done more to raise the public awareness of the possible loss of GB. Difficult to find the consultation details and the paperwork is long and challenging. Council has discretion on the timing, and choosing to hold the consultation and public exhibition in Kidlington over the Christmas period is not reasonable.
PR-B-1332	Edward	Bradley		General			Concerned as house is very close to farmland between Oxford and the Sainsbury roundabout and has the North Oxford Golf Club on the other side of Banbury Road. This would result in a significant increase to traffic flows if building was to be approved on either possible site. Development of housing appears to be on the same scale as the Northern Gateway. There has been virtually no publicity unlike that scheme. Any proposed sites would have a major impact on Kidlington and the surrounding areas. Decisions based on limited consultation must be viewed with caution. During the Northern Gateway public meetings, development in South Oxford would be more sensible, as this is were employment is.
PR-B-1333	Zoe	Christodoulou		General			Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Oxford City have approved business expansion at the Science Park and Northern Gateway. Both of which could be used for housing first. More business lead to more housing, if Oxford City want more business they must only allow it if they find areas in Oxford for housing. It is not the responsibility of CDC.

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PR-B-1334	Jenny	Betts		General			Objection to the unsatisfactory way in which the consultation has taken place. The south of Cherwell are the areas most affected, we were last to receive the public exhibition. No publicity in any villages or the Cherwell Link. Only through the Kidlington Development Watch was this brought to the residents attention. It was not helpful to have this over the Christmas period and its feels rushed. CDC have been less fair with the community around Kidlington and there seems to be little concern about ensuring that they have been adequately consulted. It's so important as this relates to the loss of GB.
PR-B-1335	Natalie	Usher		General			This rep. has provided detailed criticism regarding the quality, structure of the documents and the process. The consultation timeframe is too short and fell over the Christmas period. With the amount of documentation that goes with the consultation and the impact on local life more time is required, with more meetings and exhibitions. The whole process was poorly advertised by the council.
PR-B-1335	Natalie	Usher		General			Strongly object to building on GB due to the detrimental impact on the local area, loss of green space and natural habitats. If there is a compelling case made to build, it makes sense to prioritise the sites between the A34 which is a natural boundary and Cutteslowe/ North Oxford as they are close to the city. The gap between Kidlington and Oxford is important, but roads here are not accessible. The transport paper rates these sites as most sustainable and so having fewer adverse effects. Public transport is good in this area and are close to Oxford so cycling is more accessible, if the infrastructure was improved. Housing in this area could be linked and incorporated with Oxford and the Northern Gateway. If GB development was proven, sites should be prioritised as they are more sustainable than those outside the A34, impact on the local area is less adverse.
PR-B-1336	Patricia	Stokes		General			It seems iniquitous that Cherwell has to provide 4,400 homes to meet Oxford City's assessed future requirements. Where and what type of jobs will there be. For key workers such as nurses and teachers where are these workplaces anticipated. It seems that additional pressure for these extra houses to ensure that they are close to Oxford rather than throughout the Cherwell area. No regard has been given to the residents of Kidlington, which already has 6,000 homes, to increase this by 73% is unsustainable with the existing resources of schools, health services, shops, roads and other facilities. Alternatives can be found as a former office building was converted to homes. Find smaller zones. Look at disused and redundant buildings which are close to residential areas, they are already in areas of where people want to live. There would be less impact and remove the need for daily mass commuting from outside Oxford.
PR-B-1336	Patricia	Stokes		General			Traffic will increase during the rush hour, with six mile traffic jams northwards from Oxford City centre. The quality of life would be impacted for Kidlington residents with increased air, noise and light pollution. There will be impacts to wildlife and their natural habitats which enhance the countryside setting. Walks, views, open spaces and areas of unpolluted air have been protected through the designated GB. Strongly object to development in the GB. Thought GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for grabbing GB for development. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld. Its important to avoid urban sprawl and ribbon development from Oxford to Kidlington, to prevent merging of a village to a city.

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PR-B-1336	Patricia	Stokes		General			Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Protecting GB for our future generations. Use brownfield or re-develop unused offices and warehouses. The scale and scope is too much for Kidlington to absorb.
PR-B-1337	Marcus	Lloyd		General			Criticism regarding publicity and the lack of communication. It was only brought to attention through posts on street life social network. Criticism regarding the timing which was over the Christmas period, was this intentionally done to prevent residents from having the opportunity to respond in time.
PR-B-1341	Olga Lascano	Choperena		General			Criticism regarding publicity and the lack of communication. It was only brought to attention through posts on street life social network. Criticism regarding the timing which was over the Christmas period, was this intentionally done to prevent residents from having the opportunity to respond in time.
PR-B-1348	Prof Ephrat	Tseëlon		General			Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-1350	Dr Autumn	Rowan-Hull		General			Strongly oppose and register objections to the new developments around Begbroke (west) and Yarnton. This would destroy the countryside's flora and fauna. The area is home to rare butterflies and has a unique grasses due to the natural wet spring (Spring Hill Road). The area would lose its natural outstanding beauty and development would create unacceptable congestion in the area.
PR-B-1356	Mrs Dee	Bailey		General			Totally against this new plan, especially since S Oxfordshire has refused their extra houses. Assumed that CDC will have to take more because of this. Options C or E would amount to Bicester expanding down to Weston on the Green and incorporating Launton, Chesterton and Wendlebury in to one built up area, all with virtually no facilities. Rep goes on to heavily criticise existing and proposed developments at Bicester and the changes to rail services in the Town. Housing for Oxford should be as near to the City as possible - not anywhere near Bicester. We need facilities in Bicester, not more housing.
PR-B-1357	Dianne	Jones		General			Object to the proposed development around Begbroke because of the impact it will have on the A44, flooding and the wildlife. Rowel Brook regularly floods and more development will make this worse. Also a huge impact on the A44 which has existing highway safety problems. Loss of green belt will have a huge impact on the wildlife. Green Belt should not be built on. People will not be able to walk the footpaths like they do now.
PR-B-1359	Kate	Berney		General			Object to the proposal to build 4,400 new houses to the north of Oxford because it would lead to: unacceptable destruction of the GB, impossible pressure on local infrastructure, roads, schools and health services, loss of village character, identities and ancient historical settings, loss of countryside, local walks, scenery, fresh air. Do not believe that local villages and GB should be expected to meet the enormous unmet housing need of Oxford City.

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PR-B-1360	Alexandra	Berney-Stewart		General			Object to the proposal to build 4,400 new homes to the north of Oxford. Do not agree the estimated number of houses required by Oxford and from what source it is from. Do not believe that GB should be sacrificed. Option I and Bicester Garden Town would be better locations than north Oxford. Road connections between Kidlington and Oxford are not adequate. Is CDC's contributed from existing numbers of residents and does it include data in trends in the Cherwell area?
PR-B-1361	Margaret and Alan	Crick and Trump		General			Object to the plan for a huge number of houses to be built in areas A and B around Kidlington and Cutteslowe. Houses will not be affordable, would be on green belt, would affect Cutteslowe Park. The scale is completely disproportionate and would have an enormous impact on the area. Traffic congestion would be worse. CDC consultation has been minimal, especially for Oxford City residents. The email in the summary leaflet does not work.
PR-B-1362	Mary	Whitby		General			Specifically in relation to development in and around Weston on the Green, Wendlebury and Heathfield; 1) affordable housing needs to be located where employment and the need for employment is a priority; 2) Excessive development of green areas around Oxford will detract irremediably and irrevocably from the attractiveness of the city; 3)good planning should preserve the identity, beauty and peace of villages close to the city 4) large developments on the edge of villages will destroy their character; 5) large developments require appropriate infrastructure; 6) traffic around Oxford is a particular problem.
PR-B-1363	Nick	Southern		General			Building yet more houses around Kidlington suggests reckless disregard for GB, vital agricultural land and the pressure on floodplains. CDC should resist pressure from Central Government and the private sector.
PR-B-1364	Elaine	Boswell	North Newington Parish Council	General			What evidence has been seen to show that Oxford is unable to meet its housing needs? Should be asking Oxford to revisit it's own ability to deliver required number of new dwellings. The housing, if needed, should be within areas of search A and B and coming out to Heyford and Bicester. There is already good transport and road infrastructure in to Oxford from these areas.
PR-B-1365	John	Wass		General			Whilst not necessarily objecting to small developments the development of 100 houses is wholly inappropriate for the village of Sibford Ferris. It would completely dwarf the village. The infrastructure is inadequate. There is no state school, pub or GP in the village, only a small shop.
PR-B-1162	Roger	Bellamy	Hornton Parish Council	General			The Parish Council has provided detailed comments in its representation on the assumptions in the Cherwell Plan; they are: 1) National Net Migration; 2) Equal Levels of Population Growth; 3) Realistic Housing Targets; 4) Oxford cannot meet its allocated targets; 5) Oxford can be quickly and easily provided with adequate transport; and 6) The other councils can take higher building targets (6a) Declining facilities (6b)Sustainability. The Parish Council suggests that Oxford (and the four District Councils) provides its own allotted total of new housing, subject to five yearly reviews.
PR-B-0730	Katherine	Jones	Savills on behalf of Thames Water plc	General - Waste Water Network			Currently undertaking a Growth Study in the Bicester area. To ensure that the study is accurate we require as much detail on sites as possible. Have concerns at Launton. The current pumping station is at capacity therefore we will need to undertake further assessments. Banbury, Kidlington and Lower Heyford - need further information on location, scale and phasing to assess the capability of the network. Have Sewage Pumping Station and network capacity constraints at M40 Junction 9. Concerns about the network and pumping station at Adderbury.

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PR-B-0730	Katherine	Jones	Savills on behalf of Thames Water plc	General - Waste Water Treatment			Banbury has the most capacity to accommodate the most amount of growth. Bicester - There is already a lot of growth here, as such we would discourage any further growth in this area. Kidlington - Is in the Oxford STW catchment. The further growth of Kidlington would have a lesser impact given the size of the receiving STW. Development around Junctions 9 and10 of M40 would cause concerns as they would drain to small STW's with less capacity and would require upgrades. Growth in Upper Heyford would cause concern as would likely drain to a small STW which would require upgrades.
PR-B-0730	Katherine	Jones	Savills on behalf of Thames Water plc	General - Water Supply			Our Water Supply team has been unable to make an assessment of the water supply issues in the proposed areas. Once further information is received on specific locations and sizes of sites the Asset Planners will be able to provide the required information.
PR-B-0639	Diane	Downie		General			Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. The local GB should be retained and protected.
PR-B-0725	Andrew	Cove		General			Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Extra housing on GB is a disgrace. More cars, ever increasing traffic delays and disruption. Increased hospital and doctor waiting times.
PR-B-0194	Philip	Hine		PR32			Some of the proposed sites in Kidlington are heading toward the flood plain and area of SSI. Oxford City gives a high level of protection to such areas. In addition PR32 is similar to previous applications in 2011 and 2013 which had strong objections due to badger setts. The planning inspectorate refused planning even under appeal in 2012.
PR-B-0237	J A	Burt		PR74, PR20, PR24,			Sites PR74, PR20 and PR24 are of specific concern. PR74 is a haven for wildlife with many species of birds and animals and access to this site is potentially dangerous. There is a much used, enjoyed and accessible byway between sites PR20 and PR24. East Begbroke is a small peaceful safe village and the prospect of losing this small community is terrifying for some residents. It is wrong that Oxford can retain its own green spaces but destroy ours. This rep provides a list of Cherwell's policies that would be contravened.
PR-B-1242	G	Thompson			A	PR126	Objection to this site as it is in the Green Belt. Policy ESD14 seeks to safeguard the countryside from development and prevent urban sprawl. Yarnton is a Cat A Village. Thus only minor development, infilling or conversion is allowed. Access to and from the A44 is restrictive and almost impossible at this location. This site includes an important watercourse. Development would exacerbate existing flooding problems in the village.
PR-B-1242	G	Thompson			A	PR20	Site PR20 lies within the GB and exceptional circumstances for development cannot be demonstrated in this area. Local plan policy ESD 14 has a strong role in preventing the coalescence of Yarnton, Begbroke and Kidlington and ESD 13 in securing the appearance of the urban fringes. Policy Villages 1 categorises Yarnton and Begbroke as Category A villages which restricts development.

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PR-B-1242	G	Thompson			A	PR34	Site PR34 lies completely within the GB and is protected by Local plan policy ESD 14. It is poorly served by a narrow class C road and adjacent to a well used railway line. Any development would affect the setting of the Oxford Canal Conservation area.
PR-B-1242	G	Thompson			A	PR51	Site PR51 lies within the GB . Local plan policy ESD 14 has a strong role in preventing the coalescence of Yarnton, Begbroke and Kidlington and ESD 13 in securing the appearance of the urban fringes. Policy Villages 1 categorises Yarnton and Begbroke as Category A villages which restricts development. Surface water run-off from this elevated site frequently causes significant flooding in Yarnton, a problem that will be made worse by any development.
PR-B-1242	G	Thompson			A	PR75	Site PR75 lies within the GB. Local plan policy ESD14 seeks to prevent urban sprawl and safeguard the countryside form encroachment. Policy Villages 1 categorises Yarnton as category A village which restricts development. Access to this site would be poorly serviced by a single track lane.
PR-B-1242	G	Thompson			A	PR92	This site lies wholly within the Green Belt, although part of it is considered brownfield. Policy ESD14 seeks to encourage the recycling of derelict and other urban land. However, access to the A44 from this site is totally inadequate, highly dangerous and can only be exacerbated if further development was allowed.
PR-B-0738	Martin	Smail			H, A	PR43, PR58, PR13, PR146	Search option H and A sites PR43, PR58 PR13 and PR146 have been identified as unsuitable for these reasons. Increased traffic congestion at Broughton Road adds to congestion of many other streets. Direct and indirect impact on Crouch Hill, Banbury's most valued historic and natural landmarks. The area should be considered a designated Landscape Protection Area. West side of town away from employment and main transport hubs. Negative impact on schools, shops, water supply, sewers etc.
PR-B-0021	Kenneth	Porter	Cropredy Parish Council		I		Road system in and around Cropredy is under strain. This is a rural village with no immediate relationship with Oxford. Any major development would inevitable impact to the detriment of the surrounding countryside.
PR-B-1144	Martin	Lipson	Mid-Cherwell Neighbourhood Plan Forum		I, F	General	Supports the findings and recommendation of the Partial Review. Although express doubts about the 4,400 consider that the methodology and general approach is sound and clearly presented. The areas of search have been thoroughly carried out with supporting evidence. MCNP area is essentially rural and in area of search I, with the exception of Heyford Park, a strategic site in area F. Both these areas scores show negative effects when analysed for the sustainability of potential development in such rural location, on this basis these areas of search should be eliminated from the process for Oxford's unmet needs. Suggest that search areas I and F should be removed from any future consideration for sites associated with Oxford's housing need, to retain its rural values in the District as set out in paragraphs C240 to C250 on the Cherwell Local Plan.
PR-B-0798	Sue	Holmes	Oxford Brookes University			General	Have provided a detailed representation to this consultation on housing, transport, public transport infrastructure, Cycle network, and private transport. Housing and transport are their main issues. With regards to housing it is accommodation for students and affordability. Would support any policies that provide housing for their students. With regards to transport it is wider and their main concern is that adequate transport infrastructure and public transport is provided with the proposed growth.
PR-B-0875	Gavin and Sarah	Smith				General	Oxford City has developed a plan where it is using its own space to develop more employment but does not have the space to house the workers for the employment it is creating. This means that people have to travel in to the City for work. This is unsustainable, their plans for employment should be matched to the amount of space they have to house those workers.

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PR-B-0875	Gavin and Sarah	Smith				General	Assuming there is a need for the housing to support expanding business in Oxford then it should be located in areas that meet with the current planning policy guidelines. In order to justify building homes close to employment this should be backed up with evidence including both the distance current workers travel and also where the people living in that area travel to work.
PR-B-0875	Gavin and Sarah	Smith				General	Cherwell has been very good at protecting the green belt. This protection needs to be maintained to protect the individuality of villages like Yarnton, Begbroke and Kidlington. Failure to maintain a gap between the villages would allow a large settlement to develop to the north of Oxford. Towns would be a better and more sustainable locations for additional development.
PR-B-0875	Gavin and Sarah	Smith				General	The rep explains in some detail why there shouild be no development in the green belt in the vicinity of Yarnton.However, does state that if there is to be development in the Green Belt around Yarnton the best location would be to the south and south west of the village, making the church more of the centre of the village.It would also provide opportunities for transport improvements. Concludes by stating that Oxford should not be allowed to expand to the north to join up with Oxford Parkway as this would erode the gap between Kidlington and Oxford. Kidlington should not expand south of Stratfield Brake as it would also erode the gap between Kidlington and Oxford, particularly as Oxford could extend up to the A34. There should not be any development east of the A44 at Yarnton due to the A44 splitting the village.
PR-B-0876	David	Heathfield	Chiltern Railways			General	The Chiltern Railway Company operates a franchised passenger train service between London Marylebone and Oxford Parkway. Welcome the opportunity to respond to this consultation and are pleased to see an emphasis on locating development in sustainable locations in transportation terms and managing patterns of growth to make the fullest possible use of public transport. Support the policy of building houses within walking distance of their railway station in Cherwell. Support the findings of the ITP that land around Kidlington holds the best opportunity for sustainable transport options for new residents. Support carefully considered around Oxford Parkway and Kidlington. With the existing connection to London and the completion of East West Rail will provide future connectivity to Reading, Milton Keynes, Bedford, Cambridge and Norwich making Oxford Parkway one of the best connected stations of its size in the country. The station and its capacity can be constructed with sufficient capacity to support growth in the local area. CIL - they believe that proper expansion of the facilities at stations adjacent to housing developments is vital to ensure that the railway is able to meet the needs of future customers. Investing in passenger facilities at railway stations will contribute to ensuring that the residents of new developments are not solely dependent on private vehicles. Would encourage the CIL process to be transparent and accessible to transport operators. Are keen to understand how they can interact with the process and ensure that the Council is aware of the opportunities for development at their stations.
PR-B-0877	David	Flavin	Oxfordshire County Council			General	Have provided a detailed response on Drainage, Education, Transport, and Public Health with a very detailed comments on each area including specific comments on each site with rag rating for each response on Transport DC, Transport Strategy, Public Transport, Archaeology, Minerals and Waste, and Education. The key issues are that additional growth should be planned in such a way as to facilitate the delivery of services and infrastructure, either by being located where existing services/infrastructure would benefit from additional population, or are capable of being expanded in a cost effective manner, or by being clustered in such a way as to make the creation of new infrastructure viable. Preferred areas of search should relate well to Oxford with new developments along the transport corridors.

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PR-B-0936	Tim	del Nevo	Friends of Cutteslowe and Sunnymead Park			General	Are very concerned with the development of the site, in particular the sites around Cutteslowe Park. The statement that Cutteslowe Park "seems underutilised" is unsubstantiated and is in fact completely untrue and inaccurate. Cutteslowe Park is a "Destination Park" meaning that people travel many miles to visit it. It has a wide range of facilities and is a very well used facility. Have provided details of facilities and uses in their representation. Have summarised the comments from the exhibition at Cutteslowe Park in detail in their representation, in particular their strong objections regarding the loss of the Green Belt. Strongly recommend that Cherwell does NOT accept Oxford's attempt to offload its so called unmet housing 'need' on Cherwell onto Green Belt land. Instead recommends that Oxford City is forced to cater for its own unmet housing need and build houses as opposed to businesses on itsexisting brownfield sites, within its own boundaries!
PR-B-1035	Robert	Davies	Gerald Eve LLP on behalf of Merton College, Oxford and Blenheim Palace			General	Promoting Land at Pear Tree on behalf of Merton College and Blenheim Palace
PR-B-1115	Vicky	Aston	Sport England			General	Sport England is currently working with Cherwell and its consultants to prepare a Playing Pitch Strategy. Before progressing to the next stage of the Local Plan, the Council should complete its playing pitch strategy and undertake an assessment covering indoor sport and any relevant outdoor sports. Without this important part of the evidence Sport England requires Cherwell to protect any existing sports facilities (indoor and outdoor). Sport England object to the loss of any existing sites that are identified for housing sites within this options paper if they have a sporting use, in accordance with paragraph 74 of the NPPF. It is also considered important that this work is undertaken to inform any new sporting provision that is required to meet the needs of the additional population. They believe that it is possible for the planning system to shape existing and proposed physical environments to promote physical activity. If the achievements of healthy lifestyles in an inclusive aspiration, they recommend their 'Active Design' design guidance . There is a model (local plan) policy within Sport England's document that could be used by Local Authorities. They have provided a link to their design guide.
PR-B-1132	Linda	Ward	Kidlington Development Watch			General	Kidlington Development Watch have provided a response to the consultation on behalf of the community, whose strength of feeling has been expressed in their support of KDW's objections to the proposed developments around Kidlington and surrounding villages. They have provided a detailed statement as part of their representation.
PR-B-1156	Robert	de Newtown	ENGAGE Oxford			General	ENGAGE Oxford have provided a brief response to the consultation. Strongly endorse the responses provided by CPRE and support their representation.

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PR-B-1195	Laurence	Clark				General	Objects to the 4,400 homes in North Oxford and particularly around Yarnton. His reasons are: 1. The infrastructure around North Oxford even when this includes recent renovations to Cutteslowe and Wolvercote roundabouts isn't sufficient to cope with the huge increase in traffic from such a big development. 2. Most of the predicted job growth is around the Science Vale on the South side of Oxford and the roads will not cope with more traffic from North travelling South. It can already take up to 60 minds in peak traffic just to reach Oxford. This would also increase pollution and decrease safety etc. 3. Greenbelt land is meant to be protected and is a link to the Cotswolds and allows wildlife to thrive and move. It also stops urban sprawl which means villages become towns and loose their identity and community, and crime can increase. 4. The government should be looking at Brownfield sites as they are doing elsewhere in the country. In addition, is opposed to development in the Green Belt, as it will cause one congested urban sprawl in an already heavily congested area. It will cause the loss of a beautiful village and its character. There will be a provision for people to have a work life balance. to use the GB areas as intended there are many unused buildings in Oxford City some 4000 which are uninhabited. Surely, these must be renovated before any proposal to use the Green Belt. Is concerned that this will inevitably lead to unacceptable destruction of the GB, which CDC has undertaken to protect. Most Oxfordshire residents have said they wish to retain it. Even more pressure on local infrastructure: local roads, schools and health services are already overstretched. Creation of one congested, urban sprawl, joining Oxford to Woodstock. This is unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. loss of their village' characters, identities and ancient historical settings. Loss, for ever, of their adjoining countryside, the local walks, scenery and rural pathways.
PR-B-1342	Laura	Precious	Quod on behalf of Albion Land			General	CDC has not considered the suitability of sites within Area E and have failed to explore development options located outside the GB and in these circumstances cannot show that there are no alternative sites that would deliver sustainable development. Area E Bicester and surroundings is the third most sustainable location for growth to meet Oxford's needs only after areas A and B, both of which are located in the GB. They are promoting the Site on behalf of the landowners, who are actively seeking to promote the site for development over the plan period via an allocation for residential development in the Partial Review. The Site is therefore available for development now, and is "deliverable" within the meaning set out in the NPPF (Footnote 11). By virtue of its location outside of the GB, it would not abuse any harm to the purposes of the OGB. They have provided a detailed statement in their representation.
PR-B-1352	Liz	Boden	Pegasus on behalf of Richborough Estates			General	Pegasus Group are representing Richborough Estates regarding Land at Grange Farm, Station Road, Launton, Bicester. Have provided an addendum to the Vision Document, which was submitted in response to our Call for Sites in March 2016.
PR-B-0762	Elizabeth	Moore				General	Makes a strong protest about the consultation process itself. Considers the consultation process as complex, lengthy, not easy to access on the website, etc. Has provided a detailed list of concerns. Has also provided a summary statement the adverse effects on the quality of life in the representation
PR-B-0788	Tom	McCulloch	Community First Oxfordshire			General	Concerns over the overall numbers of homes proposed in the Cherwell area up to 2031. Feel that more consideration should be paid to housing density and thereby to the provision of more homes within Oxford City boundaries. Consider that all districts should take a share of Oxford's need. The area around Kidlington would appear to be the most logical location for Cherwell contribution. Have provided more detailed comments on Infrastructure, the building of communities and not just houses in the representation.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0870	Stewart	Patience	Anglian Water Services Ltd			General	Anglian Water Services Limited is the sewerage undertaker for the parishes of Ardley, Cottisford, Finmere, Fringford, Fritwell, Godington, Hardwick with Tusmore, Hethe, Mixbury, Newton Purcell with Shelswell, Somerton, Stoke Lyne and Stratton Audley within Cherwell District. All sites will require a local connection to the existing sewerage network which may include network upgrades. Have provided a spreadsheet identifying where improvements are needed. These are in Ardley and Finmere. The highlighting of these potential upgrades should not be seen as an objection to the allocation of these sites as we can work with the District Council to ensure development is brought online at the correct time. Upgrades are to be expected as sewers are not designed to have capacity for all future growth. Consider that appropriate management of flood risk and the consideration if climate change is critical for long term resilience. Suggest that all development should seek to reduce flood risk and incorporate (SuDS) and expect that developers should adhere to the surface water management hierarchy outlined in Part H of Building Regulations with the disposal to a surface water sewer seen as a last resort. Have provided an site assessment of the site PR114 with their representation.
PR-B-0923	Keerpa	Patel	South Oxfordshire District Council			General	Acknowledges the approach in meeting Oxford's unmet need in the latter part of the plan period and potentially having a stepped trajectory would be useful in terms of delivering Oxford's unmet need. Any over delivery in the earlier part of the plan period could have counted towards Oxford's unmet need. Further clarity is needed in that respect. Support the 4,400 homes apportionment, and note that in paras 8.9 to 8.11 of the options paper that the idea of 'ring-fencing' Oxford's unmet need is undecided at present and that this approach will be clarified in the Proposed Submission document due later in 2017. State that more clarity is required on 'ring-fencing'. Regarding SA, are not clear what exactly has been tested, in terms of the 4,400 homes apportionment. Note the three scenarios which have been tested in terms of the 4,400 homes apportionment and significantly less and significantly more that this. However, would like more clarity on what is 'significant' as it is not clear at present? The testing of the higher and lower numbers also does not appear to relate to any spatial strategy so the implication of this are also unclear.
PR-B-0928	Stephanie	White				General	Deeply concerned about the proposed development around Begbroke, Yarnton and Kidlington. The scale and scope of this development would have a huge and negative impact on the quality of life of the residents of these three villages. Particularly concerned about the destruction of countryside: loss of footpaths and wildlife, development within the Green Belt, Increased pressure on local services, particularly roads, risk of flooding, lack of affordable housing in detail in her representation. Does not object in principle to development and realises that new development has to be built somewhere. However, objects in the strongest terms to the scale of this proposed development around Begbroke, Yarnton and Kidlington, which will destroy precious countryside.Refers to an article in Oxford Mail about 4,400 homes vacant in Oxfordshire, which should be utilised rather than building in the Green Belt.
PR-B-0952	Cllr Carmen	Griffiths				General	Endorses the views expressed by Kidlington PC. In addition,nothing should be built before infrastructure is in place. S106 monies would be insufficient and not available until after the houses are built, further the Growth Board does not offer any guarantees, which would not be acceptable as our Schools, health centres, and roads are at full capacity, and more houses will add pressure to our already stretched resources.Does not consider it acceptable to build new schools for houses in Water Eaton when West Kidlington School is in a poor state and desperately in need of cash injection for the existing residents. Discusses the issues of land and opportunity within Oxford City and the Green Belt in more detail in his submission. Refers to Kidlington Masterplan stating that sites such as north of the Moors, Stratfield Farm and Gosford Farm should be out of the question for development and the GB should be retained for the purposes that it was formed in 1947.

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PR-B-0958	Richard	Meadows	Easington Sports Football Club			General	Proposing their grounds at Addison Road as a potential site for housing. Are actively looking for a larger and more suitable site and are considering some options. Would use proceeds from the sale of this site towards a new site in Banbury. Are working very closely with the Council on the Playing Pitch Strategy and sports provisions. Have provided a detailed statement in their representation.
PR-B-0960	M	O'Mahoney				General	The consultation details published on the website were very difficult to access. They were long and difficult to understand. Consultation held over Christmas was not reasonable.
PR-B-1121	Rebecca	Micklem	Natural England			General	Natural England is a non-departmental public body. Its statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. Natural England expects sufficient evidence to be provided, through the SA and HRA, to justify the site selection process and to ensure sites of least environmental value are selected, e.g. land allocations should avoid designated sites and landscapes and should consider the direct and indirect effects of development on land within the setting of designated landscapes. Areas A and B are the closest to the Oxford Meadows Special Area of Conservation; therefore the Local Plan should be screened under Regulation 102 of the Conservation of Habitats and Species Regulations 2010 at an early stage so that outcomes of the assessments can inform key decision making on strategic options and development sites. It may be necessary to outline avoidance and/or mitigation measures at the plan level, including a clear direction for project level HRA work to ensure no adverse effect on the integrity of internationally designated sites. It may also be necessary for plans to provide policies for strategic or cross boundary approaches, particularly in areas where designated sites cover more than one Local Planning Authority boundary. They have provided detailed comments on Landscape, Priority habitats, ecological networks and priorities and/or legally protected species populations; Soils; Air Pollution; and comments on each area of search in their representation
PR-B-1121	Rebecca	Micklem	Natural England			General	Have provided detailed comments on Landscape, priority habitats, ecological networks and priorities and/or legally protected spcies populations, soils and air pollution. Detailed site specific comments have also been made for each area of search.
PR-B-1160	Christopher	Hardman				General	Have made a detailed response setting out their concerns. These are mainly on the importance of the Green Belt which seems to have been almost entirely disregarded, contrary to both National policy and strong local feeling. There is an over reliance on assumed future developments in transport infrastructure that are by no means guaranteed to happen. Routes from and around the selected sites for development (e.g. 38 and 50) are already congested and unsuitable for further traffic. Developments in areas close to major routes are unsuitable for housing, with young children and the elderly particularly at risk. A major development at PR19, Shipton-on-Cherwell Quarry, should be considered. This would be an opportunity for a self-contained community to be created, rather than merely increasing population density in existing areas. Have provided detailed comments on the Consultation, Housing Allocation, Other Issues to be Considered, Transport, Areas of Search and Identified Sites. Have also listed the Effects Of Site Options On Oxford, and Evidence Base in their representations.
PR-B-1240	Suzanne	Willson-Higgins				General	Concerned by the huge volume of complex new reports issued for consultation and her family did not have sufficient time to respond. Has provided a long statement in response to this consultation in the representation, which discusses the importance of the GB and the Kidlington/ Gosford / Oxford gap.
PR-B-1353	P	White				General	Fully supports the 4,400 new homes in Cherwell area to meet Oxford's unmet need. It is high time that this was done as desperately need more homes to cater for the young and new talented people moving into the area. When can you start! However, CDC needs to ensure that there are good cycle routes to and from all areas. The roads within the Oxford ring road are somewhat to be desired.

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PR-B-0769	Debbie	Jones	Bidwells on behalf of City of Oxford Charity			Land adjacent to Bicester Road, Gosford, Kidlington	Wish to promote its site located off Bicester Road, Gosford, Kidlington. It owns the whole 4.44ha site and it is available with no constraints that could preclude development. It could deliver around 140 dwellings. A detailed justification for the allocation is provided and the Charity advises that it will be undertaking further technical studies to support the allocation.
PR-B-0964	Vickesh	Rathod	Carter Jones LLP on behalf of Mr Henry Teare			Land at Middleton Stoney	3.75ha site at Middleton Stoney proposed. A site plan is provided. Access can be achieved off Bicester Road. Residential development of this site would make a significant contribution to meeting both CDC's and Oxford City's unmet housing need. The site is well defined and well related to the built up area of Middleton Stoney. The site is also well connected to Bicester and Oxford via the public transport network.
PR-B-0158	Jon	Waite	Kemp and Kemp on behalf of Mewslade (Eastern) Ltd			Land south of Springfield Road, Caversfield	This site is a sustainable location for residential development. It forms vacant, informal private space. The site forms a natural and logical addition to Caversfield and will integrate well with the existing settlement pattern and density. An indicative layout is provided. Access can be taken from Springfield Road. Heritage, landscape, environment and ecology issues are also briefly addressed in the representation.
PR-B-0784	Rosie	Cotterill	Turley on behalf of Bovis Homes			PR 54	Bovis Homes Limited has an interest in land east of Warwick Road, Banbury. A site plan is provided.
PR-B-0158	Jon	Waite	Kemp and Kemp on behalf of Mewslade (Eastern) Ltd			PR105	This is an appropriate location for a housing allocation. The site sits naturally within the built up settlement limits of Caversfield and can be successfully integrated with the existing pattern and scale of surrounding development. An indicative layout plan is provided. Access would be via Rau Court. Heritage, landscape, environment and ecology issues are also briefly addressed in the representation.
PR-B-0791	Elizabeth	Platts				PR123	Objection and concern to site PR123. Concerned with access to the site. Long walk to the buses on Banbury and Woodstock roads from the site, traffic would increase through the residential areas increasing the risk to cyclist's. Air and noise pollution would increase. Another development on GB, GB are important for health and well being for the community.
PR-B-0622	Ian	James				PR125	Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. House purchased due to its semi-rural location. If the development goes ahead on site PR125, the house will be in the middle of an estate.
PR-B-1034	Anita	Spencer	Sibford Ferris Parish Council			PR125	Concerned that the site submission is incorrect and provides the following information: * There are badger setts along the southern hedge boundary; * Sibford Ferris has a private fee paying school; * It has one shop and a post office counter; * There is a short, isolated, section of pedestrian footway on the northern side of Woodway Road; * There are four buses each way in a week between Stratford-on-Avon and Banbury, not to Oxford and the last bus leaves Banbury at 5.22pm; Sibford Ferris on its own would not have the amenities to be a Category A village.
PR-B-0173	Janet	Persson				PR125, PR178	These sites are a possibility for housing but the noise of the A34 would be restrictive as reported by residents in Hampton Poyle.

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PR-B-0606	P	Merrill				PR125, PR178	Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Sites PR125 and PR178 are both subject to flooding. They have standing water a number of months during the year. If the sites are built on the risk of flooding to residents will greatly be increased. These sites are also a AONB enjoyed by many residents due to the abundance of wildlife that can be seen.
PR-B-0163	Wendy and John	Castle				PR14, PR27	It is unclear where vehicular access to sites 14 and 27 will be, but access to The Moors is already congested and lack of allocated spaces has resulted in on road parking which restricts emergency vehicle access. The sites are in the Thames Valley Floodplain and are home to a wide variety of wildlife. The GB is essential for recreational purposes and the government and medical profession are encouraging people to take exercise to stay healthy.
PR-B-0529	Karen	Brading				PR14, PR27	Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Strongly object to sites PR27 and PR14. These are areas of outstanding beauty and importance to wildlife and enjoyed by many. Building on these sites would destroy that and will have an effect on flooding, due to the proximity to the Cherwell.
PR-B-0785	David	Orman				PR14, PR27	The rep has provided views why site PR14 and PR27 should not be built upon. Concerns regarding GB being sacrificed, there are other areas that could be used. Its not acceptable to destroy the villages identity. GB shouldn't be used according to the Conservative Manifesto, this needs to be upheld. Traffic will increase, along with air, light and noise pollution the quality of life will suffer.
PR-B-0918	Casey	Orman				PR14, PR27	Object strongly to site PR14 and PR27 as it's GB which surrounds Kidlington. It would destroy the abundant wildlife, natural habitats and the open countryside which is used and enjoyed by residents of Kidlington and the surrounding villages. The area is prone to flooding , the impact on residents in the area of The Moors and Mill Street would be disastrous as the countryside is concreted over. The excess water would flow into the river and gardens that back onto GB and in the surrounding area. Quality of life will deteriorate due to increased traffic, noise, air and light pollution.
PR-B-0010	Tina	Davies				PR148	This rep provides a detailed and lengthy objection to PR148, Land at Blackthorn Road, Launton. The primary reasons are that it has previously been rejected by CDC, does not meet the minimum requirement for a strategic development site and would include development of flood zone 3 and the River Ray Conservation Target area. Photo provided to illustrate the point.
PR-B-0013	Bernadette	Evans				PR148	Has farmed near Launton since 1963, has extensive knowledge of this parcel of land and knows it floods every year. The flat area of land on this side of Launton has ancient ridge and furrow and established hedgerows which should be preserved.

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PR-B-0034	Mark	Ashe				PR148	This rep provides a detailed and lengthy objection to PR148, Land at Blackthorn Road, Launton. The primary reasons are that it has previously been rejected by CDC, does not meet the minimum requirement for a strategic development site and would include development of flood zone 3 and the Ray conservation Target area. Photo provided to illustrate the point. Congestion and safety of the roads is also a concern.
PR-B-0182	Jon	Spinage				PR148	This rep provides a detailed and lengthy objection to PR148, Land at Blackthorn Road, Launton. The primary reasons are that it has previously been rejected by CDC, does not meet the minimum requirement for a strategic development site and would include development of flood zone 3 and the Ray conservation Target area. Photo provided to illustrate the point. Additional concern with regards to the size of the site in comparison to the village which would change the nature of the community. Noted that large amount of houses being built less than 2 miles away in Bicester.
PR-B-0183	Cathy	Spinage				PR148	This rep provides a detailed and lengthy objection to PR148, Land at Blackthorn Road, Launton. The primary reasons are that it has previously been rejected by CDC, does not meet the minimum requirement for a strategic development site and would include development of flood zone 3 and the Ray conservation Target area. Photo provided to illustrate the point. Additional concern that a development this size would jeopardise the village community and increase pressure on local services such a schools. The very real risk of flooding and inadequate drainage system must not be overlooked.
PR-B-0845	David	Stalder				PR148	Object to the inclusion Site PR148 Land at Blackthorn Road. Unsuitable as consists of green field land. The site also falls within Flood Zone 3 and the Ray Conversation Target Area, any development would be out of character with the village of Launton. Disproportionate level of growth unsupported by local service and facilities. Launton village already has a high level of traffic more development would exacerbate the current situation. CDC has already rejected, which is too small to be considered as a strategic development site. Flooding is also a risk at this site. The development of this site would fail to deliver sustainable development and therefore be contrary to the golden thread of national policy.
PR-B-0854	Jan	Stalder				PR148	Object to the inclusion of Site PR 148 in Launton. Site is not suitable as it has green field land that stretches outside the limits for building in the area which consists of open countryside. I believe that the site is on a flood zone too. But more importantly than this any more development in Launton would detract from the village feel. We already have a huge problem with traffic using the village as a rat run in the mornings and evenings. There is a fatality waiting to happen
PR-B-1019	Jon	Waite	Kemp and Kemp on behalf of Manor Oak Homes			PR148	Details are provided in support of this site. They cover urban form, access/transport links, heritage and ecology, landscape, flooding. Confirm that the site is available immediately. An indicative layout is provided.
PR-B-1020	Jon	Waite	Kemp and Kemp on behalf of Manor Oak Homes			PR149	Details are provided in support of this site. They cover urban form, access/transport links, heritage and ecology, landscape, flooding. Confirm that the site is available immediately. An indicative layout is provided.
PR-B-0059	Celia	Walton				PR157	At site PR157 the proposed siting of the access road in to new houses is dangerous. Driving uphill into the sun also gives little visibility. The village of Noke lacks facilities, no shops, no bus and no mains gas. Fast broadband is only available through Gigaclear and the mobile signal is erratic.

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PR-B-0167	Francis	Josephs				PR157	Object to the housing proposals at Upper Noke. The CDC's need "to ensure people have convenient, affordable and sustainable travel opportunities to the city" could not happen at PR157 due to traffic congestion. 100 homes would be highly detrimental to Noke, tripling the population. GB is sacrosanct and CDC's table 16 admits there are some key strategic constraints for building there. Noke hill is one of the last remaining unspoilt hills in the area, enjoyed by many and a bird migration route. Otmoor RSPB reserve is 1 km away and PR157 is close to breeding sites for bitterns, marsh harriers, buzzards and ravens. I accept the need for more housing but it needs to be in an area with existing public transport links and infrastructure, such as Bicester and Kidlington.
PR-B-0165	Stuart	Dunlop				PR164	The access issues seem to be very substantially misunderstood in the proposal. The Barford Road, the ingress/egress point of Sands Lane is narrow, with limited visibility at the junction and will not support the amount of traffic in the proposal. The junction with A361 is hazardous due to very limited visibility of traffic coming at speed from the direction of Chipping Norton. Increased traffic at this junction is likely to be very hazardous. A 50% increase in the size of a small village with Conservation status is completely out of proportion and would destroy the character of a long-established and stable settlement. Infrastructure in the village is inadequate for the proposal and access to infrastructure in neighbouring locations is effectively impossible by public transport. The number of new homes in Bloxham (the only realistic location for necessary services) renders any further pressure on services by a development in South Newington an impossible burden. The assertion that 'We do not consider that any infrastructure would be necessary for this development' is untenable.
PR-B-0737	Paul	Clarke				PR164	The rep has raises concerns as to why Site PR164 Land East of Sands Lane South Newington is unacceptable for development. Building within the village boundaries. Protection of important open spaces and views, referring to The 2014 South Newington Conservation Area appraisal. Traffic impact on Sands Lane. Physical impact on Sands Lane. Access to Sands Lane. Public transport and the facilities.
PR-B-1181	Heidi	Lancaster				PR178, PR39, PR122, PR38	Building on sites PR178, PR39, PR122 and PR38 to the south of Kidlington will mean there is no distinction between Oxford and Kidlington. They will lose their individual character which will impact on tourism.
PR-B-0938	H John	East				PR183	Confirm that Gladman Developments no longer have an interest in this site. Would be willing to offer the whole site of 5.8has for development and would give a site for a new village school within the development if required.
PR-B-0701	Ray and Janet	Phipps				PR186	Site PR186 objections to this site due to flooding. Site is not the most accessible. Increased traffic through the village and Water Lane is not a proper road, it is a lane and bridleway. It could be a precursor to more development in the area. Major traffic issues already in the area, especially for our village. LTP4 and Master plan where will funding for infrastructure come from?
PR-B-0035	Victoria	Sayell				PR186, PR199	Objects strongly to the proposed sites that are already congested with traffic. The infrastructure cannot cope, air pollution would become worse and quality of life reduced. Services are already under threat i.e. the Horton Hospital.
PR-B-0701	Ray and Janet	Phipps				PR199	Site PR199 objection to this site due to traffic being the major problem. Wykham Lane is a narrow and winding, which is already in poor condition. Subject to near misses, therefore its not appropriate to build here and use this lane to enter and exit the site.
PR-B-0921	Paul	Weston				PR199	Object strongly to site PR199 with the impact that this would have on Bloxham and Wykham. It is totally inequitable in the terms of distribution of housing around Banbury, even it if was for Banbury. The land on this site has been sold therefore is there a need as many properties are going to be developed just up to the North up to Salt Way. This is a step closer to bring together Bloxham and Banbury, despite the policy to prevent coalescence. Wykham has been in longer existence than Banbury, site PR199 would completely obliterate it.

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PR-B-0173	Janet	Persson				PR20	Part of this area could be suitable for housing, between Begbroke science park and A44, south of Begbroke, with access from the science park road. The land by Rowel Brook is subject to flooding and would mean Begbroke and Yarnton would lose their separate identities.
PR-B-0079	David and Susan	Cantwell				PR20, PR24, PR74,PR23, PR28, PR51	Whilst understanding the need for housing have concern over these sites. The small, quiet, safe community of Begbroke will be lost. The countryside brings health benefits to its users, Begbroke school is oversubscribed and doctors are at capacity. Roads are already congested and commute times into Oxford increasing. Question how the roads will be and what provision will be made for cyclists as not all areas have safe cycling lanes.
PR-B-0846	James C	Bridon				PR21	Statutory criteria for GB protection MUST be adhered to. Around Begbroke Science Park further development should be blocked because of its fatal effect on maintaining separate identity of Begbroke relative to Kidlington.
PR-B-0846	James C	Bridon				PR23	Statutory criteria for GB protection MUST be adhered to development would be disproportionately damaging, destroying the rural separation of Begbroke from Woodstock
PR-B-0080	Lee	Hewlett				PR24	Have grave concerns that fields surrounding Begbroke are subject to proposed development plans. These include GB that both Oxfordshire County Council and CDC had vowed to protect. The impact on the environment, nature and substandard roads around Begbroke is incomprehensible. Whilst understand the need for development sites, don't like the way PR24 has been selected and strongly believe this is as a direct retaliation to the failed bid to build a substantial amount of new houses in Woodstock, which was rejected. These plans will erode the village heritage, privacy and community. They are poorly constructed and in breach of all community values. The timeframe is short for such a huge decision, with far-reaching ramifications.
PR-B-1022	Jon	Waite	Kemp and Kemp on behalf of W Lucy and Co.			PR24	The rep provides a detailed assessment and justification for strategic growth west of Kidlington. In addition there is support for the Begbroke Science Park site (PR20). It is submitted that site PR24 is a logical addition to the land the Tripartite is promoting.
PR-B-0285	Michael	De Selincourt				PR27	Many allotment holders were moved to site 27 when the site on the other side of the railway tracks was allocated for the building of the new care facility in 2015.
PR-B-0922	Sarah	Smith	Rapleys LLP on behalf of Pandora Trading Ltd			PR28	Client is the sole owner of a 17.79ha site on the northern edge of Banbury. Approx. 6ha of the land benefits from an extant outline planning permission. The same area of land also forms part of Policy Banbury 2 : Hardwick Farm. It is suggested that the remaining 11.5ha of our clients land is a suitable location for further growth (potentially approx. 150 dwellings) A site location plan is provided. The rep goes on to provide a detailed justification for the development of this site.
PR-B-1033	Matthew	Symons	Hollins Strategic Land			PR3	Are promoting site PR3 - Land adjoining Graven Hill. Have provided a detailed analysis and the benefits of the access to transport and all facilities and services due to its location. A detailed report has been submitted as part of the representation.
PR-B-0157	Jon	Waite	Kemp and Kemp on behalf of Newcore Capital Management LLP			PR30	A detailed Land Quality Assessment together with a Detailed Landscape and Visual Appraisal have been submitted in support of this site. The LVA states that there are no overriding landscape constraints to development of part of the site. In addition the site is not currently 'open' due to the existing built development. As such this site does not currently serve its GB purpose making development acceptable.
PR-B-0157	Jon	Waite	Kemp and Kemp on behalf of Newcore Capital Management LLP			PR30	If this site were to be developed, Newcore would commit to providing traffic calming measures and a new footbridge over the River Ray. This is over and above the standard affordable housing/Section 106 requirements.
PR-B-0016	Anne	Hine				PR32	I object to the development of land behind Webb Way, Kidlington as the land acts as a flood plain for the river Cherwell. Any building could result in the river bursting its banks and flooding the Webb Way area.

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PR-B-0285	Michael	De Selincourt				PR32, PR125, PR178	Sites to the east of the village, in particular site PR32, PR125 and PR178 become waterlogged in the winter and any building would result in flooding. Some of the sites are also important wildlife habitats where enormous effort has been made to keep them as natural as possible
PR-B-0173	Janet	Persson				PR34, PR91	Both of these site are unsuitable for development because they are difficult to access. PR91 is very wet and would be better used for a recreation area with improved access to the canal.
PR-B-0765	Layla	Vidal-Martin	NLP Nathaniel Lichfield and Partners on behalf of Taylor Wimpey			PR35	Additional information has been provided which include plans showing site features and constraints, opportunities and an illustrative masterplan. A comprehensive Sustainability Analysis prepared by Calibro has also been provided.
PR-B-0533	Sara	Buck				PR38, PR50	Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Sites PR38 and PR50 are green spaces used by local people. Cutteslowe Park, where will sport and fund raising events be held. Kidlington will lose its identity and become part of the commuter belt. Need to help the current residents.
PR-B-0173	Janet	Persson				PR49	Stratfield Farm would be good for a maximum of 300 houses, provided there is access from the south end of Garden City and not Kidlington roundabout.
PR-B-0173	Janet	Persson				PR49	Stratfield Farm would be good for a maximum of 300 houses, provided there is access from the south end of Garden City and not Kidlington roundabout.
PR-B-1021	Jon	Waite	Kemp and Kemp on behalf of Manor Oak Homes			PR49	Details are provided in support of this site. They cover urban form, access/transport links, heritage and ecology, landscape, flooding. Confirm that the site is available immediately. An indicative layout is provided.
PR-B-0587	P	Bennett				PR50, PR38, PR91, PR122, PR118, PR92, PR23, PR124, PR167, PR168, PR34	Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. The council are making stupid, provocative statements designed to deliberately annoy the residents as areas are obviously impractical. Why can not CDC be sensible about this, objection to sites PR50, PR38, PR91, PR122, PR118, PR92, PR23, PR124, PR167, PR168 and PR34.
PR-B-0472	Harry	Carrier				PR51	Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Site PR51 not economical to build on Spring Hill. Collecting run off water during heavy downpours will be prohibitive to the whole proposal. One site leading onto a main road, otherwise the disruption and costs will be horrendous.

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PR-B-0822	Nikki	Lewis				PR51	Spring Hill site PR51 is a precious local amenity. Popular in both Begbroke and Yarnton for is access to nature, with its view across to Oxford, Whytham Forest and the ridgeway beyond Wantage. Ancient pathways from Begbroke to Cassington; along Shakespeare's Way; and up Frogwelldown Lane from Yarnton meadows, along which Charles 1 fled from Oxford to Bladon in 1642. Is it really worth sacrificing this, with its hundreds of years of history, to short term economic gain?
PR-B-0846	James C	Bridon				PR51	Statutory criteria for GB protection MUST be adhered to. Spring Hill, vital open space comparable to Wytham and Boars Hill, with fine views in the Oxford area. Development would urbanise Yarnton, Begbroke and Kidlington area.
PR-B-1354	James	Macnamara	Lower Heyford Parish Council			PR52	Strong objection to Site PR52. Reasons for objecting are: development size; impact on settlements of Lower Heyford, Caulcott and Upper Heyford; Impact on Conservation Areas of Rousham, Oxford Canal, and RAF Upper Heyford; Lack of road capacity on all roads in the area; lack of railway capacity; unsustainable location; too far form Oxford and unlikely to meet Oxford's needs; concern about cumulative impact; developer's inability to deliver, and conflict with Mid-Cherwell Neighbourhood Plan.
PR-B-0004	Cathy	Fleet	Lower Heyford Parish Council			PR52 and PR53	Strong objection due to development size; impact on settlements of Lower Heyford, Caulcott and Upper Heyford; Impact on Conservation Areas of Rousham, Oxford Canal, and RAF Upper Heyford; Lack of road capacity on all roads in the area; lack of railway capacity; unsustainable location; too far from Oxford and unlikely to meet Oxford's needs; concern about cumulative impact; developer's inability to deliver, and conflict with Mid-Cherwell Neighbourhood Plan.
PR-B-1034	Anita	Spencer	Sibford Ferris Parish Council			PR66	Concerned that the site submission is incorrect and provides the following information regarding Brown and Co Land at Folly Farm - Regarding good range of facilities * Sibford Ferris has a private School and no church; * Limited public transport links; * Regarding 'Pasture', corrections is 'arable'; * Planning History 'none'. Ref 03/00716/F - Refused access on the grounds of detrimental impact on the visual amenities and rural character of the area; * 'Housing to the West' - correction - ignores house in the centre of the site and on its eastern boundary; * 'Site of amenity value' - 'N/A' - correction - the site contains both a well used public footpath and bridleway; * 'Conservation Area - N/A' - comment - the site is directly adjacent to the conservation area; * 'Listed Building' -'N/A' - correction - adjacent to a Grade II listed cottage; * 'Safe access available' - comment - pre-application advise for a proposal for housing behind the listed cottage - refusal.
PR-B-0488	Martin James	Hastings				PR74, PR92, PR34, PR126	Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Understand GB was only supposed to be built on in exceptional circumstances. Do not believe this gross expansion plan to merge three villages into a massive dormitory town where the houses will be snapped up by Oxford/London commuters meet the criteria as exceptional. Am not opposed to small tasteful developments sites such as PR74, PR92, PR34 and PR126. Believe that we need affordable local housing for local people.

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PR-B-0159	Jon	Waite	Kemp and Kemp on behalf of Sheehan Group of Companies			PR92	The site is well related to Yarnton. There is an existing access to the site from A44. Site is not within a conservation area nor does it contain any listed buildings. There are no environmental or landscape policy designations constraining the site. The site can be developed in isolation or could be considered as a wider strategic allocation at Yarnton. The site is of sufficient size to make a meaningful contribution to Oxford's unmet housing need as well as providing the necessary local facilities and infrastructure.
PR-B-0009	Colin and Gillian	Watts				PR92, PR95	This rep provides a detailed and lengthy objection to development around the Sibford villages beyond that envisioned in the local community plan. The conservation areas are of concern along with the road structures limited capacity. Photos provided to illustrate the point.
PR-B-0829	Fergus	Campbell	Oxfordshire Clinical Commissioning Group			SA	Have provided a detailed statement in response to this question in their representation.
PR-B-0913	Helen	Marshall	CPRE Oxfordshire			SA	Agree with Para 3.98 of the Initial SA Report part 2, which states, “Oxford is a world-renowned historic city, with over 1,500 listed buildings and 16 conservation areas, which cover 17.3% of the total area of the city. The built-up area extends to the administrative boundary around much of the eastern side of the city, and the river corridors of the Thames to the west and Cherwell to the east have created extensive green wedges running north south through the city. This gives Oxford a distinctive physical form. “Although these assets have limited development within Oxford city, they are a large part of what makes the City a major tourist destination.” In scoping for any development, in particular those covered by Options A and B, these issues must be paramount if the City centre and the large number of those working in services there are to thrive. If Oxford is to retain its attractiveness to visitors, road access cannot be allowed to be adversely affected by developments outside, with the look and feel of the City and its access to open countryside preserved.
PR-B-1294	Giles	Hughes	West Oxfordshire District Council			SA	It is not clear that the impacts on West Oxfordshire have been considered even though some sites adjoin or a very close to West Oxfordshire. Do not agree with the mixed assessment given to site PR22 against the sustainability appraisal heritage objective. Although the fact that there is a scheduled ancient monument on site is Item No. , Page 8 of 8 referenced there is no acknowledgement that it is next to a World Heritage site within West Oxfordshire. The significance of these heritage assets is very high and this should be addressed in the appraisal and reflected in the subsequent scoring. There is no evidence in the appraisal to back up the conclusion that that there may be instances where a site allocation on site PR22 could enhance heritage assets. The impact of urbanisation on the currently rural setting of the Blenheim Palace World Heritage site and on the setting of the buried Roman Villa would be significant and negative. The assessment of site PR22 on this aspect does not appear consistent with the assessment of site PR92.
PR-B-0003	Robert	Armstrong					This rep provides a detailed and lengthy objection to PR148, Land at Blackthorn Road, Launton. The primary reasons are that it has previously been rejected by CDC, does not meet the minimum requirement for a strategic development site and would include development on Flood Zone 3 and the River Ray Conservation Target area.
PR-B-0005	Peter	Jay					These changes proposed by WODC and CDC will obliterate acre upon acre of pristine greenfield sites with the wrong houses ,in the wrong places for the wrong people at the wrong prices. This kind of developer-driven cynical opportunism, exploiting temporary loopholes in the broken-down NPPF system, catering for weekending bankers and mansion-seeking Mayfair retirees, does less than nothing for the homeless or even the ‘barely coping’. The districts must rebel full-frontally against the intolerable abuse of the broken NPPF.

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PR-B-0006	Ian	East					Many of the sites identified encroach on GB and will saturate villages. Option B proposal for Islip would more than double its size, destroying an ancient villages identity and community. It is acceptable for a village to absorb an extra 10-15% houses but not 100-150%. Once the GB is denied, protection loses credibility. Distributing development widely will lighten the additional burden on roads and offer real choice over living environments. Talks on 'rapid transport' must include rail links and safe cycle ways as roads are heavily congested and car journeys slow. The need for affordable houses has to be addressed. I suggest that a roof tax, similar to that proposed by builders in Milton Keynes, be levied to pay for the construction of that network (to come out of profit, not purchase price, of which there is plenty, given the disconnection between price and cost).
PR-B-0007	James	Philpott					The last government manifesto confirmed that GB would not be considered for housing. I object to Kidlington being used to provide Oxford City housing for commuters into the city and London. Kidlington is already oversized, has insufficient shops and its infrastructure is stretched.
PR-B-0008	Bilham	Woods					The proposed development at Kidlington should be confined to the area west of Kidlington and bounded on the east by the canal, on the south by Sandy lane, on the west by the A44 and the north by Langford Lane. This is not open country but already developed on the north by and Industrial estate and Campsfield detention centre, on the west by Begbroke village and the Science park to the south. Transport links are good with a main line railway to the east and a trunk road to the west. It would be sensible to provide housing near to the Science Park and the industrial estate to reduce commuting times.
PR-B-0012	Alan	Joy					Support the proposed development for Kidlington and Yarnton, as it will provide housing for the younger generation. Supports 4,400 homes to the north of Oxford and considers that moving forward with the expansion for today's needs and more so tomorrow's demands. Pleased that action is now being taken to provide much needed homes whilst improving the travel network. Need to double or more, as trying to tempt talent into Oxford area is proving difficult for both small and large employers, let alone providing homes for the future generations. The new Oxford Parkway Station is wonderful and would approve plans to re-open the northern Kidlington Brunelian station (closed in 1964) along with further links from the former Woodstock town line.
PR-B-0014	Rev George	Fryer					A village is a semi-urban entity in its own right and that character and atmosphere should not be changed
PR-B-0017	Fay	Plumb					Find the building of housing estates all around our villages a blight on the landscape and they look such heartless places to live. As someone who deals with tenants, find a lot of people don't want the responsibility of a garden and maintenance of a building. It would be a far more efficient use of land to build some attractive, landscaped low rise apartment blocks, less land would be required, more people housed and lower priced accommodation achieved. It is common in Switzerland, France, and Germany.
PR-B-0018	Anumod	Gujral					This rep provides a detailed objection to the planning decisions made at Blenheim Estates. Shipton-on-Cherwell quarry is suggested for housing development, and questions the need for more houses in the Woodstock/Bladon/Upper Campsfield area before 2031 as sited in an Oxfordshire plan. Didcot/Witney and Abingdon would be better suited for large developments.
PR-B-0020	Dr Bridget and Mr Richard	Atkins and Clarke					This rep provides a detailed and lengthy objection to development on GB land and open countryside at Kidlington. It also has concerns for the roads and public services with the high number of houses proposed.

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PR-B-0022	L	Brennan					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0023	Frances	Cotton					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0024	Carolyn and Benjamin	Capel					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0025	P F	Green					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0026	Mr and Mrs A	Drury					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0027	Shirley	Steventon					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0030	Mr and Mrs M	Pearce					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over-development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0031	Todd	Huffman					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0032	Damian and Sharon	Hill					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0038	Ernest	Edgar					When are you going to stop ruining the countryside of our beautiful island to satisfy mass immigration?
PR-B-0040	Karl	Bushell					The building of 4,400 homes is not sustainable as the roads are already at capacity due to the proximity of the A34 and Oxford Parkway. The school at Yarnton is at capacity as is the doctors. The greenfield sites are an important corridor for wildlife, and mass building would destroy Yarnton and Begbroke.
PR-B-0047	Steve and Julia	Cross and Taylor					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0048	C L	Goldsworthy					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0049	John	Mildenhall					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0050	Anne	Prince					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0051	A M	George					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0052	S	Kerry					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0053	Joan	Arthur					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Wrong to develop wild areas around Kidlington and North Oxford. Houses will be bought by London commuters and will be unaffordable for locals. Concern over impact on wildlife. People with spare bedrooms should accommodate others in them
PR-B-0054	John	Penny					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0056	S	Virrill					4,400 homes is not an appropriate requirement and unrealistically high. Local infrastructure and services are already stretched, in particular schools and the health services. GB which is enjoyed by many for its walks and views will be sacrificed. It's habitats are of great local importance and it protects the historic city of Oxford from overdevelopment. The government's promise and Cherwell's policy to protect GB should be upheld.
PR-B-0061	Mr and Mrs R	Gynes					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0062	S	Fisher					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0063	Mr and Mrs P	Duffy					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0064	Mrs P S	Rice					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0065	Kathryn	Gould					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0066	Ros	Avery					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0067	M	Beesley					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0068	Anne	Pearce					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Concerned regarding the effect of development on the services provided by the Churchill Hospital
PR-B-0069	Richard L	Eddy					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0070	Sheila	Nichols					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0071	Norma	Stallard					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0072	G	Tasker					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0073	Mrs M	Sammons					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0074	Dr S	Bhandare					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0084	Mrs B	Wright					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0085	Denise	Greenspan					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0086	Richard and Stephen	Danbury					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0087	Danby and Sandy	Bloch					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0088	Dr M A	Fraser					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0089	John and Sue	Jenkins					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0090	Louise	Gregory					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0091	Eleanor	Mace					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0092	Allen	Souch					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0093	Mr and Mrs	Guest					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0094	Tatiana	Iseborn					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0095	Rachael	McTegart					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0096	Philip P	Skipp					Strongly oppose the proposed building around Begbroke and Kidlington. GB must be maintained to protect open space and stop urban sprawl. The villages of Yarnton, Kidlington and Begbroke will lose their identity as ancient villages, as they are swallowed up by roads and houses. Local schools and doctors already struggle to cope with demand. Congestion, pollution and accidents would increase. Open space isn't dormant land, it is farmed or grazed and provides open space for all ages to enjoy. Woods provide valuable habitat and corridors for wildlife. I appreciate the need for housing especially affordable housing for key workers. Smart thinking by planners and architects is required for housing that doesn't impact heavily on the environment.
PR-B-0097	M	Eastley					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0098	Mr and Mrs D M	Steffens					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0099	Jane	Wilson					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0101	A	Pigram					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0102	Lucy	Moore					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0103	Kelly	Williams					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0104	Terence G	Denton					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0105	Mr and Mrs	Grant					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0106	Vassilis	Karatzios					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0108	Nikrouz	Soheili					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0109	Edwin	Southern					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0110	Drs Victoria and Guy	Slater and Harrison					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0111	Mrs J	Hall					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0114	Sandra	Whitfield					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0115	Helen and David	Allen					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0116	D	Ives					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0117	Mrs L	Ives					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0118	A J	Cooper					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0123	Alison	Ingram					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0124	Mary and Paul	Layland					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0125	Mr and Mrs	Dixon					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0126	Michael	Gardner					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0127	D	Richens					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0128	Mr and Mrs A	McMullen					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0129	R and J	Morgan					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0130	James	Walton					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0131	S	Mason					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0132	D J and M J	Pretty and Brind					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0133	Miss L E	Jackson					Strongly opposed to the efforts of Oxford City to over-ride our council and attempt to build in Kidlington, Yarnton and Begbroke. These villages are already full, and their characters will be destroyed if they become a suburb of Oxford. Traffic and parking is already a problem.
PR-B-0135	CG and RW	Lewis					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0136	Matthew and Anne	McNeile					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0137	Katie	Butler					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0138	Mrs Denise	Buick					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0139	K and P	McCarthy					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0140	Jan and Andy	Hodgson					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0141	A	Hadaway					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0142	Michael C	Warmington					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0143	Mrs C	Wilkins					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0144	M and J	Dabney					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0145	Jo and Giles	Charrington					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0146	Craig	Williams					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0160	Dr Matthew	Cheetham	Summertown Health Centre				Development would have a significant impact on general practice in the area.Has any thought been given to a new Health Care facility?
PR-B-0163	Wendy and John	Castle					Concerned that Kidlington would merge with Yarnton and Begbroke and become a suburb of Oxford. The majority of employment within Oxford is not in the northern section. Kidlington will not alleviate the housing needs for Oxford as Oxford Parkway will expand London's commuter belt, and it's unlikely that affordable houses will be available due to buy to let landlords. Kidlington already has congested roads and stretched services and facilities.
PR-B-0187	Christine	Brooks					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0188	Hilary and Gordon	Lord					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0189	Sarah	Baughan					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0190	Mr and Mrs	Dowler					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0191	Xiaohui	Wu					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0192	Christopher and Shirle	Jarvis					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0193	D J	Wintersgill					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0214	Dr Michael and Mrs Margaret	Foster					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0215	Neil	Roberts					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0216	Mrs Patricia	Yendle					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0217	Synetta	Robinson					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0218	Mrs Barbara	Sharlott					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0219	V	Masey					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0220	Joy	Barrett					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0221	J V	Barber					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0226	Melanie	Dempster					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0227	M J	Moore					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0228	S	Newell					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0229	Julia	Long					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0230	Colin	Goodgame					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0243	Michael	Harris					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0244	Steve	Taberner					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0245	Mr R	Sawala					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0246	Fiona	Gibson					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0247	E	Lewis					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0248	Liam	King					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0249	S	Jones					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0250	Mr and Mrs R	Wheeler					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0251	Kevin	Bezant					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0252	Amanda	Platt					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0253	Harry	Platt					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0254	Samantha	Keates					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0255	Andrew	Platt					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.
PR-B-0256	Mrs Anne	Sharp					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.
PR-B-0257	J C	Webb					Object to the proposed building of 4,400 new houses north of Oxford, these figures are unrealistically high and should be challenged by CDC. It is unsustainable, traffic problems would become worse and schools and health services would be overstretched. Walks and views would be lost, and natural habitats of local importance destroyed. Object strongly to development on GB which is well used and enjoyed by many. It protects the historic City of Oxford from over-development, and the government's promise and CDC's policy to protect it should be upheld.
PR-B-0268	Mrs Margaret Gwynneth	Seume					Am pleading with you not to accept the housing development around Begbroke, Yarnton and Kidlington along with those around Woodstock, the Airport, Langford Lane and the A4095. The area along the A44 would become a huge suburb for Oxford, joining Woodstock to Kidlington, with the villages losing their character and boundaries. The villages do not have the infrastructure to cope and traffic congestion would increase. Our schools and doctors are already at capacity and developers promises of new schools rarely happens. Please join with WODC to fight this grossly unfair development.
PR-B-0270	Patricia	Cove					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.
PR-B-0271	Katrin	Magorrian					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.

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PR-B-0272	Charlotte	Evans					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0273	Julia	Middleton					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0274	Rob	Chambers					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0275	Mr and Mrs PB	Jeffreys					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0276	D	Bloomer					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0277	Alison	Weston					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0278	Colin	Fisher					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0279	Anne	Todd					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.
PR-B-0280	John	Weston					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0281	Sandra A	Taylor					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.
PR-B-0282	Richard	Taylor					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.
PR-B-0287	Peggy	Edgington					This rep has questions and concerns about the sewers, the access road and construction traffic at the Moors. Would like to know if the houses will be affordable and if a school and medical centre will be built. Suggests that Oxford City build on North Oxford Golf Course as this will affect less people and the wildlife.

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PR-B-0292	Kim Wah	Lee					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0293	N	Blake					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0294	KP	Lloyd					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0296	Patricia	Campbell-Meikle John					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0297	SJ	Wickson					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0298	John	Wakefield					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0299	John	Sullivan					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0300	B	Eastgate					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.
PR-B-0301	B	Pickard					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.
PR-B-0302	Beth	Morgan					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0303	Mark	Butler					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0304	Sherene	Butler					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0305	A	Eastgate					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0306	C	Mills					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0307	L	Brooks					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0308	Kasey	Butler					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0309	Simon and Sue	Parker					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0310	David	Surman					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0311	John	Edwards					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0312	Imran	Rahman					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0313	Paul	Davies					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0314	Claire	Brandon					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0315	LP	Passant					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0316		Holt					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0317	Tom	Daggitt					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0318	S	Ward					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0319	AC	Marchant					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0320	E	Holdak					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0321	Adrian	White					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0322	Amy	White					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0323	Martin	Long					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0324	Kim	Taplin					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0325	Arthur Jeremy	Hilton					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0326	D	Nolan					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0327	June	Hackney					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0329	E	Mason					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0330	Wendy	Manners					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0331	Margaret	Duffield					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0332	SG	Warburton					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0333	David and Joanne	Phillips					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0334	J	Watts					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0335	June	Simnett					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0336	JB	Weston					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0337	P	Abraham					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0338	Susan	Hooker					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0339	David E	Sawyer					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0340	Susan	Booker					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0341	S and P	Cranfield					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0342	E	Hughes					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0343	RC	Brown					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0344	Mr and Mrs Anthony	Stewart					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0345	R	Norrie					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0346	Grace	Sim					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0347	Peter	Mackintosh					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0348	Rosalind	Franklin					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0349	C	Ripps					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0350	Malcolm	Cook					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0351	Barbara	Cook					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0352	Alan A	Green					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0354	Kieran	Brooks					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0355	John	Warland					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0356	M	Sims					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0357	Mrs Y	Amner					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.
PR-B-0358	GP	Goddard					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.
PR-B-0359	JE	Goddard					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.
PR-B-0360	Philippa	Burrell					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0361	M and V	Pratley					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0362	Maura	Cordell					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0363	Mr and Mrs BV	Port					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0364	LG	Kennell					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0365	Gillian	Thurling					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0366	J	Franklin					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0367	Jennifer	Colegrove					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0368	S	Willoughby					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0369	B	May					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0370	Robin and Wendy	Cowley					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0371	David	Thurling					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0372	Joanne	Collett					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0373	Michael	Crowther					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0374	Mr and Mrs E	Varney					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0375	Mr and Mrs C	Hodgkins					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0376	Christine	Howard					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0377	MJ	Kelly					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0378	Karen	Keene					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0379	George	Wakefield					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0380	C	Shenton					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0382	S	Shenton					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0383	Mrs M G	Kibby					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0384	AJ	Andrews					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0385	N	Payne					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0386	Annabel	Kastiek					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0387	Heather	Bishop					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0388	PW	Harvey					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0389	Paul	Mackilligin					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0390	Lee	Pickard					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.
PR-B-0391	L	Boodell					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.

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PR-B-0392	MR	Ryan					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.
PR-B-0393	R	Quinnell					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.
PR-B-0394	Marie	Griffin	;				Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0396	Annabelle	Mundy					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0398	Michael	Darke					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.

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PR-B-0399	Harry	Mundy					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.
PR-B-0401	Chris	Digweed					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0402	Alison	Digweed					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0403	Lindsay	Gregory					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.
PR-B-0404	Caroline	Gregory					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.

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PR-B-0405	Philip	Kilby					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.
PR-B-0406	FA	Williams					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0407	Helen	Newman					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.
PR-B-0408	Ian	Howdill					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0409	Emma	Mundy					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.
PR-B-0412	Stephen	Youngman					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0413	Mary	Merrills					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.
PR-B-0418	HW	Mitchell					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.
PR-B-0419	BM	Brown					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.
PR-B-0420	B	Haxton					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.
PR-B-0422	Ruth	Davies					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.

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PR-B-0423	J	Davies					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.
PR-B-0424	Danny	Griffin					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0425	L	Sullivan					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0426	Ash V	Smith					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0427	Philip A	Rawlins					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0428	Yvonne	Bunn					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0429	C	Andrews					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0430	Peter	Clayton					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0431	Gary	Bateman					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.
PR-B-0432	I	Andrews					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0434	R	Hardwick					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0435	PB	Johnson					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0436	Elaine	Simonds					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.
PR-B-0437	AP	Applegarth					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Local infrastructure already stretched, can not cope at peak times. To build homes without first addressing the impact to the A44, A40 and A43 corridors is irresponsible. Development would further harm Oxford's poor transport network and real productivity (too much time in the traffic jams).
PR-B-0440	N	Carr					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. The GB is a designated area protected (by government) to ensure independence of villages, protecting them from urban sprawl. It should not be used to fill areas between villages and towns. This proposal will have a huge impact on the countryside and local services.
PR-B-0441	Roy	Furniss					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Have lived on the Cassington Road for 30 years, every year the road floods. Just can't believe anyone is thinking of building on Spring Hill. Repairing the existing road and remove all the hump would be more productive. Strongly object to this proposal.

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PR-B-0442	Irina	Bystron					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0443	Mr P J	Ibson					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. More GB being used.
PR-B-0444	David	Norris					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Have lived in Water Eaton Lane for 66 years and do not want to see it surrounded by houses. It would destroy the lane completely. Please do not do this.
PR-B-0448	Mr and Mrs A	Thompson					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Agree Kidlington is being spoilt. Too many properties being pulled down, flats being built resulting in not enough parking places. Building on the Co-op car park, that's why we are leaving here.
PR-B-0449	E and N	Morris					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Objection to these proposals of Oxford City becoming joint to Kidlington.

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PR-B-0450	R and B	Davies and Fenemore					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. The Moors is already a rat run because Banbury and Oxford roads are unable to cope as it is.
PR-B-0451	M and C	Orr					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Sheer vandalism of our countryside. Expanding Kidlington either in areas A or B will have a terrible impact. Creating more and more urban sprawl. Kidlington is already outgrown its facilities and roads.
PR-B-0452	MI	Reed					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. It is currently very difficult to obtain GP appointments or access an NHS dentist in Kidlington. The proposed development will significantly exacerbate the problem.
PR-B-0453	Marion J	Wakeling					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Extra homes will put too much pressure on clinics, schools, houses, parking and traffic flow etc.
PR-B-0454	Roger	Panaman					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. In desperate need of fewer people not more housing.

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PR-B-0455	Michael John	Wilton					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Area between The Moors and the river is not suitable because of risk to flooding each year. Area between Kidlington and Yarnton should be totally developed because access from Kidlington is totally inadequate.
PR-B-0456	DJC	Lyke					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Wish to stay with CDC, do not wish to loose every green field and be joined to Oxford. Nicola Blackwood does not do anything for Kidlington only North Oxford and Abingdon which have no connections with us. The main road through Kidlington is already congested with traffic, same applies to the A34.
PR-B-0458	Laurance and Faith	McKeever					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Making better use of previously developed land in Oxford. Using some proposed employment sites in the city for housing more appropriate. Rather than swallowing Kidlington and melting to a suburb of the city instead of a village with its individual characters and community.
PR-B-0459	H and C	Wardrop					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. No further developments, not enough schools, doctors etc. Also encounter more road problems. More shops needed and more parking in the centre.

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PR-B-0460	Paul	Spokes					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. This area is GB you can not keep destroying this county. No money will be able to bring this back so that we have a countryside. This is wrong.
PR-B-0461	Mr and Mrs J S	Holland					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. 27 days waiting time for doctors appointment. Streets already clogged with parked cars. Where is the infrastructure in these plans. Green spaces are needed in and around Kidlington, they are the lungs of the community, decent air to breath, not further pollution. Kidlington is a village Oxford City should sort this. GB was put in place by our predecessors to protect us all.
PR-B-0462	Mr and Mrs R	Bullock					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Co-op redevelopment with flats must stop. Proposed fever spaces for car parking, causing problems for existing Kidlington residents and people coming to the facilities from local villages. Proposed additional housing with the current infrastructure in Kidlington would totally destroy the character and community.
PR-B-0463	Mary	Lunn					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Low lying floodplains are involved. Protection of GB is vital for wild life including birds, mammals and insects.

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PR-B-0464	Simon	Hedges					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Kidlington's roads over capacity, posing a significant health risk to children in particular when walking to school due to the high concentration of exhaust fumes. Doubling the housing in Kidlington will be completely irresponsible, further increasing the severe problems, other options must be considered.
PR-B-0465	Howard and Joan	James					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. This land is also water logged at times, concerned about flooding.
PR-B-0466	David	Smith					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Objections and reasons have been made clear in this circular. Kidlington would become a residential sprawl, with little or no identity. Oxford City need to have a rethink.
PR-B-0467	NT and R	Simpson					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Kidlington is a village and should remain a village, it has had its fair share of development over the last 50 years. More houses would invalidate all the recent road improvements and lead to greater delays to traffic, stretching our infrastructure which is to breaking point. GB and local parks are precious and should not be destroyed further.

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PR-B-0469	Paula	Hastings					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Under the impression that GB should not be built on unless it is an exceptional circumstance, which this is not. Our local schools and doctors are already struggling with demand let alone adding 1,000 or 4,000 houses.
PR-B-0471	N	Carrier					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Currently suffer many hundreds of cars rat racing on Cassington Road during peak hours. This would be made more unbearable and dangerous for walkers and cyclists along Cassington Road if we increase Yarntons housing.
PR-B-0473	Ken	Marsland					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. My views are really covered by the comments on the postcard. Emphasis in particular referring to page 5 in the options consultation summary leaflet on the GB. Also query how this mysterious figure of the requirement for 4,400 new homes has been arrived at.
PR-B-0474	John	Grain					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. I have lived in Kidlington since 1950, enjoying walking the many areas of green fields and wooded areas. I am amazed that anyone would want to ruin the green areas, other than to make money.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0475	Keith	Nicholson					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. S3 bus service already overstretched/inadequate for the areas transport needs. Proper public transport links need to be in place before any developments occurs. The proposals place an intolerable burden on the lives of people already living in Begbroke and Yarnton. Impossible to see a doctor in an emergency due to the inadequate resources.
PR-B-0477	RP	Nicholson					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Development would cause ribbon development from Oxford to Woodstock. Increased likelihood of more GB being later developed. Increased congestion, pollution and reduced quality of life.
PR-B-0479	M	Beaker					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Traffic is already horrendous, there is no capacity to build these houses within our community. The GB is irreplaceable.
PR-B-0480	MC	Seymour					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0481	KI	Fong					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0482	DP	Hamill					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Health services are overstretched as it is, resulting in time spent in hospital due to not getting an appointment with a GP. Three to four weeks is the usual waiting time.
PR-B-0483	Peter	Venables					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Consideration to the effects of the present residents have not been considered in anyway.
PR-B-0484	Graham	Clark					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. The proposed destruction of the GB is not acceptable, please support the common sense view by retaining the original GB. For the benefit of future generations and ourselves, nature and wild life.
PR-B-0486	Andrew and Jane	Coggins					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Agree with the comments on the postcard. GB is sacrosanct and should be preserved to prevent urban sprawl. CDC and Oxford City should concentrate on brown field developments implementing low cost and high new building methods.

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PR-B-0487	Lisa	Barnwell					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Object due to our Doctors always being full at the moment, without more houses. What about schools. GB should only be built on in exceptional circumstances and what about the extra traffic.
PR-B-0489	Brett	Barnwell					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Traffic already congested on the A34, A44 and A40. Doctors appointments hard to get already. Hard to get placements at schools.
PR-B-0490	E A	Kane					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0491	Stephen	Hewer					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0492	Mr and Mrs B	Higgins					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0494	Ross	Poulter					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0495	S	Kenny					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0496	Robert	Bruce					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0497	A	Womack					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0498	Ora	Sapir					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0499	KD and ML	Cooke					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0500	David	Callicott					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Yarnton has had a number of houses built over the last 5 years, with nothing being done to the infrastructure.Can not take more houses until this is addressed.
PR-B-0501	Fiona	Garratt					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Agree with the comments made on the postcard and object to Oxford City's proposal to build 4,400 houses on the GB for the reasons stated.
PR-B-0502	Robert B	Sim					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Land west of Water Eaton Lane is low lying. Building here would increase flooding of the lower lying houses in the south end of Water Eaton Lane. It would also effect the water levels at Kidlington cemetery. Building on east side of Water Eaton Lane should not be undertaken until a decision is made on the widening of the A43.
PR-B-0503	Edith	Sim					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. The proposal to build adjacent to Water Eaton Lane increases the possibility of flooding in an already high risk area. This would also have adverse effect on Kidlington cemetery.

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PR-B-0504	Ann	Martin					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. New schools needed. Healthcare and transport all strapped for cash now. What about the wildlife and the Great Crested Newt at Croxford Gardens.
PR-B-0505	Kim	Martin					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. How many are going to be social houses. Who is going to pay for the additional police in the area of Croxford Gardens. What about the Great Crested Newt in the proposed wildlife areas of Croxford Gardens.
PR-B-0506	J	Nelson					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Proposed massive developments in an existing village with traffic and parking problems. Building in areas of natural beauty and wildlife. Flooding already exists in the fields.
PR-B-0507	WLH	Horlick					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. I would like to be informed of any local meetings for the residents of Kidlington in the near future.
PR-B-0508	Tina	Callicott					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.Have lived in Yarnton for 30 years and it has already doubled in size. There has been enough development already. The infrastructure and roads have not been increased or updated to reflect this. Our schools, doctors and road can not cope sufficiently now.

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PR-B-0509	Cllr Emilie	Walton					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. There are hundreds of empty houses in Oxford City. Many are owned by companies and greedy landlords. What's to stop the new houses being snapped up by them and not those who need it.
PR-B-0510	VJ	Goodall					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Kidlington is becoming an ugly sprawling mess, is the objective to make us a suburb of Oxford. Please save the GB. When is it going to stop. Is it going to go on forever.
PR-B-0511	Patricia	Shaw					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Its vital to provide residents space to relax by walking, running, cycling etc. Children must have space to roam and explore natural habitats. Must have GB to keep housing developments in check. Doctors surgeries can not cope now. Kidlington lacks leisure facilities for all ages, which should be addressed.
PR-B-0512	Alan and Sylvia	Osborn					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Have already lost our local bus along The Moors. If properties were built adjacent to The Moors they would definitely need to be a bus again, otherwise the traffic will increase.

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PR-B-0513	Joan	Davies					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Planned number of houses will almost double the population of Kidlington, causing unacceptable road congestion of planned area west of St Mary's Church. Unacceptable congestion on Church Street and Mill Street. All of this will cause unrest amongst existing residents and crime rates could rise.
PR-B-0514	MR	Cooper					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Having lived in Kidlington for 36 years,have been a lover of the GB by using the many footpaths that go to make the area so beautiful and enjoyable.Would hope that the estimate extra 4,400 residences would not impinge on the area due to the infrastructure to accommodate the extra need for the amenities.
PR-B-0515	P	Foyle					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Object strongly to all the houses being built on and around Kidlington, taking over our GB areas and joining up with Oxford City. There isn't much green area to enjoy for walking in the areas of Kidlington. Being a pensioner don't want to travel far to enjoy the fresh air and to get away from traffic. Want Kidlington to remain as a village and not become part of Oxford.
PR-B-0516	Douglas	Roberts					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Along side the need of additional 4,400 residences in the Kidlington area, it is important for the necessary infrastructure, schools, surgeries, shops and transport requirements. These amenities are at full stretch at the moment. It would be nice to know what is intended.

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PR-B-0517	Pamela M	Cooper					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Have lived in Kidlington for 54 years and loved every minute. Have seen a lot of changes but these proposals are excessive for all the reasons mentioned. The Government's promise to protect the GB should be upheld.
PR-B-0518	Anthony	Morris					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Feel strongly that the GB should not be built on, both to preserve the environment and to prevent Kidlington becoming non-stop urban sprawl from here to Oxford.
PR-B-0519	Lucy	Loveridge					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Proposals to build on The Co-op and Ghurkha Village car park in Kidlington will be a nightmare even without any extra house building, let alone thousands more.
PR-B-0520	Dawn	Glatz					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Extremely concerned about the abuse this will inflict on the GB, brown field sites should be pitched. Excessive number of housing for this area. Affordable housing for locals is imperative but not at such volumes. The present infrastructure can not cope.

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PR-B-0521	LJ	Holstead					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. GB should not be built on to allow for the overspill of Oxford. The area requires a major alteration to the road network, there is already bad congestion at the moment with the A34, A40 and A44 at capacity.
PR-B-0522	F	Lambert					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Concerns over flooding.
PR-B-0523	Peter	Druce					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. The numbers and areas of development clearly show no regard for GB policy. Kidlington amenities, Schools, Doctors etc. already stretched. The proposal will mean Oxford expanding to consume Kidlington, Begbroke and Yarnton and should be resisted at all costs to preserve their identities.
PR-B-0525	Ronald	Phipps					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. On the CDC we have many conservative members, who should be voting against building on the GB and also including farm land.
PR-B-0526	MD	McLean					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. A number of empty houses due to the owner abandoning them. Complaints have been made to the local council about this.

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PR-B-0527	H	Steele					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Really going to reduce the green and pleasant land to concrete. Over development of the worst possible kind, this should be rejected. Our future generations will never forgive us for spoiling our countryside.
PR-B-0528	Anthony F	Bennell					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. The infrastructure in our area does not allow for additional traffic. Our village is already at saturation point. Important now and for future generations that green fields and GB are protected.
PR-B-0530	T	Blake					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Risk of losing village status by becoming an overspill of Oxford. The houses being built will end up as rental properties, charging high rents, people will still not be able to become home owners.
PR-B-0531	D	Burridge					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. GB needs preserving for nature and a place for body and mind. Between the church and Thrupp is especially precious which needs protection.
PR-B-0532	Pat	Hawtin					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. John Prescott over ruled all local councils on the Water - Eaton P and R. The same will happen with 4,000 homes in Kidlington. Government will overrule any objections.

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PR-B-0535	Maureen	Gale					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Schools, health services would not be able to cope. Getting a Doctors appointment is difficult now. More houses would stretch the services. Affordable houses never enough.
PR-B-0536	Jane, Elizabeth, Kate	Rendle					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0537	Margaret	Holstead					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. As a walk leader we encourage more people to walk. The loss of the GB around Kidlington would discourage walking by limiting the local countryside in which to walk. Once built on GB you can never get it back. For future generations please keep GB.
PR-B-0538	J	Fossey					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Consultation process by DC has been inadequate, if had not been for development watch poster, Would not have known about it. GB land is essential to maintain health and well being, contributing to public health. What consideration has been given to health and education infrastructure? How were the figures arrived at and what impact does Brexit have?
PR-B-0540	Linda	Nicholls					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. There is no exceptional need to build in this GB area.

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PR-B-0541	Sheila	Churchill					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Concerned about the addition of more than 4,000 houses. Upset about the plan to develop on GB, which is meant to restrict urban sprawl. Kidlington will lose its unique character with this proposed development, it should not be allowed.
PR-B-0542	Helen	Bristow					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Destruction of the GB is a major consideration. The infrastructure, especially travel would not be able to cope. The village would lose its identity.
PR-B-0543	Benito	Wainwright					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. GB were intended to be permanent, so should be immune to development. The countryside North of the Moors is of high scenic value, enjoyed buy locals and provides vital habitats for wildlife, like the protected badger. The Moors would be ruined and Benmead Road would become very busy. 4,400 extra houses would double Kidlington's population, the figure for housing needs are widely exaggerated. The lack of infrastructure would be disastrous.
PR-B-0544	Sally	Markham					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. GB land surrounding Kidlington should be protected and not sacrificed. Its use for recreational space and habitat for wildlife is of utmost importance. The scale of the proposed development is alarming and seems unjustified.

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PR-B-0545	Kelvin	Markham					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. The loss of GB land is not justified. The loss of valuable and irreplaceable recreational space which is heavily used and enjoyed by local residents.
PR-B-0546	Trevor	Campbell					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. GB development should only take place when justified. It is not feasible to remove open spaces that is valued by Kidlington and Yarnton residents, to satisfy the housing needs for Oxford. The need is driven by the University who own large amounts of undeveloped land, within the walls of the city.
PR-B-0547	Gwen	Young					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Strongly object to the possible terms of this proposal. Owe it to our children and future generations to preserve open green spaces. This would destroy Kidlington's character and be to the significant detriment of the health and wellbeing of local residents. Question the justification for this scale of development.
PR-B-0549	William C	Gills					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Concerned about increased risk of flooding.

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PR-B-0550	Dawn	Williams					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. It is Oxford's problem, if they need houses stop building student accommodation and build houses instead. There is no clarification of house types for these proposals. The sites are waterlogged and flooding is already a problem in Kidlington. No indications of where or if schools, shops, pubs and other amenities would be sited. Oxford has been trying to turn Kidlington into a suburb for yeas and we do not want it.
PR-B-0552	Mary-Louise	Riley					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0553	P	Blackman					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0554	H	Williams					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0555	P	Wyatt					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0556	F	Salter					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0557	Mr and Mrs	Bushnell					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0558	Mr and Mrs D	Stuart					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0559	Nicholas	Kubat					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0560	Mr and Mrs	Nash					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0561	Margaret	Bishop					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0562	Mr and Mrs	Fennymore					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0563	Susan	Rivers					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0564	Maxine and Seamus	Ryan					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0565	Amanda	Roberts					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0566	J	Cook					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Proposal for extra dwellings is an environmental disaster on GB sites. Concrete, tarmac in huge proportions equals flooding. In Yarnton, Spring Hill, springs frequently burst and pour down into the village, where would these springs be diverted if possible. Oxford known as a pit of carbon monoxide fumes, with the increase of vehicles the breathing green spaces will be lost.

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PR-B-0567	Gerald	Hunt					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Unhappy with the proposal careful consideration needed.
PR-B-0568	Malcolm	Blackshaw					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Agree that we need extra housing but not 4,000+ in our area. Equating to 6,000+ more cars on local roads, which are already overloaded. Any agreed amount of housing should included more affordable housing.
PR-B-0569	C	Williams					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.Chose to live in a quiet village 45 years ago and would not like to see all these changes happen.
PR-B-0570	Roberta J	Lailey					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Concerns about the extra housing are around health and if the health services are able to provide a service. Moving to a village that could lose its character would be upsetting.

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PR-B-0571	Carla	Skinner					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. The loss of the GB especially on Spring Hill, which is a spot of beauty on the Shakespearian Way. Would be terrible and detrimental to all.
PR-B-0572	Christina	Bailey					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Roads are already congested. Need substantial improvements to roads, bus lanes and cycle lanes before additional housing could be considered. Our GB is precious and an essential green lung for Oxford we should not destroy it.
PR-B-0573	George A	Lailey					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Want to object on many grounds but mainly the roads. Congestion is growing and adding more houses will not help. Thought that this area was GB, does that mean nothing nowadays?
PR-B-0574	Julia	Wiseman					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0575	Matthew	Keates					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Object due to the roads already being regularly jammed with traffic. The land that has been outlined was marked as GB, which is partly the reason to live in Yarnton to enjoy the local countryside.
PR-B-0576	M	Jackson					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Quality of life matters.
PR-B-0578	J	Cooper					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Have a lovely countryside why spoil it by building houses.
PR-B-0580	GM	Waddle					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. This takes away Kidlington village identity. It will become a suburb of Oxford. Traffic is a nightmare now so travelling in and out of Oxford will be awful with our infrastructure improvements before building starts. Building on a floodplain is nonsense.
PR-B-0581	C	Fenn					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

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PR-B-0582	Lee and Dawn	Palmer and Young					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0583	Marion	Jones					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Strongly object to the building of these houses in the North of Oxford. The roads can not cope as it is and the schools and Doctors surgeries also. Both Yarnton and Rutten Lane flood badly.
PR-B-0584	Rita	White					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Please save the Oxford GB, thank you.
PR-B-0585	CD	Millward					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Appalled that this amount of houses could be built, agree with everything printed on the card. Understand some housing is required, build on brown sites that are there. Imagine trying to get into Oxford or in an emergency to the hospital in the morning.
PR-B-0586	Roger	Pounds					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Feel strongly that the GB should be protected, rather than expand villages, small towns etc. Would it not be wiser or time to build new cities.

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PR-B-0589	EA	Bristow					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. To put the majority of the housing requirement in one area would put too much strain on the infrastructure. You need to reconsider.
PR-B-0590	Clive A	Bristow					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Utilise empty properties and brownfield sites in the first instance. Any remaining needs should be spread evenly around ring road and certainly not in one area.
PR-B-0593	G	Thomas					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.Chose to live in a small village, not a large town. Want Begbroke to remain a small village. Enjoy open land and country walks and do not want to walk through a housing development.
PR-B-0594	D	Thomas					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.Do not want to spoil our lovely village with more homes, traffic etc. Chose to live here for the non hectic life, open space and small community.

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PR-B-0597	N	Dresdon					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Having commuted from Begbroke to Oxford for over 30 years by bus and car, the journey time has increased by over 50% even with the new Wolvercote modification. With developments in Woodstock and Chipping Norton, within the planned expansion would cause chaos on the roads.
PR-B-0598	EA	Dresden					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Having worked at both Kidlington and Woodstock surgeries as a Health Visitor. The services are already stretched to capacity. Residents of Begbroke without a car can no longer access Kidlington since the K3 bus was scrapped.
PR-B-0602	Nadine	Wyatt					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. During the new station build, endured 18 months of site traffic, causing noise and dirty everyday. The volume of traffic in the lane was dangerous and made for a miserable year and a half. The area is used by walkers and cyclists as a safe and pleasant route from Kidlington to Cutteslowe/Oxford.
PR-B-0604	Lucy	Pilgrim					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Why should Kidlington be responsible for providing GB housing for Oxford City. Why create jobs in an area of low employment and then build houses for extra people coming into the county. Protect our GB it is there for a reason.

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PR-B-0605	Diana	Cinlott					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Site PR125 is an area liable to flooding, building on this area will increase the risk of flooding. Extensive house building is inappropriate on this ground and is not in the interest of Gosford.
PR-B-0607	Tom	Pilgrim					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Why should Kidlington be responsible for providing housing for Oxford City. They will not be affordable for the local people, absolute disgrace.
PR-B-0608	RH	Ryder					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Protect the GB at all cost. 2,000 houses already planned at Eynsham , so Oxford City only need 400 do not encroach on the GB. Wolvercote roundabout traffic will increase by 6,000 twice a day, Oxford can not cope with the level of traffic.
PR-B-0609	Philip	Williams					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. The strain on the existing facilities would be ridiculous, this can not happen.

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PR-B-0610	Anne	Lewis					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. GB areas serve to support the community young and old. As there is no park in Kidlington to serve all, as such this will lead to an unhealthy life style with consequences on health, community and well being.
PR-B-0611	Anne	Clifton					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0612	Anthony	Thompson					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0613	P	Bradley					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.Am opposed to the building on GB. Also the over loading on Doctors and schools which are already full to capacity.
PR-B-0615	Susan	Pfinder					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Main objection is to protect all GB areas. In addition local schools, medical centres etc. would be overstretched. Pollution is already too high.

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PR-B-0616	Rosemary	Keen					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. More flooding and chaos on the A44, which is dreadful even now.
PR-B-0617	Stephen	Connolly					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0618	Elizabeth	Solopova					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. GB should not be removed to meet housing requirements. Local Planning should avoid coalescence of villages. Infrastructure should come first. Housing should be across the county.
PR-B-0619	J	Ashley					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Don't agree with all the points above but it will be a bad development if the rural areas lose their identity due to lots of houses being built.
PR-B-0621	Annabel	Henderson					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways.

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PR-B-0623	J	Casey					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Too much congestion and too many cars. Not enough schools and Doctors.
PR-B-0624	Stuart and Phyllis	Holcroft					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Flooding is a big risk, houses that become affected will be blighted for ever. Has GB lost its meaning.
PR-B-0625	Christopher	Rogers					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. I understand that GB was called GB for a reason.
PR-B-0626	Mr and Mrs	Taylor					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0631	AT	Ryan					Whilst understand the need for housing object to the scale of proposed building which would destroy the village of Begbroke and its rural setting. The traffic is already busy, in particular the A44 and the area prone to flooding.
PR-B-0670	Mary	Phipps					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected. Save our GB especially between Oxford and Kidlington.

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PR-B-0713	Tim	Baldwin					Objection to the building of 4,400 new houses north of Oxford because it would inevitably lead to unacceptable destruction of the Green Belt, which most Oxfordshire residents have said they wish to retain and which CDC has undertaken to protect. Objection to more pressure being put on local infrastructure including roads, schools and health services which are already overstretched. Objection to the creation of one congested, urban sprawl, joining Oxford to Woodstock which would be unlikely to solve Oxford City's housing problems and would be used as a dormitory for London commuters. Objection to the loss of our villages' characters, identities and ancient historical settings and the loss for ever of our adjoining countryside, the local walks, scenery and rural pathways. Why is CDC prepared to have GB destroyed, when the Government has already stated a commitment for GB preservation.
PR-B-0718	David	Bird					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0719	Albert	Prior					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0720	Mr and Mrs	Head					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. GB is a permanent designation and should continue to be protected. Oxfordshire is steeped in history and should be protected from being turned into an urban suburb of London. GB land in Kidlington is a valued resource for recreational activities to destroy this would harm peoples well being.
PR-B-0721	Pauline	Kearney					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0724	Christine	Daley					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0749	Dr and Mrs M	Wallace					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-0826	Alan	Dobson					Publicity about the exhibition and consultation in the Cutteslowe Pavilion in November was poorly distributed and too short notice. Some people found out by accident and others when it was over. No way to run a credible consultation. However, the two Cherwell staff whom I met were pleasant and helpful.
PR-B-0849	Caroline	Briden					Protest and object to the proposal to build 4,400 houses around Kidlington, Yarnton and Begbroke. The use of GB land which both CDC and Oxford City have undertaken to protect, is unacceptable. The three villages (Kidlington, Yarnton and Begbroke) would lose their individual characters, historical settings etc. The local infrastructure already struggles to cope. This proposal comes on top of developments already proposed in the Cherwell Local Plan, adding intolerable further pressure to the area. Who is taking a holistic county-wide view of development and conservation in which residents can have any faith? Many, if not most residents of the villages wish to retain the green belt and for it to be a "green lung" and an amenity for prosperity.
PR-B-0879	Francis W	Kirkham	JW Kirkham Will Trust				It is noted that a minimum site size threshold of 2ha is proposed, providing a notional density of 50 homes. Suggested that this approach could be modified where a smaller area might provide additional access to the larger one. An example would be my family's field on the northern edge of Kidlington, accessed at the junction of St Mary's Close (off The Moors) and Freeborn Close. The field comprises parcels NG3972 and NG5272, totalling 1.497ha.
PR-B-0882	Julia	Trowles					The Kidlington Framework Masterplan adopted by CDC in December 2016 has not been taken into account.
PR-B-0919	Prof Daphne	Hampson					If going to get 4,400 more homes in Kidlington then it's imperative that there is an adequate town centre to go with the town that we would become. It needs to be pointed out to central Government, CDC and Oxford City that if we accept Oxford's overflow who will be paying for this. Perhaps should not build on the Co-op car park, perhaps pull the building down instead and allow the planners to design the town centre.
PR-B-0934	Chris	Gaskell	Scottish and Southern Electricity Networks				The development land areas detailed in the consultation document are typical of a number of recent sites across Southern England where insufficient discussion has taken place between planning authorities and ourselves prior to planning permission being granted. The land in question is crossed by various 132kV overhead tower line, 33,000ehv overhead lines and 11,000 volt (hv) overhead lines. In the case of 132kV OTL , this is an extremely important link in the transmission system. Modifying such a line is a major undertaking and should be avoided if possible. Details of the Mains Records for each of the Options Consultation sites have been provided.

Rep No.	First Name	Surname	Organisation	Question No.	Area of Search Specific	Site Specific	Comments
PR-B-0946	Sarah	Karatzios					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-1064	Karen and Tony	East					Criticism regarding the complicated process to object to the plans. Very difficult to find information as the plans on the website and the documents are very lengthy. This could put a lot of people off objecting.
PR-B-1069	JP	Lyes					Objection to the building of 4,400 new houses north of Oxford. It is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open countryside in the green belt will be sacrificed, countryside walks and views lost. Natural habitats of great local importance would be destroyed. Cherwell should challenge Oxford City's unrealistically high extra housing figures. Objection to areas of search and development in the Oxford Green Belt. It is appreciated and enjoyed by local residents. It helps protect historic Oxford from over development. Green Belt is a permanent designation and should continue to be protected.
PR-B-1099	Alan	Storah	Oxford City Council				Supports Cherwell in the duty to co-operate through Oxford's OAN. It welcomes the opportunity to discuss with the Cherwell on affordable housing that would meet some of Oxford's unmet need.
PR-B-1261	Sarah	Pyne	Indigo Planning on behalf of McKay Security Services PLC				Rep seeks to promote the Lower Cherwell Industrial Estate, Banbury as a site with potential to deliver mixed-use development in the District. A site location plan is provided. Details in support of the site are provided. Mc Kay Securities PLC is an existing investor in Banbury. It is committed to working with CDC to support the Council's aims for development to address the recognised shortage of housing and presents the Council with an opportunity for mixed-use development in a highly sustainable location.
PR-B-1301	Nigel	McGurk	The Blenheim Palace Estate / Vanbrugh Unit Trust				Full consideration needs to be given to the need for a location within a strategic transport corridor within close proximity to Oxford. In reality, this should limit the Area of Search to land within the A44 Corridor only, but this has not been given sufficient priority in the Options Paper. Consequently, sites lacking sustainability credentials and/or located in areas not immediately accessible to Oxford City are afforded too much weight in the site assessment process. This results in inappropriate scoring of sites.
PR-B-1355	James	Macnamara	Parish councillor/individual				Strong objection to Site PR52. Reasons for objecting are: development size; impact on settlements of Lower Heyford, Caulcott and Upper Heyford; Impact on Conservation Areas of Rousham, Oxford Canal, and RAF Upper Heyford; Lack of road capacity on all roads in the area; lack of railway capacity; unsustainable location; too far form Oxford and unlikely to meet Oxford's needs; concern about cumulative impact; developer's inability to deliver, and conflict with Mid-Cherwell Neighbourhood Plan.

Cherwell Local Plan 2011-2031 (Part 1)
Partial Review – Oxford's Unmet Housing Need

SUBMISSION PLAN
STATEMENT OF CONSULTATION
FEBRUARY 2018

PART 3

CONSULTATION ON THE PROPOSED SUBMISSION PLAN
February 2018

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1. Introduction

This Part 3 of the Statement of Consultation reports on the consultation undertaken on the Proposed Submission Local Plan (July 2017 to October 2017) and subsequent engagement undertaken, where necessary, to assist the consideration of representations and the preparation of focused changes and minor modifications.

The Council has a statutory duty to consult and seek representations in preparing a Local Plan. It must also ensure that there is on-going co-operation with prescribed bodies under a 'Duty to Co-operate'.

The Council's policy on how it engages in plan-making is described in its Statement of Community Involvement 2016. The SCI is available on-line at www.cherwell.gov.uk/planningpolicy

2. The 'Duty to Cooperate'

Section 33A (1) and (3) of the Planning and Compulsory Purchase Act 2004 (as amended) places a duty on a local planning authority to co-operate with other local planning authorities and other prescribed bodies when it undertakes certain activities, including the preparation of development plan documents, activities that can reasonably be considered to prepare the way for such preparation and activities that support such preparation so far as they relate to a strategic matter. This is to maximise the effectiveness with which those activities are undertaken.

Section 33A (4) states that a strategic matter is: '*sustainable development or use of land that has or would have a significant impact on at least two planning areas, including (in particular) sustainable development or use of land for, or in connection with, infrastructure that is strategic and has or would have a significant impact on at least two planning areas.'*

Section 33A (2) requires a local planning authority '*to engage constructively, actively and on an on-going basis*' in respect of the activities that are subject to the duty.

The local planning authorities that border Cherwell District are:

- Aylesbury Vale District Council
- Buckinghamshire County Council
- Northamptonshire County Council
- Oxford City Council
- Oxfordshire County Council
- South Northamptonshire Council
- South Oxfordshire District Council
- Stratford-on-Avon District Council
- Vale of White Horse District Council
- Warwickshire County Council
- West Oxfordshire District Council

The Oxfordshire Councils are assisted in meeting the Duty to Co-operate by an 'Oxfordshire Growth Board' (a joint committee) which includes the local authorities within the Oxfordshire Local

Enterprise Partnership (LEP) comprising; Cherwell District Council, Oxford City Council, South Oxfordshire District Council, Vale of White Horse District Council, West Oxfordshire District Council and Oxfordshire County Council. It also includes co-opted non-voting named members from the following organisations:

- LEP: Chairman
- Oxford Universities
- Oxfordshire Skills Board
- Harwell/Diamond Light Source
- LEP Business Representative
- LEP Oxford City Business Representative
- Homes and Communities Agency
- Environment Agency

In addition, when considering matters that sit under the remit of the Local Transport Board then Network Rail and Highways England have the right to attend the Growth Board as non-voting investment partners.

The Growth Board is supported by officer and working groups as required.

Regulation 4 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) sets out the other prescribed bodies for the purposes of implementing Section 33A of the 2004 Act. Of those bodies listed in the Regulation it is considered that the following bodies are relevant to Cherwell District:

- The Environment Agency
- Historic Buildings and Monuments Commission for England (Historic England)
- Natural England
- The Civil Aviation Authority
- The Homes and Communities Agency (now the Homes Agency)
- The NHS Oxfordshire
- The Office of Rail Regulation
- The Highway Authority – Section 1 of the Highways Act 1980:
  - Oxfordshire County Council (Highways)
  - The Highways Agency (Highways England)
- Local Enterprise Partnerships:
  - The Oxfordshire Local Enterprise Partnership (OxLEP)
  - The South East Midlands Local Enterprise Partnership (SEMLEP)
- The Oxfordshire Local Nature Partnership

The application of the 'Duty to Co-operate' is also informed by the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG).

3. Previous consultation

In January 2016, the Council published a consultation paper which highlighted issues that needed to be considered in undertaking a Partial Review of the Local Plan. The Issues Paper invited comments

and discussion of the issues was encouraged; a 'call for sites' was also made. A Statement of Consultation which summarised the issues raised during the consultation was published alongside the November 2016 Options Paper. This forms Part One of this document.

On 14 November 2016 the Council published an Options Paper for consultation. The Paper was prepared to engage with local communities, partners and stakeholders in developing options on how to meet Oxford's housing needs when preparing a Partial Review of the adopted Cherwell Local Plan Part 1. A Statement of Consultation which summarised the comments and issues raised during the consultation was published alongside the July 2017 Proposed Submission Plan. This forms Part Two of this document.

4. Consultation & Engagement

Consultation arrangements

On 17 July 2017 the Council published its Proposed Submission Plan for consultation. This Partial Review plan provides a vision, objectives and specific policies for delivering additional development to help meet Oxford's housing needs. Copies of the Public notices are attached at Appendix 1

How did we consult?

The formal consultation was initially advertised to run for six weeks from 17 July 2017 – 29 August 2017. Subsequently the consultation period was extended to 5pm on 10 October 2017. This extension was to allow more time for comments to be received due to the level of public interest in the proposals.

Distribution

The consultees listed in the Statement of Community Involvement and anyone who had registered on the Council's database were notified by letter or email and were invited to make representations on the submitted plan.

Hard copies were also placed at deposit locations across the district including libraries and Council offices. In addition hard copies were placed at some locations in Oxford (Oxford City Council offices, Old Marston Library and Summertown Library) and West Oxfordshire (West Oxfordshire DC offices, Woodstock Library and Woodstock Town Hall). A consultation summary leaflet and poster were also produced and were made available at these locations as well as on the Council's website.

The consultation arrangements were discussed in advance with officers from Oxford City Council and West Oxfordshire District Council and consultation material provided for them to distribute as they preferred. Publicity material was also provided to the administrators of relevant Oxford Community Notice Boards.

Press Coverage
The statutory public notices were placed in the following newspapers on 13 July 2017:
Bicester Advertiser
Oxford Times
Oxford Mail
Witney Gazette

The notices were again advertised on 10 August 2017 to publicise the extension of the consultation period to 10 October 2017.

Social Media
Press releases regarding the consultation were published on the Council's Facebook and Twitter pages. The press releases explained the purpose of the Proposed Submission Plan and provided details of the consultation including exhibition dates and locations where the documents were available to view.

Public Exhibitions
Staffed public exhibitions were held during July and August 2017 at the following locations:

- Shipton on Cherwell Village Hall, Shipton on Cherwell on Wednesday 19 July 2017 from 4.00pm to 8.00pm.
- Yarnton Village Hall, The Paddocks, Yarnton on Friday 21 July 2017 from 4.00pm to 8.00pm.
- Woodstock Community Centre, 32 New Road, Woodstock on Thursday 27 July 2017 from 4.00pm to 8.00pm.
- Cutteslowe Pavilion, Cutteslowe Park, Oxford on Tuesday 1 August 2017 from 3.30pm to 7.30pm.
- Begbroke Village Hall, 3 Begbroke Lane, Begbroke, Kidlington on Wednesday 2 August 2017 from 4.00pm to 8.00pm.
- Exeter Hall, Oxford Road, Kidlington on Thursday 17 August 2017 from 4.00pm to 8.00pm.

5. Consultation with Statutory and Non-Statutory Bodies

Oxfordshire Growth Board
In 2013, The Oxfordshire Local Planning Authorities (LPA) commissioned a new Strategic Housing Market Assessment (SHMA), supported by joint working on economic forecasting to establish the appropriate level of planned growth across the Oxfordshire Housing Market Area and the level of housing need arising in each District.

Officers from all Oxfordshire Authorities met on 17 May 2013 to discuss how the results of the SHMA should be considered, incorporated in to emerging plans where possible, and used as the basis for further joint working between the Councils. The purpose was to reach agreement and

formalise joint working, provide a common basis on which to progress the SHMA and avoid unnecessary delay to Local Plan preparation.

In April 2014 the Oxfordshire Local Authorities published the SHMA for Oxfordshire. The document suggested that the demographic trends and growth of the County economy and the level of affordable housing need required would necessitate 100,060 additional new homes in Oxfordshire between 2011 and 2031.

In November 2014, the Oxfordshire Growth Board, a Joint Committee which, on behalf of OxLEP is charged with the delivery of projects agreed in the 'Oxford and Oxfordshire City Deal' and 'Local Growth Deals' agreed a programmes of work for addressing the unmet need arising from the SHMA . This programme of work would help the Local Planning Authorities meet the Duty to Co-operate whilst protecting the 'sovereignty' of individual councils over their Local Plans.

A Project Team was established to progress the work, co-ordinated by the Growth Board's Programme Manager and reporting to an Executive Officer Group which in turn reports to the Growth Board. This Project Team met regularly to consider the implications of the SHMA and how best to meet the identified unmet housing need of Oxford. This is in the context of recognising that the administrative boundaries of the City of Oxford are constrained and consequently it is seeking effective ways to address this issue in line with the Duty to Cooperate. The members of the formal Growth Board comprise the leaders of each council who were presented with periodic updates and took key decisions at scheduled public meetings.

From January 2015 to September 2016, the Project Team generally met on a fortnightly basis to progress, on a co-operative basis, the following projects:

- An understanding of the urban capacity of Oxford and the level of unmet housing need
- Oxford Green Belt Study to assess the extent to which the land within the Oxford Green Belt performs against the purposes of Green Belts
- Oxford Spatial Options Assessment to help inform the apportionment or distribution of unmet housing need to the district and city councils.
- High Level Transport Assessment of Spatial Options
- Education Assessment of Spatial Options.

This programme of work culminated in a decision of the Growth Board on 26 September 2016 on the apportionment of Oxford's unmet housing need to the individual district and city councils. This programme of work and the Growth Board's decision has informed the preparation of the Partial Review of the Cherwell Local Plan.

All six Councils have continued to meet on matters associated with the Partial Review including a Countywide Infrastructure Assessment (OXIS) and preparations for a statutory Joint Spatial Plan for Oxfordshire.

Other Meetings/Discussions with Statutory and Non-statutory Bodies

Aylesbury Vale District Council	**11 October,2017**	**Aylesbury Offices**
Buckinghamshire County Council	**Declined offer of a meeting. Representation raised no issues.**	
Highways England	**13 September, 2017; 9 October, 2017**	**Bodicote House**
Historic England	**6 September 2017**	**Bodicote House**
Natural England	**15 September, 2017** **2 November, 2017**	**Bodicote House** **Oxford**
Northamptonshire County Council (West Northamptonshire JPU)	**18 September, 2017**	**Telecon**
Oxford City Council	**15 September, 2017**	**Oxford City Offices**
Oxfordshire County Council	**15 August, 2017** **12 September, 2017**	**Bodicote House** **Bodicote House**
South Northamptonshire Council	**Monday 9 October, 2017**	**SNC**
South Oxfordshire District Council	**Thursday 3 August, 2017**	**Bodicote House**
Stratford-on-Avon District Council	**12 September 2017**	**Stratford Offices**
The Civil Aviation Authority	**Meeting request sent and contact made. No response received.**	
The Environment Agency	**Declined offer to meet. Representation received.**	
The Homes and Communities Agency	**26 September 2017**	**Bodicote House**
NHS Oxfordshire CCG NE + The Key and Gosford Medical Practices	**12 September 2017**	**Bodicote House**
The Office of Rail Regulation	**Meeting request sent and contact made. No response received.**	
The Oxfordshire Local Enterprise Partnership	**17 August 2017**	**OXLEP, Oxford**
The Oxfordshire Local Nature Partnership (BBOWT, Forestry Commission, Wild Oxfordshire)	**5 October,2017**	**Bodicote House**
The South East Midlands Local Enterprise Partnership	**29 November 2017 and 2 February 2018**	**SEMLEP offices**

Vale of White Horse District Council	**18 September 2017 27 September, 2017**	**VoWH Offices**
Warwickshire County Council	**Declined offer of a meeting. 30/10/17 email raised no issues.**	
West Oxfordshire District Council	**22 September, 2017**	**West Oxfordshire Offices**

Town and Parish Councils & Other Local Groups

There have been a number of meetings with local parish councils including:

- **1 August 2017 – Gosford and Water Eaton PC**
  Presentation and discussions with Parish Council
- **21 September 2017 – Kidlington PC public meeting**
  Officer and member attendance at the public meeting.
- **9 June 2017 – Kidlington Voice**
  An officer presentation on the Partial Review Plan.

6. Sustainability Appraisal

The Sustainability Appraisal which accompanies the Submission Partial Review Local Plan summarises the representations made to the June 2017 Sustainability Appraisal.

7. Representations – Summary of Issues Raised and Officer Response

Representations Received

A total of 1460 representations were received which generated a total of approximately 6000 comments. A table providing a full summary of each representation is attached at Appendix 6.

This section sets out a brief summary of the representations received. It does not offer a commentary on those representations. It has been prepared to provide an overview of the complex range of positions and views made by respondents. Full copies of each representation can be viewed online at https://www.cherwell.gov.uk/info/112/evidence-base/369/local-plan-part-1-partial-review---evidence-base (evidence doc. PR78).

Each section/policy provides an indication of the specific representations received. However, it should be noted that the vast majority of representations were general in nature. These representations are summarised under the 'general' heading of the summaries below.

Overview

The majority of representations received made comments without following the standard representation form. The vast majority of the representations raised objections to the Plan.

Over 550 'Post card' type representations were received with the following comments:

*'I **object to Policy PR1(a**) to build 4,400 houses in this area for Oxford overspill. 4,400 houses is not a **justified or proven requirement. It is unsustainable.** Oxford should do more to meet its own needs.*

I object to Policy PR3** to remove land from the Oxford Green Belt. The Green Belt preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt. The plan is therefore **not consistent with National Policy.

***I object to Policy PR11** on infrastructure because it is **unsound**. No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.*

***Unreasonable consultation process**. I object to the complexity of the consultation and its timing over the school summer holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.*

For all these reasons I consider the proposed submission plan is:
Unsound Not Positively Prepared Not Justified** and **Not effective'

There was also a space on the postcard for individuals to make their own additional comments.

Summary of Main Issues

A summary of the main issues raised on specific sections and policies are set out below.

Section 1 – Working in Partnership to Meet Oxford's Needs

There were approximately 50 comments relating specifically to this section of the Plan, with most raising objections. These included representations from the following:

Begbroke PC - Whilst there is a need for affordable housing in Oxford the figures are exaggerated. The idea that the housing will be for local residents is misleading as current legislation does not prevent new housing going to outsiders. Affordable housing will not be affordable for the lower paid as it only means an 80% discount. Oxford should do more to meet its own needs. It should be more innovative so as to obtain greater densities. They should use CPO powers; they should not be encouraging more business activity when it does not have the ability to house more people. There are identifiable sites in Oxford that could be built on. There are huge costs involved in improving the transport infrastructure and development will only exacerbate existing problems. We do not see how this can be funded and where the money will come from. The diversion of traffic through Kidlington will only make matters worse. Do not see the exceptional argument for building in the GB especially when people currently commute from Banbury and Bicester and elsewhere in Oxfordshire to work in Oxford. A better way to help communities, rather than building in Green Belt is to have a more structured transport policy that supports all communities rather than the selected few. Our vision is to retain what we have. This is not a joined up sustainable vision for North Oxford. It is the destruction of three villages being incorporated in to North Oxford with irrevocable loss of Green Belt. It is the creation of urban sprawl. We currently have access to the countryside and wide open areas. Not just the proposed narrow areas of green. Can be cynical and believe that Cherwell's interest has been to collect the additional revenue it will get by building these houses. Oxford's requirements are based on old data and before the implications of the EU referendum and the latest new government figures projecting future housing need for England. We do not believe this review is about unmet housing need but more about the University expanding its site, developing its land in our villages and Pear Tree and profiteering at the expense of the GB. CDC may gain from a substantial New Homes Bonus Grant. Oxford City has ignored many smaller sites. Other sites in the County such as at Bicester and Arncott have massive housing potential. They should pursue sites at Marston in the GB.

Bloxham PC - CDC has demonstrated that there are exceptional circumstances that necessitate the release of GB land close to Oxford to meet the City's identified need. It is appreciated that this small release of GB will be unpopular, however, if Oxford is unable to meet its need within its boundaries then this release seems to be the best alternative. Whilst recognising that CDC has a duty to cooperate with the City, it believes that the total required of the surrounding districts is extremely high. It has been suggested that this figure could be reduced if the new Government methodology is used. Concerned about SODC's refusal to accept its allocation.

Begbroke & Yarnton Green Belt Campaign - The twelve circumstances given in paragraph 5.17 are not exceptional and are no more than general planning concepts. The rationale behind the housing target figures is flawed. Given the recent publication of a draft uniform methodology for calculating housing need and the forthcoming publication of Oxford's own housing figures, it is premature for the Council to press ahead with the allocation plans. The requirement in paragraph B.95 of the Local Plan that a partial review of the Local Plan be completed within two years of adoption is predicated on joint working assessing the additional need for Oxford, which has not been finished. The Inspector only recommended in the Non-Technical Summary a joint review of the Green Belt boundaries once Oxford's specific needs were defined, which has not yet happened. The Council's obligation derives only from the agreement of the Growth Board in September 2016 to share the putative unmet housing need. There is no policy trigger, either local or national, which is compelling the Council to pursue the allocation of 4,400 additional units on Green Belt land, in addition to its

own local needs. Land use decisions on Green Belt boundaries should not be dictated by decisions made by bodies outside of the planning process. The exceptional circumstances test must be applied to every Green Belt parcel, to minimise harm to the Green Belt. The Plan is based on insufficient evidence base to justify the extent and location of Green Belt release proposed; there has been insufficient consultation at Regulation 18 and linked to this, insufficient consideration given to reasonable alternatives. There was no attempt to refine broad areas of search, or to examine mutually exclusive alternative packages of site options where each package would provide for a quantum of Oxford's unmet needs.

Other comments on this section included:

- Oxford's unmet housing need is substantially overstated.
- Oxford has not satisfactorily identified the amount of housing they might not be able to meet.
- Housing targets are based on exaggerated, discredited figures.
- The DCLG document 'Planning for the Right Homes in the Right Places' indicates that far fewer houses are required in Oxford.
- Oxford cannot meet its own needs due to deliberate decisions by the City Council not to address the problem and exacerbating it by promoting more industry and growth.
- Oxford City has not yet identified its own housing needs to 2036.
- Based on dubious figures proffered by the SHMA and the Oxfordshire Growth Board.
- The Oxfordshire Growth Board is only concerned with driving economic growth.
- The Plan attacks the core on which Green Belt depends.
- It is wholly inconsistent with national Green Belt policy.
- It will destroy the Kidlington Gap.
- The notion that building on Green Belt will provide opportunities to improve the quality and quantity of new public open space and green infrastructure, access to the countryside and, the provision of additional facilities is not credible.
- Development should be located on sustainable sites elsewhere in the District.
- The Council should set much higher density targets.
- Unlikely that a new railway station at Begbroke will be deliverable.
- Plans for additional housing in North Oxford/South Kidlington should be delayed until the Oxford-Cambridge Expressway route is settled, the E-W railway is re-opened and the full extent of the expansion of Bicester is agreed with its possible new transport infrastructure.
- New high-tech employment sites should be focused at Bicester where large numbers of houses are being built.
- Planned housing at Woodstock will put undue stress on local infrastructure and services, threaten the WHS, damage the rural environment and risk turning this historic town in to an Oxford suburb.
- The Plan will create more demand form London commuters.
- Plan raises serious concerns about the provision of public facilities and resources. Eg lack of provision of secondary schools, health.
- It will destroy existing rural resources and wildlife.
- Increased traffic will result in a further deterioration in the already poor air quality in Oxford.

- There is no consideration of the Kidlington Masterplan which serves to preserve the separate identity of Kidlington.
- The scale of development at Kidlington cannot be accommodated.
- It is premature to make decisions on Cherwell's Partial Review.
- The University's sports facilities are underused. Some could be released for housing within the City boundaries.
- The Plan does not take in to consideration the substantial building plan already underway for Cherwell and the impact this is already having on the local area in terms of increased traffic trying to access the area.
- The Council's exceptional circumstances for building in the Green Belt are unjustified.
- Kidlington, Yarnton and Begbroke would merge and lose their individual identities.
- The exceptional circumstances test must be applied to every Green belt parcel to minimise harm to the Green Belt.
- The Plan is based on an insufficient evidence base to justify the extent and location of the Green Belt release proposed.
- There has been insufficient consultation at the Regulation 18 stage.
- Insufficient consideration has been given to reasonable alternatives.
- The Council is not able to demonstrate that the evidence base was in place well in time to inform consideration of options/formulation of the preferred strategy.
- Oxford's unmet need can only be accurately assessed when the City completes its local plan.
- A number raise the issue of SODC not agreeing to the OGB's apportionment for South Oxfordshire. They consider that these homes should be accommodated elsewhere in the County and argue that there may therefore be a need to amend the Plan to allocate additional sites.
- CDC should not view the development strategy to meet its own and Oxford City's unmet needs as separate. A comprehensive approach should build on the existing vision set out in the adopted local plan which seeks to focus growth in and around Bicester and Banbury.
- Question whether CDC has demonstrated exceptional circumstances for revising Green Belt boundaries. There is no evidence that a comprehensive comparative assessment of alternatives has been undertaken.

Officer Response

Officers consider that there is a need to plan for more houses to meet Oxford's unmet housing need. The adopted Cherwell Local Plan includes a formal commitment to work on an on-going basis with the other Oxfordshire councils under the statutory 'duty to cooperate' (para B.95). The Government appointed Planning Inspector who examined the Plan stated, '…*It is …essential for clarity and soundness that the Council's firm commitment to help meet the needs of Oxford city as part of the countywide housing market area, jointly with other relevant authorities including through the Oxfordshire Growth Board, as well as in respect of the Oxford and Oxfordshire City Deal (2014), is formally recorded in the plan*…' (Inspector's Report, para. 62, evidence doc. PR45).

His Non-Technical Summary records: '*Add a formal commitment from the Council, together with other relevant Councils, to undertake a joint review of the boundaries of the Oxford Green Belt, once*

the specific level of help required by the city of Oxford to meet its needs that cannot reasonably be met within its present confines, is fully and accurately defined' (Inspector's Report, p.3)

The Oxfordshire councils accept that Oxford cannot fully meet its own housing needs. They collectively committed to consider the extent of Oxford's unmet need and how that need might be sustainably distributed between the districts. The housing capacity of Oxford has been tested by the Oxfordshire Growth Board.

SECTION 2 – Preparing the Plan

There were approximately 20 comments raised in relation to this section of the Plan. These included representations from the following:

Bloxham PC – Firmly believe that meeting Oxford's needs should not compromise the existing strategy in the adopted Cherwell Local Plan.

Hampton Gay and Poyle PM - Oxford City suffers from an extremely poor transport infrastructure when it comes to ease of access for commuters travelling to their place of work within the city. It always has been the case and by building homes to satisfy the City's shortage remotely/outside of its boundaries will only compound the current and foreseeable travel situation. It appears that Cherwell has 'cherry picked' areas, the A to I list, that could be considered for housing development and then rejected them as a way of saying that deep analysis has been completed to arrive at their conclusion and subsequently remove the areas C through I . These areas should never have been selected for consideration. Cherwell's premise of building the additional homes in a dispersed manner will have a huge effect on existing mature villages and exacerbate the already poor travel infrastructure to Oxford City. It must not be forgotten, it is the City that has a housing shortage especially for its 'key' workers and that for efficiency and cost, homes for these essential workers must be provided in close proximity to their place of work. - An Oxfordshire wide joined up strategy is clearly missing between housing requirements for key City workers and travel infrastructure systems. - To re-emphasize, Housing for 'key' workers supporting Oxford City's human resource requirements MUST be in close proximity to their place of work.

Oxford City Council – Supports the overall spatial strategy, vision and the new spatial objectives as they specifically and positively respond to the issue of meeting Oxford's unmet need. It recognises that the strategy needed to be different to that of meeting the wider district needs. The strategy reflects how important it is for the sites to have a good spatial relationship to Oxford and incorporates essential planning principles which align with those identified and agreed in the joint studies undertaken under the Oxfordshire Growth Board.

Aylesbury Vale DC – Considers the Plan to be sound and that the Duty to Cooperate has been met with regard to cross-boundary issues relating to Aylesbury Vale and Cherwell.

Oxford Green Belt Network – Plan is founded on the assumption of a step change to historic levels of growth in Oxfordshire. It suggests that the long established strategy of diverting growth away from Oxford towards the county towns is no longer feasible. The proposed levels of growth are unrealistic. Arguments for a strategy to divert growth away from Oxford remain as strong as ever. For this strategy to work the Green Belt should be retained in its entirety. The Review cannot be effective without a well-founded spatial strategy for the county.

Other comments include:

- Insufficient certainty that affordable housing will be delivered.
- Oxford's housing need should be met close to the city with better transport connections.
- The preferred locations around Kidlington will increase congestion, result in loss of Green Belt and lead to coalescence between Kidlington, Begbroke and Yarnton.
- The identification of reasonable alternatives should have commenced with a review of settlements with good socio-economic and transport links to Oxford.
- In accordance with the Council's adopted settlement hierarchy development should be directed towards Bicester and Banbury as the top tier settlements and all sites within these should be exhausted before considering development at second-tier settlements which include Kidlington.
- Growth at Bicester has not been rigorously tested.

Officer Response

Officers consider that all reasonable options have been considered. The housing capacity of Oxford has been tested by the Oxfordshire Growth Board. The Council has tested Areas of Search covering the entire district to determine which Areas were not suitable for accommodating Oxford's unmet housing needs and which could deliver the Plan's vision and objectives. Within those Areas identified, all reasonable site options were examined. The consideration of alternatives was informed by evidence, consultation feedback and sustainability appraisal

SECTION 3: Setting the Scene

Approximately 10 comments were made specifically relating to this section. These included representations from the following:

Gosford and Water Eaton PC – It should not be considered a given that Cherwell should provide 4,400 new homes. Of this figure 1410 is proposed in the Parish. This will lead to a 208% increase in the number of houses in the Parish. This is a substantial figure which needs to be fully tested in terms of its impact on the Parish and its residents. The PC believes that housing need should be based on up to date economic forecasting. Brexit has already seen a down turn in EU research funding and a decline in the level of recruitment by the University. An independent review of the economic forecasting should be undertaken which takes these factors into account, as they could affect future housing needs.

Hampton Gay and Poyle PM - 1.The 4,400 homes is completely out of proportion in terms of the existing housing stock/numbers of Kidlington and Gosford, Begbroke and Yarnton. The villages will be swamped and loose the village characteristics that has been developed over many years. 2. The current travel infrastructure from this area to Oxford City is completely inadequate with lengthy rush hour commute times to get to a city desk, hospital or university, etc. place of work. Adding additional housing stock with their associated transport medium to the existing chaotic road network will cause gridlock. 3. Oxford City Council's, 'Oxford needs a gear change to tackle congestion' released last Wednesday 27th Sept. is late into the discussion arena and should have been released/discussed months ago. This is completely unacceptable and bad practise to release an initiative so close to the Cherwell deadline of 10th Oct. 4. Instead of building homes including

schools, GP practices, transport systems in areas A and B, focus must be reapplied to the City area and how to maximise the use of brown and greenfield sites. 5. Oxford City must stop providing additional sites for businesses if it cannot provide enough space for the associated housing requirements. 6. Oxford Parkway, a superb link into London Marylebone, will become a London Commuter station with many of the Cherwell planned developments for Oxford key workers being swamped by workers from the capital with greater spending power/salaries grabbing the local area A and B properties. In the Cherwell Local Plan of July 2017, it is stated on page 12 that this is "a coherent and joined-up plan." COMPLETELY DISAGREE, this plan is anything but a coherent strategy and requires urgent reassessment. All of Oxford's six councils, not just from a Cherwell D.C. perspective, MUST sit down and discuss a way forward to resolve this housing and its associated transport issues as a matter of some urgency. This Cherwell Local Plan will NOT work as it stands

Oxford Green Belt Network – Plan is founded on the assumption of a step change to historic levels of growth in Oxfordshire. It suggests that the long established strategy of diverting growth away from Oxford towards the county towns is no longer feasible. The proposed levels of growth are unrealistic. Arguments for a strategy to divert growth away from Oxford remain as strong as ever. For this strategy to work the Green Belt should be retained in its entirety. The Review cannot be effective without a well-founded spatial strategy for the county.

Other comments include:

- The Plan advocates a challenging strategy and much rests on the deliverability of the locations identified to meet the unmet needs of Oxford. If needs fail to be met then land at Upper Heyford could play a significant role.
- The Plan is predicated on provision of 4,400 houses being needed. This assumption has recently been challenged and is likely to be revised downward significantly.
- Growth should be focussed at Bicester and Banbury in accordance with the Council's settlement hierarchy and spatial strategy.
- The Council has not demonstrated exceptional circumstances to release sites form the Green Belt.
- There is insufficient evidence to suggest that opportunities to increase capacity at existing allocated housing sites have been robustly tested.
- There should be a single housing requirement for the Plan.
- The inability of Oxford to accommodate its spatial planning needs is not just confined to housing. Land to meet economic development needs also has to be addressed by the surrounding districts. The Plan should make provision for large scale logistics operators.

Officer Response

The Oxfordshire Strategic Housing Market Assessment 2014 was produced jointly by all the Oxfordshire councils in accordance with Government guidance and has been scrutinised through the examinations of the Cherwell, Vale of White Horse and (currently) West Oxfordshire Local Plans. It provides a clear understanding of housing needs and remains the most up-to-date, cooperatively produced and robust assessment.

As highlighted in representations, the Government, in September 2017 published a consultation document entitled 'Planning for the right homes in the right places' in which a proposed new methodology for assessing housing need was highlighted.

The basic methodology suggested a simplified method involving three components: a demographic baseline, a modification to account for market signals (the price of homes) and a cap to limit any increase an authority may face when they review their plan. 'Indicative' figures accompanied the consultation to demonstrate what the effect of the methodology could be under the circumstances at that time. These suggested that Oxford's basic needs would be 746 dwellings per annum (2016-2026) and that Cherwell's would be 762 per annum (2016-2026) compared to the need identified in the 2014 SHMA of 1400 per annum (2011-2031) for Oxford (mid-point) and 1,142 per annum (2011-2031) for Cherwell. However, the consultation paper included the following paragraph:

'*46. Plan makers may put forward proposals that lead to a local housing need above that given by our proposed approach. This could be as a result of a strategic infrastructure project, or through increased employment (and hence housing) ambition as a result of a Local Economic Partnership investment strategy, a bespoke housing deal with Government or through delivering the modern Industrial Strategy. We want to make sure that we give proper support to those ambitious authorities who want to deliver more homes. To facilitate this we propose to amend planning guidance so that where a plan is based on an assessment of local housing need in excess of that which the standard method would provide, Planning Inspectors are advised to work on the assumption that the approach adopted is sound unless there are compelling reasons to indicate otherwise. We will also look to use the Housing Infrastructure Fund to support local planning authorities to step up their plans for growth, releasing more land for housing and getting homes built at pace and scale*'

Within the consultation paper were proposed transitional arrangements depending on the stage reached in preparing a Plan. It was suggested that if plan was submitted for examination on or before 31 March 2018 or before the revised NPPF was published (whichever was later), authorities should continue with the current plan preparation. Otherwise, it was suggested that the new standardised method would apply.

The consultation paper stated:

'52. We are also proposing transitional arrangements to set a period of time before which plans would be expected to use the standard method for calculating the local housing need. This recognises that a number of plan makers have already made significant steps in preparing their plan, and we want to encourage them to complete their plan, avoiding further delays and so undermining the delivery of new homes.'

The consultation paper was very clear in its support for authorities seeking to provide more homes than might be required by the draft methodology provided there is a more than the draft figures given in the consultation document, provided there are evidence-based and sound planning reasons for doing so. It was similarly clear that Local Planning Authorities should not hold-up their planning making.

Further consultation of changes to Government policy are expected. On 30 January 2018, the Government's Chief Planning Officer advised,

'NPPF timetable update

We are currently revising the NPPF in order to implement our planning reform package from the housing White Paper, the Planning for the right homes in the right places consultation and the announcements at Autumn Budget. We intend to publish a draft revised NPPF before Easter. We will consult on both new policies from the Budget, and the text of the Framework, to make sure the

wording is clear, consistent and well-understood. Our ambition is to publish a final revised Framework in the summer.'

Local Housing Need transitional arrangements

In our Planning for the right homes in the right places consultation in September we set out that the new standardised method should be used, unless the plan will be submitted for examination on or before 31 March 2018, or before the revised Framework is published (whichever is later). In light of the timetable set out above these transitional arrangements will apply to any plans submitted before the final revised Framework is published.'

In view of the fact that the final, revised NPPF will not be published until the summer (an 'ambition'); that the Council had committed to a two-year review programme for the Partial Review beginning in 2015; that there is agreement among all Oxfordshire councils that Oxford cannot fully meet its own housing needs; and, that all Oxfordshire Councils have committed to Plan for and support the delivery of 100,000 new homes between 2011 and 2031 in the Outline Agreement for the Oxfordshire Growth Deal (by reference to the SHMA 2014 at para. 24), it is not considered that the plan-making process be paused.

It might be considered that a risk for the Council would be for the objectively assessed need to fall significantly later in 2018 and for individual local planning authorities within Oxfordshire to start re-appraising Oxford's level of unmet need and its apportionment. This risk cannot be eliminated but is reduced by the following circumstances:

- the need for additional homes, including affordable homes, and the growth of the Oxfordshire economy will remain as key planning considerations;
- the outline agreement for the Oxfordshire Growth Deal (Appendix 11);
- the expected commitments from West Oxfordshire and Vale of White Horse District Councils in their new Local Plans to fulfil their apportioned housing figures;
- the existing and expected commitments from Vale of White Horse District Council in its existing and new Local Plan to fulfil its apportioned housing figure;
- the commitment between all of the Oxfordshire Councils to the production of a new Joint Spatial Plan and the alignment to that Plan in the commitment to deliver 100,000 homes by 2031 in the Growth Deal Outline Agreement.

Section 4 – Our Vision and Objectives

There were approximately 40 comments relating to this section of the Plan. The majority raised objections to the Plan. The comments included representations from the following:

Gosford & Water Eaton PC – The draft vision gives insufficient consideration to the impact of the proposals on existing communities and the environment. In our community local services are already under strain, and cannot just deliver extra capacity for more residents. It should recognise that meeting Oxford's needs must take account of the impact on the environment and local communities including safeguarding the countryside from encroachment; loss of access to the open countryside for the urban population; removing an established historic leisure facility; removing valuable agricultural land and adding to the parking problems and travel congestion, rather than providing sustainable travel opportunities for the existing and new villagers.

Begbroke PC – Is it vested interests that have shaped this vision? The many objections to the Plan have been ignored by CDC. No confidence that the Council will take any notice of opposition views. The Government is introducing new projections for housing for England. Under these calculations the number of houses Oxford claims it needs falls by over 40%. The Plan should be withdrawn. The Oxford Transport Strategy acknowledges that future housing and employment growth is set to further exacerbate congestion on the A34, the outer Ring Road and other corridors that feed in to the city, unless traffic can be captured before it reaches them. The infirm and shoppers will not be cycling. Catching a bus is not realistic for many people.

Hampton Gay and Poyle PM - We do not support the vision contained within the plan document:

- as it sacrifices local communities and their Green Belt to accommodate the needs of Oxford city, without concern for the wishes of those communities
- by definition the development is to provide commuting homes for Oxford, no consideration is given to how that creates balance and sustainable communities in the villages affected
- we do not accept that development of this scale can be sympathetic to the historic context of the villages or their environment
- clearly development of this scale needs strong connections and transport infrastructure if it is to serve Oxford Commuters but that assumes the basic vision that the village should be sacrificed to help Oxford is accepted which it is not. Also the document does not give enough detail or commitment to developing already overwhelmed transport systems to accommodate this flawed vision
- we accept that development should be well connected to Oxford, if it is to serve the city, but do not accept that proximity is the only factor. Accordingly, investment in transport infrastructure can serve more outlying communities as well as those in the Kidlington/Yarnton/Begbroke area
- we do not believe the vision explains how social/affordable housing for lower paid, key workers for Oxford city will be delivered and reserved for those workers
- we envisage development of this scale will result in unforeseen transport consequences for our Parish, with increased 'rat running' in both directions through Hampton Poyle, worsening an existing congestion/speeding issue. We cannot therefore see how this adds to our Health and Well being

Historic England – welcomes the inclusion of 'historic environment' in SO15 as part of the positive strategy for conserving and enjoying the historic environment.

West Oxfordshire DC state that the Vision is an appropriate vision in principle and sets out a range of important factors. The Strategic Objectives rightly recognise the need for Cherwell to work in partnership with other authorities in delivering Oxford's unmet housing needs. They also recognise the need for transport improvements.

Oxfordshire County Council – The Vision and objectives are supported. The spatial strategy which focuses development on land in North Oxford, Kidlington and along the A44 corridor is fully supported. A number of these locations were identified as potential strategic spatial options for Oxford's unmet needs and assessed through the Growth Board post SHMA strategic work programme, the outcome of which underpins the Growth Board apportionment of unmet need.

Highways England – welcomes the wider local plan objectives which focus on locating development in sustainable locations in the District and in close proximity to facilities and services, including public transport options. Welcome the commitment to a collaborative approach between the county and district councils in facilitating improvements for sustainable transport to access Oxford. We also wish to be part of this collaborative approach.

Kidlington Development Watch - Considers that the growth and the level of housing need are much lower than estimated. They rely on assumptions of high growth in jobs in Oxfordshire requiring many people to move into the county. These projections of jobs growth are exaggerated in order to support funding bids from the Local Enterprise Partnership. Some growth will of course occur. However much of this can continue to be directed away from the City as under the 'country towns' approach which has operated in the past. Indeed, through true co-operation between the Oxfordshire Councils, such an alternative strategy would help to protect the city from over development, would be consistent with the fundamental purpose of the Green Belt, and would be sustainable. In contrast, the expansion of Oxford is unsustainable.

Other comments include:

- Objection to SO17 because the economic growth projections and the 2014 SHMA are obsolete.
- Objection to SO18 as there are no mechanisms to ensure affordability or that the new accommodation will not overwhelmingly be taken by newcomers.
- Objection to SO19 as the infrastructure proposals are merely unjustified and uncosted ideas.
- Oxford's unmet need is unproven
- It would be better to build nearer to places of employment rather than creating satellite settlements and produce more congestion with people having to commute
- Oxford City must have plenty of sites that can cater for their housing requirements.
- SO16-SO19 are in direct contradiction to the 2015 adopted local plan.
- The Consortium broadly supports the vision and objectives of the Partial Review.
- How can Cherwell agree to an unidentified need until that 'housing need' is proven by an EiP for the Oxford Plan.
- Important to provide an appropriate evidence base to justify the level of Oxford's unmet housing needs.

- The 4,400 figure can only be treated as a minimum to ensure the soundness of the plan.
- The SHMA relies on assumptions of high growth in jobs in Oxfordshire.
- The option of trying to force 40% population increase in a largely rural county has not been discussed with the electorate.
- Cherwell has failed to work with the City Council on strategic employment site planning. There is no joined up thinking on how many knowledge –based or technology/science parks are needed.
- Creating extra jobs will increase housing demand without tackling the local need for more affordable housing.
- Cherwell's priority should be for the needs of its local communities.
- The Tripartite welcomes and supports the Council's strategic objectives and spatial planning development approach to meeting Oxford's unmet housing needs.
- The expansion of Oxford is unsustainable. The more it expands the greater damage to the historic city and the greater the loss of Green Belt which protects it.
- Kidlington is now faced with the worst of all outcomes ie massive structural loss of the Green Belt combined with huge housing schemes that are disconnected from Kidlington and offering nothing for the village in terms of place making and regeneration.

Officer Response

Officers have considered the proposed vision and plan objectives in light of the representations made. No change is recommended. The goals of meeting housing needs; supporting the city's economy, universities and its local employment base; and ensuring that people have convenient, affordable and sustainable travel opportunities to the city's places of work, study and recreation, and to its services and facilities are essential to delivering a Plan that truly relates to Oxford's need. The vision's aims are central to achieving sustainable development.

Section 5 – Delivering the Vision and Meeting Our Objectives

Housing Mix, Tenure and Size

Over 30 comments were made on this section. These include representations from the following:

Bloxham PC – Oxford's greatest need is for affordable housing for key workers, people new to the housing market and people working in Oxford's developing science economy. Such housing must have easy access to affordable and sustainable transport options which development close to Oxford would allow. The policy to allocate 50% affordable housing is noted.

Begbroke PC – Councils should identify and bring back into residential use empty housing and buildings in line with local housing and empty homes strategies.

Oxfordshire County Council – The significant need for affordable housing is the driver behind the scale of Oxford's OAN as identified in the SHMA. The Plan seeks to meet the need for key worker housing as both the affordable and market housing mix. The City's definition of key worker housing currently focuses mainly on meeting the needs of those in professional roles. The needs of other key workers in lower paid roles should also be included.

Oxford City Council – Welcomes the target for 50% affordable housing. The City Council's priority for addressing the needs of those on the housing register would be for social rent homes. Supports that 'key worker' housing may be delivered as part of the intermediate affordable housing. The City Council is proposing to take a new approach with the preferred option being an alignment more with income and affordability rather than specific employers or sectors.

Begbroke & Yarnton Green Belt Campaign - The quantum of homes is based on the SHMA 2014 which is now out of date. Publication of a draft standardised methodology for assessing housing needs published in September 2017 indicates a figure 61% lower for Oxford and 50% lower for Cherwell. The Proposed Submission Plan could lead to an oversupply of housing. With this question mark over the OAHN figure Green Belt release cannot be justified. Oxford's housing need is still to be fully and accurately defined through its local plan process. The Inspector's recommendations on the Local Plan envisaged a continuing joint approach whereas Cherwell has forged on alone and sought to defend the Growth Board apportionment. This figure was arrived at on the basis of a rudimentary process of examining sites in isolation through the LUC Spatial Assessment. There is little evidence of other work streams influencing the RAG rating of sites. The figure was not arrived at following SA or HRA work, or any consultation. The Council has not acknowledged the uncertainty associated with the apportionment figure.

Other comments include:

- Number of houses required has been grossly overestimated.
- Vacant properties should be used.
- How many of the new homes will actually be affordable?
- Developers consistently default on their affordable housing quota.
- Most new houses are likely to serve London commuters and buy to let markets.
- Oxford City has consistently failed to develop land for meeting its housing needs.
- SHMA estimates are unjustified.
- Housing figures should be revisited due to publication of Government's consultation document 'Planning for the Right Homes in the Right Places'. It reduces Oxford's needs by 47%.
- Housing densities too high.
- Housing densities too low.
- There is a net need for affordable housing which is not the same thing as a net need for new construction.
- Housing plans for North Oxford will virtually join Oxford with Kidlington. It will become part of Oxford's urban sprawl and lose its unique village identity.
- Strain on infrastructure a concern.
- Support for 50% affordable housing. It is hoped that it can effectively be enforced.
- Need for housing that local people can afford to buy or rent. The intention to build at low densities in desirable locations will not deliver this type of housing.

Officer Response

The many comments on this topic have been noted.

Securing the delivery of affordable housing is critical in helping to meet Oxford's housing needs in the context of the 2014 SHMA and Oxford's Housing Strategy. Officers from the CDC and the City council have been in discussion with a view to agreeing an outline approach for the cross border allocation of housing. The discussions have been broadened out in the context of other Oxfordshire local plans seeking to address Oxford's needs and cooperative work on the Oxfordshire Growth Deal which includes the delivery of affordable homes.

Officers consider that the Plan's approach to tailor the overall need for affordable housing to Oxford's needs to be required and deliverable in the context of evidence including the Plan's viability assessment (evidence doc. PR49). Agreement between the two councils as housing authorities will help ensure timely delivery. The concerns raised in representations about the wider 'affordability' of market housing and the risk that it is not readily available to those working within Oxford go beyond spatial planning issues, but the provision of additional housing would assist movement within the market and officers consider that Policy PR2 - Housing Mix, Tenure and Size would help tailor the new housing to local needs.

In the interest of consistency a proposed focused change includes the addition of the proposed 50% affordable housing requirement to Policy 12b: Sites Not Allocated in the Partial Review.

The Oxford Green Belt

Approximately 20 comments were made on this section. These included representations from the following:

Oxfordshire County Council – Agree that there are exceptional circumstances for removing land from the Green Belt, including the urgent need to provide homes to meet Oxford's significant needs, particularly for affordable homes and the inability of the City to fully meet its own needs within its administrative boundary. Channelling development for Oxford's needs towards other settlements in Cherwell would result in longer distance commuting to Oxford, placing further pressures on the transport network. The new Green Belt boundaries are well defined and can last beyond the plan period.

Hampton Gay and Poyle PM - We do not support the justification for Development in the Green Belt for the following reasons: "Oxfords Urgent and Pressing Housing Need". It is fair to ask whether in the 21st century with fast internet access we require people to travel routinely into employment hubs to work. Clearly there are some workers (teachers, nurses etc) who need to but there appears to have been little thought give to how a burgeoning high-tech centre like Oxford should source its work force. We note that the Oxfordshire Growth Board is supporting housing developments in the Didcot area as well as the West Oxfordshire Garden Village. Surely this makes the case that development close to Oxford is not necessary. "The Clear Inability of Oxford to meet its own housing needs". But the other part is the extent to which Oxford can address this need itself without disturbing the Green Belt. Building on Brown Field sites in Oxford will alleviate many of these issues as well as reducing the issues that relate to commuting. They would also provide a greener solution as people would be more likely to walk or cycle to work than those from outside the ring road. "The absence of sustainable, deliverable and alternative sites". This is simply not correct. There is a lot of land within the Oxford ring road system that could be developed. To say that it is Green Belt ignores the fact that the land proposed for development is nearly all Green Belt. "The opportunity to create

a sustainable joined up vision for the whole of the north Oxford/Kidlington/A44 corridor area". This single statement effectively incorporates the seven statements which precede it - other than the one that relates to Woodstock. This key statement is thus repetitive and we address it here. Many of the statements leading into this key one are not actually the basis for Exceptional Development in the Green Belt. ("relationships between existing site..."; "unique place shaping of land in the vicinity of the Begbroke Science Park and the Oxford Canal"; "improvement to transport infrastructure in the north Oxford/A44/A4260 corridor"; "strengthening of Kidlington village centre related to sustainable transport improvements"; and" the opportunity for improvements to the quantity and quality of new public open space, green infrastructure and recreation facilities and in terms of access to the countryside". Clearly this is an aspirational afterthought sought to partially justify the proposed development. The "unique place shaping" comment is especially risible. However, there are many ways that such a vision could be created without the proposed development. Piecemeal encroachment onto the Green Belt in eight different locations seems a poor basis for such a vision.

Other comments include:

- Strong disagreement that 'exceptional circumstances' exist.
- The Plan is contrary to para 14 of the NPPF. It is also contrary to the twelve core land use planning principles set out in para 17 of the NPPF. Plan is also contrary to guidance in the NPPG.
- Green Belt should be considered as an entity or system not as a collection of individual land parcels.
- Green Belt is a permanent designation
- The overall level of growth is unnecessarily high. Alternatives to development in the Green Belt are available.
- The Green Belt was set up to safeguard the countryside from the City spreading into neighbouring countryside and to preserve the historic setting of the historic city.
- Traffic congestion will increase
- Kidlington is not the right place to build large estates. Yarnton and Kidlington have long histories as villages and do not deserve to be swallowed up in a great anonymous conurbation.
- Development could be located on sustainable sites identified elsewhere in the District rather than Green Belt.
- Traffic congestion and parking already a major problem.
- Why not adopt a Cambridge approach. Whilst taking areas of existing Green Belt create new Green Belt further out.
- The number of houses required has been grossly overestimated.
- The proposed developments contravene the five purposes of the Green Belt as set out in the NPPF.
- The proposals will remove the vulnerable Kidlington Gap.
- CDC is ignoring all aspects of their adopted Local Plan Part 1.
- Green Belt land is widely used for recreational purposes.
- Greater potential for flooding.
- The P&R is not feasible as no bus lane could be implemented due to bottlenecks.
- Shutting Sandy Lane is preposterous.

- There are far better sustainable sites which could make a whole new community.

Officer Response

The national importance given to the protection of designated Green Belts and the 'high bar' set for the removal of land from the Green Belt through Local Plan demonstration of 'exceptional circumstances' has necessarily been a fundamental principle of Plan preparation. The 'exceptional circumstances' test is different from the Development Management test of 'very special circumstances' for 'inappropriate' development within the Green Belt.

Officers have reviewed whether its examination of reasonable alternatives remains robust in the light of representations. The view remains that Areas of Search, other than Areas A and B, are unsuitable for the accommodation of the additional development required to meet Oxford's needs. The Council's approach to assessing exceptional circumstances has also been discussed with its Green Belt consultants in the context of comments made. A re-appraisal of the approach and options is not required. The exceptional circumstances set out at paragraph 5.17 of the Proposed Submission Plan are robust.

Transport Infrastructure

Approximately 30 comments were made on this section. These included representations from the following:

Begbroke PC – The proposed bus lane along the A44 is physically and financially impossible due to the restrictive widths of railway and canal bridge crossings plus the underpasses at Peartree Interchange. The rapid transit route will only be viable with Government funding. These improvements cannot be used to justify large scale housing development adjacent to the A44.

Oxfordshire County Council – The Plan generally aligns with LTP4 and the Oxford Transport Strategy. Whilst the proposed sites score highly in terms of sustainability, it should be recognised that there are high levels of traffic congestion in southern Cherwell and north Oxford which need to be remedied. The highway improvements within the highway boundary that are detailed in the Infrastructure Schedule are supported. The proposals would improve on existing, and provide new, pedestrian and cycle infrastructure between existing and new sites and ensure that the developments and infrastructure complement the LTP and corridor studies.

Highways England – Welcome policies and proposals that incorporate measures to reduce traffic generation at source both through good location and by facilitating and encouraging more sustainable travel behaviour. Note that the Plan seeks to locate the majority of development on land designated as Green Belt but that Cherwell District Council considers the circumstances to be exceptional. We would highlight the risk that if Green Belt development is not permitted it may need to be allocated elsewhere, which could potentially have a far more onerous impact on the highway network than is predicted. Nevertheless consider that if 4,400 dwellings are delivered in the plan period (in addition to the developments already committed in the Cherwell Local Plan) then there could be a significant impact on the operation of the SRN and the importance of the accurate assessment of this impact needs to be emphasised. Welcome the location of development in relatively close proximity to Oxford along key radial routes. There is the potential for frequent, high quality sustainable transport connections from the additional development sites to the Oxford urban

area. Should these not be in place then we consider that the traffic impact upon A34/A44 Peartree Interchange arising from the additional development is likely to be intolerable. We note that the PR does not appear to propose any highway infrastructure improvements to support the development proposal, only public transport infrastructure. However, the residual impacts are yet to be fully understood, as are any mitigation measures that may be a consequence of them.

Note that 1,180 dwellings have been put forward as extensions to the northern edge of the Oxford urban area. Extensions to the urban area could be considered suitable locations for development provided good accessibility to existing services and facilities exists and necessary supporting infrastructure (including public transport services) can be provided. Although we welcome the proximity to existing and planned sustainable transport infrastructure, we consider that the extensions proposed could affect the A34/A44 Peartree Interchange, the A34/Oxford Road junction and potentially M40 Junction 9. We note that the remaining 3,220 dwellings have been allocated to sites adjacent to Kidlington, Begbroke, Yarnton and Woodstock. Whilst some of these sites are located further away from the Strategic Road Network, it is likely car trips from these sites to Oxford will route via the A34/A44 Peartree Interchange and that a number of longer distance trips could also route via A34/A44 Peartree Interchange as well as the A34/Oxford Road junction. We consider that whilst some of the sites may have less of an impact on the strategic road network due to their size and/or proximity, the cumulative impact could be significant and it is recommended that an assessment of this impact is undertaken.

Other comments include:

- A significant number of the representations raise the issue of the existing traffic congestion problems in the area which will only be exacerbated by the proposed development.
- The proposed development will increase A34 use and congestion.
- References to the Oxford to Cambridge corridor are contradictory.
- The Expressway will be in direct competition with the rail link. This is contrary to the sustainable transport policies.
- Emissions will increase. No concern is shown about air quality.
- There are no adequate policies to assist in the necessary transition to the use of ULEVS.
- If development was concentrated along the two railway lines, commuters could access the centre of Oxford and towns /cities further afield without using the car.
- New transport infrastructure is needed to deal with existing needs. It does not model the impact of the additional houses.
- Plans currently unfunded.
- Begbroke and Yarnton will not be served by RTS and will suffer increased traffic.
- Strong objection to the closure of Sandy Lane.
- There are no buses from Begbroke to Kidlington.
- No mention is made of measures to encourage people to refrain from owning cars, such as promoting and providing space for car-sharing clubs.
- The planned new railway station seems to have very restricted access and no parking provision.
- No safe way to cycle to work.

Officer Response

Whilst the proposals for development within the Plan undoubtedly affect a challenging area of the district in transport terms – the interface with Oxford with main transport corridors (A44/A4260) into the city; connections with the A34 and A40; congestion at the Wolvercote, Cutteslowe and Peartree roundabouts and associated air quality issues, it is the view of officers that they represent the best opportunity for maximising the use of sustainable transport, reducing the reliance on the private car, ensuring high levels of accessibility to Oxford's places of employment, its universities, its services and facilities, and developing communities that are well-connected to Oxford.

Officers, with the Council's transport consultant, have worked in cooperation with Oxfordshire County Council from early stages of plan preparation through regular liaison meetings, through issue specific meetings at key stages of evidence preparation which resulted on the joint commissioning of transport modelling, understanding of the plan's effect on local and strategic road network, the identification of transport mitigation measures and culminated on the **joint sign-off of** the Transport Assessment supporting the plan. District and County officers met with Highways England at key stages of transport evidence and plan preparation.

In cooperation with the County Council, development locations were selected based on a 'lowest transport impact' basis, appraised through an iterative stage of model testing.

The County Council's proposals for rapid transit routes and strategic cycleway improvements within the Plan's growth area, its strategy for providing Park and Ride facilities further away from the city to encourage early 'modal shift', and its desire to improve traffic movements along both the A4260 and A44, integrate well with proposals for development immediately to the north of Oxford and along the A44 and provide clear opportunities. The aspirations of the Kidlington Masterplan SPD to improve sustainable connectivity within the wider Kidlington / Begbroke / Yarnton area are also informative.

Alignment with the Oxford Transport Strategy, contained within the County Council's Local Transport Plan, has been a central theme of the Plan. Highways England's view that if Green Belt development were not to come forward, land allocations elsewhere could potentially have a far more onerous impact on the highway network is illustrative of the appropriateness of the proposed strategy in transport terms, notwithstanding the highway capacity challenges that endure.

The representation from Highways England has been considered by the Council's transport consultant and discussed at a meeting attended by Highways England and the County Council.

Officers from the three authorities discussed the effect of the plan on the M40 J9, A34 and A34 junctions and agreed that the main residual issues are concentrated upon the Peartree interchange which suffers from peak traffic congestion even without growth from the Partial Review.

The Plan's concentrated focus on sustainable travel helps to minimise additional impacts and there is an understanding that implementation would need to include improvements to bus services operating through the Peartree interchange and Loop Farm roundabout. There is agreement with the highway authorities that junction 'microsimulation' work may need to be taken forward once there is greater certainty over the precise nature of development.

Through the Growth Board, the Oxfordshire councils have reached an Outline Agreement with Government for an Oxfordshire Growth Deal. Subject to agreement on a required Delivery Plan, it

will commit the Government to a 5 year (2018-2023) £250m funding package which includes addressing the transport infrastructure requirements of growth to 2031. This is in the context of the Oxfordshire councils committing to delivering 100,000 homes (2011-2031) in line with the need identified in the SHMA 2014. The Partial Review's sustainable transport mitigation package is included in the emerging Growth Deal under 'North Oxford All Modes Corridor Improvements'.

It is the view of officers that the Plan's proposals represent the most sustainable approach to addressing the local highway issues. There is clear alignment with the County Council's policies and programmes as Local Highway Authority. Strategic highway schemes have been identified in the Oxfordshire Infrastructure Strategy which will ensure countywide coordination and form the basis for funding bids. Officers will continue to work closely with the County Council and Highways England to secure investment for the transport improvements including strategic funding such as from the Growth Deal and Local Growth Fund, funding from developer contributions and from the capital programmes of the relevant authorities.

The Plan, its sustainability and its deliverability do not depend on the provision of a railway halt/station. Land is safeguarded to assist with a longer term aspiration following discussions with the site promoter (site PR8) and initial exploratory discussions with the rail industry.

Officers from the county and district councils are agreed that the potential closure of Sandy Lane to vehicular traffic would not affect the operation of the Strategic Road Network, that modelling evidence shows that Langford Lane operates under capacity and could absorb displaced vehicular moments; and, that modelling shows that the A40-A44 link road (highlighted by West Oxfordshire District Council) is not required to deliver the growth in the Partial Review. Officers recommend that Sandy Lane's potential closure, aligned with the implementation of rapid transit routes, is retained within the Plan to maximise the potential for the use of sustainable transport, to create a high quality 'green link' between Begbroke/Yarnton and Kidlington, to achieve a high quality of development within site PR8 and to assist Network Rail with the closure of the level crossing for safety reasons.

The potential closure of the Sandy Lane level crossing has been discussed with and welcomed by Network Rail. It has also been agreed to introduce a minor amendment to the Plan requiring consultation with it on the development brief for site PR8 in part to avoid the pedestrian/cycle/wheelchair use of the Yarnton Lane/Green Lane as a preferred route that might lead to more intensive use of the level crossing thereon. It has been agreed that the Plan's proposals do not materially lead to increased vehicular traffic over the crossing. Nevertheless, Network Rail wishes to explore its potential for closure. The closure of both Sandy Lane and Yarnton Lane level crossings would be of significant benefit to Network Rail in terms of health and safety, journey times and rail capacity.

Overall, having reviewed all the comments submitted, officers are of the view that a change is not required to the plan's strategy for transportation but that the focused changes would improve the final document in light of detailed comments made.

General Comments

Approximately 50 general comments were made on Section 5 of the Plan. These included representations from the following:

Gosford and Water Waton PC -1410 new house are proposed within the Parish. This represents 32% of the total allocation and would lead to a 208% increase in the number of houses within the Parish. It would lead to the removal of nearly 100Ha of land from the Green Belt, 12% of the total Green Belt in the Parish. This would result in a substantial reduction in the Green Belt at the narrowest point between Gosford and Water Eaton, Kidlington and Oxford. The impact of this level of development on the environment, community and infrastructure of the Parish will be substantial.

Not convinced that the negative effects on the road network can be adequately mitigated and there is insufficient evidence that infrastructure improvements can be delivered. The proposal will lead to the substantial loss of countryside; increase the pollution to the area, impact on recreational facilities and on the landscape wildlife and historic environment. Furthermore, are not convinced that the figure of 4400 is justified or appropriate for meeting Oxford's Unmet Needs. Not convinced that the spatial strategy as put forward is the most appropriate nor will it be deliverable without major impacts on the existing community and environment.

The draft vision gives insufficient consideration to the impact of the proposals on existing communities and the environment. To achieve balanced communities, the needs of the existing villages, and their villagers, need to be taken into account. Local services (schools, transport, parking, and medical centres) are already under strain. An additional 4400 houses in Cherwell (1410 of which are in the Parish) together with further growth at Banbury, Bicester and Upper Heyford will put further pressure on the transport network through our Parish and exacerbate the problem. Additional land will be required, in some cases, to provide additional transport infrastructure whether this is road improvements, bus lane or cycleways. This will result in further development and urbanisation within the Parish and the destruction of further Green Belt/green spaces.

Hampton Gay and Poyle PM - Regarding the Strategic Objectives noted on page 7 of the Submission Plan summary document: -SO16: clearly District, City and County Councils need to work together. However do not agree with this objective as it makes no consideration of the needs and wishes of the Kidlington/Yarnton/Begbroke communities that are being fundamentally sacrificed in respect of their Green Belt and historical/environmental contexts. It makes no reference to the priority that should be attached to the city re-evaluating all opportunities to provide housing for key workers within the city itself. -SO17: as noted above, we do not accept that meeting Oxford's needs is the only consideration to support economic growth in Oxford and Cherwell. Developing local communities with local residents working in local businesses, or in the digital age utilising outlying operations of Oxford centric organisations, should be considered. That approach could consider sites across Cherwell (and Oxfordshire) not just the Kidlington/Yarnton/Begbroke area, representing a dilution and dispersal of the currently proposed intense developments. -SO18: clearly this is an important objective for meeting the needs of Oxford's key workers but we do not agree with it as drafted as it makes no consideration of a priority to re-evaluate opportunities within the city to house such workers, does not consider outlying areas for remote workers as suggested for SO17 above, nor has any reference to guaranteeing how new housing will be reserved for Oxford's key workers and not London commuters from Oxford Parkway. -SO19: this objective is ok as far as it goes but it does not consider developing transport strategy across Cherwell and Oxfordshire to make

Oxford more accessible from developing existing transport links in outlying areas. Implicit is the assumption that transport development is by reference only to the proposed Kidlington/Yarnton/Begbroke developments.

Vale of White Horse DC - welcome the approach taken by Cherwell District Council to deliver the agreed apportionment of un-met housing need for the district, and that this is to be delivered on sites which are demonstrably close to Oxford city.

Oxfordshire County Council – Content relating to rights of way and access to the countryside is supported. The attention that is given to green infrastructure (GI), landscape and biodiversity in the plan and the detailed guidance that is given to these items within the individual site allocation briefs is supported. Although section 5.141 recognises that infrastructure necessary to support planned developments must be provided in a timely manner, no specific reference is made the need for health promoting infrastructure, such as community facilities, walkways and cycle paths to be provided from the outset or as near to the start of the development process as possible.

Oxford Preservation Trust – If it is eventually determined that there are exceptional circumstances sufficient to justify land being taken out of the Green Belt, then some compensation land should be provided, which provides publicly accessible green space & improves biodiversity, together with measures to ensure that this is permanent. In addition, higher contributions put towards enhancement of existing Green Belt & any new local areas of permanent open space.

Other comments include:

- How can green space be improved when houses are to be built on existing Green Belt and a golf course has to be relocated?
- The claim of strengthening Kidlington village centre is wholly unrealistic.
- These proposals benefit Oxford City but are to the detriment of the residents of Yarnton and Begbroke.
- There are no exceptional circumstances to develop in the Green Belt.
- Concerns raised about deliverability of the proposed sites within the timescale of the Plan.
- The figure for new employment is grossly overestimated.
- Broad support for Vision and Objectives.
- Increased risk of flooding.
- The Council needs to reassess the overarching spatial strategy.
- Reassessment of the Green Belt release sites is required.
- The proposed allocations allow for no flexibility if additional need is identified or if sites are delayed.
- The strategy should provide for the allocation of a portfolio of sites at sustainable settlements, notably the service villages.

Officer Response

The varied comments received have been noted and have been considered in reviewing the soundness and legal compliance of the Plan. Many of the representations repeat comments made

under other sections and policies in the Plan and the officer comments applicable to those sections apply equally here.

Policy PR1 – Achieving Sustainable Development for Oxford's Needs

Over 750 comments were received in relation to this policy. The vast majority raised objections. Comments included representations from the following:

Hanwell PC - The plan substantially overstates Oxford's total housing need and does not satisfactorily identify the amount that Oxford might not be able to meet. Oxford is capable of accommodating all or almost all of it by switching land earmarked for business to housing instead. It is therefore premature for Cherwell to even start the process of accommodating it.

Gosford & Water Eaton PC - Concerned that the figure of 4400 homes of which 1410 (32%) are within the Parish area is not appropriately justified given the impact on the Green Belt, the environment and infrastructure. Not convinced that this level of development can be delivered with the necessary transport and other infrastructure and without detrimental impact on both existing residents and those of the new communities. It is difficult to see how the proposals are consistent with some policies of the existing Development Plan, notably Policy ESD13 of the adopted Local Plan, in terms of the impact on local landscape character. By increasing visual intrusion and harming the local landscape these development proposals would be contrary to these policies. Policy ESD15 seeks to respect an area's unique built, natural and cultural context. Development on the scale proposed which will increase the number of houses within the Parish by 208% will not secure this goal. Similarly, for the reasons set out above in terms of impact on local communities and the environment the proposals would not achieve sustainable development and would not be consistent with the NPPF.

Kidlington PC - Until the Oxford City local plan has been examined & completed, the exact level of unmet need is uncertain, due to the mismatch between the 2031 date in the SHMA, & the 2036 date in the Plan. The Government's recent "Planning for the Right Homes in the Right Places" document on how OAN should be calculated means both Oxford & CDC's Partial Review Plans (CPRLP) will be subject to the new guidance. Thus, revisions may be required to update the 2014 SHMA. The Government indicate that both CDC & Oxford have overestimated the level of new housing required, & significantly less growth is needed. It is premature to make decisions on the Partial Review Plan, which only concerns accommodating Oxfords unmet need, until the Authorities have progressed to accurate conclusions on an updated OAN for Oxford.

More detailed work is essential to determine the up to date OAN for Oxford City, & to maximise the use of land within the City boundary for new housing. The scale of unmet need can then be properly established. The Oxford Growth Board needs to consider afresh the distribution of newly calculated unmet need between the neighbouring authorities, giving greater weight to the importance of avoiding the release of Green Belt (GB) land in Cherwell in particular, where studies have confirmed that existing GB land performs an essential GB function in terms of the NPPF. Until these processes have been completed, PR1 cannot be proven to be justified or in accordance with the NPPF in relation to the permanence of GB. PR1 provides an unacceptable starting point for the remainder of the Plan, & is premature in advance of up to date research. The scale of growth proposed at 4400 dwellings is too high & needs to be reduced in order to better achieve sustainable development. The

Parish Council considers that any further development will lead to detrimental effects on the community and environment.

Hampton Gay and Poyle PM - Policy PR1 is flawed as it implicitly accepts without question the requirement to deliver these houses, which we have challenged elsewhere. However, the use of the term "sustainable development" is frustrating as there is no clear evidence that these developments will meet any nationally acceptable sustainability criteria.

Oxford City Council - Welcomes that the Partial Review makes provision to accommodate sustainable development to deliver the Cherwell apportionment (as agreed by the Oxfordshire Growth Board) of 4,400 homes, in full & by 2031 (Policy PR1). The lead-in time for such large sites is noted in the Growth Board memorandum, & as such it seems appropriate to prepare the trajectory with a delivery start date of 2021 as the plan also supports earlier delivery where possible. Encourages earlier delivery where possible on the sites allocated in the Partial Review, & is keen to continue the positive joint working & enhanced collaboration as the sites progress towards more detailed design & delivery.

Kidlington Development Watch - Object to the proposal for 4,400 homes in Cherwell to meet Oxford's needs. The 4,400 figure is not justified because it is based on the discredited calculations of the Oxfordshire SHMA which have been heavily criticised since they were made public in early 2014. The existence of Green Belt, as provided for in the NPPF, is a reason not to meet assessed need and the Council should have considered this in its assessment of alternatives. In the recent (Sept 2017) Government consultation "Planning for the right homes in the right places", the method proposed by DCLG in the consultation, which includes uplifts to account for affordability, results in an annual housing need for Cherwell of 762 (compared with 1142 in the SHMA) and for Oxford City of 746 (compared with a range of 1200-1600 in the SHMA). We note that the Oxfordshire SHMA deemed that no uplift for economic growth was necessary for Oxford City even on the most optimistic scenario. The new DCLG figures indicate that the SHMA numbers for both Districts are excessive as we, and others, have consistently argued since they were published. Oxford's need and its ability to accommodate it, has not yet been tested through a local plan examination. Its local plan is under preparation and is due to be submitted in December 2018. The new DCLG method is intended to apply to plans submitted after March 2018 so should apply to Oxford's local plan. It would clearly be premature for Cherwell to plan now to meet Oxford's unmet need on the basis of any number higher than 746 per annum. To plan for more would run the serious risks of over-allocating land and unnecessarily damaging the Green Belt. The Council's definition of "Sustainable Development" is elastic. It means whatever the Council chooses it to mean. Interestingly it is not defined in the glossary. In policy PR1 the Council even chooses to say what is included in the definition "for the purpose of the Partial Review". The use of the phrase in this plan is meaningless. We object to the proposal for 4,400 houses in the Green Belt as it is not sustainable because it would mean that: traffic problems would get much worse, public services and other infrastructure would be even more stretched, open countryside in the Green Belt, which is intended to be permanent, would be sacrificed for ever. Countryside walks and views would be lost to local residents in Kidlington, Begbroke and Yarnton who do not have the benefit of local parks, and for whom the countryside is currently a substitute. Natural habitats would be destroyed. The natural environment will be a major causality. Loss of habitat and increased recreational use of the green spaces that remain will stress and endanger wildlife. We think that the Council's contention that the development will result in a

net increase in biodiversity is implausible and not supported by evidence. Environmental quality and quality of life for existing residents will suffer as air, noise and light pollution would increase.

Other comments include:

- Objection to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable, Oxford should do more to meet its own needs.
- In light of the Government's consultation on its new approach to housing assessment, CDC should halt the current process and reassess its figures before continuing.
- The SHMA is discredited.
- It is premature to make decisions on the Partial Review. The Plan should be halted until the Oxford City Local Plan has been completed.
- The apportionment of 4,400 houses can only be treated as a minimum.
- Sufficient flexibility needs to be built in to the Plan to provide for contingency.
- There are no exceptional circumstances to develop in Green Belt.
- Unused property and land in Oxford should be developed first before destroying the countryside.
- The additional traffic has not been factored in to this Plan.
- There is no evidence that the proposed Rapid Transit route will either deliver the required numbers nor be a practical solution at rush hour.
- Without a cheap, effective, reliable and convenient public transport scheme, the linkage between homes in Kidlington and jobs in Oxford fails.
- The villages do not have the infrastructure to support this expansion.
- Oxford City Council has been allocating land in the City for employment instead of for housing. It has ignored the impact on surrounding Districts and failed in the Duty to Cooperate.
- Housing development on this scale is not justified in the Green Belt.
- The University and colleges could do much more with their property in the City rather than building on Green Belt.
- Unfair that Oxford will protect its own Green Belt and green spaces but expects the surrounding areas to destroy their Green Belt and green amenities for their enhancement.
- The character of Yarnton and Begbroke will be destroyed.
- Natural habitats and wildlife would be destroyed.
- Houses will be bought by London commuters.
- Increased traffic congestion.
- Green Belt is a permanent designation.
- Development cannot be guaranteed to provide truly affordable housing.
- Housing allocations in the Kidlington Gap should be removed.
- No consideration of the Kidlington Master Plan.
- The densities proposed are too low.
- All infrastructure should be provided before the development is complete.

Officer Response

These wide ranging comments have been noted. However, officers consider that this policy is 'sound' and no changes are proposed.

Policy PR2 – Housing Mix, Tenure and Size

Approximately 40 comments were made on this policy. These included representations from the following:

Gosford and Water Eaton PC - Supports the overall approach to providing high levels of affordable housing. How will affordable housing be defined so that it is truly affordable for those in need? The same affordability problems exist for residents of Gosford and Water Eaton as for those in Oxford. The Plan should ensure that new affordable housing is equally available to residents in Gosford and Water Eaton. It is important that affordable housing is delivered in accordance with the policy and not watered down as a result of developer pressure. Appropriate mechanisms need to be in place to secure the affordable housing in perpetuity. Providing housing for key workers is welcomed however how this will be made is unclear in the policy and would welcome explicit and secure inclusion. In the case of market housing there is concern that an appropriate mix is provided and not just executive homes. The mix of housing type is not set out in the policy. In addition, are concerned that buy to let landlords may purchase market housing, making it less affordable.

Kidlington PC - There needs to be greater detail in the Policy & supporting text (or an Appendix) regarding how affordable housing will be defined & delivered such that it continues to remain affordable for all local residents working in Oxford. Further details should also be given on the mix of market housing type and how key worker housing will be provided. There are concerns that CDC housing clients might be displaced from the Housing Waiting List by Oxford clients.

Oxford City Council - The City Council's priority for addressing the needs of those on the housing register would be for social rent homes. Welcomes the ongoing dialogue with CDC planning & housing colleagues, to discuss delivery of affordable housing at the sites allocated through the Partial Review, & particularly the allocations policy for rented affordable housing. It is envisaged that these discussions will culminate in an agreed strategy or process for allocating nomination rights to the City Council for those on its housing register. It is supported that 'key worker' housing may be delivered as part of the remaining 20% intermediate affordable housing. Proposing to take a new approach to this issue & not using the term key worker in its emerging policy approaches in the Oxford Local Plan; the Preferred Options proposes an approach aligned more with income & affordability rather than specific employers or sectors.

Other comments include:

- Insufficient certainty that affordable housing will be delivered.
- What is the definition of 'affordable housing'?
- 80% of market value is not affordable.
- There is no visible process for how the affordable housing allocation will work in practice.
- Within the definition of affordable housing specific allowance should be made for key workers employed by the University and Colleges.

- Nomination rights for rented property should be in the control of CDC.
- No provision for people living in CDC who are employed in Oxford.
- A proportion of the housing needs to be allocated for people living in Kidlington, Gosford, Yarnton and Begbroke who are also affected by inflated house prices in the area.
- No visible process for nomination rights.
- There is no agreement on the mix of housing that is required.
- Only land owned by the University should afford key worker status to university staff.
- Policy exclusively promotes self-contained dwellings. The opportunities represented by purpose built HMOs and cohousing have been overlooked/excluded.
- Policy could be expanded to allow provision of employer funded housing and student housing.
- No reference to the need for care homes and nursing homes.
- Criterion for self-build/ self-finish units should be removed.
- Policy requires more flexibility to allow housing mix to be determined on a site by site basis, and a departure from policy where adequate justification and evidence is submitted as part of individual planning applications.
- Concern that Oxford University and its colleges may be exempted from any infrastructure contributions through charitable exemption.

Officer Response

Securing the delivery of affordable housing is critical in helping to meet Oxford's housing needs in the context of the 2014 SHMA and Oxford's Housing Strategy. Officers from the two Councils have been in discussion with a view to agreeing an outline approach for the cross border allocation of housing. The discussions have been broadened out in the context of other Oxfordshire local plans seeking to address Oxford's needs and cooperative work on the Oxfordshire Growth Deal which includes the delivery of affordable homes.

Officers consider that the Plan's approach to tailor the overall need for affordable housing to Oxford's needs to be required and deliverable in the context of evidence including the Plan's viability assessment (evidence doc. PR49). Agreement between the two councils as housing authorities will help ensure timely delivery. The concerns raised in representations about the wider 'affordability' of market housing and the risk that it is not readily available to those working within Oxford go beyond spatial planning issues, but the provision of additional housing would assist movement within the market and officers consider that Policy PR2 - Housing Mix, Tenure and Size would help tailor the new housing to local needs.

In the interest of consistency a proposed focused change includes the addition of the proposed 50% affordable housing requirement to Policy 12b: Sites Not Allocated in the Partial Review.

Policy PR3: The Oxford Green Belt

This policy received the most comments of any in the Plan. Over 850 comments were made, the vast majority of which raised objections. Comments included representations from the following:

Gosford and Water Eaton PC - 95% of the land within the Parish is within the Green Belt. The plan as proposed allocates 3 significant sites for housing and removes 2 others from the Green Belt. In total,

this involves the removal of nearly 100 hectares of land from the Green Belt within the Parish Council's area which represents 12% of Green Belt in the Parish. This loss will occur in the narrow gap between Gosford and Water Eaton Parish and the village of Kidlington with north Oxford reducing the separation substantially leaving very little undeveloped land between the settlements. It will result in the urbanisation of Gosford and Water Eaton Parish with a 208% increase in the number of houses within the Parish. Noted that in the Green Belt Study (April 2017) all the site allocations in the Parish were identified as "High" or "Moderate High" in terms of harm to the Green Belt from their release for development. Indeed, of all the sites considered in the study within Gosford and Water Eaton the majority are also given a "High" or "Moderate High" ranking. It is clear that releasing this land for development of 1410 dwellings will lead to the coalescence or near coalescence of Kidlington, Gosford and Water Eaton and Oxford. The remaining gap is heavily dominated by transport infrastructure (railways and major roads) and therefore does very little to preserve any real sense of openness which is a key function of Green Belt policy. With such a narrow gap it will be much more difficult to retain any real sense of separate identity for Gosford and Water Eaton and for Kidlington. Would also highlight a clear inconsistency in the way Cherwell District and Oxford City have approached the review of Green Belt sites as part of their Local Pan process. Both authorities have carried out Green Belt Studies using the same consultants (LUC) and the same methodology which assesses the harm associated with releasing sites for development. In the Oxford City Council – Background Paper Preferred Options on Housing Needs and Supply June 2017 it states on page 5: "On balance, the proposed policy approach in the Local Plan is to exclude from the site allocations process any sites or parcels which would have a "high" harm or "moderate high" harm impact. These sites are therefore not to be taken forward for further consideration. By contrast all the sites allocated by Cherwell in Gosford and Water Eaton are scored "moderate high" or "high". This is a fundamental inconsistency in the approach adopted and begs the question as to whether Oxford City have really considered all options for development within the City boundary to an equal extent as within Cherwell. In our view this throws further doubt on the appropriateness of the figure of 1410 houses for Gosford and Water Eaton. In conclusion our view is that development of the three sites in the Parish for 1410 dwellings will fundamentally undermine the key purposes of the Green Belt and should not be permitted to go ahead.

Kidlington PC - Delete references to removal of sites PR3c, PR3d, PR6a, PR6b, PR8 from the Green Belt. Exceptional circumstances have not been demonstrated in relation to the scale of need that should be accommodated in Cherwell District. All the proposed sites are categorised as scoring high or moderate/high in importance in the GB study, in respect of preventing neighbouring towns merging into each other (See Figure 4.3 Oxford Green Belt Study 2015). They should be excluded from further consideration for new development & consistent with the findings of the Oxford City Preferred Options Local Plan. The Cherwell GB study 2017 downgrades the importance of some of the sites & scores land south of the railway & land west of Kidlington high in terms of harm. Substantial reduction of the GB is wholly incompatible with the strategic need for a GB. The effects of the planned allocations would be to reduce the width of the GB between the expanded settlement of Oxford & Kidlington to less than 1Km in places, in a location where much of the intervening gap is occupied by transport infrastructure. Exceptional circumstances have not been demonstrated in relation to the scale of need that should be accommodated in Cherwell District. All the proposed sites are categorised as scoring high or moderate/high in importance in the GB study, in respect of preventing neighbouring towns merging into each other (See Figure 4.3 Oxford Green

Belt Study 2015). They should be excluded from further consideration for new development & consistent with the findings of the Oxford City Preferred Options Local Plan. The Cherwell GB study 2017 downgrades the importance of some of the sites & scores land south of the railway & land west of Kidlington high in terms of harm. Substantial reduction of the GB is wholly incompatible with the strategic need for a GB.

Begbroke PC – Do not agree that there are exceptional circumstances for developing in the Green Belt. Have no confidence that the Green Belt will be sustained and that land adjacent to Begbroke Lane will not be proposed for future development. Our residents do not want organisations or other landowners with vested interests to destroy our pleasant environment to satisfy their own interests.

Yarnton PC - Policies PR8 & PR9 propose removal of land from the Oxford GB. This is not consistent with National Policy and is unsound. The 'exceptional circumstances' justifying its removal para 5.17 (p66) are largely implausible. The Plan shoehorns in a number of homes close to Oxford City without regard to the identities of Yarnton & Begbroke & without effective infrastructure.

Hampton Gay and Poyle PM - Policy PR3 is flawed as it sets out to allow for exceptional changes to the Green Belt. 3. Most of the proposals violate a key Green Belt purpose. On page 2, the second of these is stated to be 'to prevent neighbouring towns merging into one another'. Several of the sites, if developed, would directly contravene this purpose.

Weston on the Green PC - Objection to Options A and B as National Planning Policy states that a local planning authority should regard the construction of new buildings as inappropriate in GB. There are no exceptional circumstances for development in the Green Belt.

Wolvercote Neighbourhood Forum - Do not consider that the policy of building on the Green Belt has been based on an "objectively assessed" housing need, and therefore it has not been positively prepared nor justified. We question whether any housing to meet the unmet housing need should be built on the Green Belt without first exploring other ways of meeting Oxford's housing needs, for example by Oxford City Council using land within its boundaries for housing rather than for employment, and building homes at a higher density. The Government has recently put forward a new way of calculating objectively assessed housing need and this suggests that housing needs and therefore unmet housing needs have been wrongly calculated and overestimated. Oxford City Council has not yet prepared a local plan (it is only at the Preferred Options stage) so there is currently no estimate of how much housing it can provide itself and so the unmet need cannot be accurately determined. Proposing to build more homes under these circumstances is irresponsible and makes the plan unsound. Do not support building on the Green Belt. A new community could be built on an existing brownfield site at Shipton on Cherwell quarry. The transport infrastructure could not cope with the additional traffic which building new homes on the Green Belt north of Oxford would bring.

West Oxfordshire DC - Exceptional circumstances have been demonstrated to justify the release of sites from the GB, including sites for housing to help meet Oxford City's unmet housing needs, and sites for necessary transport infrastructure. It is clear from the evidence base for Cherwell's proposed submission plan and from the Oxfordshire Growth Board evidence base that the release of sites from the GB is necessary to deliver the scale of housing required in a sustainable manner. It is important to consider the relationship of sites with Oxford and consider how well they contribute to

helping meet Oxford's needs. The proposed housing sites to be released from the GB relate well to Oxford and to proposed or existing transport infrastructure.

Oxfordshire County Council - The removal of the Water Eaton Park & Ride (P&R) site from the Green Belt (site PR3d) is a positive step and is strongly supported by OCC.

CPRE - The SHMA is explicit that Authorities are not expected to meet OAN (Objectively Assessed Need) in full if e.g. it would necessitate Green Belt development. It has been the unforced choice – not the requirement – of Oxfordshire's Councils to agree to meet the SHMA need in full despite wide swathes of Oxfordshire being GB and AONB. It is therefore incumbent on Councils to take on each other's' "unmet need" if it would otherwise require GB land to be released. As shown, Oxford's unmet need is very far indeed from being quantified or crystallised, but, if it were, it would be the duty of other Councils to assist Cherwell in meeting its part of that need without releasing GB land, not least by assisting Cherwell to understand how to do so within its own borders. There is no evidence that this has been attempted. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

Kidlington Development Watch - Object strongly to the proposal to remove land from the Oxford Green Belt. The Green Belt around Kidlington is mainly pleasant and unspoilt countryside with many well-used footpaths and 'green spaces'. It is much appreciated and enjoyed by large numbers of local residents. Kidlington does not have many green spaces within it, and no park, and the surrounding Green Belt helps to compensate for this. The submission document does not sufficiently take into account the recently adopted Kidlington Masterplan SPD which is written on the basis that the surrounding Green Belt remains fundamentally unchanged. In particular we draw attention to the objective to strengthen Kidlington's distinctive character of a 'village set in the landscape' and the objective to 'protect and enhance Kidlington's landscape and biodiversity assets'. Above all, the Green Belt exists to protect the historic city of Oxford from the effects of over-development as is acknowledged in the adopted Cherwell Local Plan. Government guidance states that Green Belt is a permanent designation and that the existence of Green Belt is a reason not to meet objectively assessed need in full. It also states that unmet housing need is not a reason for building in the Green Belt. Cherwell Council has made no allowance for this in the submission plan. All of the Green Belt around Kidlington contributes to the purposes set out in the NPPF as has been shown in local studies. Government guidance and Cherwell's existing policy to protect the Green Belt should be upheld.

Other comments include:

- Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.
- In light of the Government's consultation on its new approach to housing assessment, Cherwell DC should halt the current process and reassess its figures before continuing. If or when the process does continue, housing development on this scale is not justified on Green

Belt sites around Kidlington, Yarnton and Begbroke and alternative sites in the district should be reassessed.

- A more thorough Green Belt Review is required which should include a full assessment of the sites against the five purposes of the Green Belt. The additional work needs to explore and justify why the Council has chosen to pursue development at these Green Belt sites which will see the coalescence of three existing settlements over other more suitable development options.
- Green Belt should be preserved at all costs.
- Exceptional circumstances have not been demonstrated.
- The Plan should focus on regenerating and recycling of land within Oxford, increasing densities and prioritising affordable housing over employment sites.
- Plan is not consistent with CDC's adopted Local Plan policies.
- Plan will create urban sprawl. One of the purposes of the Green Belt is to prevent urban sprawl.
- Plan is not consistent with NPPF and Government policy.
- Green Belt preserves green spaces that are greatly appreciated and enjoyed by local residents.
- Housing allocations in the Kidlington Gap should be removed.
- Up to date statistics should be used.
- No development unless infrastructure is provided.
- There is unused land in Oxford which could be developed.
- Roads and infrastructure will be overwhelmed.
- Support for the principle of the revision of the Green Belt boundary.
- If PR3d is removed from the Green Belt it could open the door for other development on the Parkway site.
- The amount of Green Belt to be removed in such a small area is disproportionate.
- CDC should restart their Partial Review once Oxford City's housing need has been properly examined and when Cherwell does this it should have due regard for the importance and functions of the Green Belt.
- The alternative County Town strategy should be adopted to disperse both housing and economic growth throughout the county.
- Cherwell need to repackage and represent the need for a strategic review of the Green Belt and also take a comprehensive approach to include University and inward investor needs given that the prospect of a further Green Belt review is unlikely for a generation.

Officer Response

The national importance given to the protection of designated Green Belts and the 'high bar' set for the removal of land from the Green Belt through Local Plan demonstration of 'exceptional circumstances' has necessarily been a fundamental principle of Plan preparation. The 'exceptional circumstances' test is different from the Development Management test of 'very special circumstances' for 'inappropriate' development within the Green Belt.

Officers have reviewed whether its examination of reasonable alternatives remains robust in the light of representations. The view remains that Areas of Search, other than Areas A and B, are

unsuitable for the accommodation of the additional development required to meet Oxford's needs. The Council's approach to assessing exceptional circumstances has also been discussed with its Green Belt consultants in the context of comments made. A re-appraisal of the approach and options is not required. They are of the clear view that the exceptional circumstances set out at paragraph 5.17 of the Proposed Submission Plan are robust

Policy PR4a – Sustainable Transport

Approximately 70 comments were received relating to this policy. These included representations from the following:

Network Rail - Any development which would result in a material increase or significant change in the character of traffic using these rail crossings should be refused unless, in consultation with Network Rail, it can either be demonstrated that the safety will not be compromised, or where safety is compromised serious mitigation measures would be incorporated to prevent any increased safety risk as a requirement of any permission.

Highways England – Transport Modelling - With the enhanced transport improvement package, modelling shows that the links on the A44 corridor appear to be approaching or over-capacity in 2031 for both morning and evening peak hours, while some junctions along these corridors are predicted to be experiencing delay. We understand that two packages of strategic off-site transport improvements were tested. There is a lack of clarity regarding the schemes included within these model runs (including those discussed in the PR such as a new rail station at Yarnton/Kidlington, the conversion of the A34/A44 Peartree Junction to signal controlled, the severing of Sandy Lane, the A40/A44 link road and the mode shift to cycling). Further clarity is sought on details of model infrastructure inputs in this regard. We note that following the implementation of PR development there are predicted to be capacity issues along the A34 and at M40 Junction 9. It is not fully clear whether or how the operation is predicted to worsen when compared to the Do Minimum scenario. It is requested that a more comprehensive set of outputs is provided to enable HE to assess the impact of the PR development on the SRN and to assess whether the proposed transport improvement measures sufficiently mitigate those impacts. Furthermore, we are unaware of any more detailed junction modelling that has been undertaken. It is recommended that junction-specific models are used to assess the operation of the SRN both without development and with development and the proposed infrastructure measures. In connection with this, sensitivity testing should be carried out for scenarios in which the provision of infrastructure that would affect the SRN is/ is not included.

Consider that if 4,400 dwellings are delivered in the plan period (in addition to the developments already committed in the Cherwell Local Plan) then there could be a significant impact on the operation of the SRN and the importance of the accurate assessment of this impact needs to be emphasised. It should be noted that the development sites away from urban centres may not benefit from some of the existing urban sustainable transport options available. It is therefore important that sufficient sustainable transport solutions are provided to/from the development in these areas to ensure the impact of additional traffic on the network is minimised where possible. Welcome the intention to prepare Transport Assessments and Travel Plans to support all development identified to meet Oxford’s unmet housing need.

West Oxfordshire DC - Transport and infrastructure are key issues and growth in Cherwell needs to be looked at cumulatively with growth in West Oxfordshire. The two local planning authorities share the A44 corridor, and this together with the A40 feeds into the congested Wolvercote roundabout. Growth in Cherwell and West Oxfordshire may have implications for northern Oxford and for the A34. The impact of the A44 corridor needs to be carefully considered, and it is vital that both districts work together with the County Council to bring forward the proposed A40/A44 link together with improvements to the A44. Consideration should be given to improving rail links by providing a new station at Begbroke. The two Councils should work together on the delivery of their Infrastructure Delivery Plans. Policy PR4a provides an appropriate framework for this to happen. Agree with the expectation that strategic developments will be expected to provide proportionate financial contributions towards necessary infrastructure and services.

Oxford City Council - The strategy seeks to locate development so that it is well connected to Oxford & supports the city's economy (Policy PR4a); & in addition it seeks to offer people convenient affordable & sustainable travel opportunities to the city's places of work, services, & facilities; These guiding principles are all welcomed.

Begbroke PC - Sandy Lane: Vehicles travelling to and from Kidlington and other destinations frequently use this road. Closure will have a major impact on Begbroke, Frieze Way, Langford Lane and the A4260. Oxfordshire County Council wish to divert traffic from the Kidlington, south bound A4260 along A4095 to A44 and continue through Begbroke. The proposed P&R at Campsfield Rd will again cause further traffic problems. This will cause further problems in Begbroke with attempting to cross the A44 and cause even further delays at Wolvercote and Cutteslowe Roundabouts. This does not even account for the 4500 houses. It will cause further problems in Begbroke with attempting to cross the A44 and cause even further delays at Wolvercote and Cutteslowe Roundabouts. This does not even account for the 4500 houses. Traffic problem pictures are shown of Langford Lane with an event held at Blenheim adjacent to proposed P&R and Campsfield Rd, Langford Lane and Parking Places at Oxford Technology Park. Key commuter routes including Sunderland Avenue and Banbury Road more congested

Gosford and Water Eaton PC - North Oxford suffers from "high levels of congestion and delay" and there are Air Quality Management Areas across the whole city as a whole and on a small section of the Bicester Road due to high levels of pollution. The Parish Council considers that 4400 new homes (with 1410 in the Parish) will exacerbate these problems further and is not convinced that the transport measures set out are deliverable and will address these problems. Gosford and Water Eaton is criss-crossed by the main major highways (A34, A44 and A4165) bringing commuters and visitors to the City. Additional houses allocated within the Parish, and at Begbroke, Yarnton, Woodstock and Kidlington as well as further afield at Banbury and Bicester will all generate extra traffic which will be channelled through the Parish. Whilst the Parish welcomes the proposed transport improvements in the Plan it remains unconvinced that sufficient funding exists or can be secured to deliver these improvements. Even with these changes in place the transport pressures in this area will remain. Appendix 4 provides a list of transport infrastructure improvements to support the growth proposed. Noted that whilst many of these are considered "Critical", costs/funding are to be confirmed. It is unclear whether these improvements will indeed secure the necessary funding. In addition, many of these schemes require developer funding for implementation which are clearly yet to be secured. There needs to be a much clearer link between the transport improvements and new

developments. Development should not go ahead until critical infrastructure is in place. Do not consider that Policy PR4 will achieve sustainable development, nor will it be effective in delivering the necessary improvements over the Plan.

Hampton Gay and Poyle PM - Policy PR4a is somewhat bizarre. It is clearly a requirement that the proposed development should require the delivery of affordable and sustainable transportation into Oxford. However, those of us who have lived in villages and towns north of Oxford for tens of years see no evidence yet of any such delivery. Surely it should be incumbent on the Council to demonstrate its ability to provide a better system to fit current needs prior to promising a wonderful and untested and, as yet, unplanned system that will support the requirements after the new houses have been built.

Hanwell PC - A new railway station 'between Kidlington and Begbroke is extremely unlikely to be deliverable. Plans for additional housing in North Oxford/South Kidlington should be put on hold until the Oxford to Cambridge Expressway route is settled, the East West railway is re-opened and the full extent of the expansion of Bicester is agreed, with its possible new transport infrastructure.

Wolvercote Neighbourhood Forum - Existing roads approaching the north of Oxford are already at full capacity in peak periods. Highway improvements to be effective need to be more extensive than we have experienced so far and it is unrealistic to expect that they will be implemented in the necessary time scale in the present economic climate. Even if adequate improvements are planned there will be a mis-match between the speed of development and the rate of their completion. Buses approaching from out of city Park and Ride facilities will be unlikely to cope with all the increased demand resulting from the 4,400 dwellings planned much closer to the city. The developments proposed by Cherwell District Council to the north of the city seem to ignore the fact that the majority of the employment sites are to the south east of the city. It does not make sense to build in these northerly areas, simply encouraging workers to cross the city by car. In addition, the policy does not appear to take account of the likely effect on the roads of building on the Northern Gateway site, with thousands of employees and hundreds of residents. Policy relies heavily on the implementation of the County Transport Plan. If this is not completed on time, the increase in traffic in north Oxford will just lead to even more congestion than already exists. The policy seems to ignore the fact that many people still prefer to drive their cars.

Canal & River Trust - The canal provides a direct link into Oxford. The canal towpath is an important traffic free route for walking / cycling for both leisure and utility walkers and could provide linkages between the urban areas and for access to local facilities such as schools / train stations. The towpath would also aid in providing a safe, convenient and attractive walking and cycling network to promote health and well-being, consistent with the aims of the NPPF. The Trust would note that the towpath width is restricted and there may be structures, pinch points and narrow sections of canal towpath, such as adjacent locks, within the District which may be a challenge in terms of increased usage and integrating with other towpath users, visitor moorings and anglers.

Other comments include:

- References to the Oxford to Cambridge corridor are contradictory. The Plan supports the existing rail link (between Bicester & Oxford) & onwards (to Milton Keynes, Bedford & Cambridge) but also supports the Expressway that would be in direct competition, probably

preventing the completion of the rail link or making it extremely costly in subsidy. This is contrary to the sustainable transport policies.

- If development was concentrated along the two railway lines (e.g. Shipton Quarry), commuters could access the centre of Oxford & towns/cities further afield without using the car.
- The road network is already heavily congested. The problems will be significantly worse with the proposed developments.
- Congestion will increase problems of air pollution.
- To reduce stress, congestion and numerous accidents on the local highway systems, more housing needs to be built closer to where the jobs are so that local residents can feasibly walk, cycle or use buses to get to work.
- The A44 through Woodstock and the A4095 in Bladon are operating at peak levels of around 70 to 75%. Major planned developments will substantially increase local traffic, private and otherwise, and this has not been factored into the overall Plan. Consequently, these local highway systems will not be able to cope with or sustain themselves with the massive combined developments planned in Cherwell and West Oxfordshire.
- Improving bus services to Oxford mainly rely on Oxfordshire CC subsidies which have recently been removed from many routes leading to withdrawal of services. Even if the frequency of buses was improved, the journey time into the city will increase, as there will inevitably be more traffic on the roads. The rapid transport network that is due to be ready by 2035, is a long way from being approved, or funded, let alone built.
- No mention is made of measures to encourage people to refrain from owning cars, such as promoting and providing space for car-sharing clubs.
- The most appropriate means of achieving sustainable transport arrangements has yet to be the subject of detailed study. It may be that when the effects of a proposed development upon the local highway network are assessed it will determine that some of these measures are no longer appropriate, or indeed that other measures should be prioritised.
- The Plan fails to provide adequate infrastructure. There are no costings or new ideas. There is no evidence that these plans are deliverable
- The costs, sources and identification of funding are not shown.
- No up to date evidence of a traffic or planning assessment.
- The Plans for new transport infrastructure deal with the existing needs and do not model the impact of the additional 4,400 houses.
- Plans will cost millions of pounds and are currently unfunded.
- The Rapid Transit System will not serve Begbroke and Yarnton.
- Sandy Lane provides a valuable and well used link between Begbroke, Yarnton and Kidlington. There is no public transport option to link these villages.
- The traffic increase will compromise road safety.
- There is no way that tripling the size of a village will only lead to a 1.2% increase in traffic.
- Expanding cycleways will not be effective.
- It should be made clear that all new developments must provide a number of ULEVs and charging points and car clubs. Parking spaces in residential areas should be limited to ULEVs and visitors
- The Park and Ride is not feasible.

- The relocation of the P&R site from the Airfield to the Begbroke site should be considered.
- The planned new railway station seems to have very restricted access and no parking provision.
- The Plan does not comply with NPPF paragraphs 29 and 30 in terms of delivering sustainable transport and reducing congestion.
- The Transport Assessment is not based on any feasibility study and so is optimistic about what can be achieved.
- The current infrastructure does not support the current traffic requirements encouraging the use of 'rat runs' through all the villages.
- There are no proposals for any form of innovative car free developments.
- The evidence base has failed to sufficiently consider investment in rail/exploitation of existing rail assets despite investment in the East-West rail project. A thorough exploration of the reasonable alternatives is required.
- There has been no analysis to give any confidence that the public transport improvements will meet the extra demand and achieve a significant modal shift away from private transport.
- There is no safe way to cycle to work.
- Bus operators – general support received.
- Development should not go ahead until critical infrastructure is in place.

Officer Response

Whilst the proposals for development within the Plan undoubtedly affect a challenging area of the district in transport terms – the interface with Oxford with main transport corridors (A44/A4260) into the city; connections with the A34 and A40; congestion at the Wolvercote, Cutteslowe and Peartree roundabouts and associated air quality issues – it is the view of officers that they represent the best opportunity for maximising the use of sustainable transport, reducing the reliance on the private car, ensuring high levels of accessibility to Oxford's places of employment, its universities, its services and facilities, and developing communities that are well-connected to Oxford.

Officers with the Council's transport consultant have worked in cooperation with Oxfordshire County Council from early stages of plan preparation through regular liaison meetings, through issue specific meetings at key stages of evidence preparation which resulted on the joint commissioning of transport modelling, understanding of the plan's effect on local and strategic road network, the identification of transport mitigation measures and culminated on the joint sign-off of the Transport Assessment supporting the plan. District and County officers met with Highways England at key stages of transport evidence and plan preparation.

In cooperation with the County Council, development locations were selected based on a 'lowest transport impact' basis, appraised through an iterative stage of model testing.

The County Council's proposals for rapid transit routes and strategic cycleway improvements within the Plan's growth area, its strategy for providing Park and Ride facilities further away from the city to encourage early 'modal shift', and its desire to improve traffic movements along both the A4260 and A44, integrate well with proposals for development immediately to the north of Oxford and along

the A44 and provide clear opportunities. The aspirations of the Kidlington Masterplan SPD to improve sustainable connectivity within the wider Kidlington / Begbroke area are also informative.

Alignment with the Oxford Transport Strategy, contained within the County Council's Local Transport Plan, has been a central theme of the Plan. Highways England's view that if Green Belt development were not to come forward, land allocations elsewhere could potentially have a far more onerous impact on the highway network is illustrative of the appropriateness of the proposed strategy in transport terms, notwithstanding the highway capacity challenges that endure.

The representation from Highways England has been considered by the Council's transport consultant and discussed at a meeting attended by Highways England and the County Council.

Officers from the three authorities discussed the effect of the plan on the M40 J9, A34 and A34 junctions and agreed that the main residual issues are concentrated upon the Peartree interchange which suffers from peak traffic congestion even without growth from the Partial Review.

The Plan's concentrated focus on sustainable travel helps to minimise additional impacts and there is an understanding that implementation would need to include improvements to bus services operating through the Peartree interchange and Loop Farm roundabout. There is agreement with the highway authorities that junction 'microsimulation' work may need to be taken forward once there is greater certainty over the precise nature of development. Through the Growth Board, the Oxfordshire councils have reached an Outline Agreement with Government for an Oxfordshire Growth Deal. Subject to agreement on a required Delivery Plan, it will commit the Government to a 5 year (2018-2023) £215m funding package which includes addressing the transport infrastructure requirements of growth to 2031. This is in the context of the Oxfordshire councils committing to delivering 100,000 homes (2011-2031) in line with the need identified in the SHMA 2014. The Partial Review's sustainable transport mitigation package is included in the emerging Growth Deal under 'North Oxford All Modes Corridor Improvements'.

Officers have updated the Plan's infrastructure schedule attached to the proposed Schedule of Focused Changes and Minor Modifications. Upon approval of the schedule, it would comprise part of the proposed changes to the Plan. The updates take into account additional information provided by the County Council. It is the view of officers that the Plan's proposals represent the most sustainable approach to addressing the local highway issues. There is clear alignment with the County Council's policies and programmes as Local Highway Authority. Strategic highway schemes have been identified in the Oxfordshire Infrastructure Strategy which will ensure countywide coordination and form the basis for funding bids. Officers will continue to work closely with the County Council and Highway England to secure investment for the transport improvements including strategic funding such as from the Growth Deal and Local Growth Fund, funding from developer contributions and from the capital programmes of the relevant authorities.

The Plan, its sustainability and its deliverability do not depend on the provision of a railway halt/station. Land is safeguarded to assist with a longer term aspiration following discussions with the site promoter (site PR8) and initial exploratory discussions with the rail industry.

On more detailed matters, officers from the county and district councils are agreed that the potential closure of Sandy Lane to vehicular traffic would not affect the operation of the Strategic

Road Network, that modelling evidence shows that Langford Lane operates under capacity and could absorb displaced vehicular moments; and, that modelling shows that the A40-A44 link road (highlighted by West Oxfordshire District Council) is not required to deliver the growth in the Partial Review. Officers recommend that its potential closure, aligned with the implementation of rapid transit routes, is retained within the Plan to maximise the potential for the use of sustainable transport, to create a high quality 'green link' between Begbroke/Yarnton and Kidlington, to achieve a high quality of development within site PR8 and to assist Network Rail with the closure of the level crossing for safety reasons.

The potential closure of the Sandy Lane level crossing has been discussed with and welcomed by Network Rail. It has also been agreed to introduce a minor amendment to the Plan requiring consultation with it on the development brief for site PR8 in part to avoid the pedestrian/cycle/wheelchair use of the Yarnton Lane/Green Lane as a preferred route that might lead to more intensive use of the level crossing thereon. It has been agreed that the Plan's proposals do not materially lead to increased vehicular traffic over the crossing. Nevertheless, Network Rail wishes to explore its potential for closure. The closure of both Sandy Lane and Yarnton Lane level crossings would be of significant benefit to Network Rail in terms of health and safety, journey times and rail capacity. Overall, having reviewed all the comments submitted, officers are of the view that a change is not required to plan's strategy for transportation but that the focused changes and minor modifications would improve the final document in light of detailed comments made.

Policy PR4b – Kidlington Centre

Less than 20 comments were made in relation to this policy. These included the following representations:

Kidlington PC - The Policy is confined to addressing transport and movement issues, while the need is for far wider changes to improve the vitality, viability, scale and quality of services in the village centre. The adopted 2016 Kidlington Masterplan deals with these in more detail, but is limited to matching the restrained local growth anticipated in the adopted CDCLP. If substantial new strategic developments are encouraged in the local area, it is essential that the village centre is assisted to both protect its valuable function in the light of competing new destinations, and to genuinely secure enhancements, rather than accept them if they are offered, as the current Policy suggests.

Other comments include:

- Kidlington has a vital and thriving village centre which is important to the identity of the village. It is a crucial feature of the Kidlington Master Plan. This must be supported and protected by CDC over the impact that major new housing areas and competing commercial development will have upon the High Street. Investment will be required and there is no delivery plan specified for feeding into the Kidlington Master Plan, including ways of accessing the amount of investment needed.
- Support in principle for this policy but would point out that the Kidlington Masterplan refers, in relation to the village centre, to more than just transport but also about improving the vitality, scale and quality of services in the village. The Masterplan was written to meet the needs of the village, as it currently exists. If development takes place in Yarnton and

Begbroke then there will be potential competing centres and as there is less proposed development in Kidlington itself it is difficult to see how proposals in the Masterplan will be funded.

- There is no need to strengthen Kidlington centre through transport improvements. Kidlington is served very well by buses which travel into the centre of Oxford, Headington hospitals and Woodstock. This is not an exceptional circumstance for the development of the Green Belt.
- Concerned about the vitality and viability of Kidlington Village Centre if the proposed developments take place, in the proposals there are sites that have been identified for small local centres which will include retail units, cafes/restaurants, community buildings and opportunities for leisure facilities. With the extra retail and café units it will put a strain on existing businesses in the village. Urge Cherwell District Council to carry out a study into the impacts of the proposed developments on the vitality and viability of Kidlington Centre and to ensure that the Kidlington thrives as a village centre once the development is completed.
- It is difficult to see that this policy will achieve any of the positive investment necessary. The Policy is confined to addressing transport and movement issues, while the need will be for far wider changes to improve the vitality, viability, scale and quality of services in the village centre.

Officer Response

These comments have been noted. However, officers consider that this policy is 'sound' and supports the themes and objectives of the adopted Kidlington Masterplan SPD. No changes are proposed.

Policy PR5 – Green Infrastructure

Approximately 20 comments were made in relation to this policy. These included representations from the following:

Historic England – Welcomes the policy.

Hampton Gay and Poyle PM - Policy PR5. The phrase to deliver "a consolidated and integrated approach to green infrastructure" is a wonderful but tenuous ambition. We do not believe that CDC sees this as a key aim and we find it hard to see how it will be achieved under the current proposals

BBOWT - Welcome the inclusion of a Green Infrastructure (GI) policy to compliment the already existing and adopted Green Infrastructure policy ESD17 from the adopted Cherwell LP 2011-2031, Part 1. Concerned about the lack of a county-wide strategy to identify, protect and enhance GI networks and recommend that the Council continues to work in partnership with the other Oxfordshire Councils with a view to develop a GI strategy for Oxfordshire in the future.

Sport England - Sport England welcomes the Council's references throughout the document and policies requiring developers to include open space, outdoor sport and recreation. However, Sport England is concerned that the Council has yet to publish its evidence base in relation to playing fields and outdoor sports provision and built sports facilities.

Oxford City – Welcomes the sensitive consideration of Cutteslowe Park.

Other comments include:

- The loss of countryside and green space will damage or obliterate what are currently rich and diverse wildlife and habitats. This cannot be compensated by 'wildlife corridors' and nature reserves as the Plan proposes.
- No evidence of how net biodiversity gains and GI etc. will be provided and funded.
- Proposed development will destroy or significantly damage the landscape.
- Potential damage to the Oxford Canal Conservation Area and the biodiversity value of the canal corridor.
- Proposals will increase air pollution.
- Heritage assets will be harmed.
- North Oxford Golf Course is a bio-diverse landscape. It is needed for health and wellbeing.
- Housing allocations in the Kidlington Gap should be removed.
- There are limits to the extent to which the development sites are able to deliver GI measures, based on environmental suitability, long term viability and land ownership.
- Unnecessary duplication with the GI requirements within each strategic development policy.
- Policy wording too restrictive.
- Policy should recognise that not all trees on site are suitable for retention.

Officer Response

The comments received have been noted. Support for the policy is welcomed. Officers consider that this policy is 'sound' and no changes are proposed.

Policy PR6a – Land East of Oxford Road

Approximately 180 comments were received in relation to this policy. The vast majority raised objections. These included representations from the following:

Gosford & Water Eaton PC – Allocation should be deleted and the land retained as Green Belt. This development will result in the loss of agricultural land (48Ha) and a highly valued local landscape which is used by local residents for recreation. Adding 650 houses will lead to a substantial reduction in the gap between Oxford and Kidlington and urbanisation of Gosford and Water Eaton. It will have a major impact on transport infrastructure in particular on the already heavily congested Oxford Road. The Parish considers that traffic from this development will increase congestion further. It is not clear how the transport improvements including new bus lane (and/or cycle lane provision) can be implemented without further problems for Oxford Road residents who already suffer from congestion, delay, air pollution and vibration caused by passing lorries/buses. In the Green Belt Study (April 2017) this site was categorised as "High" in terms of harm to the Green Belt from its release for development. The PC concurs with this view and considers that it would significantly erode the gap between Kidlington and Oxford, especially in combination with removal of the Park and Ride site from the Green Belt. This would result in continuous development up to the railway/A34. This will lead towards the coalescence of Gosford/Water Eaton/Kidlington and Oxford. The area has no easily definable boundary to the east which raises further concerns about how development may be contained in the long run. Affordable housing should be available to residents of the Parish.

Kidlington PC - Development of these sites would significantly narrow the important open countryside gap between Oxford and Kidlington, effectively creating the perception that Kidlington was not a separate village community, but a suburb of Oxford. Evidence does not demonstrate that exceptional circumstances exist to justify a release from the Green Belt, where background studies confirm that both sites are of high importance to the integrity and function of the Green Belt. Would aggravate existing local congestion and air quality issues, and adversely impact on movement between Oxford and Kidlington. The open character of the agricultural land east of Oxford Road forms part of the wider landscape which provides an important setting on the approach to Oxford.

Wolvercote Neighbourhood Forum - Development here will result in a high risk of harm to the Green Belt, according to the LUC Cherwell Green Belt Study (April 2017). To prevent the coalescence of Oxford and Kidlington these sites should not be developed. One of the purposes of the Green Belt is to prevent the coalescence of settlements. Development will harm the existing views of open countryside from Cutteslowe Park. There are other possible sites that have not been given sufficient consideration. This plan is also not justified because it is likely to fail to provide for the unmet housing need. The proximity to the station makes it far more likely that unaffordable expensive homes will be built for the benefit of commuters to London. It is unlikely that development would result in a net biodiversity gain (as required under PR6a clause 11) because Green Belt land would be destroyed by development. The policy is not consistent with national Policy, as it proposes to build on Green Belt, when NPPF outlaws the use of such land to meet unmet housing need when this is accurately determined.

Historic England - The site "Land East of Oxford Road" should not be taken forward without an assessment of the significance of St Frideswide Farmhouse, the contribution of its setting to that significance, and the likely impact of proposed development on that significance.

Oxford City Council – Supports this policy. The City Council supports the analysis that the area south of the A34 is perceptually part of the city of Oxford & that the recent developments at Oxford Parkway Station & Water Eaton Park & Ride reinforce this impression. We consider that this area links more clearly & effectively as part of the urban area to the south than to the rural area beyond. In sustainability terms, the area benefits from being adjacent to existing communities, frequent public transport links into the city, local facilities & services provided in Cutteslowe, Summertown & beyond, & proximity to the planned employment opportunities at Northern Gateway. Improving these existing links & facilities to support residents of the new housing is an efficient and effective way to secure their delivery.

CPRE - Government Policy and the Public Interest both require the GB to be permanent unless truly exceptional circumstances necessitate consideration of release. Oxford unmet need is not an exceptional circumstance, firstly because it has not been defined and secondly because there are ample reasonable alternatives to accommodate it. The LUC GB study was conducted on flawed principles and should be given little weight. Cherwell have cited no other exceptional circumstances which hold any water – and their primary arguments – proximity to Oxford – is in fact a key argument for GB retention rather than release. If at some future time an Oxford “unmet need” has been shown to exist and satisfactorily quantified, and if that requires any allocation to Cherwell, there are alternatives available to the District other than releasing GB land and therefore none should be released.

BBOWT - Have some concerns that 40 dwellings/ha might not allow sufficient space for meaningful green infrastructure such as large native street tree planting within the built-up areas.

Begbroke & Yarnton Green Belt Campaign - There is no proper justification for altering the Green Belt boundaries from where they currently stand. Object to the removal of land described as PR6a, PR6b, PR7a and PR7b from the Green Belt due to the importance of these sites in maintaining the gap between the villages of Begbroke, Yarnton and Kidlington to Oxford City.

Kidlington Development Watch - While we object to any release of land in the Green Belt including the allocated sites, we have a further concern relating to the possible overall location of land for housing in the event that any or all of the allocated sites are confirmed for development in any adopted plan. PR6a, 6b, 7a, and 8, the land areas allocated specifically for residential development (i.e. not the total site areas) are approximately 50% higher than would be necessary to accommodate the stated number of houses at the net densities specified. For example the largest site (PR8) for 1950 houses at 45dpha net should require 43.3ha, whereas the allocation is for 66ha, which is over 50% larger. The definition of net density is not specified in the plan though it usually includes access roads, parking, incidental open space and play areas. There are separate allocations for schools and a local centre, so it appears that the areas allocated specifically for residential development are significantly too large. Given the desirability of this land to developers, there is a clear risk that permission could be sought for significantly higher numbers of dwellings over and above the intended provision, resulting in even greater environmental harm and pressure on infrastructure. We are therefore concerned about the provision in PR12a (para 7) that should more than 4400 houses be built this will be taken into account in meeting Cherwell's own need, which would appear to be an incentive to the Council to approve higher numbers than set out in this plan."

Other comments include:

- Inappropriate development in the Green Belt.
- Site forms a key gap separating Oxford from Kidlington (the Kidlington Gap).
- Site meets all five purposes of the Green Belt.
- Loss of attractive open farmland.
- Will seriously harm the character and setting of St Frideswide Farmhouse.
- Proposals not consistent with NPPF.
- Proposed new Green Belt boundary is not a clear, defensible, permanent boundary.
- Development will lead to urban sprawl.
- Location close to Oxford Parkway will make housing attractive to London commuters.
- Policy needs to acknowledge that connectivity between areas of Oxford is already poor.
- Key worker housing should be required.
- Developers will not deliver 'Key Delivery Requirements'.
- Traffic in North Oxford is already severe.
- Severe pressures on other services including health and education.
- Concern about impact on Cutteslowe Park.
- Loss of wildlife habitats.
- Target density should be increased.
- Cherwell Valley landscape will be compromised.
- Oxford's identity is closely linked to its size and setting in the surrounding landscape.

- Consortium strongly supportive of allocation.
- There is an obvious need for more housing in the area.

Officer Response

The many objections to the development of this site, and the comments on the proposed policy, are noted. Officers remain of the view that the proposed allocation is sustainable and deliverable in view of the evidence. Recommended focused changes include minor changes to the area of land required for primary school use and detailed clarifications and amendments in response to comments received.

Historic England has requested some minor changes to the wording of requirements relating to the historic environment in this and other site policies which are included in the proposed focused changes. It also indicated in its representation that site PR6a should not be taken forward without an assessment of the significance of St. Frideswide Farmhouse, the contribution of its setting to that significance, and the likely impact of proposed development on that significance. However following a visit to the site and further discussion, Historic England confirmed that such an assessment was not required at this stage, but requested minor rewording of point 15.

Policy 6b – Land west of Oxford Road

Over 220 comments were made in relation to this policy. The vast majority raised objections. These included representations from the following:

Gosford & Water Eaton PC - The North Oxford Golf Course comprises: "an important buffer feature on the urban edge, limiting perception of the city, and helps to maintain the gap with Kidlington." Building 520 houses on this area will significantly reduce the gap between Kidlington and Oxford where it is already at its narrowest. The Golf Course is an extremely important leisure facility which has existed for 110 years. It is highly valued by the local community and well used. Strongly object to it being developed for houses. The Parish questions the viability and practicality of moving the Course given the considerable expense and disruption which will result. Traffic from this development will increase congestion further. It is not clear how the transport improvements including new bus lane can be implemented without further problems for Oxford Road residents who already suffer from congestion, delay, air pollution and vibration caused by passing lorries/buses. In the Green Belt Study (April 2017) this site was categorised as mostly "High" or "Moderate High" in terms of harm to the Green Belt from its release for development. Concur with view and consider that it would significantly erode the gap between Kidlington and Oxford, especially in combination with removal of the Park and Ride site from the Green Belt and also site PR3c. This would result in continuous development up to the railway/A34. This will lead towards the coalescence of Gosford/Water Eaton/Kidlington and Oxford. There is well established tree cover on the site including many TPO trees which could be impacted by this development.

Kidlington PC - This site would perform as urban extensions to Oxford, physically linked to existing communities. Development of these sites would significantly narrow the important open countryside gap between Oxford and Kidlington, effectively creating the perception that Kidlington was not a separate village community, but a suburb of Oxford. The combination of both sites, either side of the Oxford Road, currently provides a valued area of unlit open green space, and a distinct

break in development between the City and surrounding villages, along a major entrance corridor to Oxford. Evidence does not demonstrate that exceptional circumstances exist to justify a release from the Green Belt, where background studies confirm that both sites are of high importance to the integrity and function of the Green Belt. (See 2015 and 2017 Green Belt Studies) Development on either or both sites would aggravate existing local congestion and air quality issues, and adversely impact on movement between Oxford and Kidlington. The landscape of the Golf Course is manmade, but long established, with significant tree belts and groups. It is unlikely to be able to preserve these features unless development is restricted to a low density and larger dwellings. As a result, there would be an inefficient use of an important large area, and potential viability difficulties in accommodating 50% affordable housing. The net benefits do not outweigh the substantial harm to local character. The Golf Course is also a local recreation facility, and KPC consider that its loss is unlikely to be offset by a new Golf Course on a significantly smaller site at Frieze Farm. Development on this site conflicts not only with NPPG Green Belt Policy, but also with paragraph 74 of the NPPG, which seeks to prevent the loss of recreation facilities. Indeed, site owners/promoters have recently made a presentation proposing 600 houses on the Frieze Farm site, and have no apparent intention of creating a new Golf Course.

Wolvercote Neighbourhood Forum - Building on the Green Belt is not sustainable. Development here will result in a high risk of harm to the Green Belt, according to the LUC Cherwell Green Belt Study (April 2017). To prevent the coalescence of Oxford and Kidlington these sites should not be developed. One of the purposes of the Green Belt is to prevent the coalescence of settlements. Development will harm the existing views of open countryside from Cutteslowe Park. If the North Oxford Golf Course is to be relocated it will take some years to develop a similar mature natural environment. In the meantime the proposed relocation will remove a recreational facility also valued for its contribution to biodiversity. There are other possible sites that have not been given sufficient consideration. This plan is also not justified because it is likely to fail to provide for the unmet housing need. The proximity to the station makes it far more likely that unaffordable expensive homes will be built for the benefit of commuters to London. It is unlikely that development would result in a net biodiversity gain (as required under PR6a clause 11) because Green Belt land would be destroyed by development. The policy is not consistent with national policy, as it proposes to build on Green Belt, when NPPF outlaws the use of such land to meet unmet housing need when this is accurately determined.

Oxford City Council – Supports this allocation. The City Council supports the analysis that the area south of the A34 is perceptually part of the city of Oxford & that the recent developments at Oxford Parkway Station & Water Eaton Park & Ride reinforce this impression. We consider that this area links more clearly & effectively as part of the urban area to the south than to the rural area beyond. In sustainability terms, the area benefits from being adjacent to existing communities, frequent public transport links into the city, local facilities & services provided in Cutteslowe, Summertown & beyond, & proximity to the planned employment opportunities at Northern Gateway. Improving these existing links & facilities to support residents of the new housing is an efficient and effective way to secure their delivery. A higher housing density may be more appropriate.

CPRE - Government Policy and the Public Interest both require the GB to be permanent unless truly exceptional circumstances necessitate consideration of release. Oxford unmet need is not an exceptional circumstance, firstly because it has not been defined and secondly because there are

ample reasonable alternatives to accommodate it. The LUC GB study was conducted on flawed principles and should be given little weight. Cherwell have cited no other exceptional circumstances which hold any water – and their primary arguments – proximity to Oxford – is in fact a key argument for GB retention rather than release. If at some future time an Oxford "unmet need" has been shown to exist and satisfactorily quantified, and if that requires any allocation to Cherwell, there are alternatives available to the District other than releasing GB land and therefore none should be released.

Begbroke & Yarnton Green Belt Campaign - There is no proper justification for altering the Green Belt boundaries from where they currently stand. Object to the removal of land described as PR6a, PR6b, PR7a and PR7b from the Green Belt due to the importance of these sites in maintaining the gap between the villages of Begbroke, Yarnton and Kidlington to Oxford City.

Kidlington Development Watch - While we object to any release of land in the Green Belt including the allocated sites, we have a further concern relating to the possible overall location of land for housing in the event that any or all of the allocated sites are confirmed for development in any adopted plan. PR6a, 6b, 7a, and 8, the land areas allocated specifically for residential development (i.e. not the total site areas) are approximately 50% higher than would be necessary to accommodate the stated number of houses at the net densities specified. For example the largest site (PR8) for 1950 houses at 45dpha net should require 43.3ha; whereas the allocation is for 66ha, over 50% larger. The definition of net density is not specified in the plan though it usually includes access roads, parking, incidental open space and play areas. There are separate allocations for schools and a local centre, so it appears that the areas allocated specifically for residential development are significantly too large. Given the desirability of this land to developers, there is a clear risk that permission could be sought for significantly higher numbers of dwellings over and above the intended provision, resulting in even greater environmental harm and pressure on infrastructure. We are therefore concerned about the provision in PR12a (para 7) that should more than 4400 houses be built this will be taken into account in meeting Cherwell's own need, which would appear to be an incentive to the Council to approve higher numbers than set out in this plan."

Other comments include:

- Inappropriate development in the Green Belt.
- Site forms a key gap separating Oxford from Kidlington (the Kidlington Gap).
- Kidlington Gap should be protected to prevent urban sprawl and maintain village identities.
- Site meets all five purposes of the Green Belt.
- Proposals will result in the loss of the North Oxford Golf Course which is a valuable recreation facility.
- Will seriously harm the character and setting of St Frideswide Farmhouse.
- Proposals not consistent with NPPF.
- Proposed new Green Belt boundary is not a clear, defensible, permanent boundary.
- Development will lead to urban sprawl.
- Location close to Oxford Parkway will make housing attractive to London commuters.
- Policy needs to acknowledge that connectivity between areas of Oxford is already poor.
- Key worker housing should be required.
- Developers will not deliver 'Key Delivery Requirements'.

- Traffic in North Oxford is already severe.
- Severe pressures on other services including health and education.
- Proposed relocation of golf course to Frieze farm is unviable.
- Frieze Farm should be developed for housing.
- The Frieze Farm site is too small for a replacement golf course.
- Loss of wildlife habitats.
- Target density should be increased.
- Support for allocation.
- Oxford's identity is closely linked to its size and setting in the surrounding landscape.
- Consortium strongly supportive of allocation.
- There is an obvious need for more housing in the area.

Officer Response

The many objections to the development of this historic recreation facility with its mature landscape are noted. The comments on the proposed policy are acknowledged. During the consultation period, the Leader of the Council, with Council officers, met a group of members of the North Oxford Golf Club to hear their concerns. In the light of evidence, officers remain of the view that the suitability of this site for meeting Oxford's housing needs far outweighs the loss of the golf course and that there remains potential to provide a replacement facility on a comparably sized site at Frieze Farm (Policy PR6c). Recommended focused changes include detailed clarifications and amendments in response to comments received.

The Proposed Submission Plan's reference to a lower density of development on land to the west of Oxford Road reflects its well-treed character. However, in the context of other comments received, it is recommended in the focused changes to remove reference to prescribed densities in all site policies in view of the required development brief process and to avoid misinterpretation in light of the different circumstances for each site.

Policy PR6c – Land at Frieze Farm

Approximately 70 comments were made in relation to this policy. These included representations from the following:

Gosford & Water Eaton PC - the Parish Council is opposed to development on the North Oxford Golf Course and therefore to a replacement course being provided on this site. There is very little detail provided on this proposal which is of major concern. Indeed, the size of the site is not stated and there is no evidence provided to confirm that the site is large enough or suitable for a replacement course. It is not clear how the site would be accessed or what constraints exist to influence any future development brief. Whilst the Parish is opposed to the development of Green Belt, if development does have to go ahead within the Parish then we suggest that further consideration could be given to the suitability of Frieze Farm for housing. The site could link to the North Oxford Gateway and to existing road infrastructure. It could also help support the underused Stratfield Brake recreational facility.

Kidlington PC - Consider that the suggested use of this land as a replacement high quality rural character Golf Course is unrealistic, as the site is too small. It is also a fairly featureless open parcel

of land, where formal golf course development would require years of maturity in planting to deliver a scheme compatible with the open character of the Green Belt. The site remains in the Green Belt, and this is strongly supported. If the site was removed from the Green Belt under pressure from other participants/site owners, once the idea of a new golf course is abandoned, alternative development could follow under the provisions of Policy PR12b. Indeed, site promoters have recently publicised a proposal for a 600 unit housing scheme on the site, and appear to have no interest in providing a new Golf Course. This proposal for a golf course appears to be ill-founded. The location of this site means that it would be a freestanding housing development, integrated with neither Oxford nor Kidlington, and probably of insufficient scale to fund on site community provision. This would be an unsustainable form of development, encouraging travel to essential infrastructure such as schools, contrary to the spatial strategy of the adopted Local Plan. The retention of Green Belt designation is supported.

Historic England - Policy PR6c should include a requirement for the retention of the Grade II listed Frieze Farmhouse and an appropriate sensitive setting in any golf course proposal.

Turnberry on behalf of Exeter College - The allocation of site PR6c for the potential construction of a golf course, should this be required as a result of the development of Land to the West of Oxford Road under Policy PR6b, is not justified by the evidence base and is an inefficient use of a sustainably-located parcel of land, which is well-related to Oxford. The site has the capacity to provide for 800 new homes.

Other comments include:

- The farmland, featureless and surrounded by pylons, is unsuitable for a golf course.
- The current owners of the Frieze Farm have not given their approval to have the club relocated there.
- The relocation is unrealistic and unviable.
- It is not clear how this relocation will be funded.
- The site is too small for a replacement golf course.
- Landowners want to develop the site for housing.
- Support for retention of the site in the Green Belt.
- Proposals will significantly alter the character of the landscape.
- The site should be allocated for housing.

Officer Response

The many objections to the potential development of this site for a replacement golf course are noted including comments that it is not suitable for such a facility, and on the proposed policy. The site is not considered to be the optimum size for the development of a new 18 hole course, nor does it have the advantage of the mature landscape that has been created at the existing north Oxford course. However, at only about 2 hectares smaller than the existing course, and being situated very close to the existing course, the site remains to be regarded as a reasonable option for a replacement golf facility, should this be necessary to meet local needs. Officers have considered the deliverability of the site from a land use perspective and are of the view that the proposed reservation of land remains appropriate. In response to comments made, focused changes are

recommended to Policy PR6c to insert criteria for considering potential applications for planning permission, consistent with the approach taken for other site policies.

Policy PR7a – Land South East of Kidlington

Over 100 comments were made in relation to this policy. The majority raised objections. These included representations from the following:

Gosford & Water Eaton PC - The development of this area will result in the loss of 11 hectares of Green Belt land which forms an important part of the gap between Kidlington and Oxford. Building 230 houses in this location will result in a weakening of this gap. The Parish Council objects to the development of this land. In total 1410 dwellings are proposed in the Parish. 230 of these are on this site. In our view this will add to the existing traffic problems which exist and further add to congestion and delay. There is no scope for extra traffic on Water Eaton Lane and there should be no vehicle access onto it from any development. In the Green Belt Study (April 2017) the majority of this site was categorised as partly "High" and with the remainder as "Moderate" in terms of harm to the Green Belt from its release for development. Development would significantly erode the gap between Kidlington and Oxford, especially in combination with removal of the Park and Ride site from the Green Belt, site PR3c and allocations PR6b and PR6a. This would leave a very small gap comprising the southern part of PR7a between Kidlington and Oxford. This will lead towards the coalescence of Gosford/Water Eaton/Kidlington and Oxford. The overflow gravesite from St Mary's Church is situated very closely to this site with an area built in for expansion. However, any new development in Kidlington and Gosford & Water Eaton is not included in the current growth plan. Agree that additional space needs to be provided in this area. Suggest additional space should be reserved here, in the form of allotments, to be ready for future need.

Kidlington PC - Considers that development on this site could reasonably be considered as an extension to Kidlington, securing a permanent green boundary. While its removal from the Green Belt is regrettable, if justified as exceptional circumstances by PR1, its release could bring long term benefits, offsetting the loss of Green Belt land with a well-integrated village extension of modest scale, compatible with the character of Kidlington. However, the policy needs to be amended to require the footbridge link as described in P 5.96. This site and others around Kidlington including PR7b (Stratfield Farm) should also be required to contribute to improved access arrangements for Stratfield Brake, which have long been identified as unsatisfactory, necessitating longer journeys along congested roads. A new spur to provide access direct from the roundabout is recommended. Otherwise, there is general support for this allocation.

West Oxfordshire DC – Request a review of the proposed densities and the resulting site capacities of the sites to be released from the GB in order to ensure that efficient use is made of this scarce land resource.

Oxford City Council - Supports the analysis that there is a close relationship between Kidlington & Oxford & that new homes to the south of the town would be well related to Oxford & help provide for the needs of the city. We agree that is possible to develop to the south of the town whilst maintaining an important GB gap between the two settlements & maintaining the character of Kidlington. Delivery of good public transport, cycle & pedestrian links to the transport hubs (and

thereafter on into Oxford) are essential & we welcome the provision for these in the proposed policies.

Begbroke & Yarnton Green Belt Campaign - There is no proper justification for altering the Green Belt boundaries from where they currently stand. Object to the removal of land described as PR6a, PR6b, PR7a and PR7b from the Green Belt due to the importance of these sites in maintaining the gap between the villages of Begbroke, Yarnton and Kidlington to Oxford City.

Kidlington Development Watch - While we object to any release of land in the Green Belt including the allocated sites, we have a further concern relating to the possible overall location of land for housing in the event that any or all of the allocated sites are confirmed for development in any adopted plan. PR6a, 6b, 7a, and 8, the land areas allocated specifically for residential development (i.e. not the total site areas) are approximately 50% higher than would be necessary to accommodate the stated number of houses at the net densities specified. For example the largest site (PR8) for 1950 houses at 45dpha net should require 43.3ha. Whereas the allocation is for 66ha, over 50% larger. The definition of net density is not specified in the plan though it usually includes access roads, parking, incidental open space and play areas. There are separate allocations for schools and a local centre, so it appears that the areas allocated specifically for residential development are significantly too large. Given the desirability of this land to developers, there is a clear risk that permission could be sought for significantly higher numbers of dwellings over and above the intended provision, resulting in even greater environmental harm and pressure on infrastructure. We are therefore concerned about the provision in PR12a (para 7) that should more than 4400 houses be built this will be taken into account in meeting Cherwell's own need, which would appear to be an incentive to the Council to approve higher numbers than set out in this plan."

Other comments include:

- Proposals not in accordance with the NPPF.
- Exceptional circumstances for development in the Green Belt have not been demonstrated.
- Site contributes to purposes of the Green Belt.
- Given proximity to Oxford Parkway the housing will be attractive to London commuters.
- Housing unlikely to be affordable for local residents.
- Traffic congestion already a problem.
- No scope for extra traffic on Water Eaton Lane.
- Bicester Road already congested.
- Education, health and other facilities already over stretched.
- Damage to countryside, wildlife and biodiversity.
- Problems with surface water run-off and flooding.
- Land is attractive open farmland that separates Water Eaton from Kidlington.
- Over development and over allocation of dwellings in one parish – Gosford and Water Eaton.
- Water Eaton Lane is well used by walkers and cyclists.
- Location of sports facilities next to main roads is unsafe.
- Loss of wildlife.
- Land subject to flooding.
- Problems with air pollution.

- High density housing and noisy sports pitches would be inappropriate near the cemetery.
- The level of affordable housing required is unviable.
- Greater flexibility is required in the policy. Many of the requirements should be removed and addressed through validation requirements and s106 agreements.
- Site is preferable to the North Oxford sites.
- Site could be extended to accommodate more houses.
- Site should be extended to include Gosford Farm.

Officer Response

The objections to the development of this site, and the comments on the proposed policy, are noted. Officers remain of the view that the proposed allocation is sustainable and deliverable in view of the evidence. Recommended focused changes include detailed clarifications and amendments in response to comments received

Policy PR7b – Land at Stratfield Farm

Approximately 70 comments were made in relation to this policy. The majority raised objections. These included representations from the following:

Kidlington PC - Concurs with the Plan on this Policy, and considers that development on this site could reasonably be considered as an extension to Kidlington, securing a permanent green boundary. While its removal from the Green Belt is regrettable and only to be encouraged if exceptional circumstances are demonstrated, its release could bring long term benefits, offsetting the loss of Green Belt land with a well-integrated village extension of modest scale, compatible with the character of Kidlington. This site and others around Kidlington including PR7a (Land south-east of Kidlington) should also be required to contribute to improved access arrangements for Stratfield Brake, which have long been identified as unsatisfactory, necessitating longer journeys along congested roads by local users of the facility. A new spur to provide access direct from the roundabout is recommended. Otherwise, general support for this allocation.

West Oxfordshire DC – Request review of the proposed densities and the resulting site capacities of the sites to be released from the GB in order to ensure that efficient use is made of this scarce land resource.

Oxfordshire County Council – Two vehicular access points are not necessary for a development of this size. Pedestrian access to the adjacent residential area should be secured.

Oxford City Council - Supports the analysis that there is a close relationship between Kidlington & Oxford & that new homes to the south of the town would be well related to Oxford & help provide for the needs of the city. We agree that is possible to develop to the south of the town whilst maintaining an important GB gap between the two settlements & maintaining the character of Kidlington. Delivery of good public transport, cycle & pedestrian links to the transport hubs (and thereafter on into Oxford) are essential & we welcome the provision for these in the proposed policies.

Begbroke & Yarnton Green Belt Campaign - There is no proper justification for altering the Green Belt boundaries from where they currently stand. Object to the removal of land described as PR6a,

PR6b, PR7a and PR7b from the Green Belt due to the importance of these sites in maintaining the gap between the villages of Begbroke, Yarnton and Kidlington to Oxford City.

Other comments include:

- Loss of Green Belt.
- Exceptional circumstances for development in the Green Belt have not been demonstrated.
- Contrary to NPPF.
- Existing road network already congested.
- Existing local facilities are already overstretched.
- Given proximity to Oxford Parkway the housing will attract London commuters.
- Existing infrastructure and facilities are already overstretched.
- Would destroy an essential wildlife corridor.
- Objection to vehicular access to Croxford Gardens.
- Light pollution.
- Air pollution.
- Impact on precious wildlife habitats and biodiversity.
- Kidlington roundabout grid-locked during rush hour.
- Flooding problems.
- Site more appropriate for additional recreation facilities.
- Site could accommodate up to 175 homes with listed Stratfield Farmhouse developed for retirement living accommodation.
- Support allocation as a modest extension to Kidlington.
- Site should be required to contribute to improved access arrangements for Stratfield Brake.

Officer Response

The objections to the development of this site, and the comments on the proposed policy, are noted. Officers remain of the view that the proposed allocation is sustainable and deliverable in view of the evidence. Recommended focused changes include detailed clarifications and amendments in response to comments received.

Policy PR8- Land East of the A44

Approximately 200 comments were made in relation to this policy. The vast majority raised objections. These included representations from the following:

Begbroke PC – Strong objection. Site will remove approximately 52% of Green Belt in Begbroke and Yarnton. Our residents do not want organisations or other landowners with vested interests to destroy our pleasant environment to satisfy their own interests. Provision of appropriate facilities for outdoor sport is cynically included to build the development case. This is an exception detailed in National Planning Policy. Begbroke -There is a clear boundary already as shown in associated photograph. This proposal takes development up to FP 7.

Yarnton PC - This site is wholly within Oxford GB. Cherwell Local Plan 2011-2031 Policy ESD 14 (p 114) seeks to prevent the coalescence of settlements & has a strong role in preventing coalescence of Yarnton/Begbroke/Kidlington. PR8 has been titled 'Begbroke' despite the bulk of developments

lying in Yarnton parish. Just where the separation of Yarnton and Begbroke would be is not obvious. This despite Partial Review page 118, para 5.110, point 5 stating 'the necessity to retain the separate identities of Yarnton/Begbroke/Kidlington'. PR8 is not consistent with National Policy & thus unsound. Cherwell Local Plan 2011-2031 Policy Villages 1 (p 246) categorises Yarnton & Begbroke as Category A villages. PR8 is in contradiction with Policy Villages 1. The closure of Sandy Lane: OCC recognises this as an alternative route to A44 & A4260. It is important enough to be salted in winter. It is a vital link between Kidlington/Yarnton. No provision for an alternative, thus it is not justified and unsound.

Kidlington PC - This huge development proposed will have a major adverse impact on the separate identity of Kidlington, which has led the approach in the development of the Adopted Kidlington Masterplan and is confirmed as important in the adopted Cherwell Local Plan. Cherwell Local Plan 2011-2031 Policy ESD 14 aims to prevent the coalescence of settlements and has a strong role in preventing the coalescence of Yarnton, Begbroke and Kidlington. It will also eradicate the open landscape character of the setting of both Begbroke and Kidlington, and reduce to a meaningless scale the Green Belt in this area. The parcels of land to be developed include land which is rated as of high importance in the Green Belt Studies, where in principle new development is unacceptable. The minimal separation distance between Kidlington and the expanded Begbroke will not prevent intervisibility and a perception of coalescence, contrary to the clear objectives of the adopted CDCLP. There is substantial concern that the development would neither be well integrated with Kidlington, or constitute a genuinely free standing village, due to proximity and intervisibility. The proposed scheme is of a scale which warrants its own new centre, but is so proximate to Kidlington Village Centre that it will also act as a competitor in providing local services, and thus undermine the published commitment to investment in this established centre. This matter does not appear to have been considered in developing the strategy. CDC is asked to undertake an urgent assessment of the impact of this substantial allocation on the vitality and viability of, and improvement strategy for, Kidlington Village Centre. A Policy should be developed which promotes and secures investment in the Village Centre if the scheme goes ahead, and this needs to be reflected in the Key Requirements list in the Policy. KPC has concerns about the proposed closure of Sandy Lane. This currently provides a much valued westward link from Kidlington to Begbroke, linking the communities. It is appreciated that if kept open it could provide an undesirable rat-run for traffic from the new development, adding to traffic congestion in Kidlington, but it currently enables Begbroke residents to make use of the Village Centre amenities, and thus support the well-being of the village. A more detailed assessment of the benefits and problems of the proposed closure is required, and mitigation measures developed and required as part of the implementation strategy. If adopted, the Policy should be extended to require substantial investment in offsite transport infrastructure, by reference to Policy PR4a. Without this, it is unlikely to be sustainable and will add to local congestion. Strongly object to PR8 allocation.

West Oxfordshire DC - Exceptional circumstances have been demonstrated to justify the release of sites from the GB, including sites for housing to help meet Oxford City's unmet housing need. It is clear from the evidence base for Cherwell's proposed submission plan and from the Oxfordshire Growth Board evidence base that the release of sites from the GB is necessary to deliver the scale of housing required in a sustainable manner. However, there is a need to make efficient use of land released from the GB for housing purposes. Some of the proposed densities on sites released from the GB do not appear to make efficient use of this land despite their close proximity to Oxford and to

sustainable transport infrastructure and services. By increasing the density on some of the GB sites and by developing the site covered by Policy PR3a Cherwell DC would achieve their target of meeting Oxford City's unmet housing need without requiring development at Woodstock South East (Policy PR10).

Oxfordshire County Council - To provide sufficient benefits to support a business case and be sufficiently attractive to users, the train service will need to operate at least every half hour throughout the day, and have the potential to connect to destinations other than central Oxford, for example the proposed Cowley Branch line. A frequent shuttle service between Begbroke and Oxford is likely to have a bigger impact upon services to and from the North Cotswolds Line than on other lines. Further work will be required to identify how a station would be served, and to evaluate both the operational and commercial viability of a train service. Importantly it needs to prove that there will be no detrimental impact on the wider rail network, and that it is subsidy neutral (i.e. that it will generate enough revenue to offset the cost of providing the service and the station). A station needs to be easy to reach from within the development site and surrounding area. It should have the following minimum facilities: a platform of sufficient length for the longest train likely to use the station, a small building (with ticket machines, toilets, retail outlet/waiting area and a staff office), bus stop, secure cycle storage, pedestrian footways, drop-off area, taxi rank and a car park with around 100 spaces, including provision for disabled parking.

Level Crossings - Development on land east of the A44 (Policy PR8) will have a substantial effect on the risk at Sandy Lane level crossing, which is already recognised as an incident 'hotspot'. An increase in usage of the level crossing will have safety implications and, in the interest of public safety, the level crossing should be stopped up prior to development commencing.

Natural England - Note that the policy requires investigation at the planning application stage of any above or below ground hydrological connectivity between the Rowel Brook and Rushy Meadows SSSI. Further information regarding potential hydrological impacts on Rushy Meadows SSSI is needed to inform the selection of this site allocation. Without this information the plan is unsound with regards to this allocation; evidence that the quantum of development allocated can take place here without a significant impact on the SSSI is needed in order to demonstrate that development in this location is justified.

BBOWT - This large allocation adjoins a number of nature conservation designations including Rushy Meadows SSSI (Site of Special Scientific Interest) and the Conservation Target Area along the Oxford Canal. Welcome the provision and aspiration for a Local Nature Reserve (LNR) to mitigate adverse impacts on Rushy Meadows SSSI. The LNR has the potential to deliver ecological benefits but it is one of two main recreational open spaces in the development and will therefore be subject to a lot of recreational pressure. Much will depend on the design and management of this site but we remain concerned that the area might not be able to fully mitigate indirect impacts on the SSSI. It will be important that the development provides sufficient attractive open space and footpaths for informal recreation (including dog walking) in addition to nature conservation areas to limit the pressure on valuable habitats. Also feel that development densities of 45 dwellings per hectare are likely to offer limited opportunities for Green Infrastructure within the built-up areas.

Begbroke & Yarnton Green Belt Campaign - There is no proper justification for altering the Green Belt boundaries from where they currently stand. On a local level, they particularly object to the

removal of the land described as PR8 and PR9 from the Green Belt due to the significant detrimental impact of that removal on the villages and villagers of Begbroke and Yarnton.

Kidlington Development Watch - While we object to any release of land in the Green Belt including the allocated sites, we have a further concern relating to the possible overall location of land for housing in the event that any or all of the allocated sites are confirmed for development in any adopted plan. PR6a, 6b, 7a, and 8, the land areas allocated specifically for residential development (i.e. not the total site areas) are approximately 50% higher than would be necessary to accommodate the stated number of houses at the net densities specified. For example the largest site (PR8) for 1950 houses at 45dpha net should require 43.3ha; whereas the allocation is for 66ha, which is over 50% larger. The definition of net density is not specified in the plan though it usually includes access roads, parking, incidental open space and play areas. There are separate allocations for schools and a local centre, so it appears that the areas allocated specifically for residential development are significantly too large. Given the desirability of this land to developers, there is a clear risk that permission could be sought for significantly higher numbers of dwellings over and above the intended provision, resulting in even greater environmental harm and pressure on infrastructure. We are therefore concerned about the provision in PR12a (para 7) that should more than 4400 houses be built this will be taken into account in meeting Cherwell's own need, which would appear to be an incentive to the Council to approve higher numbers than set out in this plan."

Other comments include:

- Loss of Green Belt.
- Exceptional circumstances have not been demonstrated for development in the Green Belt.
- Not consistent with NPPF.
- Increased traffic congestion.
- Crossing A44 is already challenging.
- Strong objection to closure of Sandy Lane.
- Pinch points along A44 make it impossible to create a dedicated bus lane to Peartree Roundabout.
- A44 will not cope with increased traffic.
- Cycling will become more dangerous.
- Yarnton Lane should be upgraded as a pedestrian/cycle route.
- There are problems of flooding in the area.
- Will lead to the coalescence of Yarnton, Begbroke and Kidlington.
- Will be urban sprawl.
- Will destroy way of life.
- Developments will more than double the sizes of both Yarnton and Begbroke.
- Begbroke, Yarnton and Kidlington will become a big suburb of Oxford.
- Increases in pollution.
- Infrastructure will not cope with more population.
- Adverse impacts on heritage assets.
- 'Affordable housing' will not be truly affordable.
- Councils lack power to commit developers to the level of affordable housing that is needed.

- Plan is biased towards Oxford University who stand to make significant financial gains, with no regard for the local community.
- Ignores local historic parish boundaries.
- Consideration of education facilities should be independent of Oxford University.
- Contrary to adopted Cherwell Local Plan Part 1 which categorises Yarnton and Begbroke as category A villages.
- Scale of housing proposed is both excessive and disproportionate to the current environment.
- Growth should be evenly distributed across the District.
- The Kidlington Masterplan SPD seeks to strengthen the separate identity of Kidlington.
- Destruction of landscape.
- Existing services and facilities will not be able to cope with extra population.
- Landfill site should be deleted from the allocation.
- The infrastructure plans are an afterthought.
- Need to protect the green corridor of the Rowel Brook and ancient green Begbroke Lane and Rushy Meadows SSSI.
- No development should proceed until appropriate transport infrastructure has been costed, funded and firmly programmed.

Officer Response

The many objections to the development of this site, and the comments on the proposed policy, are noted. Officers remain of the view that the proposed allocation is sustainable and deliverable in view of the evidence. Recommended changes include clarification on required provision for education, and, in response to comments from Natural England, that the Biodiversity Impact Assessment required by Policy PR8 be informed by a hydrogeological risk assessment to ensure the protection of Rushy Meadows Site of Special Scientific Interest (SSSI).

Proposed Policy PR8 contained a requirement for a Biodiversity Impact Assessment supporting a planning application to include investigation of any above or below ground hydrological connectivity between Rowel Brook and Rushy Meadows SSSI. However, Natural England's representation advised that further information regarding potential hydrological impacts on the SSSI was needed at this stage to ensure that the quantum of development allocated was deliverable without a significant impact.

A Hydrological and Hydrogeological Study (evidence doc. PR80) was therefore commissioned by officers which concluded:

"*Although a potential hydrogeological connection via superficial sands and gravels is assumed to be present between Rushy Meadows SSSI and the proposed PR8 development land to the south, significant hydrological and hydrogeological linkages were not identified. As a consequence, adverse impacts to Rushy Meadows SSSI as a consequence of the proposed development are considered Negligible*."

The study indicates that whilst it is possible that groundwater abstraction could lower groundwater levels within the SSSI, the extent of the impact would be dependent upon the nature of the

abstraction or dewatering activity. The consideration of mitigation measures to control dewatering operations during construction was therefore recommended. Although this would be determined through the planning application process, a proposed focused change clarifies the supporting information required

Other detailed clarifications and amendments are also recommended for Policy PR8 in response to comments received.

Policy PR9 – Land West of Yarnton

Approximately 120 comments were made in relation to this policy. The majority raised objections. These included representations from the following:

Begbroke PC – Site PR9 will remove approximately 16% of the Green Belt in the parish. Our residents do not want organisations or other landowners with vested interests to destroy out pleasant environment to satisfy their own interests. It will have a devastating effect on the Green Belt.

Yarnton PC - Land West of A44 (Yarnton) lies wholly within Oxford GB. Cherwell Local Plan 2011-2031 Policy ESD 14 seeks to safeguard the countryside from encroachment. Policy ESD 13 seeks to secure the enhancement of the character & appearance of the landscape particularly in urban fringe locations. Policy PR 9 is not consistent with National policy and thus is UNSOUND. Policy Villages 1 categorises Yarnton as a Category A village. This is only minor development, infilling or conversion is allowable in or alongside this settlement. PR9 is in complete contradiction with this policy and the plan is inconsistent & thus is unsound. The separation of PR8 & PR9 is the width of the A44, hardly the separation of settlements required by the LP, Policy ESD14 which seeks to separate Yarnton/Begbroke identities. PR9 is not consistent with national policy & thus is unsound.

West Oxfordshire DC - Exceptional circumstances have been demonstrated to justify the release of sites from the GB, including sites for housing to help meet Oxford City's unmet housing need. It is clear from the evidence base for Cherwell's proposed submission plan and from the Oxfordshire Growth Board evidence base that the release of sites from the GB is necessary to deliver the scale of housing required in a sustainable manner. However, there is a need to make efficient use of land released from the GB for housing purposes. Some of the proposed densities on sites released from the GB do not appear to make efficient use of this land despite their close proximity to Oxford and to sustainable transport infrastructure and services. By increasing the density on some of the GB sites and by developing the site covered by Policy PR3a Cherwell DC would achieve their target of meeting Oxford City's unmet housing need without requiring development at Woodstock South East (Policy PR10).

Oxford City Council - Supports the allocation of sites at Begbroke, Yarnton & Woodstock. Our comments on the details of these policies are more brief as the physical links with the city are more limited (although the economic links with Begbroke & the University of Oxford as part of the 'Knowledge Spine' are clear and strong), however we welcome the delivery of sustainable transport links into neighbouring communities & onwards into Oxford to provide access to employment, services & facilities.

BBOWT - This site allocation adjoins Begbroke Wood Ancient Woodland and LWS. Pleased to see that the allocation seeks a considerable buffer to the Ancient Woodland as well as large areas of

public access land, which we assume will be used for informal recreation. Adverse impacts on Begbroke Wood might potentially occur but will depend on the design and management of the woodland and open access land. Welcome these proposals but thoughts should be given whether the open access land (or parts of it) could also be improved for biodiversity.

Begbroke & Yarnton Green Belt Campaign - There is no proper justification for altering the Green Belt boundaries from where they currently stand. On a local level, they particularly object to the removal of the land described as PR8 and PR9 from the Green Belt due to the significant detrimental impact of that removal on the villages and villagers of Begbroke and Yarnton.

Other comments include:

- Loss of Green Belt.
- Exceptional circumstances have not been demonstrated for development in the Green Belt.
- Not consistent with NPPF.
- Increased traffic congestion.
- Crossing A44 is already challenging.
- Strong objection to closure of Sandy Lane.
- Pinch points along A44 make it impossible to create a dedicated bus lane to Peartree Roundabout.
- A44 will not cope with increased traffic.
- Rutten Lane is already a well-used cut through from Cassington Road to the A44 resulting in road safety problems.
- Cycling will become more dangerous.
- There are problems of flooding in the area.
- Will lead to the coalescence of Yarnton, Begbroke and kidlington.
- Will be urban sprawl.
- Will be ribbon development along A44.
- Will destroy way of life.
- Developments will more than double the sizes of both Yarnton and Begbroke.
- Begbroke, Yarnton and Kidlington will become a big suburb of Oxford.
- Increases in pollution.
- Infrastructure will not cope with more population.
- Adverse impacts on heritage assets.
- 'Affordable housing' will not be truly affordable
- The proposed expansion to William Fletcher School pays no regard to present parking or additional traffic flow this will create.
- The proposed release of GB for William Fletcher Primary School is problematic and fails to give consideration to the practicalities of school expansion on the existing site or to the safety of the children.
- Contrary to policies in the adopted Cherwell Local Plan.
- Development will bring no benefits to Yarnton.
- Area rich in wildlife.
- Will overwhelm local sewerage system.

- Developable area should be increased to take account of the need for connecting infrastructure and mitigation requirements.

Officer Response

The many objections to the development of this site, and the comments on the proposed policy, are noted. Officers remain of the view that the proposed allocation is sustainable and deliverable in view of the evidence. However, it is recommended that the total number of homes proposed is reduced from 530 homes to 440 homes to improve the deliverability of the site and achieve a high quality of design in the context of a representation from the site promoter. Other recommended focused changes include detailed clarifications and amendments in response to comments received.

Policy PR10 – Land South East of Woodstock

Approximately 40 comments were made on this policy. The majority raised objections. These included representations from the following:

Historic England **-** The site "Land South East of Woodstock" contains the "Blenheim Villa", a scheduled monument comprising a Roman villa and associated field system 200m north east of Little Cote. This site should not be allocated for development until an archaeological assessment has been undertaken and ascertained the extent and significance of archaeological remains on the site as a whole, thus identifying if development is acceptable on this site and, if so, over what area. Welcomes the reference to the Blenheim Palace World Heritage Site and Grade I Registered Park in paragraph 5.129, its Outstanding Universal Value in paragraph 134 and the Blenheim Villa Scheduled Monument in paragraphs 134 and 135, as part of the positive strategy for conserving and enjoying, and clear strategy for enhancing, the historic environment as required by the National Planning Policy Framework.

West Oxfordshire DC - Concern over the impact of the proposed Woodstock urban extension, including the potential adverse effects on the settings of important heritage assets. It is not clear that Cherwell have appropriately considered the cumulative impact of the proposed urban extension in combination with the proposals in the proposed West Oxfordshire Local Plan. The proposed West Oxfordshire Local Plan proposes 670 new homes on urban extension to Woodstock, including 300 homes to the immediate west of the Cherwell site which now have planning approval subject to a Section 106 agreement. The cumulative effects that need to be considered include the impact on the setting of the Blenheim Palace World Heritage Site. A key issue to consider is the harm that the Cherwell proposal might cause in combination with the adjoining development in West Oxfordshire. Cherwell have not considered that already there is a woeful lack of parking available in Woodstock and there is a real fear that development of this site would create a satellite village whereby shoppers would use the private car to commute to and from Kidlington. Another important issue is the impact of the proposal on this setting of the Blenheim Villa Scheduled Ancient Monument which is within the site itself. The proposed allocation is considered to cause harm to the settings of important heritage assets, it would also impact on the landscape and setting of Woodstock as a result of an incongruous urban extension which is poorly related to the characteristics of the location. The benefits of the proposed allocation do not outweigh these harms, given that there is

scope to deliver housing to contribute towards Oxford's needs in alternative ways, such as through a modest increase in density on sites released from the GB, or by the development of the site Policy PR3a, which is to be removed from the GB but is not proposed for housing development in the proposed submission plan. More efficient use of the GB sites could deliver at least 410 additional homes and therefore eliminate the need for the proposed Woodstock urban extension; as such the proposed allocation is contrary to the NPPF.

Woodstock Town Council - Woodstock is a small market town to the north-west of the city of Oxford. The current settlement has c 1500 houses and c 3000 residents. Housing allocation plans published by Cherwell and West Oxfordshire District Councils would add a further 1080 houses on the south-east, east and northern edges of the town, all on prominent gateway sites into the existing urban core. Such a dramatic increase would inevitably have a substantial impact on the historic town in many ways, such as traffic, infrastructure and services. This report addresses issues specifically relating to the site's rich cultural heritage. It contends that the proposed developments either will cause or have the potential to cause moderate impacts individually on the town and its heritage assets. In a few cases impacts are likely to be moderate to high. The cumulative impact of all four developments (or combinations of them) would be moderate to high. This amounts to substantial harm as defined in the NPPF (paragraphs 132-3). The public benefits (including the conservation benefit claimed for the Blenheim Park Estate) do not outweigh the cumulative harmful impacts.

Oxford City Council - Supports the allocation of sites at Begbroke, Yarnton & Woodstock. Our comments on the details of these policies are more brief as the physical links with the city are more limited (although the economic links with Begbroke & the University of Oxford as part of the 'Knowledge Spine' are clear and strong), however we welcome the delivery of sustainable transport links into neighbouring communities & onwards into Oxford to provide access to employment, services & facilities

Bladon PC - The residents of the Parish of Bladon are concerned with the traffic volumes impact on Bladon. 1. Volume of traffic on A44 and Bladon roundabout. 2. Volume of traffic passing through village via A4095. 3. Pollution caused by increased volume of traffic. 4. Effect of traffic on the World Heritage site of Blenheim.

Begbroke & Yarnton Green Belt Campaign - There is no proper justification for altering the Green Belt boundaries from where they currently stand. They also object to the removal of the land described as PR10, a green field site due to the impact its development will have on the adjacent A44 corridor.

Kidlington Development Watch - While we object to any release of land in the Green Belt including the allocated sites, we have a further concern relating to the possible overall location of land for housing in the event that any or all of the allocated sites are confirmed for development in any adopted plan. PR6a, 6b, 7a, and 8, the land areas allocated specifically for residential development (i.e. not the total site areas) are approximately 50% higher than would be necessary to accommodate the stated number of houses at the net densities specified. For example the largest site (PR8) for 1950 houses at 45dpha net should require 43.3ha; whereas the allocation is for 66ha which is over 50% larger. The definition of net density is not specified in the plan though it usually includes access roads, parking, incidental open space and play areas. There are separate allocations for schools and a local centre, so it appears that the areas allocated specifically for residential

development are significantly too large. Given the desirability of this land to developers, there is a clear risk that permission could be sought for significantly higher numbers of dwellings over and above the intended provision, resulting in even greater environmental harm and pressure on infrastructure. We are therefore concerned about the provision in PR12a (para 7) that should more than 4400 houses be built this will be taken into account in meeting Cherwell's own need, which would appear to be an incentive to the Council to approve higher numbers than set out in this plan.

Woodstock Action Group - The proposed housing on the A4095 border of Woodstock will put further strain upon the town's infrastructure, services and commercial centre. It will adversely affect the approach to the Blenheim Palace World Heritage Site and the local rural environment. Woodstock needs to be protected from such inopportune and damaging development. Other than a couple of the hundreds of policy statements, viz., the plan will "seek to: contribute to improving health and well-being and conserve and enhance the natural environment." There is no mention or consideration of how the plan will cope with the additional noxious nitrogen oxide gases from the up to 6000 or more private cars owned by the 7,400 prospective residents living in the SE area of Woodstock and those in nearby Cherwell District. Public Health England has stated that 5.3% i.e., 276 deaths a year of adults 25 years and older are attributable to air pollution and others suffer with long term conditions such as lung diseases, asthma, cancer and birth defects. The Government has stated that deaths related to air pollution are the second biggest health threat after smoking. And yet, not a mention of this threat is in Cherwell's plans. WSP/Parsons Brinkerhoff compiled a 75-page air quality assessment (AQA) for the development of the 300 houses in the SE quadrant of Woodstock during the 7 year duration of the construction phase as well as the post construction phase on the potential effects of Nitrogen dioxide (No2) and Particulate matter 10 and 2.5 on the prospective affected residents that will occur because of increased volumes of traffic generated by the development. The report concludes that the effects of these concentrations of noxious and deadly gases on those affected, "would be negligible. Not at all convinced that this will be the case as even the authors of this AQA have said, Changes in local traffic volumes and characteristics resulting from the Proposed Development may also have an impact on local air quality". They also state that "road traffic is a major source of the pollutants, NO2 (Nitrogen Oxide), Particulate Matter 10 and 2.5 and the dominant source in many urban areas." This AQA only pertained to the Woodstock East Development of 300 houses Cherwell's plan of 410 at PR 10 will more than double air pollution in the SE quadrant of Woodstock and the nearby area in Cherwell. This has the makings of a worrying cocktail of cumulative and degenerative air quality affecting both human and wildlife receptors. This plan will see more and more development and traffic on a geographic corridor from Oxford along the A44 via villages Yarnton and Begbroke culminating at Woodstock. The GB, once bitten will eventually be swallowed whole. Oxford will expand north to incorporate these villages and become the Greater Oxford Corporation thus making Woodstock and Kidlington suburbs of Oxford and adversely affecting about 18,000- 20,000 residents in these villages and aggravating already congested roads e.g., A4260, A34, A4095 and the A44. Woodstock is only 7km from N. Oxford. The leader of Cherwell Council has said, "... growth must insure that people have convenient, affordable and sustainable travel opportunities to the city's (Oxford) places of work..." We do not see this being the case because of widespread, unabated housing growth in Cherwell and Oxfordshire which is leading to increased levels of inconvenient and unsustainable traffic congestion, gridlock and driver exasperation and anger. It is recognized that change is inevitable but the pace at which it happens is not. We recognize the need for increased housing but not of the magnitude of

4,400 houses, 410 of which are planned just across the A4095 border of Woodstock in Cherwell next to an area, which already has planning permission for 300 houses and possibly more. There are some 1,150 homes in the Shipton Road quadrant which includes Banbury and Hensington Roads and Marlborough Place I & II off Shipton Road plus others. This development will concentrate 1,860 (1,150 + 410 + 300) houses and between 2,500 to 3,000 private and other vehicles in the SE Woodstock quadrant. Many of these residents are those who are most likely to exit onto the A4095 via Shipton Road plus those from the planned Woodstock East development of 300 houses and their counterparts across the border from The Straight Mile. The A4095 is the main artery through Bladon to Witney and beyond and is already congested daily. Traffic on our local highway system; A34, A4095, A44 is now so bad that one does not need to leave one's home to be threatened with injury or worse. Between 1981 and 2011, the numbers of households in the Cherwell District increased by 55% while the number of cars owned by residents increased by 126%. The number of cars per household increased from 0.98 in 1981 to 1.42 in 2011. This was well above the national average of 1.16 cars per household. Using the projected figures of 4,400 houses plus the 60,000 in situ, i.e., 64,400 households, we estimate an increase of 85% of households having one or more cars.

Other comments include:

- Proposed housing on A4095 will put further strain on Woodstock's infrastructure, services and commercial centre.
- Adverse effect on Blenheim Palace WHS.
- Adverse effect on local rural environment.
- Air pollution problems.
- Kidlington and Woodstock will become suburbs of Oxford.
- No coordination with WODC who are also proposing development in their local plan.
- Will dilute historic character of Woodstock.
- Inadequate services and facilities.
- 50% affordable housing will not be achieved.
- Wholehearted support as it provides much needed housing for Woodstock.
- Policy as drafted would restrict the development potential of the site.

Officer Response

The many objections to the development of this site, and the comments on the proposed policy, are noted. Officers remain of the view that the proposed allocation is sustainable and deliverable in view of the evidence.

Historic England's representation on Policy PR10 indicated that the site should not be allocated for development until an archaeological assessment had been undertaken and ascertained the extent and significance of archaeological remains on the site as a whole, to identify if development is acceptable on the site, and if so over what area. Following further discussion, Historic England was provided with archaeological assessment information submitted as part of the previous planning application on the site (14/02004/OUT). On examination, Historic England confirmed that further archaeological assessment was not required in respect of the majority of the allocation site, but that having regard to the information contained in the assessment, it could not support the allocation in

its current form as the area proposed for housing covers part of the areas of archaeological potential. It advised that:

"*Any allocation or proposed development should accurately draw on the information gathered already, and as far as possible avoid areas of intensive archaeology shown on the geophysics and other survey reports*…", and

"*We recommend that development is withdrawn from areas of known archaeological potential, particularly those of higher potential, and that these areas are included in green space proposals for any allocation or development*…"

"*We welcome the allocation of the areas to the south and east of the villa as green space, as this reflects comments provided previously … in terms of preserving the setting of the villa. We note, however, that the Villa area is allocated as retained agricultural land and so would be vulnerable to on-going ploughing and arable planting. To ensure the on-going preservation of the Villa site and associated higher potential deposits, it would be best preserved under controlled grazing or public open space, than under arable*."

The proposed distribution of uses within site PR10 has been amended in response to Historic England's advice to address these concerns. The Policies Map now indicates archaeological constraint areas and a reconfigured residential development area, and has removed the reference to land retained in agricultural use.

The archaeological survey information submitted as part of the outline planning application did not cover that part of site PR10 allocated for primary school use. It is not yet certain whether this land will be required for a school, playing fields or other outdoor sports provision but following further consultation with Historic England, it indicated that in view of archaeological interest to the south in association with the Scheduled Ancient Monument, a desk based Heritage Impact Assessment and Geophysical survey should be undertaken on the site. This work has commenced but in view of associated timescales Historic England has agreed to some additional wording in the plan to ensure that development on that part of the site will be informed by the outcome of the HIA. It is considered that the proposed reconfiguration of the layout, together with other focused changes requested to policy requirements, have addressed the concerns raised by Historic England.

However, the reconfiguration of the proposed residential area meant that officers needed to review the precise number of dwellings that could be provided on the site. This suggested approximately 489 dwellings. This has been rounded to 500 homes for the purpose of what is a strategic housing allocation and which offsets the reduction in the number of homes (90) planned for land to the west of Yarnton.

Other recommended changes include detailed clarifications and amendments in response to comments received. It is also recommended that the policy makes clear that the development of land for either school or sports pitch use to the north of Shipton Road will be subject to the consideration of a Heritage Impact Assessment in consultation with Historic England.

PR11: Infrastructure Delivery

Over 750 comments were made on this policy. The vast majority raised objections. These included representations from the following:

Gosford & Water Eaton PC - Very concerned about the implications of this development on existing infrastructure. On the basis of current evidence do not believe that infrastructure can be delivered to support this scale of development without adverse effects on both existing and new residents. Opposed to the proposed allocation of 1410 dwellings within the Parish, in part due to the impact on infrastructure.

Begbroke PC - Infrastructure Costs -These will be enormous and there is no plan where this funding will come from. It is doubtful if section 106 monies will suffice.

Yarnton PC - Bus lane improvement along A44 Begbroke to Loop Farm. The proposal is physically & financially impossible owing to the restrictive widths of railway & canal bridge crossings and the underpasses at Peartree Interchange. Further restricted by PR11a (p 167) cycle & pedestrian improvements along A44 between Bladon & Peartree roundabouts. This is a pipe dream & can't be used to justify large scale development adjacent to the A44 at Yarnton/Begbroke. The infrastructure proposals are not justified, not effective & is unsound.

Kidlington PC - An Infrastructure Delivery Plan, rather than a wish-list as in Appendix 4, is essential in order to deliver sustainable development. Policy PR1 should include an additional requirement that all new allocated development makes adequate provision for all relevant infrastructure, unless other arrangements have been secured. Development should not proceed in advance of certainty about the delivery of off-site infrastructure.

Bladon PC - The residents of the Parish of Bladon are concerned with the traffic volumes impact on Bladon. 1. Volume of traffic on A44 and Bladon roundabout. 2. Volume of traffic passing through village via A4095. 3. Pollution caused by increased volume of traffic. 4. Effect of traffic on the World Heritage site of Blenheim.

Oxford City Council - Supports the approach in the Partial Review of progressing each of the proposed site allocations through a development brief. It is the appropriate way to consider the site specific details & infrastructure needs of each proposed allocation in a timely manner. Welcome the opportunity to be involved in the production of the development briefs especially where there are cross-boundary issues to be considered. Acknowledge the on-going partnership work through the Oxfordshire Growth Board & in particular the Oxfordshire Infrastructure Strategy. This is a useful forum for the consideration of the cumulative impacts of planned growth & also cross boundary infrastructure issues. Keen to continue the constructive partnership working & on-going dialogue with Cherwell & to assist in securing prompt delivery of these much needed homes.

Kidlington Development Watch – The policy only sets out “an approach”. It is not therefore a policy and is simply wishful thinking. In the associated infrastructure schedule (Appendix 4) the column for costs contains the letters TBC in every case. In most cases the column for source of funding also contains these letters and in the small minority of cases where a source is identified it is most often “private developers”. This lack of information means that it is impossible to have any confidence that the identified infrastructure needs can be provided. No projects are identified to improve the

already congested highway network for private vehicles and no indication of how the network will cope with the additional vehicles owned by the occupiers of these new houses and the other developments planned for the area. The plan appears to deny people the opportunity to use their cars and relies wholly on people using public transport, cycling and walking. Consider that some of the infrastructure required to support the proposed level of growth together with the growth elsewhere around Oxford would in itself be harmful to the environment which is a further reason why the proposed growth is not sustainable.

Other comments include:

- No costs are shown in the schedule.
- In most cases no source of funding is identified.
- There is no indication of how the already congested highway network will cope with the additional vehicles from those houses and the other developments planned for the wider area.
- New houses on this scale with no real infrastructure improvement are not viable.
- Kidlington and Yarnton will be gridlocked, sacrificing air pollution.
- The assumption that developers will pay for much of the necessary infrastructure and produce record amounts of 'affordable' housing will produce minimal infrastructure and not guarantee that the existing level of educational, health and social services will be maintained, let alone enhanced.
- Wishful thinking.
- Developers will not provide the infrastructure required.
- Underfunded public services (schools and medical services) will deteriorate further.
- Relying on improved public transport, cycling and walking is not realistic.
- Growth should not be approved until infrastructure can be provided.
- There are no effective measures to deal with air pollution.
- Policy as worded is largely meaningless.
- The existing infrastructure already needs substantial investment to address demand.
- There are massive funding shortages and that all attempts to joint fund transport infrastructure improvements have been unsuccessful.
- Consortium welcomes the joined-up and comprehensive approach to the identification and delivery of essential infrastructure to support the development of the sites allocated in the A44 Corridor. This also reflects the recommendations of the National Infrastructure Commission’s interim findings. In relation to element 3 of the policy however there must be acknowledgement that financial contributions to the delivery of these infrastructure items must be the subject to an upper limit that, if necessary, can be determined by a viability appraisal.
- Council does not comment on how developer contributions will be secured on sites where there are multiple landownerships.
- Where a developer has provided for infrastructure at the outset, then there should be a recognition in the policy that any ‘abnormal costs’ associated with this provision can be credited against future planning obligations for the site.
- It is essential that the developer contributions to infrastructure requirements are based on an equitable equalisation or other mechanism.

Officer Response

These comments have been noted. The Infrastructure Schedule supporting the plan has been updated following the receipt of additional information and discussion with service planners / providers such as the County Council (including on education matters), the Oxfordshire Clinical Commissioning Group (with local GP Practice Managers) and the Council's own community/recreation services. A Developer Contributions Supplementary Planning Document will assist in the delivery of required infrastructure. More widely, the completion of an Oxfordshire Infrastructure Strategy (evidence doc. PR35) strengthens the position of the Oxfordshire authorities and is seeking Government funding where required to support or accelerate delivery.

Officers consider the Plan's proposals to be 'sound' with regard to infrastructure delivery. Focused changes are recommended to improve the Plan and bring specific requirements up-to-date.

Policy PR12a – Delivering Sites and Maintaining Housing Supply

Approximately 40 comments were made in relation to this policy. These included representations from the following:

South Oxfordshire DC - The approach that CDC takes to meet their apportionment of Oxford's unmet need is for them to determine. We note this takes the form of 'ring-fencing' as a separate 5 year housing land supply which will be maintained for meeting Oxford City's unmet need. Acknowledge that CDC have proposed to meet their apportionment through 7 strategic sites, however we understand that this could be dependent on the local assessment of their capacity. If it is found that the capacity of these 7 sites is deemed to be lower than initially thought, we assume that CDC are still capable of accommodating the remainder of their apportionment of Oxford's unmet need within their own district?

Oxfordshire County Council - The scale of housing being planned for through the LPPR as Cherwell's contribution to meeting Oxford's unmet housing needs is supported. The proposed 4,400 homes figure reflects the apportionment of Oxford's unmet need between the councils agreed by the Growth Board in September 2016 and which is set out in the Growth Board Memorandum of Co-operation and we also support the proposal to ensure delivery of these homes by 2031. The proposed 2021 start date recognises the likely complexity of the issues needing to be addressed and allows a reasonable lead time for developments to come forward. However, OCC has no objection in principle to earlier housing delivery, provided the strategic infrastructure required to support the new housing exists or can be delivered matched to the accelerated housing.

Bodicote PC - Concerns with paragraph 5.166, which states that "If a five year supply cannot be raised for reasons outside the Council's control, planning applications for unplanned development might be submitted. This paragraph acknowledges that the Council cannot force developers to adhere to house building trajectories. Cherwell District Council's 'Annual Monitoring Report' has already shown us that house building targets have been down on estimated numbers. In reality if the Council has no control over housing delivery rates then they have no real control over the developers, who will of course state that they can maintain a five year housing supply to get the applications through, but then could negate through reserved matters. If developers do not deliver the requirement of 1700 homes within the first period 2021- 2026 there is a real concern that many

of the sites that were put forward for development and dismissed as areas of interest WILL be targeted as additional sites for Oxford's Unmet Housing Need.

Home Builders Federation - Concern expressed in confining the delivery of Oxford's unmet need to the 2021 to 2031 period and ring-fencing Oxford's unmet need from Cherwell's on housing requirement. Whilst we are supportive of the joint working that has taken place to ensure unmet needs within the HMA are delivered we remain concerned that Cherwell, and the other authorities in the HMA, are seeking to separate their own needs from that of Oxford's. The unmet need arising from Oxford should be considered as part of the Cherwell's housing requirement and should be monitored as such. It must be recognised that Oxford cannot meet its needs and that the demand for housing in Oxford will inevitably fall on the shoulders of its neighbours.

BBOWT - Policy PR12a and the Housing trajectory in Appendix 3 suggests that sites will come forward at different times in the plan period with sites PR6a, PR7b, PR8 and PR9 being the first ones to come forward at 2021. Site PR6b is proposed to be released at 2023, and sites PR7a and PR10 are not due to come forward until 2026. The government is currently consulting on a standard method of how to calculate housing need. It is our understanding that if this calculation is adopted, it might be possible that fewer houses are needed to meet Oxford's housing needs and as a result not all site allocations might be required. As mentioned above concerned about the proposed quantum of development in Oxfordshire and neighbouring counties and would welcome if fewer sites would be required for development.

Kidlington Development Watch - While we object to any release of land in the Green Belt including the allocated sites, we have a further concern relating to the possible overall location of land for housing in the event that any or all of the allocated sites are confirmed for development in any adopted plan. PR6a, 6b, 7a, and 8, the land areas allocated specifically for residential development (i.e. not the total site areas) are approximately 50% higher than would be necessary to accommodate the stated number of houses at the net densities specified. For example the largest site (PR8) for 1950 houses at 45dpha net should require 43.3ha; whereas the allocation is for 66ha, over 50% larger. The definition of net density is not specified in the plan though it usually includes access roads, parking, incidental open space and play areas. There are separate allocations for schools and a local centre, so it appears that the areas allocated specifically for residential development are significantly too large. Given the desirability of this land to developers, there is a clear risk that permission could be sought for significantly higher numbers of dwellings over and above the intended provision, resulting in even greater environmental harm and pressure on infrastructure. We are therefore concerned about the provision in PR12a (para 7) that should more than 4400 houses be built this will be taken into account in meeting Cherwell's own need, which would appear to be an incentive to the Council to approve higher numbers than set out in this plan."

Other comments include:

- Dorchester Group considers that the seventh paragraph of the policy should be deleted.
- The Consortium considers that the demand for housing in and around Oxford is such that the phasing of new development solely on the basis of abstract 5 year periods is unnecessary. A number of factors would suggest that the application of such phasing policies is inappropriate.

- The proposed approach that seeks a commencement of the five year supply for Oxford's needs at 2021 is not supported by the NPPF and is inconsistent with Government guidance. CDC's specific housing need and proportion of Oxford unmet need are both to be met within Cherwell administrative boundary and should be combined and planned comprehensively through a single approach over the Plan period.
- The NPPF states that housing needs must be met in full across the housing market area and for the purposes of Cherwell, the housing market area is Oxfordshire. Therefore, any separation of the five year housing land supply calculation would be contrary to the NPPF.
- Delivery plans should be realistic, accounting for and responding to lead-in times and sensible build rates. It should be recognised that no site is the same and that a reasonable and realistic approach to evidence and justification will be required.
- The evidence base prepared to support this policy is not sufficiently robust to justify the strategy. It will provide an over concentration of housing within a relatively small market area with known congestion issues. The plan has failed to consider the reasonable alternatives.
- Policy appears to be an incentive to the Council to approve higher numbers than set out in the Plan.
- The Policy should be amended to allow for the early delivery of sites if they are able to do so. This amendment will ensure the Plan has sufficient flexibility to adapt should some of the proposed allocations not deliver as anticipated or should the unmet needs of Oxford City which Cherwell needs to meet increases.
- The housing delivery trajectory is not considered to be robust or realistic.
- There is an over reliance on the delivery at PR8.
- Cherwell should not be fearful of over provision.
- Plan cannot and should not seek to control the rate of delivery.
- There is no explanation as to why the sites at South East of Kidlington or South East of Woodstock have been identified as having delivery deferred to the final five years of the plan period.
- Plan fails to identify how any harm would arise if Oxford's unmet need were to be met earlier than 2026.

Officer Response

These comments have been noted. Officers consider the policy to be sound but are proposing focussed changes to provide further clarification on how sites will contribute to delivering a five year housing supply.

Policy PR12b – Sites Not Allocated in the Partial Review

Approximately 30 comments were made in relation to this policy. These included representations from the following:

Gosford & Water Eaton PC - Land identified as Green Belt following this review should remain Green Belt permanently and under no circumstances would further development on it be permitted. Note that there is an additional clause requiring consultation and support of the local community. It is unclear how local community support would be considered. It is difficult for us to believe that if the

Council was faced with having to consider other sites to ensure that they meet the housing supply that local community objection would be sufficient to prevent development going ahead. In the interests of providing certainty it would seem more appropriate to have a robust Plan that is deliverable and ensures that remaining areas are fully protected rather than allowing exceptions such as provided for by this policy. This policy should not allow for any additional development or release of Green Belt land within the Parish.

Kidlington PC - Extremely concerned that the Policy makes provision for the release of unspecified sites in the future on the basis that they are sites listed in a HELAA. This for example would include Frieze Farm, and land to the north of the village. These sites have been discarded for valid reasons in the Plan, which is fully supported. The policy should be deleted as contingency sites are not required to meet the Plan's objectives. If the policy remains it should include a requirement for 50% affordable housing; and the support of the relevant Parish Council.

South Oxfordshire DC - More clarity should be provided in respect of how will it be determined or justified as to whether or not a particular application should meet Oxford's unmet need or the district's requirement?

Historic England – The policy should have a requirement for a Heritage Impact Assessment and a desk-based archaeological investigation.

Kidlington Development Watch - Support for the Council's rejection of all Green Belt sites proposed at the options stage (and that are not proposed to be allocated in the draft submission plan). Are unclear about the purpose of Policy 12b in relation to sites within the Green Belt. Green Belt site should never be supported for development precisely because it is in the Green Belt and regardless of the qualifications given in clauses 1 to 5 of the proposed policy. Permitting such development would be contrary to planning guidance which states that unmet housing need does not constitute very special circumstances for building in the Green Belt.

Other comments include:

- The trigger should be the housing land supply to meet Oxford's unmet need.
- The need for 'exceptional circumstances' to exist in all the unallocated sites in the Green Belt should be added to the policy.
- If the Council does not have a 5 year housing land supply then paragraph 49 of the NPPF applies, and not Policy PR12b.
- The ambiguity in 12b should be corrected so the policy is clear that no development would be permitted on Green Belt sites that are not allocated in the partial review.
- Concern that this will be used as a mechanism for the release of land in the HELAA that is land not currently included and discarded in this plan. This could open up unsustainable development in the north of Kidlington and in particular on land at the rear of The Moors between The Moors and the River Cherwell.
- Further contingency sites are not needed to meet the housing targets.
- The requirement for the site to be identified in the HELAA is unreasonable and not justified.
- The requirement of the support of the local community is not consistent with the NPPF.
- Sites should not be identified on the basis of their proximity to Oxford City alone, but their consistency with the adopted spatial strategy.

- Policy should be more specific about safeguarded sites.
- Meets none of the soundness criteria stated in the NPPF (paragraph 182).
- Policy is unnecessary.
- Policy is vague.

Officer Response

These comments have been noted. Officers consider the policy to be sound but are proposing focussed changes to provide a consistent approach to seeking 50% affordable housing for unallocated sites.

Policy PR13 – Monitoring

Less than 10 comments were received on this policy. These included representations from the following:

Oxford City Council **-** The Partial Review sets out positive measures to ensure delivery of the supply of homes for Oxford, which is welcomed. It is very helpful that the plan includes a very clear trajectory for the sites contributing to Oxford's unmet need, to enable monitoring against the Growth Board apportionment, & for understanding the likely phasing of delivery.

Other comments include:

- Unsure that CDC is able to monitor and carefully scrutinise projects once implemented.
- Plan should identify reserve sites.
- It is unclear how Policy PR13 and PR12b relate to one another with regards to what action the Council would take if the allocated housing sites are not likely to deliver sufficient new homes to meet Oxford's needs.
- Monitoring must ensure that no development proceeds until the necessary transport and other infrastructure is costed, funded, and programmed.

Officer Response

These comments have been noted. Officers consider the policy to be sound but a focussed change is proposed to improve the policy.

Appendix 1

BBOWT - Mapping often only shows the individual site but not the wider development context such as other proposed site allocations in Cherwell DC or neighbouring authorities such as Oxford City Council or West Oxon District Council, which makes it difficult to get the full picture. Recommend that detail on future land use is provided. Key to be considered for woodland/ancient woodland.

Officer Response

These comments have been noted. Focussed changes and minor modifications to the Policies Map are proposed.

Appendix 4 – Infrastructure Schedule

Yarnton PC - Bus lane improvement along A44 Begbroke to Loop Farm. The proposal is physically & financially impossible owing to the restrictive widths of railway & canal bridge crossings and the underpasses at Peartree Interchange. Further restricted by PR11a (p 167) cycle & pedestrian improvements along A44 between Bladon & Peartree roundabouts. This is a pipe dream & can't be used to justify large scale development adjacent to the A44 at Yarnton/Begbroke. The infrastructure proposals are not justified, not effective & is unsound.

OCCG - The intention for the main health hub campus in Kidlington is to have the two existing local practices working together as a single unit to ensure sustainability for the future. The placement of this health hub is undergoing discussion, and is very much reliant on developer contributions for it to go ahead. With the housing proposed in the Kidlington, Yarnton, Woodstock area, all local practices will be significantly impacted upon, with Islip least affected. Three health hub site options have been identified. Object to this development until we are satisfied that sufficient provision is being made for healthcare infrastructure to meet the healthcare needs for the proposed development.

Other comments include:

- Bus Lane improvement along the A44 Begbroke to Loop Farm: This proposal is physically and financially impossible owing to the restrictive widths of railway and canal bridge crossings.
- Rapid Transit Route: Unrealistic.
- Sandy Lane closure: Strong objections.
- The suggestion to redevelop Exeter Hall suggests that Yarnton people would be expected to travel there to see a GP.
- Costs and sources of funding are largely unidentified.
- Delivery dates are vague.
- No risks or mitigations have been identified.
- There needs to be a much clearer link between the transport improvements and new developments.
- The Infrastructure Schedule is incomplete. It should therefore be considered as a ‘work in progress’.
- Lack of thought to infrastructure.

Officer Response

Many of the representations received include concerns about the capacity of existing infrastructure such as schools and health services and the timely deliverability of new infrastructure to serve the proposed developments. The Infrastructure Schedule supporting the plan has been updated following the receipt of additional information and discussion with service planners / providers such as the County Council (including on education matters), the Oxfordshire Clinical Commissioning Group (with local GP Practice Managers) and the Council's own community/recreation services. An adopted Developer Contributions Supplementary Planning Document will assist in the delivery of required infrastructure. More widely, the completion of an Oxfordshire Infrastructure Strategy (evidence doc. PR35) strengthens the position of the Oxfordshire authorities and is seeking Government funding where required to support or accelerate delivery.

Officers consider the Plan's proposals to be 'sound' with regard to infrastructure delivery. Focused changes are recommended to improve the Plan and bring specific requirements up-to-date.

Consultation Process

There were over 600 comments relating to the consultation process.

(NB. The Council extended the consultation period to October 2017)

- The Council is pushing the Plan through without considering the effects
- The documentation material is complex, meaning that residents cannot understand it
- The exhibitions were deliberately held during the summer holidays meaning people could not attend.
- The Plan was designed to convince local people to buy new homes.
- The consultation period was too short.
- The volume of material was not possible to review for comment in the period of time allowed for the consultation.
- Only a high level Options paper was published at the 'Regulation 18' stage. The Options consultation failed to appropriately communicate that preferred areas of search (A and B) had been identified and that detailed work had been undertaken to assess sites within these two areas of search only.
- Apart from in the "guidance on representations" it is not clear how comments will be considered in terms of the formal stages.
- The response forms are unclear and people were not made aware that other forms of responses were acceptable.
- There is lack of explanation within the plan of "where we are now" or discussion of "next steps". This is a fundamentally misleading approach contrary to B.95 of the Local Plan which indicates that "Full public consultation will be central to a "sound" process and outcome." For consultation to be lawful, it must take place when proposals are at a formative stage.
- A draft Plan should have been produced before the Proposed Submission.
- If the Council proceeds as planned, it is considered the Inspector will find the Plan unsound due to inadequacy of evidence base and failure to ensure effective consultation and participation by the public.
- Concern that the Council has progressed with the current Plan despite an overwhelmingly negative response to the Options consultation.
- Concern over the Statement of Consultation document and how it captured the public comments.
- The Statement of Consultation material is misleading and inadequate
- There were no questions in the consultation on the release of the Green Belt therefore the public were not given an opportunity to express views on this earlier.
- The Council must provide information in a user friendly style.
- The Council should start listening to other voices than those of the development lobby.
- The content of the plan was predetermined in advance of the consultation
- The Council must rethink and improve its policy for conducting important public consultations.
- Very important documents were missing from the website including the HELAA and Transport Assessment.

Officer Response

The archaeological survey information submitted as part of the outline planning application did not cover that part of site PR10 allocated for primary school use. It is not yet certain whether this land will be required for a school, playing fields or other outdoor sports provision but following further consultation with Historic England, it indicated that in view of archaeological interest to the south in association with the Scheduled Ancient Monument, a desk based Heritage Impact Assessment and Geophysical survey should be undertaken on the site. This work has commenced but in view of associated timescales Historic England has agreed to some additional wording in the plan to ensure that development on that part of the site will be informed by the outcome of the HIA. It is considered that the proposed reconfiguration of the layout, together with other focused changes requested to policy requirements, have addressed the concerns raised by Historic England.

However, the reconfiguration of the proposed residential area meant that officers needed to review the precise number of dwellings that could be provided on the site. This suggested approximately 489 dwellings. This has been rounded to 500 homes for the purpose of what is a strategic housing allocation and which offsets the reduction in the number of homes (90) planned for land to the west of Yarnton.

Other recommended changes include detailed clarifications and amendments in response to comments received. It is also recommended that the policy makes clear that the development of land for either school or sports pitch use to the north of Shipton Road will be subject to the consideration of a Heritage Impact Assessment in consultation with Historic England. exhibitions. Town/Parish Council and stakeholder workshops have been held. Officers consider that legally compliant, appropriate and timely opportunities were provided for the public to engage effectively with the plan making process at the Regulation 18 stage and for people to give intelligent consideration and response in terms of the content of the Plan and its specific proposals. Members have the opportunity to conscientiously take into account the representations in considering the recommendations of officers.

In addition to the requirements as to consultation in the Local Plan Regulations and the Council's SCI, the courts have set down requirements, in particular R (Moseley) v Haringey London Borough Council [2014] 1 WLR 3947. They are that: (i) consultation must be at a time when proposals are still at a formative stage; (ii) the proposer must give sufficient reasons for any proposal to permit of intelligent consideration and response; (iii) that adequate time must be given for consideration and response; and (iv) that the product of consultation must be conscientiously taken into account in finalising any proposals. Officers consider that there has been compliance with all these requirements.

There is no statutory requirement to publish a draft Plan prior to the publication of a Proposed Submission document. In the issues consultation paper (January 2016, evidence doc. PR20), the Council advised under 'next steps' that the responses received would be used 'to inform the preparation of the next stage of the Partial Review: consultation on the spatial options for accommodating the additional growth' (para. 8.1). In the options consultation paper, (November 2016, evidence doc. PR47), the Council advised under 'next steps', 'The feedback we receive will be used in the further consideration of issues and options, in completing our evidence base and in

preparing a proposed document which we will publish in 2017' (para. 9.2). The Plan's preparation has been in accordance with these stated intentions.

General comments

In excess of 1200 comments were received that were not necessarily policy specific. The issues raised in these comments include the following (grouped under Issue specific headings).

Growth

- Oxford City should resolve its own housing problems and find brownfield sites to build on
- The country does need more housing and some of the locations in and around Kidlington and Gosford which it is proposed to develop for housing are the best in the circumstances.
- The places need to be built to be self-sufficient
- Scale of the proposal is too large
- Considers the plan to be sound as it directly addresses existing and future issues regarding sustainable transport connectivity to and from central Oxford.
- CDC's vision responds to the specific needs and growth of Oxford, the relationship between housing and employment, and the importance of building sustainable communities that are well related to Oxford while respecting the Cherwell context.
- Not opposed to sensible plans
- Yarnton will be quadrupled and the necessary services will be years behind
- Yarnton and Begbroke would become suburbs of Oxford
- Add 10% (on average) to each existing settlement, improving viability of local amenities.
- Raise the densities within larger towns and cities, where transport and amenities already exist.
- No consultation has taken place with local residents
- This is a gateway to the Cotswolds; it is imperative that these villages keep their identities and grow in a linear approach and not mass building.
- New housing projects should be shared with all Oxfordshire villages
- Fully support the need to build homes to support future intake and families.
- Oxfordshire is already over populated. It will encourage more people to come in the county.
- The council cannot provide services and facilities, which are already at breaking point.
- The road (A44) cannot cope with the increase in traffic. The current situation is bad with traffic at gridlock at peak hours. Traffic lights at Begbroke Science Park lead to tailbacks up to Langford Lane. Palace traffic lights also lead to tailbacks.
- Proposals are driven by Oxford City
- CDC should be serving the needs of the local community and not taking instructions from Oxford
- Proposal is unsustainable, reactive and without consideration for consequences.
- Housing forecast is flawed
- It flies completely in the face of the majority of local voter opinion
- Dividing land use planning between 5 districts creates difficulties
- Cherwell has functional links to the surrounding Districts through wildlife corridors, water catchment and drains/streams/rivers as well as transport links and the housing intended to meet Oxford's needs.

- The scale of the unmet need has not been objectively assessed. It relies on 2014 SHMA that hasn't been scrutinised.
- Local food systems should be promoted
- The overarching vision for the local plan should include objectives for a zero carbon district/city; a water neutral region; not producing any waste water; planning to reduce waste to zero, eliminating waste to landfill, and a net reduction in road traffic growth.
- Urge planners to find alternative sites in the City. E.g. Southfields golf course, move Park and Rides outside the City and use that land for building.
- The City Council should stop building on commercial sites and concentrate on their own housing needs, before going for the easy option to build on local GB. There are several commercial sites that do not have full occupancy
- Can we be sure there is no nepotism, in the decision within the parties concerned?
- Our historic village should be preserved and it should not be an overspill from Oxford and London and should not be merged with Yarnton and Begbroke. Without GB separating us we will become a suburb of Oxford.
- CDC's childish attempts to push this plan through with the minimum statutory consultation are a clear indication that was in being proposed here is not right.
- The case for Oxford's need has been overstated
- If Oxford was to switch land designated for business to housing it would be able to meet its housing obligations.
- The Local Plan Review attacks the core principles on which GBs depend.
- Employment needs to be focussed at Bicester where there are already a large number of new housing being built and infrastructure already in place to manage this.
- The homelessness crisis is acute in Oxford. The Council needs to work harder to reinstate some of the vital services which have been limited or closed, particularly as regards physical and mental health, the most significant causes of homelessness.
- The centre of Banbury is disappearing because of the building of retail parks and housing out of town, and yet there is no refurbishment of the town centre as a residential social hub.
- The greed of Blenheim Palace, Merton College and Exeter Colleges: these can at best be described as commercial, self-serving, and excessively wealthy enterprises.
- Joining all the villages up and then joining it all up to Oxford will create a dormitory.
- The data being used is pre-Brexit. These are not sound data now.
- The proposals need full and wide discussion rather than being rushed through the holiday period, and there should be further, more robust discussions with Oxford City Council.
- There are plenty of large areas south of Oxford. It is Oxford City's problem and Cherwell Council should vehemently object to this Oxford overspill being developed north of the Oxford City boundary.
- Limited space for development exists due to flood plains in and around Oxford, and although reasonable for surrounding villages to expand slightly to keep the region prosperous, the scale of the plan is out of proportion and unsustainable without massive investment in infrastructure.
- GB is there for a reason and we want Kidlington to keep its identity and separation from Oxford, as well as the golf course, trees and wildlife. Think that PR 7a and PR 7b are

manageable and a smaller sized PR8 as the roads could possibly manage. But not PR6 and PR6b. Please keep developments small and manageable.

- Kidlington is big enough for its 'village' status, confirmed years ago by residents voting against being a town. In the 52 years we have been here we have lost green space opposite and the traffic has greatly increased. We don't want to become part of an urban sprawl and we do not want to meet Oxford needs.
- Recognise that the content of this paper is sensible and necessary to maintain our community standards. However, also believe that this is just a paper exercise for officialdom to say 'we have had our say'. Until the government meets the demands of the nation and stops immigration the mandate to build unreasonable amounts of houses will be unstoppable.
- Kidlington has already changed from a village to a small town with few green spaces, and we need green spaces.
- The developments proposed and their infrastructure requirements have not been objectively or thoroughly assessed. Previous work has often simply been integrated without amendment or recognition of new circumstances. In many respects it's a "rip and read" plan
- The proposed developments emanate from the economic self-interest of Oxford City Council. Their claimed unmet housing needs have not been independently tested
- Integration of large numbers of in-comers into what would be an urban tangle of concrete and glass usurping once beautiful countryside is likely to prove extremely problematic.
- Cherwell have set a new precedent in claiming that houses are equal to Green Belt in sustainability terms. They have done a straight swap in their Sustainability Report so there's no loss on the sustainability balance sheet.. The term "sustainable" now has an all-embracing legal definition, diluting its original meaning to the point of uselessness, and downgrading the trust the public can put in it.
- The plan represents a huge increase in housing that would put pressure on related infrastructure, not addressed satisfactorily by the plan. The indication is that housing is aimed at commuters rather than trying to address local housing needs.
- Objection to proposed development of planned 4,400 houses because of traffic, pollution, flood risk, danger to wildlife, lack of planning around statutory services and GB arguments.
- It is also our responsibility to steward recreational areas of the countryside in the crowded S. Midlands and SE England for the sake of future generations.
- The national housing crisis needs to be addressed with new towns e.g. previously Milton Keynes and GB should be preserved. The proposals do not meet the needs of the constituents.

Consultation

- Unreasonable consultation process.
- Objection to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Development - governance

- Any development north of Cutteslowe roundabout would fill in land between there and Kidlington and be under the control of Oxford City Council.

Housing

- The houses will not be built for local people due to the house prices. They will be for commuters to and from London or buy to lets.
- Housing demand has changed drastically since Brexit,
- In view of Brexit, the scale of housing should be revisited
- 200 extra homes have been built in Yarnton since 2011
- Sandy Lane closure cuts off Yarnton from Kidlington
- People understand the need for housing, but not the numbers and densities planned
- The proposed high density housing will lead to increase in traffic congestion and pollution, loss of the rural character of Kidlington.
- The problems and opportunities of housing the older generation have been underestimated. It should not be looking at housing for the elderly, but ensuring that most/all new developments are suitable for them.
- It is Government policy that self/custom building should be encouraged in order to make a substantial contribution to housing supply.
- The sustainability of custom splitting makes the proposal to spread Oxford out into the Green Belt look comparatively if not extremely unsustainable.
- It is undesirable to build houses directly underneath power-lines and the cost of re-routing this or cabling underground need to be encouraged
- Any more development near the world heritage site is unacceptable.
- The density of 45 dph is very high. It is too much for the local villages and not in keeping with the existing villages.
- The 'promise' that a proportion of the new houses will be made over to the Housing Association and be available for rental, is an attractive one, but we have seen across the country that this very rarely happens, in reality. Younger generations want the opportunity of owning their own homes, and do not want to continue renting
- We must limit the driving effect of windfall profits for one part of the community at the expense of others - and preferably direct some of them into reducing housing costs.
- Concern over homes near Oxford Parkway being bought by London commuters - how will this be prevented?
- Sudden influx of so many families into Kidlington would put enormous pressures on its facilities.
- This is not sustainable and puts a burden on schools, doctors' surgeries and the traffic at the northern gateway – already gridlocked in rush hours. Could cause delays, pollution, potential for road traffic, accidents etc.

Affordable Housing

- Affordable homes within these development will not be affordable
- It will fail to provide truly affordable housing so desperately needed
- Developers will have no interest in low-cost housing where land has become plentiful, work remote and adequate transport and amenities absent.
- Affordable housing is not affordable for our children
- Do not believe that the 50% target of affordable houses will be achieved.
- Our children and friends' children have been forced to move from the area due to astronomical rents and the 'affordable' housing is not affordable.
- It is important that a large majority of housing to be built is affordable.

Infrastructure

- A huge increase in homes without proper infrastructure will only makes this worse.
- There is apparent lack of suitable infrastructure. We need better infrastructure now – let alone for additional housing
- Without detailed costings and guaranteed funding for improved infrastructure, the highway network will be overwhelmed by the additional traffic
- There are no costs are shown in the infrastructure schedule. No sources of funding are identified
- Proposals will have detrimental effect on infrastructure
- Infrastructure is at breaking point with the A44 and A34 unable to cope with the amount of traffic.
- The new development at Cresswell Close has drainage problems. This is a fundamental lack of infrastructure planning which concern and fear that this lack of foresight could be replicated again.
- Adversely affect drainage
- Floodplain (most recent major flooding event January 2014 in which the A34 was threatened by water on both sides between the Pear Tree and Botley interchanges): -the Partial Review July 2017' document alludes to the floodplain as a 'major constraint'
- Concerned about the impact on local services
- Does the plan include new schools and GP practices?
- Development will exacerbate the flood risk to housing and adjoining land/conservation area.
- Inadequate local infrastructure to support development of this scale.
- Will need at least 3 more primary schools and one more secondary school and triple the number of Doctors surgeries and dentists. Have not seen any mention of this, although all the documents associated with the consultation are so complicated and wordy it is very difficult to find any facts at all.
- Not enough recreational outdoor space or parks for children in Kidlington
- To take away a sporting facility such as North Oxford Golf Club, which is over 100 years old, is a crime. This needs to be stopped. It does not bear contemplating what it will be like once this nonsense is put in place.
- Provision of Infrastructure - the plan is unconvincing in that no significant new investment is identified or proposed.
- Public services and leisure facilities equally need clear and imaginative plans before the developments start.
- The sewage system is already unsuitable

Green Belt

- The GB was always meant to be permanent and Oxford should stay separate from Kidlington and other villages.
- Local countryside enriches life and maintains health.
- CDC should review the Plan as it is contrary to GB protection
- There are no exceptional circumstances for CDC's proposal to build in the GB.
- GB land is protected by legislation and should not be built upon. It was intended to retain distinct boundaries between settlements.

- Strong objection to building on the GB. Without regard to meeting actual need, effective transport, amenities, true community and catastrophic effects on existing settlements
- GB was constituted to prevent urban sprawl between towns and there are no exceptional circumstances to overcome it and set a precedent.
- The plans would destroy the historic identity of all three communities and cause irreparable damage to the wildlife and beauty of the GB surrounding these villages.
- GB policy prevents development, why are you breaking the law?
- Oxford needs to look closer to home before encroaching on GB which will be lost forever.
- GB encroachment is contrary to its adopted Cherwell Local Plan 2015
- CPRE data – 76% of Oxfordshire residents were in favour of protecting the GB. Viewed as a major threat and they do not want Begbroke to be surrounded by houses.
- Objects to 4400 homes in the GB. Contrary to the GB purposes outlined in the NPPF
- It is crucial to protect the GB and farmland in it as it is a carbon sink for the pollution from Oxford.
- Strongly object to the proposal to build on the GB around Begbroke, Kidlington and Yarnton because it would become an urban sprawl and the A44 and A34 will come to a gridlock.
- Hugh concern for the proposal to build 4400 houses on the GB.
- Building on the GB will put the floodplain under even more pressure, and we will see serious, potentially fatal, flooding problems across the nearby communities. It also provides a unique and precious wildlife habitat.
- The marking out of additional Green Belt sites for nebulous use which can easily be seen as ring-fencing more green-belt for development as required.
- The case has not been made for sacrificing GB land and sufficient consideration has not been given to the 400 homes in the area.
- Deeply concerned about loss of GB and associated impact on wildlife and the environment
- GB legislation is fantastic and should be respected above all else. It keeps the region in check, provides countryside for the natural population and this cannot be eroded - it would be a travesty for present and future generations.
- **Transport**
- It is unreasonable to take 45-60 minutes to go 5 miles on the bus.
- As a cyclist experience high levels of pollution already and buses get stuck in the bottlenecks that remove the bus lanes.
- A34 is a disaster and Junction 9 is one of the worst in the country.
- Very concerned about traffic movement
- It should be a priority to provide a sustainable movement corridor into and through the town for pedestrians, cyclists and public transport. The plan addresses this and provides not only for existing modes of transport but has the potential to provide for other rapid transport and environmentally friendly systems such as autonomous and electric busses, trams or other forms of mass transportation. There is significant growth in this technology which will be implemented during the life of this plan. The plan considers this point well, is "future protected" and that has to be applauded.
- There is no indication of how the already congested highway network will cope, and local wildlife will be pushed away.

- Traffic and congestion on local roads
- Reinstating the station at Yarnton and a tram route to Kidlington, Oxford and Witney is paramount to address the traffic problems in the area.
- Blenheim Palace has been granted additional housing, which will increase the traffic and pollution along the A44
- There is a lack of understanding of the traffic conditions that already exist in this area, and additional houses will add to the traffic problems.
- Traffic congestion problems between Begbroke/Yarnton and Oxford are intolerable
- A44 traffic congestion and 50 mile speed limit add to travel time and cause delays
- Yarnton roads are bad.
- Closing Sandy Lane will create long delays and risk of accidents on the A44. It will remove a key road link between Yarnton and Kidlington.
- This development will contribute to more pollution from traffic and therefore we will suffer from respiratory problems.
- Concerns regarding the existing traffic congestion and pollution in Kidlington
- Volume of traffic on the A44 at present is at capacity during peak hours. With the proposed closure of Sandy Lane the problem will be compounded.
- How will this road address an additional 8-10,000 people using this road?
- Closing Sandy Lane would cause greater congestion to the A44 and A4260
- In the areas bordering A34 allowance should be made for the expansion of the dual carriageway into a 3 lane motorway.
- London commuters will benefit from the new Parkway station and not the homeless from Oxford
- Traffic congestion is magnified with events at Blenheim Estate
- Traffic through Gosford and Water Eaton on the A4260 is already gridlocked during peak periods
- Oxford Parkway Station is already overcrowded at peak times.
- Increased numbers will result in more cars on the crowded roads
- The volume and speed of vehicles along this road puts the children using the preschool, school and park, the elderly living in the residential home and everyone going to the social club and doctor's surgery at risk.
- The proposed new railway station between Begbroke and Kidlington is unrealistic.
- There must be 'joined up' thinking; analysis of real rather than perceived future need, and together with Oxford City, CDC must be more resourceful and creative about finding responsible solutions to housing issues.
- The new housing should be delayed until the Oxford to Cambridge Expressway route has been decided. East West railway reopened and the full expansion of Bicester is agreed with its potential new transport infrastructure.
- The suggestion that the Sandy Lane link can become a wheel-chair access and cycle lane as part of a cycle 'superhighway' into Oxford is ludicrous! In any case, such a project would simply lengthen cycle journeys!
- It should be a priority to provide a sustainable movement corridor into and through the town for pedestrians

- The plans do not sufficiently factor in the fact that the A34 and Bicester Road are already gridlocked during peak times. There must be fully costed and funded plans for road improvement and cycle paths/bus routes.
- Parking in residential streets has become a problem since charging was introduced at the Park and Ride, and this issue will be exacerbated by the additional housing

Health/ Health and Wellbeing

- Surgeries are unable to cope. There is a 4 weeks wait for a doctor's appointment
- Harm to the health and wellbeing of the residents and open countryside.
- It is difficult to get a doctor's appointment. This will exacerbate the problem
- Doctors' appointments take 2/3 weeks. Are there plans to improve the service or provide new facility
- Health services are oversubscribed
- Harm to health and wellbeing
- As far as the Doctors' Surgeries are concerned, they are already under intense pressure and we have to wait three weeks for an appointment. These 4,400 extra households will make it well-nigh impossible to get an appointment! With an ageing population generally, and an increasing number of care homes and sheltered accommodation for the elderly in Kidlington, this makes for an impossible situation.

Education

- Primary Schools have reached capacity and oversubscribed
- Secondary school pupils travel to Woodstock would need to be picked up at 7.30 am to reach in time for lessons
- Schools will be needed to meet the needs of these extra families
- Local schools are at saturation point and struggling to provide a good standard of education to the existing population - how big would class sizes become with new developments?

Flooding, Landscape, Ecology and Environment

- What arrangements have been made to protect deer, badgers, foxes and other habitat?
- Yarnton has historical footpaths relating back to the Civil War
- The loss of chicken and deer farm and other farms around Yarnton, Begbroke and Kidlington will destroy the nature of the area.
- It will have adverse effect on the diversity of local wildlife
- It will undermine protection for the countryside and rural landscape
- There are bats in the copse situated between the field at Water Eaton Lane
- Irretrievable damage to the countryside and serious loss of wildlife habitat
- Loss of Ancient footpaths (Frogwelldown Lane), the bridleways and Shakespeare Way, which give access to walkers, riders and cyclists.
- Loss of countryside and radically alter the character of the area. It will create a town by stealth
- High density development will destroy the ecology, and habitat forever, which give us wellness and wellbeing.
- Loss of open countryside if site south of Kidlington is built upon. Nature Reserve will be adversely affected by the development.
- Flooding at Rowel Brook and residential areas around it.
- Further threat to local wildlife and bio-diversity species

- If the proposal to build 4400 goes ahead then no amount of 'mitigation' is going to lessen the huge impact it will have on the environment and the community.
- Soil quality has been neglected by those engaged in urban development.
- There should be a concerted attempt to coordinate the use of countryside in terms of including strategic tree planting, soil protection, wetland creation, water retention, run-off prevention, food production.
- All open space not given to recreation should be planted
- The water table in the south of Beagles Close is high and building will raise it further. It will be very difficult to get home insurance.
- The plans will lead to increased pollution which will in turn gravely and irreversibly harm Begbroke Wood, Pixey and Yarnton Meads (SSSI), and Cassington Meadows. In addition, there is a roost of bats (possibly Noctule bats) living behind Rutten Lane in Yarnton, yellowhammers (RSPB Red List) can be seen on the allotments, hedgehogs and amphibians depend on the green areas and ditches surrounding the village, the return of otters to the Cherwell will be jeopardised, a plethora of old meadow grasses and at least thirty rare species of flowers.
- Threat to allotments where some allotment holders have been working the land for 40+ years: the pollution created by traffic and building work will make the current allotments unpleasant and unsafe areas in which to grow food. The allotments themselves provide habitats for a wide range of wildlife.
- The fields are an important and very well used amenity for village residents and regular visitors providing walks and views of the village towards St Mary's Church.
- This countryside is used by the people of Kidlington, Yarnton and Begbroke as well as many residents of Oxford keen to escape the confines of the city.
- To build on the golf course will be very detrimental to wildlife
- The natural landscape is also very much degraded (even over the past 10 years noticeably so). Plans must be in place to clearly designate wildlife areas within proposed sites to allow wild corridors to thrive.
- Cutteslowe Park, which now forms part of the country, will become just another urban park and that the rural walks north from it will disappear.
- It would be devastating if the rural walks in the area were spoiled.

Brownfield sites

- There are plenty of brown sites in Oxford to be used for housing.
- Oxford City has not made sufficient effort to meet its housing needs on existing brownfield sites, e.g. Oxford Golf area and other sites around the City have not been identified.
- Build on brownfield rather than cheaper GB option

Financial

- It seems a money making project
- CDC will benefit from increased tax revenues
- Merton College are greedy and these houses might be bought by foreign buyers.
- Kidlington is becoming a more and more costly place in which to buy a house. Property developers are delighted to build more profitable homes for London commuters using the new train station.

- This massive development is almost certainly about greed, financial gain and reward for some rather than an honest assessment of the actual need.
- Objection to the fact that this development appears more concerned with money in the pockets of developers than with an egalitarian desire to home people who find it hard to afford homes such as nurses, healthcare assistants, technicians and other low paid workers.

Energy

- The plan does not confront the main issue of reducing carbon emission by at least 6% up to 2031 and beyond. The potential of the land use planning system to reduce carbon emission by 50% will be missed unless addressed coherently and holistically to achieve sustainable development as per the NPPF
- The Plan must mitigate against climate change and contribute to sustainable development (s19 and 92 of the TCPA 2004)
- Increase in pollution

Tourism and Economy

- Thousands of international tourists will come to visit Blenheim Palace and the very rural approach to this national jewel will be marred and defaced forever by merging the villages. It will leave a negative impression on visitors.
- Harmful to the economy with lorries unable to move on the major roads.
- Contrary to its misguided conclusions Blenheim Palace and the grounds does not benefit the community. Many local enterprises have been put out of business.
- Begbroke Science Park to date has provided no obvious service to its surrounding communities, whatsoever!

Officer Response

The level and depth of feeling in these comments have been noted. The majority of the comments raise issues covered under the specific sections/policies responded to above. Where appropriate focussed changes, have been proposed in response to the representations received. The overall view of officers is that the Proposed Submission Plan has been positively prepared and is justified, effective, consistent with national policy and legally compliant.

The number of representations and objections from affected Parish/Town Councils, local communities, their representatives and neighbourhood areas illustrate the level of local concern. The collective weight of local opinion as represented by BYG, KDW and WAG is noted in particular. The overall response to the Proposed Submission Plan (1460 representations) far exceeds that received to the equivalent stages of the adopted Local Plan (approximately 300-400 representations). Nevertheless, the Plan is also produced in the wider public interest of meeting objectively assessed needs and the weight of objections in itself does not invalidate the proposals.

Omission Sites

The following objections were raised to the omission of sites for development from the Plan:

Reasons for objection include:

- The Council's spatial strategy is not sustainable, justified or sound.
- The promoted site is sustainable, as demonstrated in the Council's SA and or evidence base
- Promoters own assessment or evidence shows that the promoted site is sustainable
- The promoted site is more sustainable than those allocated by the Council
- More than 4,400 new homes is needed in the District meaning additional sites are needed
- There would be positive effects and limited adverse impacts resulting from promoted sites.
- Reserve sites should be identified.
- Sites should be allocated elsewhere in the District
- Sites should be located in elsewhere in the Country and County including in Oxford
- Development should take place on brownfield land.
- Land identified in Policy PR3, as removed from the Green Belt, should be allocated for new homes in the Partial Review.

Land north of the Moors (Site 14 and 27) – Bloombridge and others

- The Moors (site PR14) should be included in the Plan for c300 houses, linked to a regeneration package for the village centre and a new 10 hectare country park. In the alternative, it could be specifically listed as a 'safeguarded site' in Policy PR12b, or this policy could be amended to provide for localised Green Belt reviews for housing where planned for sites are not being delivered by 2021.
- This county and country need more houses and this is an ideal location for a number of them.
- This land has never flooded and the drain was enlarged.
- This part of the Green Belt will not be missed and the countryside is more attractive closer to the river.
- Post-war expansion of the village has provided services and facilities.
- Most of those behind the campaign to stop this development live and benefit from the earlier development and now want to stop others enjoying the same.
- This extra building will bring in more revenue for the Council and may stabilise house prices.

A large number of representations were received in support of the Plan not allocating the land north of the Moors (sites PR14 and PR27) reasons give include:

- The land is in the Green Belt, and should be preserved as such.
- Exceptional circumstances need to be demonstrated to release the site from the Green Belt.
- Footpaths on the fields are much used by local walkers contributing to healthy lifestyles.
- Land behind the Moors and Webbs Way is one of the most popular, accessible and necessary interfaces between town and country in Cherwell.
- The site is prone to flooding, and so is unsuitable for building on and will cause flooding downstream.
- The site is historically important and should be protected.
- The site constitutes a landscape of the last remaining unspoilt corner of Kidlington with wide views across fields to the old village.

- The development would have a direct impact especially on the setting of the conservation area of St. Mary's Church and other listed buildings.
- The landscape with its central focus on the spire of St Mary's Church, 'Our Lady's Needle' – as featured in Simon Jenkins' book England's Thousand Best Churches (1999).
- A unique medieval landscape which contains many listed buildings and should not be developed.
- There is a case for making this landscape an amenity for all by formalising it as a 'reserve' akin to, or even part of, the National Trust.
- In the 1990s, the Ministry of the Environment Inspector ruled…. were development ever to take place it would I fear be significantly harmful to this rural end of Kidlington. … I feel, without question, that it would be most unfortunate if this north-eastern area of the village were ever to be seriously considered for development".
- The sites are a haven for wildlife which development would adversely affect.
- The Kidlngton Masterplan Framework refers to the distinctive views, river corridor, landscape and wildlife.
- These fields with their landscape rural views have been enjoyed by many generations and this should continue.
- This is the oldest part of the village and the landscape contributes to its setting.
- Further damage by light pollution is inevitable from new housing.
- The proposed access, via The Moors, would detrimentally impact the road network and create large traffic volumes near a school and nursery.
- Development here will add to existing road congestion.
- Area is already subject to traffic calming and blighted by rat-running.
- This area of the Moors has had an increased volume of traffic plus parking problems since the Moorlands development.
- Follow Bicester healthy town example by protecting these green spaces for physical activity
- Schools are at capacity in the area.

Land adjacent to The Old School House, Church Lane, Yarnton (Site 75) - Carter Jonas LLP for Oxford Centre for Hebrew and Jewish Studies

- Objects to the Plan making process and states that at least part of Site 75 should be allocated for development as a small scale extension to Yarnton.

Shipton on Cherwell (Sites 19 and 29) - David Jarvis Associates on behalf of Shipton Ltd

- Objects to the Plan making process and states that land at Shipton on Cherwell Quarry should be allocated for housing in the Partial Review.

Land east of the Water Eaton Park and Ride – Carter Jonas on behalf of Mr Smith

- Objects to the Plan making process and states that the boundary of site Policy PR6a should be amended to include the land east of the Water Eaton Park and Ride and the land

allocated for residential development or a mix of residential and other uses in the Partial Review.

Land at the former RAF Upper Heyford - Framptons on behalf of E P Barrus and Lone Star Land limited

- Objects to the Plan making process and states that two parcels of land at Upper Heyford should be allocated for housing in the Partial Review.

Site 24 (Begbroke Lane) and site 74 (Land at no 40 and to the rear of 30 to 40 Woodstock Road East – Begbroke) – RPS on behalf of Richard Davies and resident

- Objects to the Plan making process and states that the land at Begbroke should be allocated for housing in the Partial Review.

- If sites 24 and 74 were developed this would have a significant impact on health and the natural environment and would inconsistent with the Council's own policies.

Land to the south of Oxford Motor Park (includes site PR24) - Walsingham Planning on behalf of Oakhill Group Ltd

- Objects to the Plan making process and states that the promoted land should be removed from the Green Belt.

Land at South Newington Road, Bloxham - Define Planning & Design Ltd on behalf of William Davis Ltd

- Objects to the Plan making process and states that the promoted land should be allocated in the Partial Review.

Land south of Tadmarton Road, Bloxham - Planning Prospects

- Objects to the Plan making process and states that the promoted land should be allocated in the Partial Review.

Land at Loop Farm/ Drinkwater, Oxford - Kidlington & Yarnton Labour Party

- Objects to the Plan making process and states that the land above should be allocated in the Partial Review.

Land North and South of Milton Road, Bloxham - Lichfields on behalf of Taylor Wimpey (Oxfordshire)

- Objects to the Plan making process and states that the promoted land should be allocated in the Partial Review.

Land at Islip - Lichfields on behalf of The Church Commissioners for England

- Objects to the Plan making process and states that the promoted land should be allocated for housing in the Partial Review.

South East Kidlington - WYG on behalf of Barwood Development Securities Ltd

- Supports the principle of development at south east Kidlington but and states that the allocated site at south east Kidlington (PR7a) should be extended to allow for additional homes.

Land at New Alchester - WYG on behalf of Bonnar Allan Ltd

- Objects to the Plan making process and states that the promoted land should be allocated in the Partial Review.

Land at Knightsbridge Farm - Carter Jonas on behalf of Sheehan Group of Companies

- Objects to the Plan making process and states that the promoted land should be allocated in the Partial Review.

Land at Knightsbridge Farm - Suzi Coyne Planning on behalf of Sheehan Haulage & Plant Hire

- Objects to the Plan making process and states that the promoted land should be allocated in the Partial Review for employment.

Land south of Sandy Lane - Carter Jonas on behalf of W Lucy & Co Ltd

- Objects to the Plan making process and states that the promoted land should be allocated in the Partial Review.

Land at Frieze Farm - Turnberry on behalf of Exeter College

- Objects to the Plan making process and states that the site should be allocated for new homes.

Land at Gosford Farmhouse - CRJ Anstey Chartered Surveyors on behalf of Mr P Watson and the Trustees of Gosford Trust.

- Objects to the Plan making process and states that the site should be allocated for new homes.

Land at Upper Heyford - Pegasus Group on behalf of the Dorchester Group

- States that land at Upper Heyford should be allocated for new homes as a reserve site.

Land at Webbs Way, Kidlington - West Waddy ADP on behalf of JA Pye (Oxford) Ltd

- Objects to the Plan making process and states that the site should be allocated for new homes.

Land adjoining Dover Avenue and Thornbury Drive, Banbury (PR45) – Bloor Homes

- Objects to the Plan making process and states that the site should be allocated for new homes.

Policy PR3a - Land at 14-16 Woodstock Road, Yarnton - Edgars on behalf of Mr & Mrs Tomes

- Land at 14-16 Woodstock Road, Yarnton should be allocated for development as part of the PR8 allocation.

Policy PR3b – Land adjoining and west of the railway - David Lock on behalf of the Tripartite

- Amend Policy PR3(b) to remove the reference to 0.7 hectares of land adjoining and to the west of the railway and include it as residential land within Policy PR8 and on the Policies Map.

Policy PR3c – Land south of the A34 and west of the railway - Gerald Eve on behalf of Merton College, Oxford

- Supports the policy but states that the site should be allocated for new homes.

Policy PR3c – Land south of the A34 and west of the railway - Savills on behalf of Christchurch, Exeter and Merton Colleges.

- Supports the policy but states that the site should be allocated for new employment.

Land to the east of Warwick Road, Banbury -Turley on behalf of Bovis Homes Ltd

- Objects to the Plan making process and states that the site should be allocated for new homes.

London Oxford Airport - GVA on behalf of Oxford Aviation Services

- Objects to the Plan making process and states that the site should be allocated for new homes.

North West Bicester - Barton Wilmore on behalf of A2Dominion Housing Group Limited

- Objects to the Plan making process and states that land at North West Bicester should be allocated for new homes.

Junction 9 and 10 – M40 – Framptons on behalf of db symmetry

- Objects to the Plan making process which should consider the relationship between housing and employment and land at the Motorway junctions should be allocated for employment development.

Land at Wendlebury – Gleam Investments

- States that the promoted site should be allocated for development.

Skimmingdish Lane, Bicester – Greenlight Developments

- Objects to the Plan making process and states that land at Skimmingdish Lane should be allocated for a Care Home which can contribute towards meeting housing needs.

Land north of Wykham Lane, Banbury - David Lock Associates on behalf of Gallagher Estates

- Objects to the Plan making process and states that the site should be allocated for new homes.

Land at Launton - Pegasus Group on behalf of Richborough Estates

- Objects to the Plan making process and states that the site should be allocated for new homes.

Officer Response
These representations have been considered and noted. Officers are of the view that no changes are required to the Proposed Submission Plan. All reasonable alternatives have been appropriately considered.

<u>Evidence base</u>

General Comments

- There is insufficient evidence to suggest that opportunities to increase capacity at existing allocated housing sites have been robustly tested.
- The evidence base is inaccurate.
- The evidence base highlights negative impacts which the Council have not taken account of in its chosen strategy.
- Studies may not have been completed in time to inform the Plan and/or SA.
- The key findings from the evidence base confirm many of the concerns about the negative impact of development.

PR 04 a-c Strategic Housing Market Assessment (2014)

- The Oxfordshire Strategic Housing Market Assessment (SHMA) is out-dated and should be revisited.

PR 22 - Interim Transport Assessment (2016)

- The Transport Assessment is a large complex document that is difficult for residents to understand and which would have benefitted from a Non-Technical Summary.
- No evidence of properly costed and funded infrastructure improvements to deal with transport issues.
- Changes in some of the RAG metrics used in the Interim Transport Assessment ('ITA') compared to those used in the High-level Transport Assessment have led to favourable outcomes for Areas A and B.

PR 52 - Transport Assessment (2017)

- The TA was completed in July 2017 with missing Appendices added in August 2017.
- There is little or no evidence to suggest that the TA was available in time to inform consideration of options/ formulation of the preferred strategy.
- The SA report does not draw upon the TA, as evidenced by no consideration of the four "development scenarios" that are a focus of the TA.
- Transport evidence base and the associated environmental assessment work is fundamentally unsound and cannot be relied upon. Criticisms include assumptions for car driver mode share, accessibility to sustainable transport and jobs, and lack of modelling to test the effects of closing Sandy Lane.
- The Transport Assessment has modelled based on the successful delivery of all the proposed critical investments listed in Table 8-2 which are undeliverable.
- Sandy Lane closure as a well-used alternative route is not justified.
- The Shipton on Cherwell site should have scored higher in terms of its potential for sustainable transport links. The site is located in close proximity to a range of the proposed future transport investments and due to its size has the potential to provide suitable infrastructure to capitalise on these.
- There are inconsistencies between the Countywide high level transport assessments and the transport assessment for the Partial Review.
- Application of an urban commuting model onto a clearly rural site is unrealistic
- There are errors in the scoring and colouring in the transport assessment.

PR 32 - Cherwell Level 2 Strategic Flood Risk Assessment (2017)

- It is not clear that work was completed in time to inform consideration of options/formulation of the preferred strategy.
- Land at Shipton on Cherwell was not assessed in the Level 2 SFRA but the majority is in flood zone 1 and offers an opportunity for flood alleviation and ecological enhancement.
- The map does not indicate fields that were historically submerged in water in the heavy rains a few years ago.
- Environment Agency - The Level 2 SFRA does not use updated climate change allowances and therefore is not consistent with national planning policy.

PR 34 - Ecological Advice – Cumulative Impacts – June 2017

- Berks, Bucks & Oxon Wildlife Trust - Welcome that comments have been taken on board and that a cumulative impact assessment has been carried out to inform this stage of the process. However note that it only assesses the impact of seven site allocations and does not include other allocations sites in the area such as the Northern gateway and Wolvercote Papermill allocations in the Oxford City boundary. Understand that consideration of sites outside the district boundary might go beyond the remit of this plan, but are concerned that no strategic overview of potential cumulative ecological impacts in the area has been undertaken considering the amount of development taking place.
- Welcome that scoping surveys were carried out but considers they are high level and subject to considerable limitations. Concerned that surveys might not have been done at the optimum survey time and only from Public Rights of Way meaning that some ecological interest might not have been captured and/or missed.
- Feel that the survey information cannot be fully relied upon and more comprehensive surveys might reveal additional ecological interest that will need to be taken into account in the next stage of the site allocation process.
- Aerial photos suggest that some of the meadows proposed for development might comprise grassland of higher conservation value.
- Also note that impacts on Port Meadow SAC and other designated sites downstream is not considered in the report but, assume that this is covered in the Habitats Regulation Assessment (HRA) and Sustainability Appraisal.
- Questions the recommendation which is taken forward by the Council as proposed policy: "Within the proposed Local Nature Reserve (LNR), it is recommended that habitats be restored to SSSI quality which will enhance the value of the LNR as mitigation for any potential negative impacts on the SSSI" as there is no reason to suggest that it will be possible to create a SSSI.

PR 38 - Oxford - Cambridge Expressway Strategic Study

- The implications of the Expressway are not drawn out for the Partial Review.

PR 40 - Cherwell Green Belt Study and Addendum (2017)

- Questions the assessment of the Shipton-on-Cherwell quarry site as it is assessed as high sensitivity yet it is suggested as a location to be removed from the Green Belt.

- The Study included a Green Belt harm assessment which gives Shipton Quarry a rating ranging from high to moderate. The rating for the area to the east of the railway line should be no greater than moderate as it is proposed for ecological enhancement.
- The Addendum is a very brief study with little systematic analysis.
- The Study is not referenced anywhere else in the current consultation material so consultees will be unaware of the Council's reasons for defining precise boundaries.
- The study shows that there will be high/moderately high impacts should the majority of the sites in and around Kidlington be released to meet housing needs.
- For the sites west and north of Yarnton, the Addendum states that the hedgerow boundary to the north is not a strong feature but is consistent with the proposed new settlement edge to the east of the A44. Commentary such as this within an evidence base is not convincing when considering how to manage further growth because it has already been recognised that the proposed boundary does not present a strong feature as such opens up the possibility for challenges in the future.
- Oxford City Council - Notes that Figure 1 in the Addendum indicates an area for removal from the Green Belt that extends across the boundary in Oxford's administrative area. This approach is generally helpful in the context of the work currently also underway on a new Oxford Local Plan, however it is noted that the site area does not align exactly with the area in the Oxford Local Plan Preferred Options Document. The City Council is proposing to remove two small parcels from the Green Belt in this vicinity. The first, at Pear Tree Farm, aligns with Cherwell's study. The second parcel however is more limited than that shown in Figure 1 of the Cherwell study. The Partial Review map should be amended.

PR 43 - Proposed Submission Sustainability Appraisal (2017)

- The SA is supported by various site promoters
- The SA is too high level and broad
- The Plan does not consider the negative effects highlighted by the SA.
- The SA highlights how the Plan should not proceed due to the negative effects.
- Not all reasonable options have been considered
- Promoted sites outside Areas A and B should be assessed.
- The SA fails to report the adverse traffic congestion impact from the proposed development around Begbroke and Yarnton and is therefore flawed.
- The SA ignores the very special circumstances required to remove land from the Green Belt.
- The assessment process is inaccurate and ineffective.
- Other sites should score better and should be removed from Green Belt and allocated.
- The SA is to complex and inaccessible.
- The SA should have assessed parts of sites.

PR 44 – Habitats Regulations Assessment Screening Report – June 2017

- The Plan provides no explanation of why proposed allocations will not lead to an impact on Oxford Meadows SAC and does not reference the potential for in-combination effects. It relies on mitigating effects of the Plan, rather than avoiding them, contrary to the mitigation hierarchy in the NPPF.

PR 48 - Equalities Impact Assessment Screening

- There is no reference to site policies only development management policies.

PR 51 - Landscape Character Sensitivity and Capacity Assessment

- The quality of analysis and assessment is questionable.
- The various conclusions are not tabulated, and hence the step wise process is opaque.
- Analysis often goes beyond analysis of landscape capacity with little or no justification.
- There are numerous seemingly contradictory statements.
- Maps presented in Appendix E are highly inaccessible.
- No account is taken of nearby sensitivities.
- The LCSCA refers to the linear nature of the railway line not lending itself to residential development. Claimed that this linear part of the site is intended to work with the remainder of the Shipton Quarry and as such provides a potential boundary, travel route, recreation area etc. The Illustrative masterplan (included at Appendix 2) demonstrates how the whole site can accommodate residential development in a manner that is sympathetic to its surroundings.

PR 53 - Sequential Test and Exception Test (Flooding) – June 2017

- The report fails to demonstrate that proposed allocation PR8 is sequentially preferable to other options despite the flood risk.

PR 54 - Housing and Economic Land Availability Assessment (HELAA) - August 2017

- The HELAA has not been applied as an initial first step to inform site selection and this explains why it was only made available subsequent to the start of the consultation and in draft form only.
- The role of the HELAA has not been communicated well and has caused considerable confusion.
- General disagreement with the Council's site analysis and conclusions in the HEELA.
- The Government's new Local Authority Housing needs formula should inform the HEELA.
- The report should be more protective of rural settlement areas with a wording change to prioritise infilling and utilise brownfield land.
- Bloxham Parish Council - With regard to promoted land north and south of Milton Road, Bloxham, the draft HELAA has assessed this site as suitable for 'approximately 61 dwellings subject to more detailed consideration'. Taylor Wimpey's blog suggests the site could accommodate 250 homes which would be contrary to planning policy.

PR 71 - Draft Cherwell Water Cycle Study

- It is not clear that the study was completed in time to inform consideration of options/formulation of the preferred strategy and SA.
- EA – Clarification needed to show that there will be no deterioration in the water quality for the receiving watercourses as a result of the extra growth in housing numbers the Plan.

Officer Response

Officers are of the view that, in accordance with the NPPF, the proposed Plan is based on, adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. The Plan seeks to ensure an integrated approach to the provision of housing by planning to meet the needs of Oxford within a Cherwell context and within shared economic circumstances. It seeks to respond to relevant market and economic signals (for example, see Cherwell Strategic Economic Growth Study- evidence doc. PR41). Evidence cannot be produced in anticipation of all issues but, as required by the NPPF, it is proportionate. Where required by the statutory bodies updates to the evidence base have been sought.

The evidence base supporting the Plan is published on-line at https://www.cherwell.gov.uk/info/112/evidence-base/369/local-plan-part-1-partial-review---evidence-base. The Sustainability Appraisal (Appendices 5-7) includes an account of the most relevant evidence base that has informed the Appraisal process.

Evidence was initially gathered through the Oxfordshire Growth Board to support the examination of Oxford's unmet housing need and its apportionment. It continued through the issues and options stages of plan development to the production of the Proposed Submission document. Strategies, studies and assessments have informed the shaping of the Plan's vision, objectives and policies. They have sometimes, necessarily, informed each other (for example the Transport Assessment informing the Sustainability Appraisal). At each stage (issues, options and proposed submission) the consideration of representations has informed the Plan's development. Officers are of the view that the evidence gathering process has been robust, objective, proportionate and informative.

On some matters, it has been necessary to continue with evidence refinement or the production of supplemental evidence in response to representations received / issues raised.

Appendix 1

Public Notice and Statement of Representation Procedure

DISTRICT COUNCIL
NORTH OXFORDSHIRE

LOCAL PLAN DOCUMENTS AVAILABLE FOR INSPECTION

Partial Review of the Cherwell Local Plan 2011-2031 (Part 1): Oxford's Unmet Housing Need - Proposed Submission Documents

Cherwell District Council has prepared a proposed local plan to provide for additional development to help meet Oxford's unmet housing need.

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2. Policies maps showing the changes that would be made to the adopted policies map for the district
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Viewing the Documents

On-line at: www.cherwell.gov.uk/planningpolicyconsultation

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Comments should be received no later than 5pm on Tuesday 29 August 2017. Any comments received will be made publicly available.

In making comments, you may request to be notified of the submission of the local plan for independent examination, the publication of the recommendations of the person appointed to carry out the examination and the adoption of the local plan.

YVONNE REES, JOINT CHIEF EXECUTIVE

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NORTH OXFORDSHIRE

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Partial Review of the Cherwell Local Plan 2011-2031 (Part 1): Oxford's Unmet Housing Need - Proposed Submission Documents

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YVONNE REES, JOINT CHIEF EXECUTIVE

Appendix 2

Consultation letters/emails

Strategic Planning & the Economy

Adrian Colwell – Head of Strategic Planning & the Economy

DISTRICT COUNCIL
NORTH OXFORDSHIRE

Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA

www.cherwell.gov.uk

Please ask for	Planning Policy Team	Direct Dial:	01295 227985
Email:	planning.policy@cherwell-dc.gov.uk	Our Ref:	Planning Policy Consultation

13 July 2017

Dear Sir/Madam

Notification of Cherwell District Council Planning Policy Consultation

Partial Review of the Cherwell Local Plan 2011-2031 (Part 1): Oxford's Unmet Housing Need – Availability of Proposed Submission Documents for Inspection

I write to notify you that Cherwell District Council is publishing a proposed Local Plan and supporting documents for inspection and submitting comments.

The documents are available from Monday 17 July 2017 and comments should be received no later than 5pm on Tuesday 29 August 2017.

Please find enclosed a copy of a 'Statement of the Representations Procedure' which states where and when the documents can be viewed and how to submit representations. We have also arranged a number of public exhibitions, the details of which are provided overleaf.

You have been sent this notification as your contact details are on our Local Plan database. If you no longer wish to be informed of our planning policy consultations then please let us know by telephoning 01295 227985 or by emailing planning.policy@cherwell-dc.gov.uk .

Please note that we have a separate email address for consultation responses. This is PlanningPolicyConsultation@cherwell-dc.gov.uk . Hard copies can still be posted.

Yours faithfully

David Peckford

David Peckford Deputy Manager - Planning Policy and Growth Strategy

disability confident EMPLOYER

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Cherwell
DISTRICT COUNCIL
NORTH OXFORDSHIRE

PLANNING AND COMPULSORY PURCHASE ACT 2004
THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND) REGULATIONS 2012
REGULATIONS 19 & 20

Partial Review of the Cherwell Local Plan 2011-2031 (Part 1): Oxford's Unmet Housing Need

Proposed Submission Documents Available for Inspection

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SUBMITTING REPRESENTATIONS/COMMENTS

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Or by post to:

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Cherwell District Council, Bodicote House, Bodicote, Banbury, OX15 4AA.

A representation form is available on-line. A hard copy can be provided by telephoning 01295 227985.
Comments should be received no later than 5pm on Tuesday 29 August 2017.

Any comments received will be made publicly available.

You should receive a written acknowledgement. Email acknowledgements will be sent automatically by return. Acknowledgements by post should be received within five working days of your response being received. If you do not receive a written acknowledgement, please contact the Planning Policy Team on 01295 227985.

In making comments, you may request to be notified at your specified email or postal address of the submission of the local plan for independent examination, of the publication of the recommendations of the person appointed to carry out the examination, and of the adoption of the local plan.

[redacted]

From: [redacted]
Sent: 17 July 2017 09:00
Subject: Notification of Cherwell District Council Planning Policy Consultation
Attachments: Statement of the Representations Procedure - July 2017.pdf

Dear Sir/Madam

Notification of Cherwell District Council Planning Policy Consultation

Partial Review of the Cherwell Local Plan 2011-2031 (Part 1): Oxford's Unmet Housing Need – Availability of Proposed Submission Documents for Inspection

I write to notify you that Cherwell District Council is publishing a proposed Local Plan and supporting documents for inspection and submitting comments.

The documents are available from Monday 17 July 2017 and comments should be received no later than 5pm on Tuesday 29 August 2017.

Attached is a 'Statement of the Representations Procedure' which states where and when the documents can be viewed and how to submit representations. We have also arranged a number of public exhibitions, the details of which are provided below.

You have been sent this notification as your contact details are on our Local Plan database. If you no longer wish to be informed of our planning policy consultations then please let us know by telephoning 01295 227985 or by emailing planning.policy@cherwell-dc.gov.uk .

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Yours faithfully

David Peckford

David Peckford Deputy Manager - Planning Policy and Growth Strategy

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Please ask for:	Planning Policy Team	Direct Dial:	01295 227985
Email:	planning.policy@cherwell-dc.gov.uk	Our Ref:	Planning Policy Consultation

3 August 2017

Dear Sir/Madam

Notification of Extended Cherwell District Council Planning Policy Consultation

Partial Review of the Cherwell Local Plan 2011-2031 (Part 1): Oxford's Unmet Housing Need

I write to notify you that Cherwell District Council is extending the period for receiving representations on the Partial Review of the Cherwell Local Plan 2011-2031 (Part 1): Oxford's Unmet Housing Need – Proposed Submission Plan – July 2017 until **5pm on 10 October 2017**.

This is to allow more time for comments to be received in view of the public interest in the proposals. Please find enclosed a copy of a revised 'Statement of the Representations Procedure' which states where and when the documents can be viewed and how to submit representations. Please note that the Council's Housing and Economic Land Availability Assessment (HELAA) will be available on-line from Friday 25 August 2017. An interim statement on open space, sport and recreation will also be published at that time.

Comments should be received no later than 5pm on Tuesday 10 October 2017. If comments have already been made additional comments will also be accepted. **Please note that the email address for consultation responses is PlanningPolicyConsultation@cherwell-dc.gov.uk**. Hard copies can still be posted.

There is one public exhibition still to be held on **Thursday 17 August 2017 - 4pm to 8pm at Exeter Hall, Oxford Road, Kidlington, OX5 1AB.**

Yours faithfully

David Peckford

David Peckford
Deputy Manager - Planning Policy and Growth Strategy

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Hook Norton Library, High Street, Hook Norton, Banbury, Oxon, OX15 5NH,
Monday 2pm-5pm, 6pm-7pm, Wednesday 2pm-5pm, Friday 2pm-5pm, 6pm-7pm, Saturday 9.30am-12.30pm
Banbury LinkPoint, 43 Castle Quay, Banbury, Oxfordshire, OX15 5UW,
8.45am (10am Wednesday) to 5.15pm Monday to Friday
Bicester LinkPoint, Franklins House, Wesley Lane, Bicester, OX26 6JU,
8.45am (10am Wednesday) to 5.15pm Monday to Friday
Kidlington LinkPoint, Exeter Hall, Oxford Road, Kidlington, Oxon, OX5 1AB,
8.45am (10am Wednesday) to 5.15pm Monday to Friday

Oxford City Council, St Aldate's Chambers, 109 St Aldates, Oxford, OX1 1DS,
Monday to Thursday 9am-5pm, Friday 9am-4.30pm
Oxford Central Library, 41 Castle Quarter, Oxford, OX1 1AY,
Monday-Thursday 9am – 6pm, Friday & Saturday 9am-5.30
Old Marston Library, Mortimer Hall, Oxford Road, Old Marston, Oxford, OX3 0PH,
Tuesday 2pm-5pm, 5.30pm-7pm, Thursday 2pm-5pm and 5.30pm-7pm, Friday 10am-12pm and 2pm-5pm, Saturday 9.30am-12.30pm
Summertown Library, South Parade, Summertown, Oxford, OX27JN,
Monday 9.30am-5pm, Tuesday 9.30am-6.30pm, Thursday 9.30am-6.30pm, Friday 9.30am-5pm, Saturday 9am-4pm
West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, OX28 1PB,
Monday to Friday 9am to 5pm
Woodstock Town Council, Woodstock Town Hall, Market Place, Woodstock, OX20 1SL,
Monday, Wednesday and Friday 9am-1pm (but phone 01993 811216 first if possible)
Woodstock Library, Hensington Road, Woodstock, OX20 1JQ,
Monday 1pm-7pm; Tuesday 9.30am-1pm; Wednesday 9.30am-5pm; Friday 1pm-7pm; Saturday 9.30am-1pm

SUBMITTING REPRESENTATIONS/COMMENTS

Comments on the documents should be sent:

By email to: PlanningPolicyConsultation@cherwell-dc.gov.uk

Or by post to:

Planning Policy Consultation, Planning Policy Team, Strategic Planning and the Economy
Cherwell District Council, Bodicote House, Bodicote, Banbury, OX15 4AA.

A representation form is available on-line. A hard copy can be provided by telephoning 01295 227985.
Comments should be received no later than 5pm on Tuesday 10 October 2017.

Any comments received will be made publicly available.

disability confident EMPLOYER

You should receive a written acknowledgement. Email acknowledgements will be sent automatically by return. Acknowledgements by post should be received within five working days of your response being received. If you do not receive a written acknowledgement, please contact the Planning Policy Team on 01295 227985.

In making comments, you may request to be notified at your specified email or postal address of the submission of the local plan for independent examination, of the publication of the recommendations of the person appointed to carry out the examination, and of the adoption of the local plan.

disability confident EMPLOYER

[redacted]

From: Planning Policy
Sent: 03 August 2017 18:11
Subject: Notification of Extended Cherwell District Council Planning Policy Consultation
Attachments: Statement of the Representations Procedure.pdf

3 August 2017

Dear Sir/Madam

Notification of Extended Cherwell District Council Planning Policy Consultation

Partial Review of the Cherwell Local Plan 2011-2031 (Part 1): Oxford's Unmet Housing Need

I write to notify you that Cherwell District Council is extending the period for receiving representations on the Partial Review of the Cherwell Local Plan 2011-2031 (Part 1): Oxford's Unmet Housing Need – Proposed Submission Plan – July 2017 until **5pm on 10 October 2017**.

This is to allow more time for comments to be received in view of the public interest in the proposals. Please find attached a copy of a revised 'Statement of the Representations Procedure' which states where and when the documents can be viewed and how to submit representations. Please note that the Council's Housing and Economic Land Availability Assessment (HELAA) will be available on-line from Friday 25 August 2017. An interim statement on open space, sport and recreation will also be published at that time.

Comments should be received no later than 5pm on Tuesday 10 October 2017. If comments have already been made additional comments will also be accepted. **Please note that the email address for consultation responses is** PlanningPolicyConsultation@cherwell-dc.gov.uk. Hard copies can still be posted.

There is one public exhibition still to be held on **Thursday 17 August 2017 - 4pm to 8pm at Exeter Hall, Oxford Road, Kidlington, OX5 1AB.**

Yours faithfully

David Peckford

David Peckford
Deputy Manager - Planning Policy and Growth Strategy

Appendix 3

Consultation Summary Leaflet

Cherwell Local Plan 2011 – 2031 (Part1)

Partial Review – Oxford's Unmet Housing Need

• your place • your space • your say •

Proposed Submission Plan - Summary Booklet

July 2017

Cherwell
DISTRICT COUNCIL
NORTH OXFORDSHIRE

The adopted Cherwell Local Plan Part 1 plans for growth to fully meet Cherwell's development needs to 2031. It also commits to a 'Partial Review' of the Plan to help Oxford meet its unmet housing need. We have previously consulted on the issues and options involved in preparing the Partial Review and we also made a 'call for sites'. We are now consulting on our Proposed Submission Plan.

This booklet provides a summary of the proposed Plan – its background, vision, objectives, strategy and policies. It highlights the sites that are proposed for development.

As this is only a summary, we recommend that the full Plan is read. It can be viewed along with supporting documents at: www.cherwell.gov.uk/planningpolicyconsultation. It is also available at Cherwell District Council offices, other locations across the district, and at selected locations in Oxford and West Oxfordshire (see p32).

We would like to know what you think of our proposed Plan. Details of public exhibitions and on how to comment are provided at the end of this booklet.

Some planning terms shown in ***bold italics*** are explained at the end of this booklet.

Background to the Partial Review

The ***Oxfordshire Strategic Housing Market Assessment*** (2014) indicates that there is a very high level of housing need to be met across the county. The adopted Cherwell Local Plan allocates land for growth to meet the level of housing need identified for Cherwell district. The Government's ***National Planning Policy Framework*** and the statutory ***Duty to Cooperate*** require local authorities to work together to meet development requirements which cannot be met within their own areas.

Paragraph B.95 of the existing Cherwell Local Plan commits the council to seek to address the unmet housing needs arising from elsewhere in the ***Oxfordshire Housing Market Area***, particularly Oxford.

This Partial Review of the Local Plan is effectively an addendum to the existing Local Plan. It will sit alongside it and form part of the statutory Development Plan for the district. It is supported by evidence, community and stakeholder engagement and detailed assessments.

The Partial Review is not a wholesale review of the existing Local Plan. It focuses specifically on how to accommodate additional housing and associated infrastructure within Cherwell in order to help meet Oxford's housing need.

Oxford's Unmet Housing Need

The Oxfordshire local authorities have worked together for some time through the ***Oxfordshire Growth Board*** to identify how Oxford's unmet housing need might best be distributed across the county.

Oxford has a need for about 28,000 homes to be provided from 2011 to 2031.

On 26 September 2016, the Oxfordshire Growth Board decided that Oxford's agreed, unmet housing need (some 15,000 homes) should be apportioned to the Oxfordshire districts as follows:

District	Apportionment – No. of Homes (Net)
Cherwell	4400
Oxford	550
South Oxfordshire*	4950
Vale of White Horse	2200
West Oxfordshire	2750
Total	**14,850**

**Note: South Oxfordshire District Council did not agree to the apportionment*

Cherwell District Council must test whether a housing requirement of 4,400 dwellings would be appropriate for Cherwell and can be sustainably delivered through its statutory Local Plan process. This consultation is part of that process.

Context for Preparing the Plan

Oxfordshire Context

- The growth of Oxford and countywide planning
- The designation of the Oxford Green Belt to limit Oxford's outward growth
- The economic growth of the county and housing need
- The Oxfordshire Strategic Economic Plan
- The Local Transport Plan (LTP)

Oxford Context

- Development pressures
- Huge demand for market housing
- Pressing need for affordable housing
- Need to support key employment sectors
- Development constraints, scarcity of and competition for land
- Historic environment
- Green Belt
- Oxford Transport Strategy (LTP)
- Relationship between Cherwell and Oxford

Cherwell Context

- Existing communities
- Natural and historic environment
- Local identity
- Traffic and transport
- Delivery of the existing Local Plan strategy

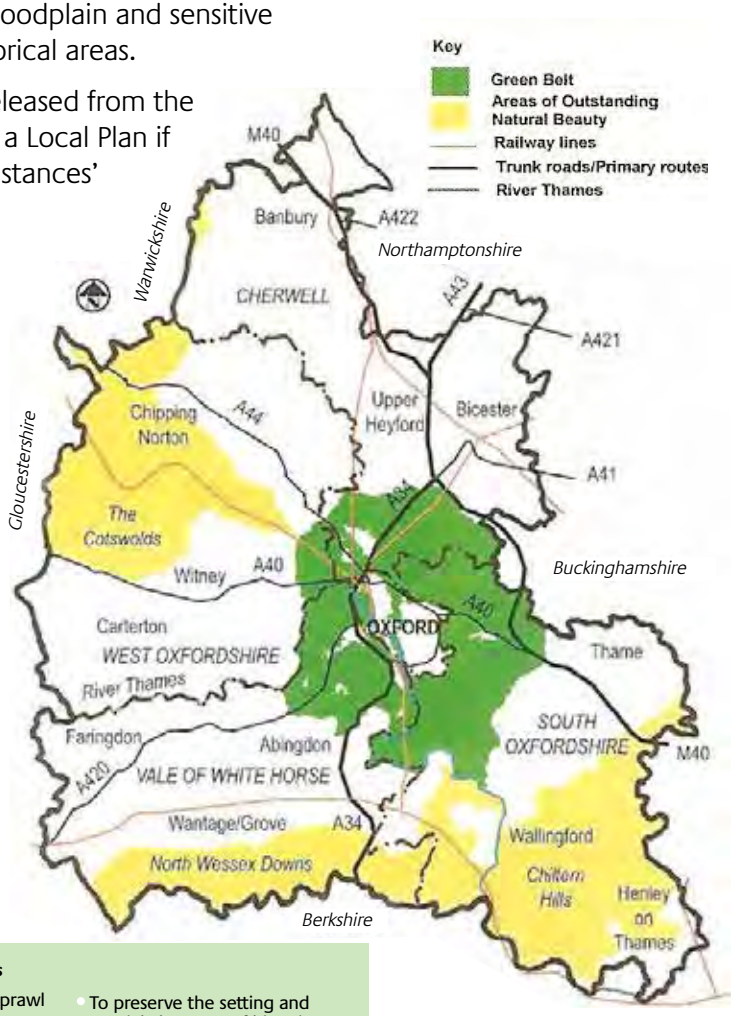
Wider Context

- Growth and planning in West Oxfordshire and Aylesbury
- Constraints such as historic and natural environment and transport
- Oxford-Milton Keynes - Cambridge Corridor

The Oxford Green Belt

The Green Belt provides a generally open setting to the urban area of Oxford and has prevented coalescence with neighbouring towns and villages. It has presented a major constraint on the city's expansion together with the floodplain and sensitive ecological and historical areas.

Land can only be released from the Green Belt through a Local Plan if 'exceptional circumstances' are demonstrated.



The Five Green Belt Purposes

- To check the unrestricted sprawl of large built-up areas;
- To prevent neighbouring towns merging into one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns; and
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Our Vision for Meeting Oxford's Unmet Housing Needs

The evidence we have gathered and the consultation feedback we have received, have shaped our proposed vision for meeting Oxford's unmet housing needs.

The vision responds to the specific needs and growth of Oxford, the relationship between housing and employment, and the importance of building sustainable communities that are well related to Oxford and respect the Cherwell context.

Vision for Meeting Oxford's Unmet Housing Needs in Cherwell

To provide new development that meets Oxford's agreed, identified housing needs, supports the city's world-class economy, universities and its local employment base, and ensures that people have convenient, affordable and sustainable travel opportunities to the city's places of work, study and recreation, and to its services and facilities. This development will be provided so that it:

i. creates balanced and sustainable communities

ii. is well connected to Oxford

iii. is of exemplar design which responds distinctively and sensitively to the local built, historic and environmental context

iv. is supported by necessary infrastructure

v. provides for a range of household types and incomes reflecting Oxford's diverse needs

vi. contributes to improving health and well-being, and

vii. seeks to conserve and enhance the natural environment.

Do you support this vision?

Our Objectives for Achieving the Vision

The existing Cherwell Local Plan provides fifteen strategic objectives for Cherwell (SO1 to SO15) in the interest of developing a sustainable local economy, for building sustainable communities and for ensuring sustainable development.

We have developed an additional four objectives to specifically achieve the vision for accommodating housing development for Oxford's needs.

Strategic Objective SO16

To work with Oxford City Council and Oxfordshire County Council, and other neighbouring authorities as required, in delivering Cherwell's contribution to meeting Oxford's unmet housing needs with its required infrastructure by 2031.

Strategic Objective SO17

To provide Cherwell's contribution to meeting Oxford's unmet housing needs so that it supports the projected economic growth which underpins the agreed Oxfordshire Strategic Housing Market Assessment 2014 and the local economies of Oxford and Cherwell

Strategic Objective SO18

To provide housing for Oxford so that it substantively provides affordable access to new homes for those requiring 'affordable' housing, new entrants to the housing market, key workers and those requiring access to Oxford's key employment areas, and to provide well designed development that responds to both needs and the local context.

Strategic Objective SO19

To provide Cherwell's contribution to meeting Oxford's unmet housing needs in such a way that it complements the County Council's Local Transport Plan, including where applicable, its Oxford Transport Strategy and so that it facilitates demonstrable and deliverable improvements to the availability of sustainable transport for access to Oxford.

Do you support these Strategic Objectives?

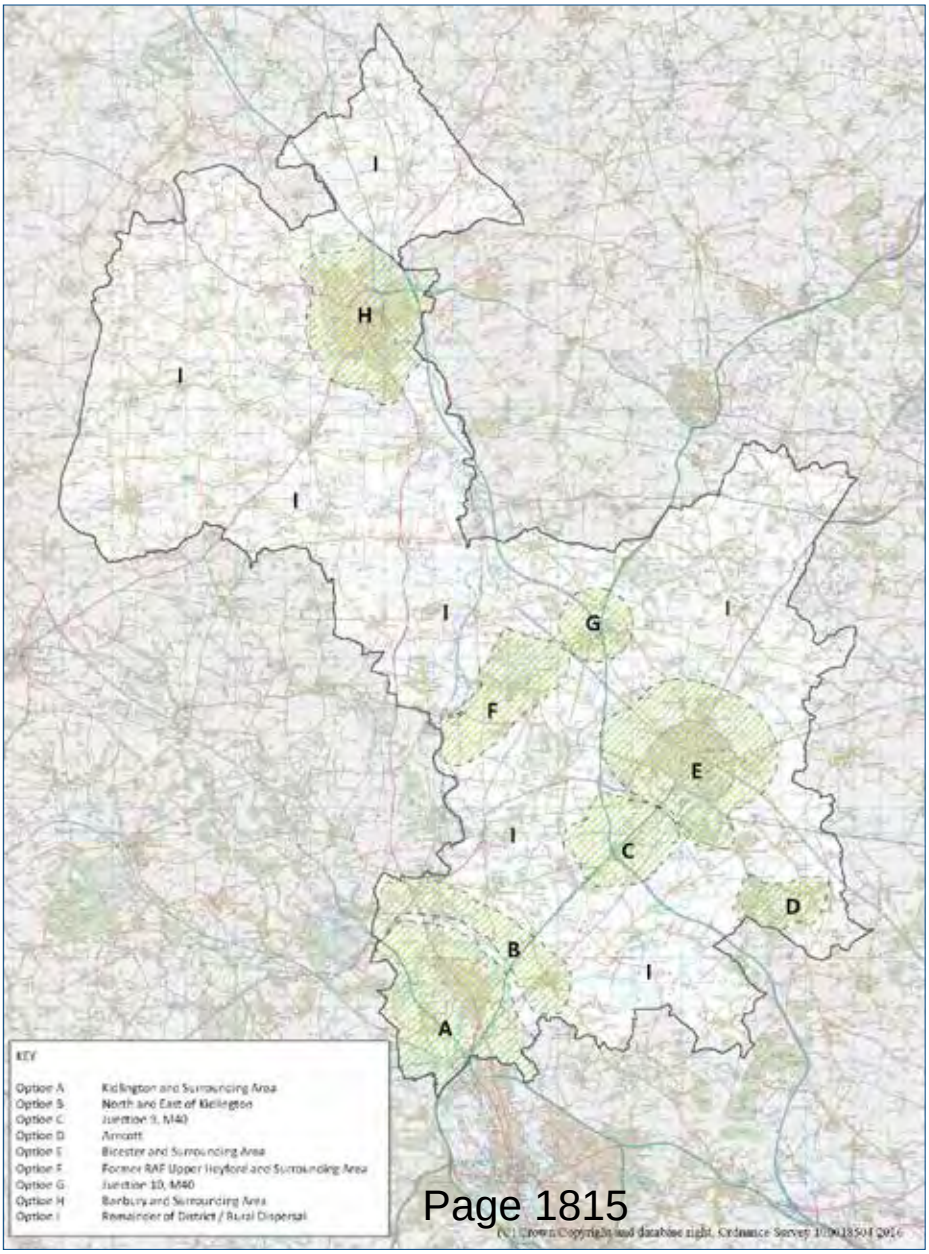
Options Considered in Preparing the Plan

We have examined and consulted upon nine "Areas of Search" in preparing the Plan. They are shown on Figure 1. We considered whether these were suitable for accommodating development for Oxford's needs individually and in combination:

Option A	**Kidlington and Surrounding Area**
Option B	**North and East of Kidlington**
Option C	**Junction 9, M40**
Option D	**Arncott**
Option E	**Bicester and Surrounding Area**
Option F	**Former RAF Upper Heyford and Surrounding Area**
Option G	**Junction 10, M40**
Option H	**Banbury and Surrounding Area**
Option I	**Remainder of District / Rural Dispersal**

Within these Areas of Search were a possible 147 sites each comprising at least two hectares of land.

Figure 1: The Areas of Search Considered



The Rejected Areas of Search

Options C to I were rejected as being unsuitable for meeting Oxford's needs having regard to our evidence base (including a Sustainability Appraisal) and the outcome of consultation and engagement.
The reasons for this are as follows:

Reasons for Rejecting Options C to I

- they were less well situated to build communities associated with Oxford
- they were less well situated to assist with the delivery of the Oxford Transport Strategy, in terms of existing sustainable travel connectivity and the opportunity for sustainable commuter travel behaviour
- they were more likely to result in a higher level of commuting to Oxford by private motor vehicle
- they were likely to result in less affordable transport options for accessing Oxford for potential occupiers of affordable and low cost housing

Do you agree with these reasons?

- more dispersed options provided less opportunity for strategic infrastructure investment (e.g. transport and education)
- the likelihood that significant additional development could not be built at Bicester, Banbury and former RAF Upper Heyford by 2031 in addition to that in the existing Local Plan

The Selected Areas of Search

Option A (Kidlington and Surrounding Area) and **Option B** (North and East of Kidlington) were considered suitable to meet Oxford's needs and able to deliver the vision and objectives underpinning the Partial Review. The reasons for this are shown on the next page.

Do you agree with these reasons?

Reasons for Selecting Options A and B

- the proximity to Oxford, the existing availability of public transport and the opportunity to maximise the use of sustainable and affordable transport in accessing Oxford's key employment areas and services and facilities
- the opportunity to achieve an overall, proportionate reduction in reliance on the private motor vehicle in accessing Oxford's key employment areas and services and facilities and to achieve further investment in sustainable transport infrastructure
- the deliverability of sustainable transport improvements in comparison to other Areas of Search
- relationship of existing communities to Oxford
- existing economic relationship between the areas of search and Oxford
- the opportunity to provide affordable homes to meet Oxford's identified need close to the source of that need

It was also considered that these options would not significantly undermine the delivery of the development strategy for meeting Cherwell's needs set out in the existing Local Plan.

Site Options within Areas A and B

41 sites within Areas of Search A and B were assessed for inclusion in the Plan. We considered evidence and feedback from consultation. We prepared a ***Habitats Regulations Assessment*** and a ***Sustainability Appraisal*** to help consider the likely effects of development and the cumulative effects of growth. Sites were considered for their suitability in meeting the Plan's vision and objectives. Sites within the Green Belt were only taken forward in the absence of other suitable alternatives.

The Strategy for North Oxford, Kidlington and the A44 Corridor

Our development strategy to meet the vision and objectives is based on

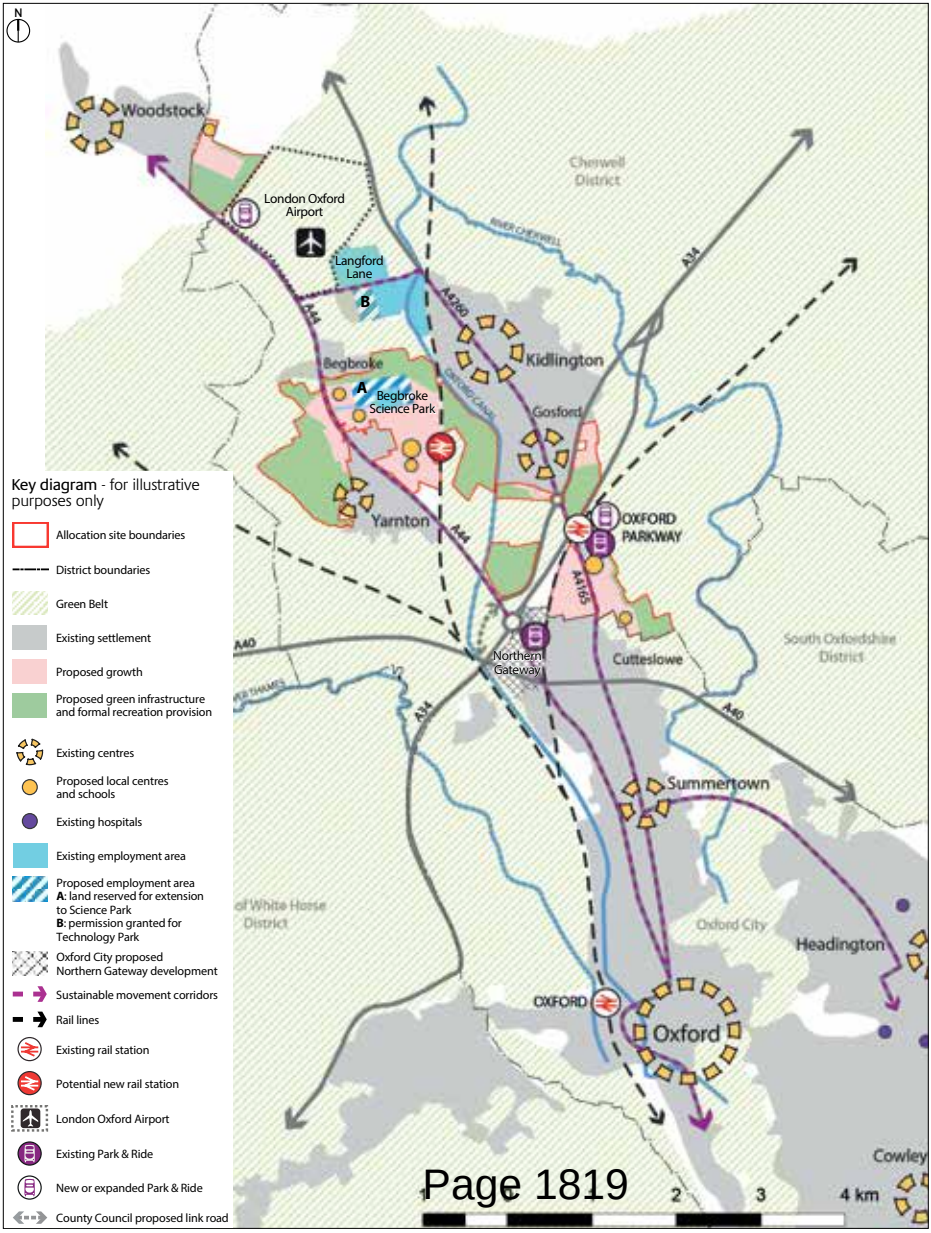
- a coherent, joined-up approach
- prioritising the need for development to be well connected to Oxford
- the need for development to be related to the area of the district that has the strongest economic and social relationships with Oxford
- the need for development to be fully integrated with the County Council's sustainable transport policies
- grasping the opportunities for distinctive place-shaping
- provide a consolidated approach to green infrastructure
- achieving net gains in biodiversity
- not undermining the strategy of the existing Local Plan
- not undermining the delivery of growth already planned at Bicester, Banbury and Former RAF Upper Heyford.

Our new strategy is Oxford specific - to provide homes where people can most readily connect to Oxford and sustainably access the city's employment areas, its universities, its services and facilities and its places of recreation.

To do this, our Plan focuses development in the area immediately north of Oxford, to the south of Kidlington and along the A44 Corridor (see Figure 2).

This directly affects the Cherwell parishes of Gosford and Water Eaton, Kidlington, Yarnton, Begbroke and Shipton-on-Cherwell and Thrupp and neighbouring communities in north Oxford and at Woodstock in West Oxfordshire.

Figure 2: Key Diagram - The Strategy Illustrated



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Proposed Strategic Development Sites

We believe that the strategic development sites we have selected best achieve the Plan's vision and objectives and will achieve sustainable development. The sites are listed below:

Area	Policy / Site	No. of Homes
North Oxford	**Policy PR6a** – Land East of Oxford Road	650
	Policy PR6b – Land West of Oxford Road	530
	Policy PR6c – Land at Frieze Farm	-
Kidlington	**Policy PR7a** – Land South East of Kidlington	230
	Policy PR7b – Land at Stratfield Farm	100
Begbroke	**Policy PR8** – Land East of the A44	1950
Yarnton	**Policy PR9** – Land West of Yarnton	530
Woodstock	**Policy PR10** – Land South East of Woodstock	410
Total		**4400**

Proposed Policies for Delivering the Vision and Objectives

Do you support these proposals?

We have also developed policies to ensure that development meets our objectives and achieves sustainable development.

Policy PR1 - deliver the required homes and achieve sustainable development

Policy PR2 - deliver a mix, tenure and size of homes to meet needs

Policy PR3 - allow for exceptional changes to the Green Belt

Policy PR4a - support affordable and sustainable transportation to Oxford

Policy PR4b - strengthen Kidlington centre through transport improvements

Policy PR5 - a consolidated and integrated approach to green infrastructure

Policy PR11 - ensure infrastructure delivery

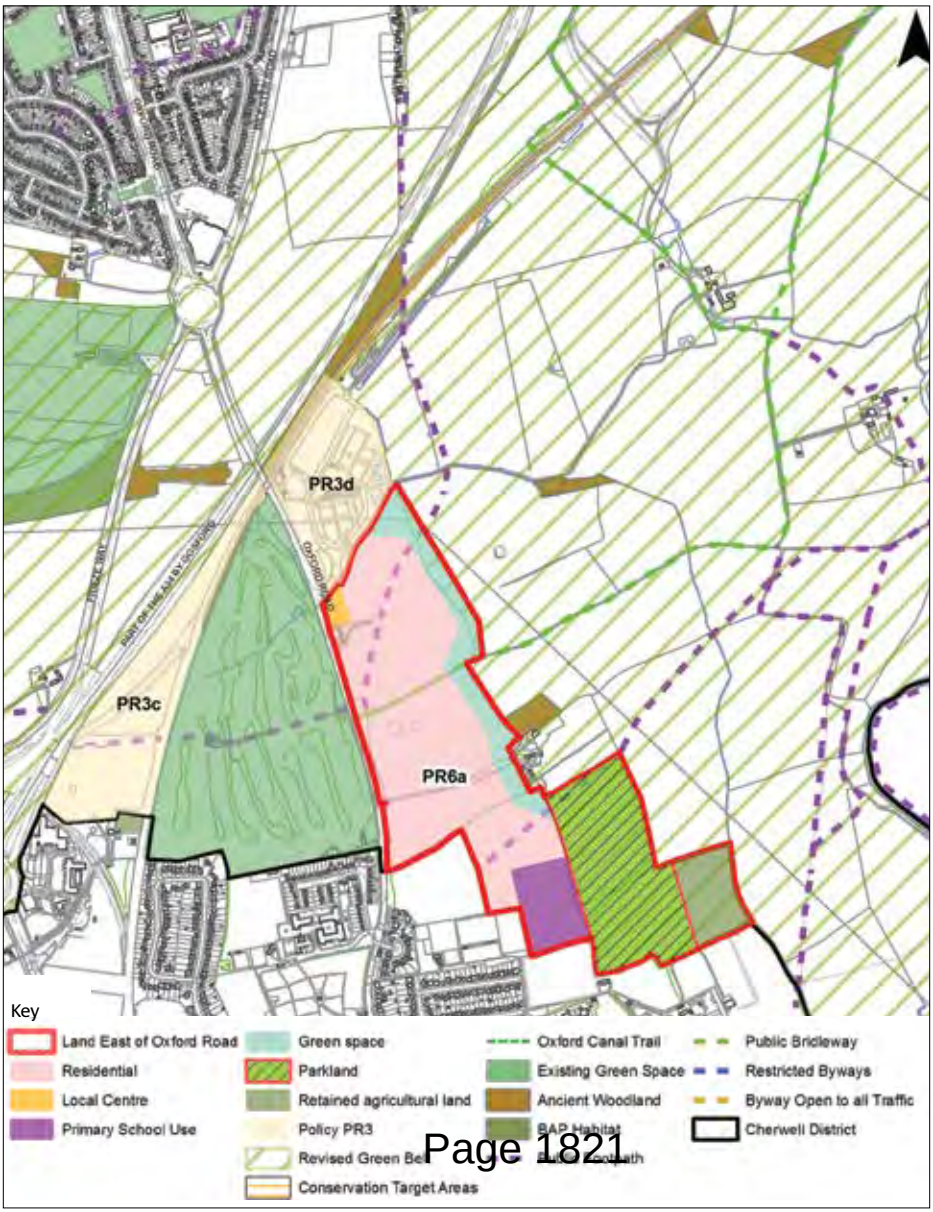
Policy PR12a - ensure the delivery of sites and maintain housing supply

Policy PR12b - dealing with sites not allocated in the Plan

Policy PR13 - monitoring and securing delivery

Key Site Proposals

Policy PR6a – Land East of Oxford Road



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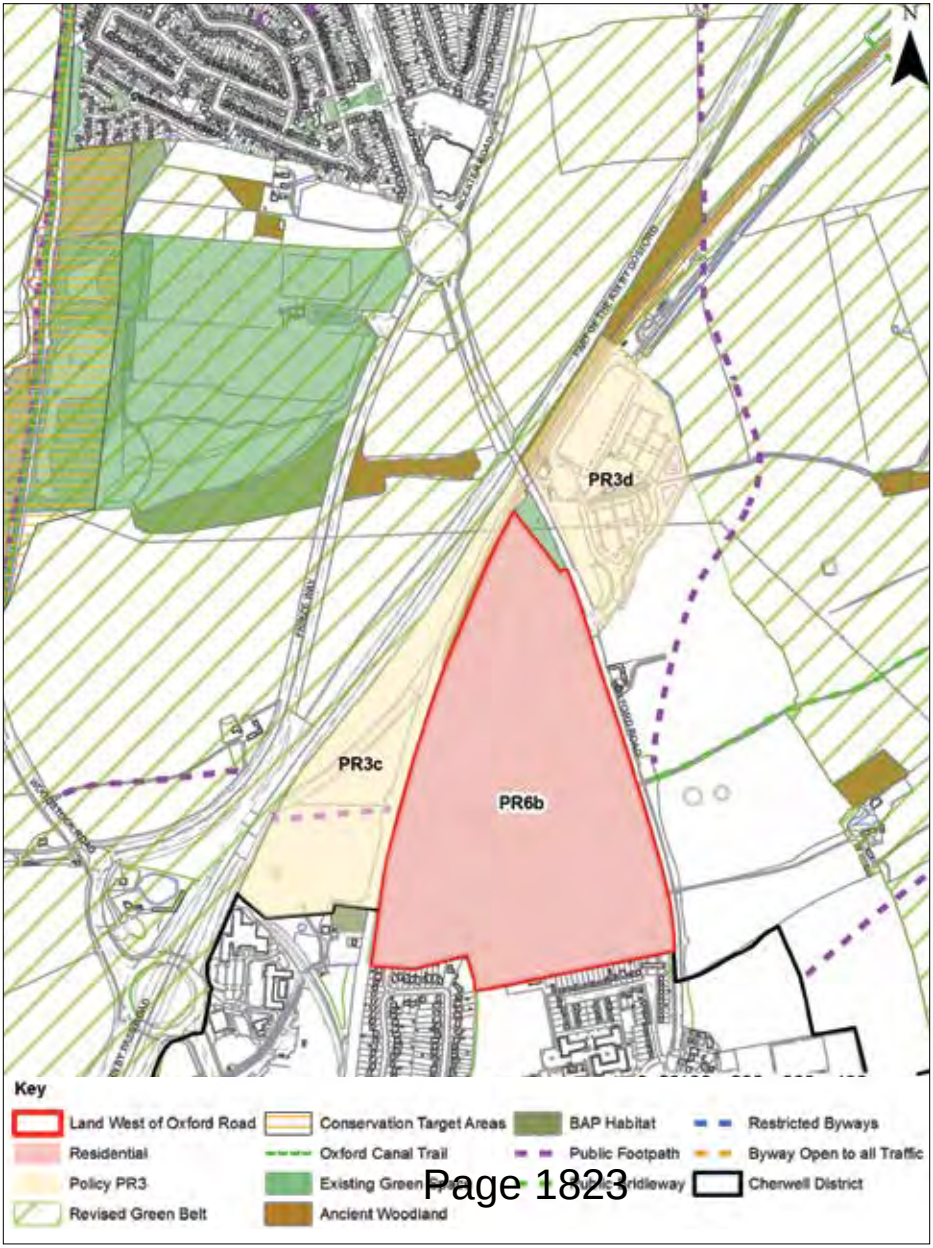
Policy PR6a – Land East of Oxford Road

Location: Gosford and Water Eaton Parish, South of the A34, North of Cuttleslowe (Oxford)

Key Proposals:

- integrated urban extension to Oxford
- contemporary design
- 650 homes
- 50% affordable housing
- primary school
- local centre – retail, business, café/restaurant, community building, opportunity for health facilities
- formal sports, play areas and allotments
- public green space / extension to Cutteslowe Park
- wildlife habitats
- green infrastructure network
- net biodiversity gains
- pedestrian, wheelchair and cycling connectivity
- retention of some agricultural land within the Green Belt
- sustainable travel opportunities
- requirement for a Development Brief and a scheme that responds to the 'gateway' location at the edge of Oxford

Policy PR6b – Land West of Oxford Road



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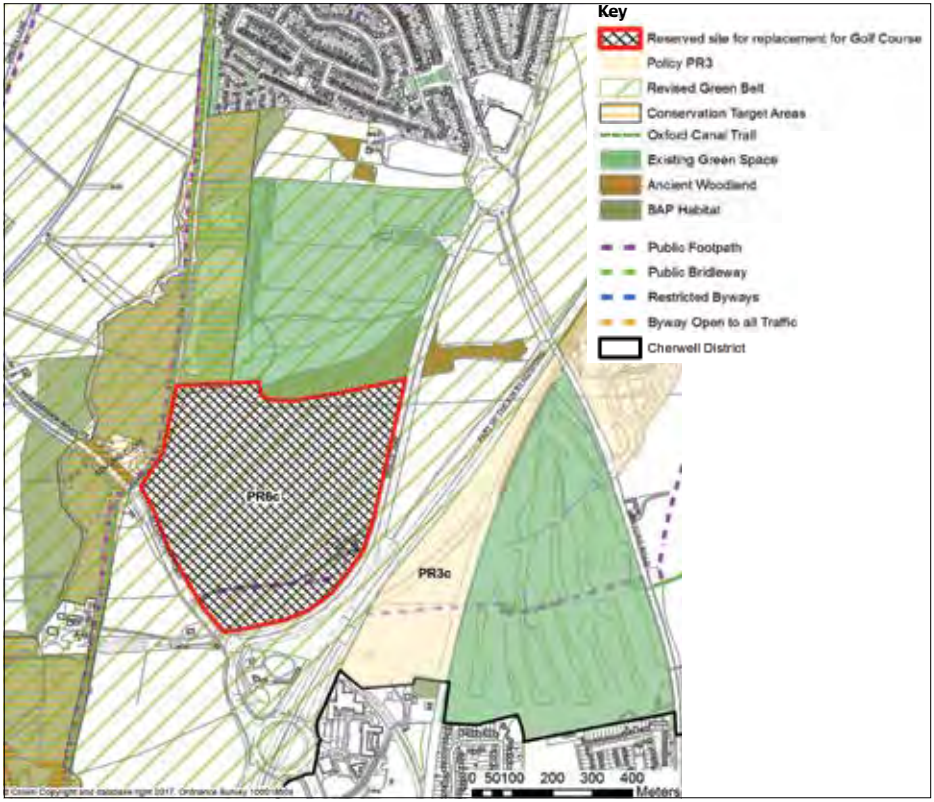
Policy PR6b – Land West of Oxford Road

Location: Gosford and Water Eaton Parish, South of the A34, East of Railway, North of Wolvercote (Oxford)

Key Proposals:

- integrated urban extension to Oxford
- contemporary design
- 530 homes
- 50% affordable housing
- connectivity to land east of Oxford Road and west of the railway
- contributions to delivery of local centre and school to the east of Oxford Road
- formal sports, play areas and allotments
- wildlife corridors
- green infrastructure network
- net biodiversity gains
- scheme for the retention of significant trees, areas of woodland and hedgerows
- pedestrian, wheelchair and cycling connectivity
- sustainable travel opportunities
- requirement for a Development Brief and a scheme that responds to the 'gateway' location at the edge of Oxford

Policy PR6c – Land at Frieze Farm



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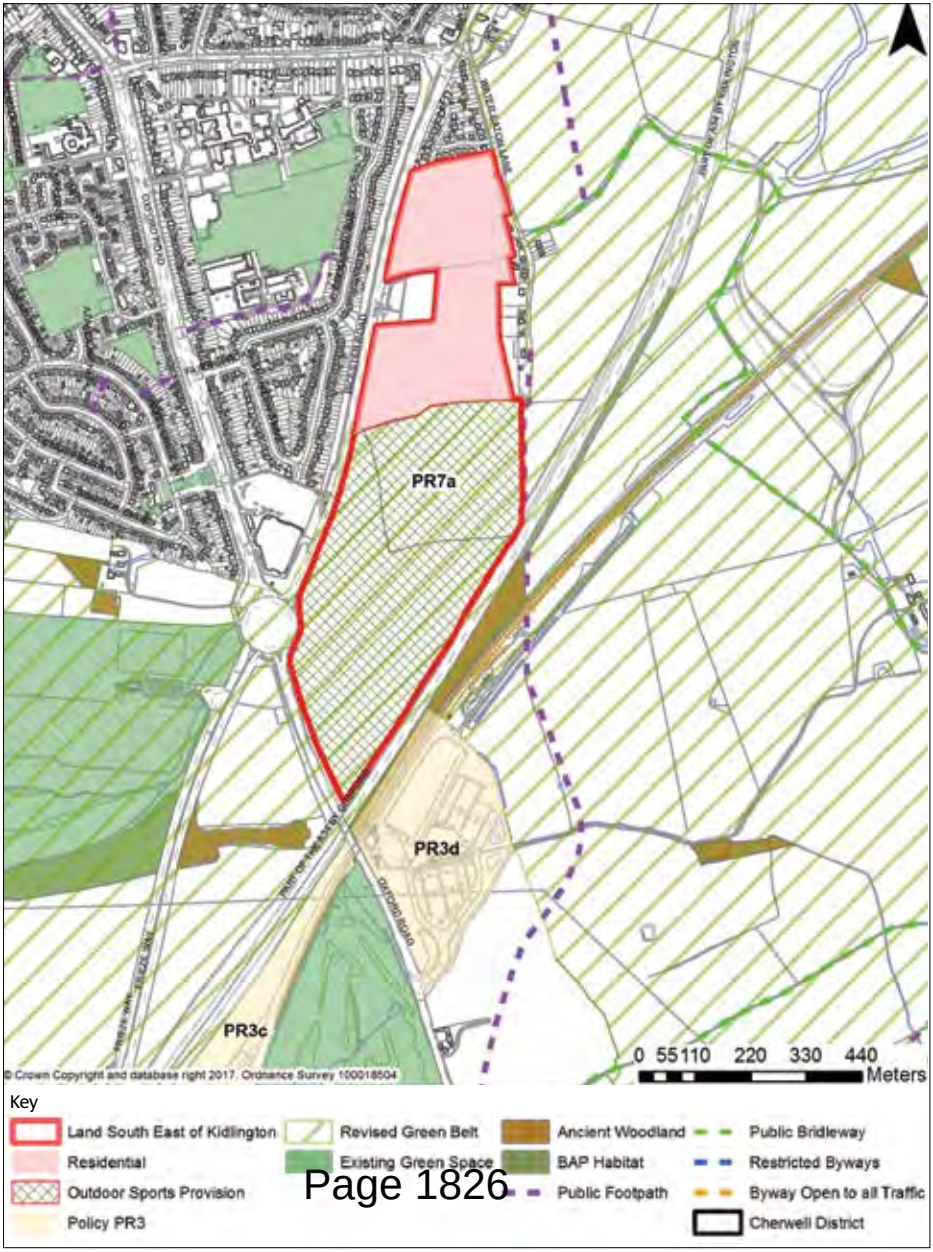
Policy PR6c – Land at Frieze Farm

Location: Gosford and Water Eaton Parish, North of A34 and Peartree Interchange, Between Kidlington and Oxford

Key Proposals:

- reserved site for potential construction of a golf course
- requirement for a development brief
- design principles to respond to landscape and Green Belt setting
- retention within the Green Belt

Policy PR7a – Land South East of Kidlington



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Policy PR7a – Land South East of Kidlington

Location: Gosford and Water Eaton Parish, Between Kidlington and Water Eaton Lane

Key Proposals:

- integrated extension to Kidlington
- 230 homes
- 50% affordable housing
- extension to Kidlington cemetery
- formal sports provision including modern facilities for the wider community
- green infrastructure network
- play areas and allotments
- wildlife habitats
- woodland planting
- net biodiversity gains
- retention of some land within the Green Belt
- pedestrian, wheelchair and cycling connectivity
- sustainable travel opportunities
- requirement for a Development Brief and to respect the historic development pattern of Water Eaton Lane

Policy PR7b – Land at Stratfield Farm

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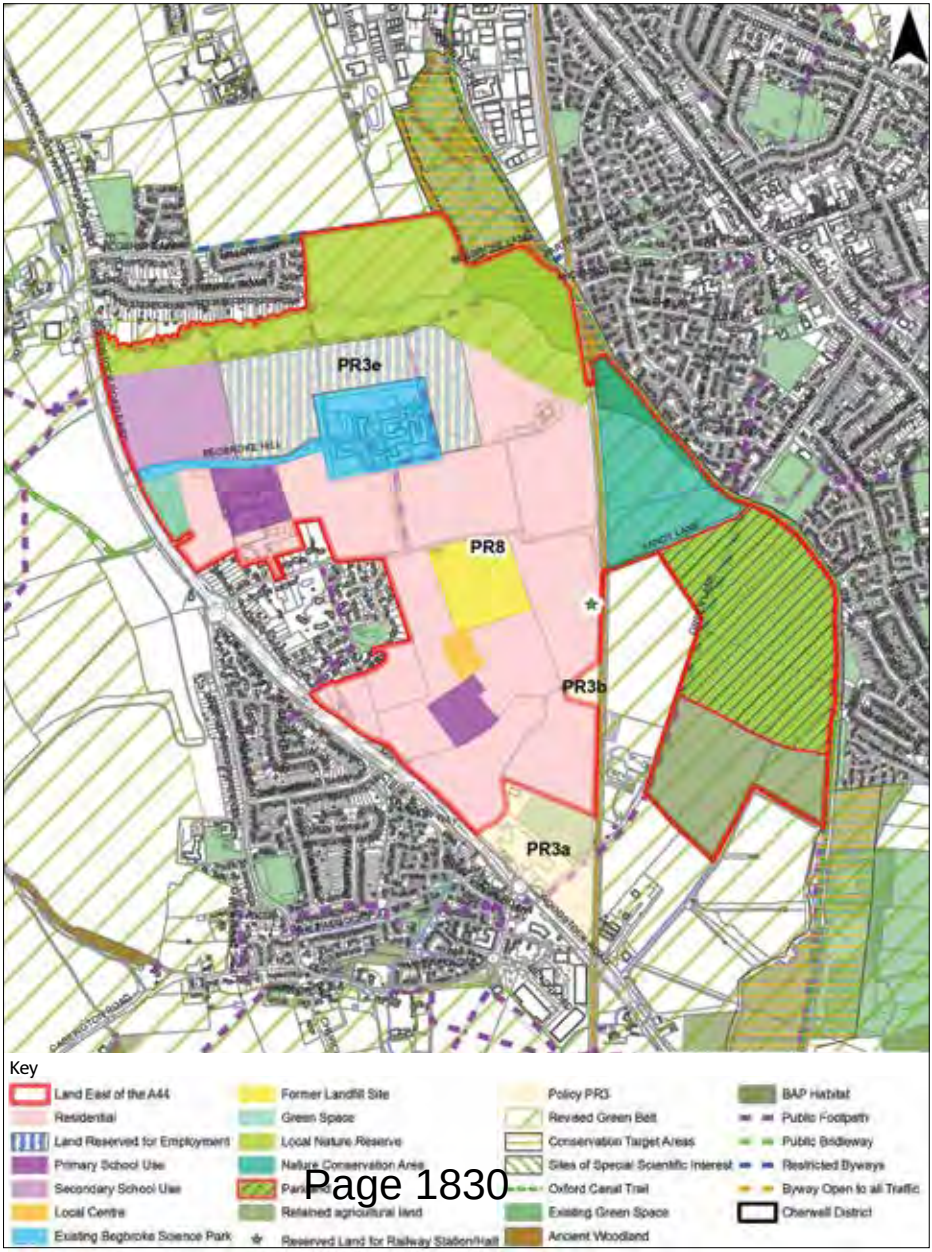
Policy PR7b – Land at Stratfield Farm

Location: Kidlington Parish, South Kidlington, West of Oxford Road

Key Proposals:

- integrated extension to Kidlington
- 100 homes
- 50% affordable housing
- contributions to secure a foot, cycle and wheelchair accessible bridge over the Oxford Canal
- new green link through the site / over the canal
- play areas and allotments and contributions to formal sports
- improvement of orchard for community benefit
- re-creation / restoration of hedgerows and field pattern
- nature conservation area
- wildlife habitats / corridors
- green infrastructure network
- net biodiversity gains
- enhancement of canal corridor
- protection and enhancement of Conservation Target Area
- retention of some land within the Green Belt
- restoration of Grade II Listed Stratfield Farmhouse
- pedestrian, wheelchair and cycling connectivity
- retention of some agricultural land
- sustainable travel opportunities
- requirement for a Development Brief and a high quality landscape setting

Policy PR8 – Land East of the A44



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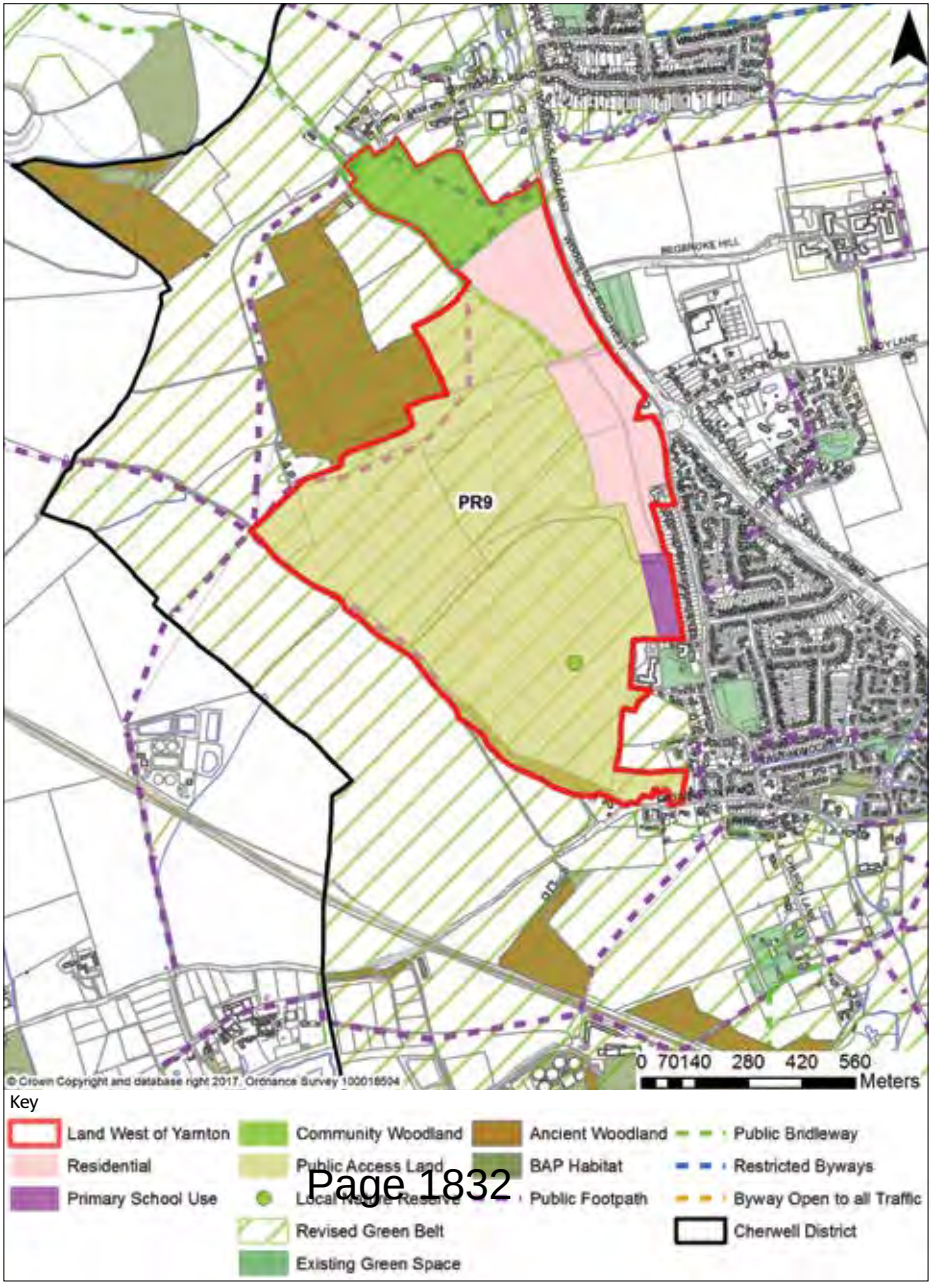
Policy PR8 – Land East of the A44

Location: Yarnton and Begbroke Parishes (small area in Kidlington Parish), Between Yarnton, Begbroke and Kidlington villages

Key Proposals:

- new urban neighbourhood
- 1,950 homes
- 50% affordable housing
- secondary school and primary school(s)
- local centre – retail, business, café/restaurant, community building, opportunity for health facilities
- formal sports and play areas and additional allotments
- Local Nature Reserve along Rowel Brook
- nature conservation area east of the railway
- public open green space / informal canalside parkland
- retention of some agricultural land
- provision for a pedestrian, cycle and wheelchair bridge over the Oxford Canal
- land for future railway halt/station
- land for expansion of Begbroke Science Park
- green infrastructure network
- net biodiversity gains
- improvement of Conservation Target Area (CTA)
- retention of land east of the railway and along Rowel Brook in the Green Belt
- pedestrian, wheelchair and cycling connectivity
- use of Sandy Lane as a green pedestrian, cycle and wheelchair route with railway crossing
- retention of some agricultural land
- sustainable travel opportunities
- remediation and use of landfill site
- requirement for a Development Brief and design which responds to the Science Park and canal location and to historic development of nearby villages

Policy PR9 – Land West of Yarnton



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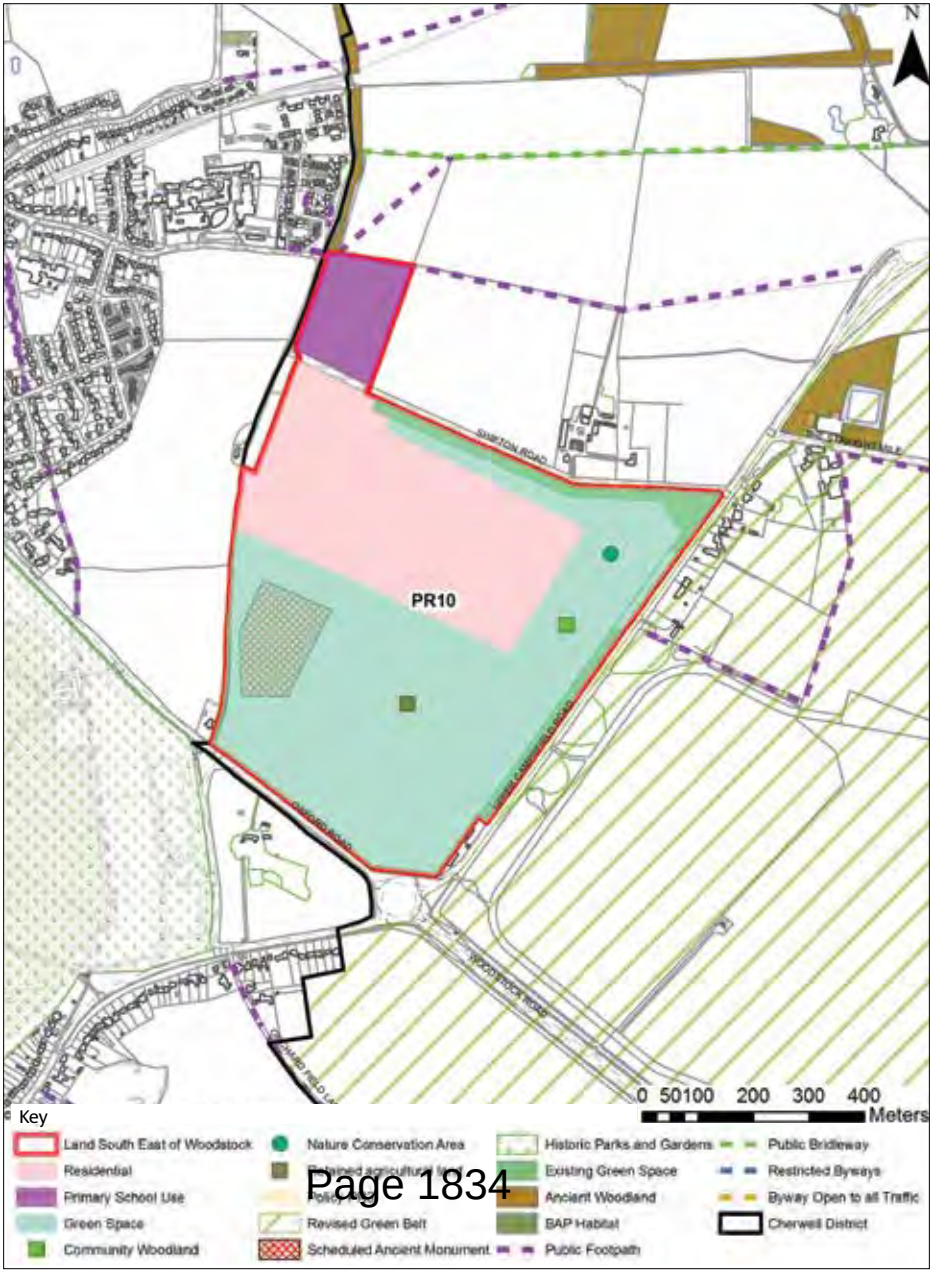
Policy PR9 – Land West of Yarnton

Location: Yarnton and Begbroke Parishes, North and West of Yarnton, South of Begbroke

Key Proposals:

- integrated extension to Yarnton
- 530 homes
- 50% affordable housing
- land for primary school use
- formal sports, play areas and allotments
- Local Nature Reserve accessible to school
- community woodland
- nature conservation area
- wildlife corridors
- green infrastructure network
- net biodiversity gains
- retention of some land within the Green Belt
- pedestrian, wheelchair and cycling connectivity
- retention of some agricultural land
- sustainable travel opportunities
- requirement for a Development Brief and sensitive approach to topography and landscape character

Policy PR10 – Land South East of Woodstock



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Policy PR10 – Land South East of Woodstock

Location: Shipton-on-Cherwell and Thrupp Parish. Adjoins West Oxfordshire boundary, South-east of Woodstock, North of Bladon/ East of Blenheim

Key Proposals:

- integrated extension to Woodstock
- 410 homes
- 50% affordable housing
- provision for school facilities
- provision of a community facility
- formal sports, play areas and allotments
- community woodland
- retention of some land in agricultural use
- nature conservation area
- wildlife habitats/corridors
- green infrastructure network
- net biodiversity gains
- pedestrian, wheelchair and cycling connectivity
- sustainable travel opportunities
- requirement for a Development Brief. A scheme that clearly responds to the internationally and nationally significant heritage and proximity of Blenheim Palace and Blenheim Park and their public approaches. A scheme that enhances the built-up edge of Woodstock

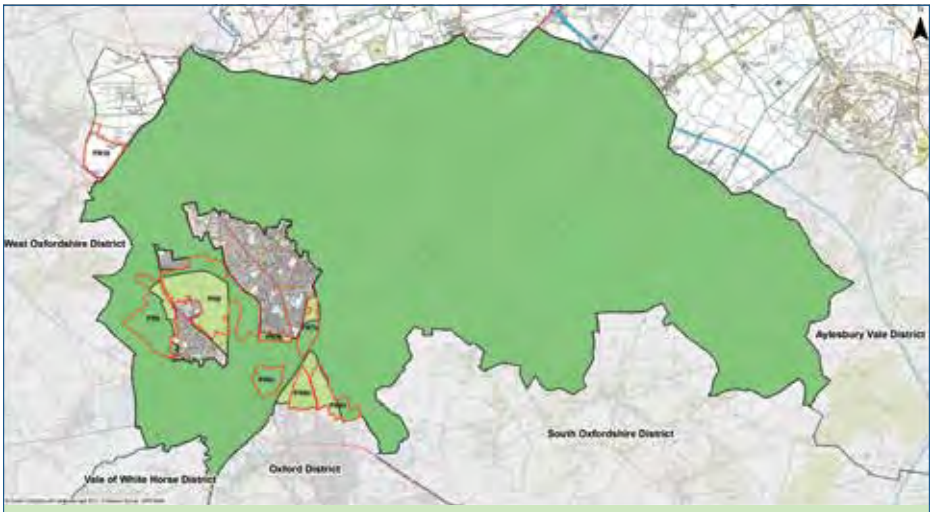
Do you agree with these reasons?

Exceptional Circumstances for Development in the Green Belt

All of the sites we have identified, other than land to the south-east of Woodstock, lie within the Oxford Green Belt. While our proposed policies seek to retain Green Belt land and protect it where possible, we consider that there are exceptional circumstances for the removal of land for development from the Green Belt. In brief these are:

- Oxford's urgent and pressing housing need
- the clear inability for Oxford to fully meet its own needs
- the absence of sustainable, deliverable and appropriate alternative sites
- the relationships between existing communities and the proposed development areas and Oxford
- the relationship of the proposed development areas to Oxford's Northern Gateway site, the University of Oxford's Begbroke Science Park, London-Oxford Airport and the Langford Lane area of Kidlington and the role of these areas in generating housing need
- the unique place shaping potential of land in the vicinity of the University of Oxford's Begbroke Science Park and Oxford canal
- the need for a cautious approach on land outside the Green Belt at Woodstock due to the presence of international and national heritage assets
- the improvement of transport infrastructure in the north Oxford / A44 / A4260 corridor areas
- the strengthening of Kidlington village centre related to sustainable transport improvements
- the opportunity for improvements to the quantity and quality of new public open space, green infrastructure, sport and recreation facilities and in terms of access to the countryside
- the ability to create a sustainable, joined-up vision for the whole of the north Oxford /Kidlington / A44 corridor area

Figure 3: Proposed Changes to the Green Belt



- 253 of 8409 hectares of Green Belt affected - a 3% reduction
- Total area of Cherwell that comprises Green Belt would fall from 14.3% to 13.9%

Have your say

The Proposed Submission Plan and supporting documents are available at **www.cherwell.gov.uk/planningpolicyconsultation** Forms and guidance for making your comments are also available.

Comments can be made from Monday 17 July 2017 until 5pm on Tuesday 29 August 2017.

Your comments should refer specifically to the Plan. This booklet has only been produced as a guide. You may also wish to consider whether or not the Plan is 'sound' i.e. positively prepared, justified, effective and consistent with national policy.

The Plan is accompanied by a Sustainability Appraisal Report on which comments are also invited.

Copies of the consultation documents are available to view at public libraries across Cherwell, at the council's Linkpoints at Banbury, Bicester and Kidlington, at Banbury and Bicester Town Councils and Cherwell District Council's main office at Bodicote House, Bodicote, Banbury.

In Oxford, hard copies are available at the Oxford City Council offices at St.Aldate's Chambers, at Central Library (presently at 41 Castle Quarter) and at Old Marston and Summertown Libraries. In West Oxfordshire, hard copies are available at the District Council Offices at New Yatt Road, Witney, Woodstock Town Council offices, and at Woodstock Library.

Please email your comments to:
PlanningPolicyConsultation@cherwell-dc.gov.uk

Or send by post to:
Planning Policy Consultation
Planning Policy Team
Strategic Planning and the Economy
Cherwell District Council
Bodicote House, Bodicote
Banbury, OX15 4AA

Your name and contact address (email or postal) are required

You should receive a written acknowledgement. Email acknowledgements will be sent automatically by return.

Acknowledgements by post can be expected within five working days of your response being received.

If you do not receive a written acknowledgement, please contact the Planning Policy team on 01295 227985 to ensure that your comments have been received.

Any comments received will be made publicly available.

Staffed Exhibitions

Wednesday 19 July 2017 - 4pm to 8pm
Shipton-on-Cherwell Village Hall, Shipton-on-Cherwell, Kidlington, OX5 1JP

Friday 21 July 2017 - 4pm to 8pm
Yarnton Village Hall, The Paddocks, Yarnton, Kidlington, OX5 1TE

Thursday 27 July 2017 - 4pm to 8pm
Woodstock Community Centre, 32 New Road, Woodstock, OX20 1PB

Tuesday 1 August 2017 - 3.30pm to 7.30pm
Cutteslowe Pavillion (next to the café), Cutteslowe Park, Oxford

Wednesday 2 August 2017 - 4pm to 8pm
Begbroke Village Hall, 3 Begbroke Lane, Begbroke, Kidlington OX5 1RN

Thursday 17 August 2017 - 4pm to 8pm
Exeter Hall, Oxford Road, Kidlington, OX5 1AB

Next Steps

Following consultation on the Plan, it will be submitted to the Secretary of State for independent examination by a Planning Inspector. Your comments will be submitted to the Planning Inspector for consideration.

The purpose of the examination is to consider whether the Local Plan is legally compliant and 'sound' (positively prepared, justified, effective and consistent with national policy). Your comments should therefore refer to those matters.

The main stages for the Plan after this consultation are:

- Submission to Government (Regulation 22)
- Independent Examination (Regulation 24)
- Publication of the Planning Inspector's recommendations (Regulation 25)
- Adoption by the council (Regulation 26)

Glossary of Terms

Duty to Cooperate – a legal duty introduced by the Localism Act 2011. In preparing Local Plans, Local Authorities must engage constructively, actively and on an on-going basis.

Habitat Regulations Assessment (HRA) - HRA is required under the European Directive 92/43/ECC on the 'conservation of natural habitats and wild fauna and flora for plans' that may have an impact on European (Natura 2000) Sites. HRA is an assessment of the impacts of implementing a plan or policy on a Natura 2000 site.

National Planning Policy Framework - national policy produced by the Government to be followed in preparing Local Plans and determining planning applications.

Oxfordshire Growth Board - a joint committee of local authorities in Oxfordshire and including other non-voting members. Through the Oxfordshire Growth Board the Oxfordshire authorities are working together under the legal 'Duty to Cooperate'.

Oxfordshire Housing Market Area - the sub-regional housing market that Cherwell falls within. It includes the whole of the county of Oxfordshire.

Oxfordshire Strategic Housing Market Assessment - a study produced in 2014 by consultants on behalf of the Oxfordshire local authorities which contains an 'objective' assessment of housing needs across Oxfordshire. It is objective in that it does not apply constraints to the level of need.

Sustainability Appraisal - the process of assessing the economic, social and environmental effects of a proposed plan. This process implements the requirements of a European Directive. Required to be undertaken for all Local Plans.

For further information about this consultation, please contact the council's Planning Policy Team:

Planning Policy Team
Strategic Planning and the Economy
Cherwell District Council
Bodicote House
Bodicote
Banbury
OX15 4AA

Call: 01295 227985

JB03837 06|2017

Cherwell
DISTRICT COUNCIL
NORTH OXFORDSHIRE

Cherwell Local Plan 2011 – 2031 (Part1)

Partial Review – Oxford's Unmet Housing Need

• your place • your space • your say •

Proposed Submission Plan - Summary Booklet

July 2017 (Updated)

Cherwell
DISTRICT COUNCIL
NORTH OXFORDSHIRE

The adopted Cherwell Local Plan Part 1 plans for growth to fully meet Cherwell's development needs to 2031. It also commits to a 'Partial Review' of the Plan to help Oxford meet its unmet housing need. We have previously consulted on the issues and options involved in preparing the Partial Review and we also made a 'call for sites'. We are now consulting on our Proposed Submission Plan.

This booklet provides a summary of the proposed Plan – its background, vision, objectives, strategy and policies. It highlights the sites that are proposed for development.

As this is only a summary, we recommend that the full Plan is read. It can be viewed along with supporting documents at: www.cherwell.gov.uk/planningpolicyconsultation. It is also available at Cherwell District Council offices, other locations across the district, and at selected locations in Oxford and West Oxfordshire (see p32).

We would like to know what you think of our proposed Plan. Details of public exhibitions and on how to comment are provided at the end of this booklet.

Some planning terms shown in ***bold italics*** are explained at the end of this booklet.

Background to the Partial Review

The ***Oxfordshire Strategic Housing Market Assessment*** (2014) indicates that there is a very high level of housing need to be met across the county. The adopted Cherwell Local Plan allocates land for growth to meet the level of housing need identified for Cherwell district. The Government's ***National Planning Policy Framework*** and the statutory ***Duty to Cooperate*** require local authorities to work together to meet development requirements which cannot be met within their own areas.

Paragraph B.95 of the existing Cherwell Local Plan commits the council to seek to address the unmet housing needs arising from elsewhere in the ***Oxfordshire Housing Market Area***, particularly Oxford.

This Partial Review of the Local Plan is effectively an addendum to the existing Local Plan. It will sit alongside it and form part of the statutory Development Plan for the district. It is supported by evidence, community and stakeholder engagement and detailed assessments.

The Partial Review is not a wholesale review of the existing Local Plan. It focuses specifically on how to accommodate additional housing and associated infrastructure within Cherwell in order to help meet Oxford's housing need.

Oxford's Unmet Housing Need

The Oxfordshire local authorities have worked together for some time through the ***Oxfordshire Growth Board*** to identify how Oxford's unmet housing need might best be distributed across the county.

Oxford has a need for about 28,000 homes to be provided from 2011 to 2031.

On 26 September 2016, the Oxfordshire Growth Board decided that Oxford's agreed, unmet housing need (some 15,000 homes) should be apportioned to the Oxfordshire districts as follows:

District	Apportionment – No. of Homes (Net)
Cherwell	4400
Oxford	550
South Oxfordshire*	4950
Vale of White Horse	2200
West Oxfordshire	2750
Total	**14,850**

**Note: South Oxfordshire District Council did not agree to the apportionment*

Cherwell District Council must test whether a housing requirement of 4,400 dwellings would be appropriate for Cherwell and can be sustainably delivered through its statutory Local Plan process. This consultation is part of that process.

Context for Preparing the Plan

Oxfordshire Context

- The growth of Oxford and countywide planning
- The designation of the Oxford Green Belt to limit Oxford's outward growth
- The economic growth of the county and housing need
- The Oxfordshire Strategic Economic Plan
- The Local Transport Plan (LTP)

Oxford Context

- Development pressures
- Huge demand for market housing
- Pressing need for affordable housing
- Need to support key employment sectors
- Development constraints, scarcity of and competition for land
- Historic environment
- Green Belt
- Oxford Transport Strategy (LTP)
- Relationship between Cherwell and Oxford

Cherwell Context

- Existing communities
- Natural and historic environment
- Local identity
- Traffic and transport
- Delivery of the existing Local Plan strategy

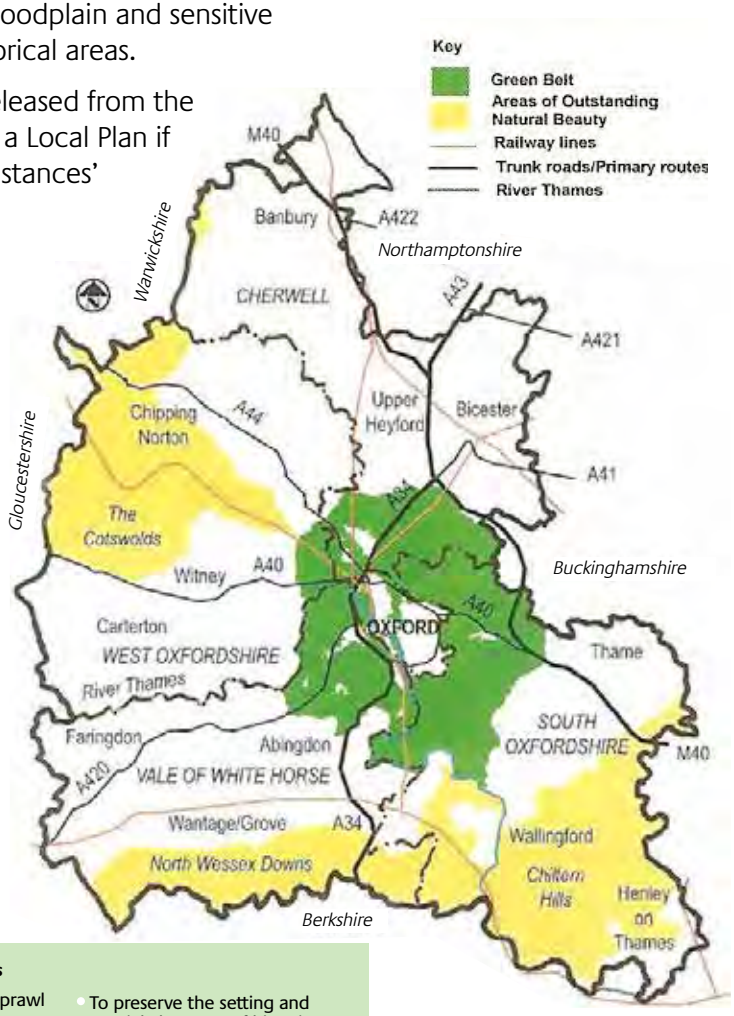
Wider Context

- Growth and planning in West Oxfordshire and Aylesbury
- Constraints such as historic and natural environment and transport
- Oxford-Milton Keynes - Cambridge Corridor

The Oxford Green Belt

The Green Belt provides a generally open setting to the urban area of Oxford and has prevented coalescence with neighbouring towns and villages. It has presented a major constraint on the city's expansion together with the floodplain and sensitive ecological and historical areas.

Land can only be released from the Green Belt through a Local Plan if 'exceptional circumstances' are demonstrated.



The Five Green Belt Purposes

- To check the unrestricted sprawl of large built-up areas;
- To prevent neighbouring towns merging into one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns; and
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Our Vision for Meeting Oxford's Unmet Housing Needs

The evidence we have gathered and the consultation feedback we have received, have shaped our proposed vision for meeting Oxford's unmet housing needs.

The vision responds to the specific needs and growth of Oxford, the relationship between housing and employment, and the importance of building sustainable communities that are well related to Oxford and respect the Cherwell context.

Vision for Meeting Oxford's Unmet Housing Needs in Cherwell

To provide new development that meets Oxford's agreed, identified housing needs, supports the city's world-class economy, universities and its local employment base, and ensures that people have convenient, affordable and sustainable travel opportunities to the city's places of work, study and recreation, and to its services and facilities. This development will be provided so that it:

i. creates balanced and sustainable communities

ii. is well connected to Oxford

iii. is of exemplar design which responds distinctively and sensitively to the local built, historic and environmental context

iv. is supported by necessary infrastructure

v. provides for a range of household types and incomes reflecting Oxford's diverse needs

vi. contributes to improving health and well-being, and

vii. seeks to conserve and enhance the natural environment.

Do you support this vision?

Our Objectives for Achieving the Vision

The existing Cherwell Local Plan provides fifteen strategic objectives for Cherwell (SO1 to SO15) in the interest of developing a sustainable local economy, for building sustainable communities and for ensuring sustainable development.

We have developed an additional four objectives to specifically achieve the vision for accommodating housing development for Oxford's needs.

Strategic Objective SO16

To work with Oxford City Council and Oxfordshire County Council, and other neighbouring authorities as required, in delivering Cherwell's contribution to meeting Oxford's unmet housing needs with its required infrastructure by 2031.

Strategic Objective SO17

To provide Cherwell's contribution to meeting Oxford's unmet housing needs so that it supports the projected economic growth which underpins the agreed Oxfordshire Strategic Housing Market Assessment 2014 and the local economies of Oxford and Cherwell

Strategic Objective SO18

To provide housing for Oxford so that it substantively provides affordable access to new homes for those requiring 'affordable' housing, new entrants to the housing market, key workers and those requiring access to Oxford's key employment areas, and to provide well designed development that responds to both needs and the local context.

Strategic Objective SO19

To provide Cherwell's contribution to meeting Oxford's unmet housing needs in such a way that it complements the County Council's Local Transport Plan, including where applicable, its Oxford Transport Strategy and so that it facilitates demonstrable and deliverable improvements to the availability of sustainable transport for access to Oxford.

Do you support these Strategic Objectives?

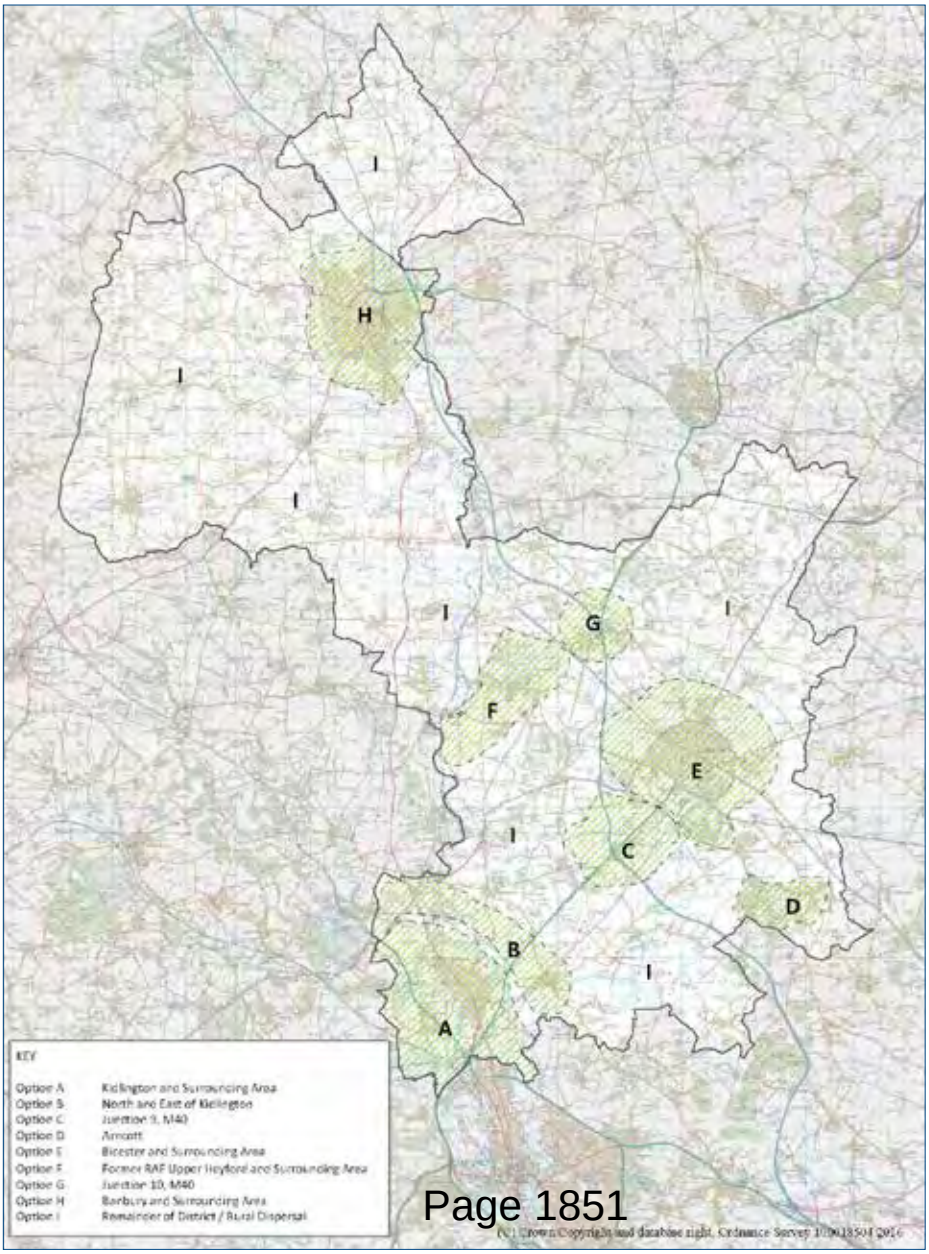
Options Considered in Preparing the Plan

We have examined and consulted upon nine "Areas of Search" in preparing the Plan. They are shown on Figure 1. We considered whether these were suitable for accommodating development for Oxford's needs individually and in combination:

Option A	**Kidlington and Surrounding Area**
Option B	**North and East of Kidlington**
Option C	**Junction 9, M40**
Option D	**Arncott**
Option E	**Bicester and Surrounding Area**
Option F	**Former RAF Upper Heyford and Surrounding Area**
Option G	**Junction 10, M40**
Option H	**Banbury and Surrounding Area**
Option I	**Remainder of District / Rural Dispersal**

Within these Areas of Search were a possible 147 sites each comprising at least two hectares of land.

Figure 1: The Areas of Search Considered



The Rejected Areas of Search

Options C to I were rejected as being unsuitable for meeting Oxford's needs having regard to our evidence base (including a Sustainability Appraisal) and the outcome of consultation and engagement.
The reasons for this are as follows:

Reasons for Rejecting Options C to I

- they were less well situated to build communities associated with Oxford
- they were less well situated to assist with the delivery of the Oxford Transport Strategy, in terms of existing sustainable travel connectivity and the opportunity for sustainable commuter travel behaviour
- they were more likely to result in a higher level of commuting to Oxford by private motor vehicle
- they were likely to result in less affordable transport options for accessing Oxford for potential occupiers of affordable and low cost housing

Do you agree with these reasons?

- more dispersed options provided less opportunity for strategic infrastructure investment (e.g. transport and education)
- the likelihood that significant additional development could not be built at Bicester, Banbury and former RAF Upper Heyford by 2031 in addition to that in the existing Local Plan

The Selected Areas of Search

Option A (Kidlington and Surrounding Area) and **Option B** (North and East of Kidlington) were considered suitable to meet Oxford's needs and able to deliver the vision and objectives underpinning the Partial Review. The reasons for this are shown on the next page.

Do you agree with these reasons?

Reasons for Selecting Options A and B

- the proximity to Oxford, the existing availability of public transport and the opportunity to maximise the use of sustainable and affordable transport in accessing Oxford's key employment areas and services and facilities
- the opportunity to achieve an overall, proportionate reduction in reliance on the private motor vehicle in accessing Oxford's key employment areas and services and facilities and to achieve further investment in sustainable transport infrastructure
- the deliverability of sustainable transport improvements in comparison to other Areas of Search
- relationship of existing communities to Oxford
- existing economic relationship between the areas of search and Oxford
- the opportunity to provide affordable homes to meet Oxford's identified need close to the source of that need

It was also considered that these options would not significantly undermine the delivery of the development strategy for meeting Cherwell's needs set out in the existing Local Plan.

Site Options within Areas A and B

41 sites within Areas of Search A and B were assessed for inclusion in the Plan. We considered evidence and feedback from consultation. We prepared a ***Habitats Regulations Assessment*** and a ***Sustainability Appraisal*** to help consider the likely effects of development and the cumulative effects of growth. Sites were considered for their suitability in meeting the Plan's vision and objectives. Sites within the Green Belt were only taken forward in the absence of other suitable alternatives.

The Strategy for North Oxford, Kidlington and the A44 Corridor

Our development strategy to meet the vision and objectives is based on

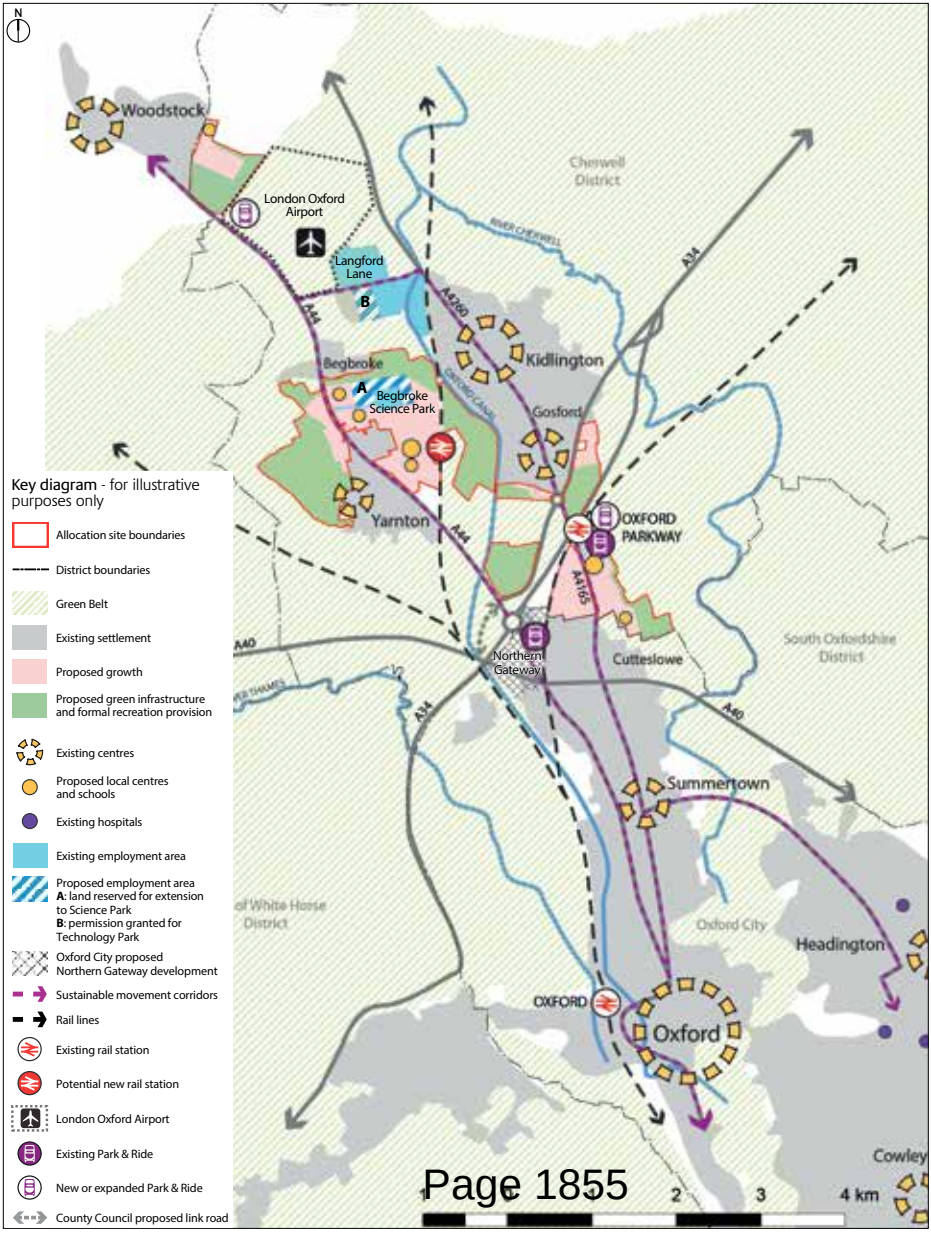
- a coherent, joined-up approach
- prioritising the need for development to be well connected to Oxford
- the need for development to be related to the area of the district that has the strongest economic and social relationships with Oxford
- the need for development to be fully integrated with the County Council's sustainable transport policies
- grasping the opportunities for distinctive place-shaping
- provide a consolidated approach to green infrastructure
- achieving net gains in biodiversity
- not undermining the strategy of the existing Local Plan
- not undermining the delivery of growth already planned at Bicester, Banbury and Former RAF Upper Heyford.

Our new strategy is Oxford specific - to provide homes where people can most readily connect to Oxford and sustainably access the city's employment areas, its universities, its services and facilities and its places of recreation.

To do this, our Plan focuses development in the area immediately north of Oxford, to the south of Kidlington and along the A44 Corridor (see Figure 2).

This directly affects the Cherwell parishes of Gosford and Water Eaton, Kidlington, Yarnton, Begbroke and Shipton-on-Cherwell and Thrupp and neighbouring communities in north Oxford and at Woodstock in West Oxfordshire.

Figure 2: Key Diagram - The Strategy Illustrated



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Proposed Strategic Development Sites

We believe that the strategic development sites we have selected best achieve the Plan's vision and objectives and will achieve sustainable development. The sites are listed below:

Area	Policy / Site	No. of Homes
North Oxford	**Policy PR6a** – Land East of Oxford Road	650
	Policy PR6b – Land West of Oxford Road	530
	Policy PR6c – Land at Frieze Farm	-
Kidlington	**Policy PR7a** – Land South East of Kidlington	230
	Policy PR7b – Land at Stratfield Farm	100
Begbroke	**Policy PR8** – Land East of the A44	1950
Yarnton	**Policy PR9** – Land West of Yarnton	530
Woodstock	**Policy PR10** – Land South East of Woodstock	410
Total		**4400**

Proposed Policies for Delivering the Vision and Objectives

Do you support these proposals?

We have also developed policies to ensure that development meets our objectives and achieves sustainable development.

Policy PR1 - deliver the required homes and achieve sustainable development

Policy PR2 - deliver a mix, tenure and size of homes to meet needs

Policy PR3 - allow for exceptional changes to the Green Belt

Policy PR4a - support affordable and sustainable transportation to Oxford

Policy PR4b - strengthen Kidlington centre through transport improvements

Policy PR5 - a consolidated and integrated approach to green infrastructure

Policy PR11 - ensure infrastructure delivery

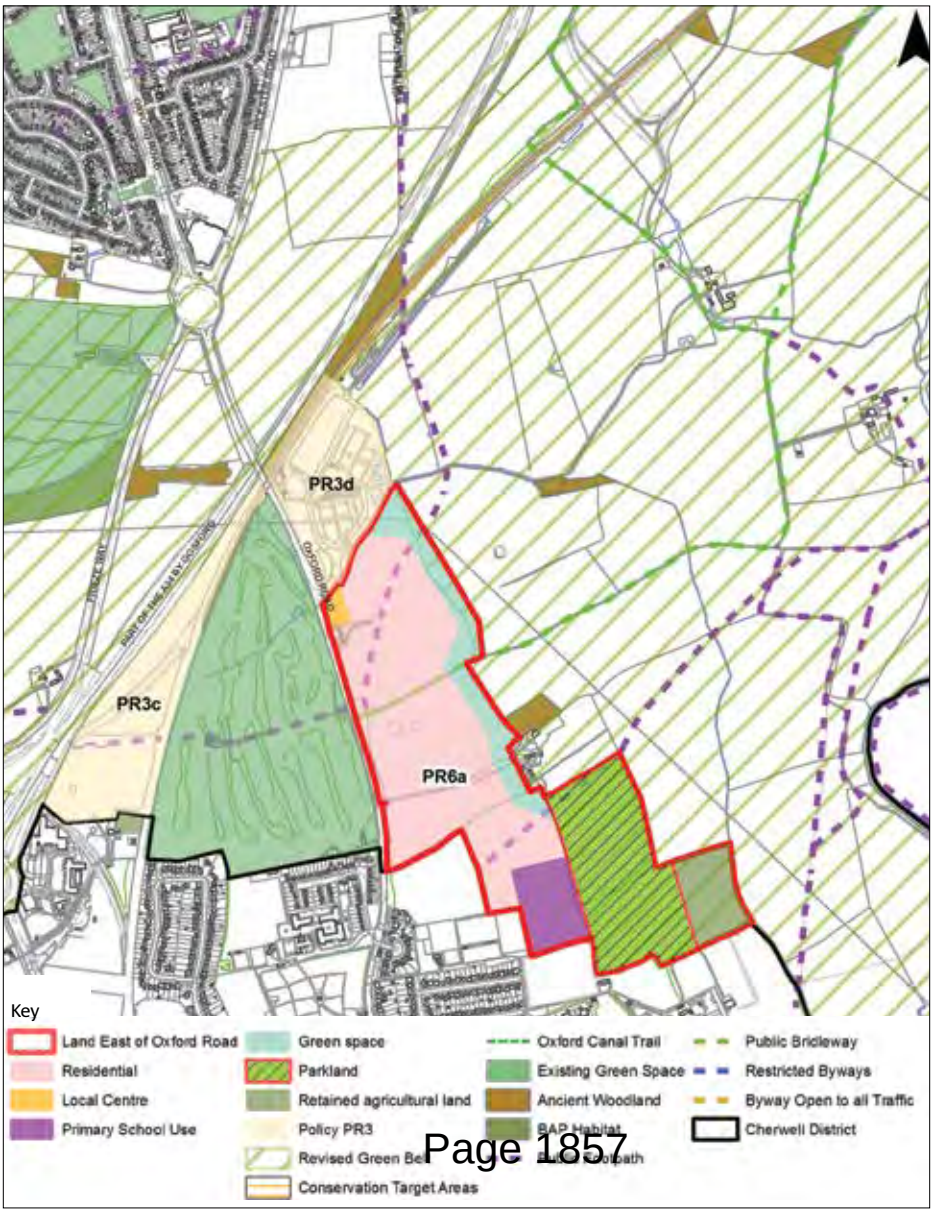
Policy PR12a - ensure the delivery of sites and maintain housing supply

Policy PR12b - dealing with sites not allocated in the Plan

Policy PR13 - monitoring and securing delivery

Key Site Proposals

Policy PR6a – Land East of Oxford Road



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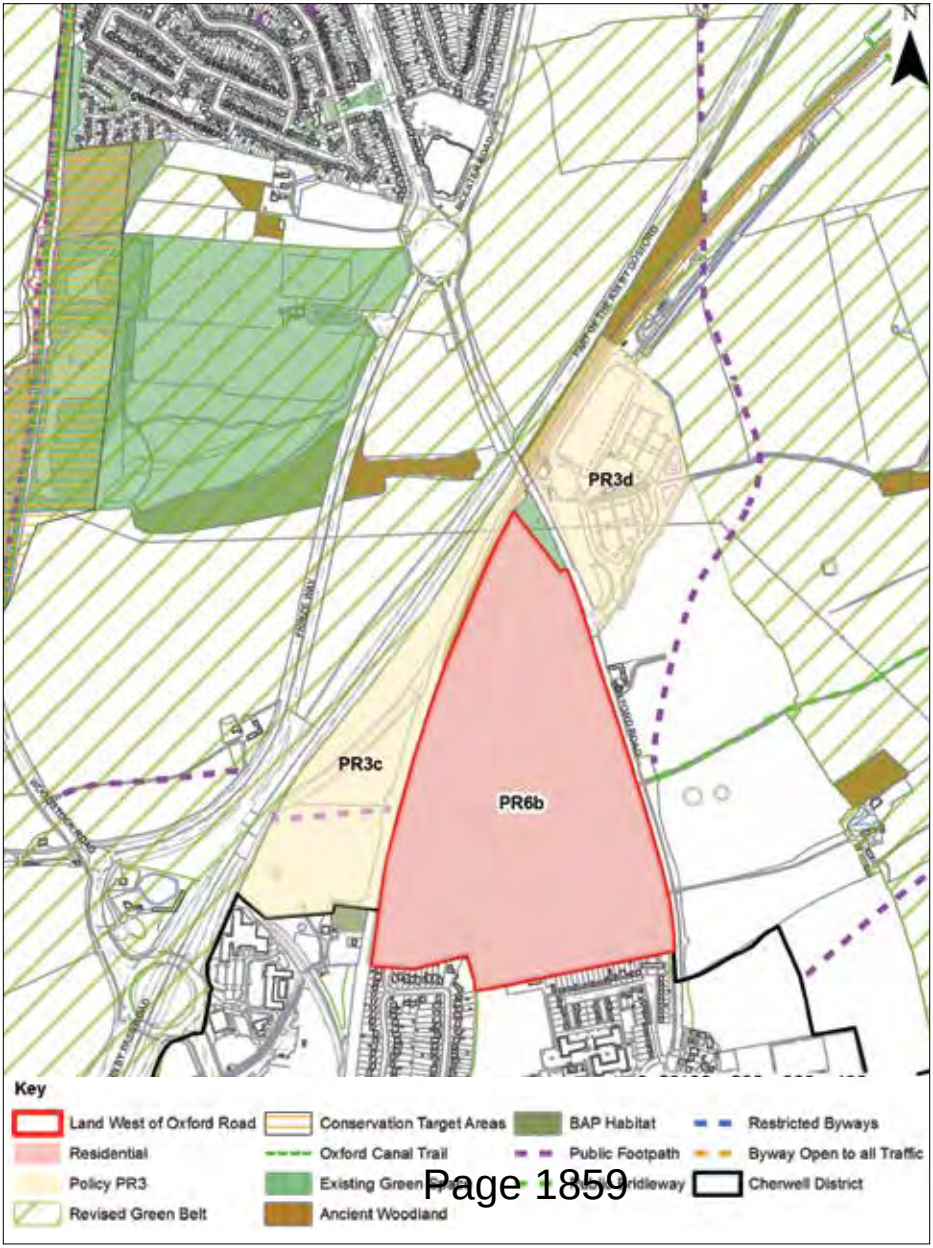
Policy PR6a – Land East of Oxford Road

Location: Gosford and Water Eaton Parish, South of the A34, North of Cuttleslowe (Oxford)

Key Proposals:

- integrated urban extension to Oxford
- contemporary design
- 650 homes
- 50% affordable housing
- primary school
- local centre – retail, business, café/restaurant, community building, opportunity for health facilities
- formal sports, play areas and allotments
- public green space / extension to Cutteslowe Park
- wildlife habitats
- green infrastructure network
- net biodiversity gains
- pedestrian, wheelchair and cycling connectivity
- retention of some agricultural land within the Green Belt
- sustainable travel opportunities
- requirement for a Development Brief and a scheme that responds to the 'gateway' location at the edge of Oxford

Policy PR6b – Land West of Oxford Road



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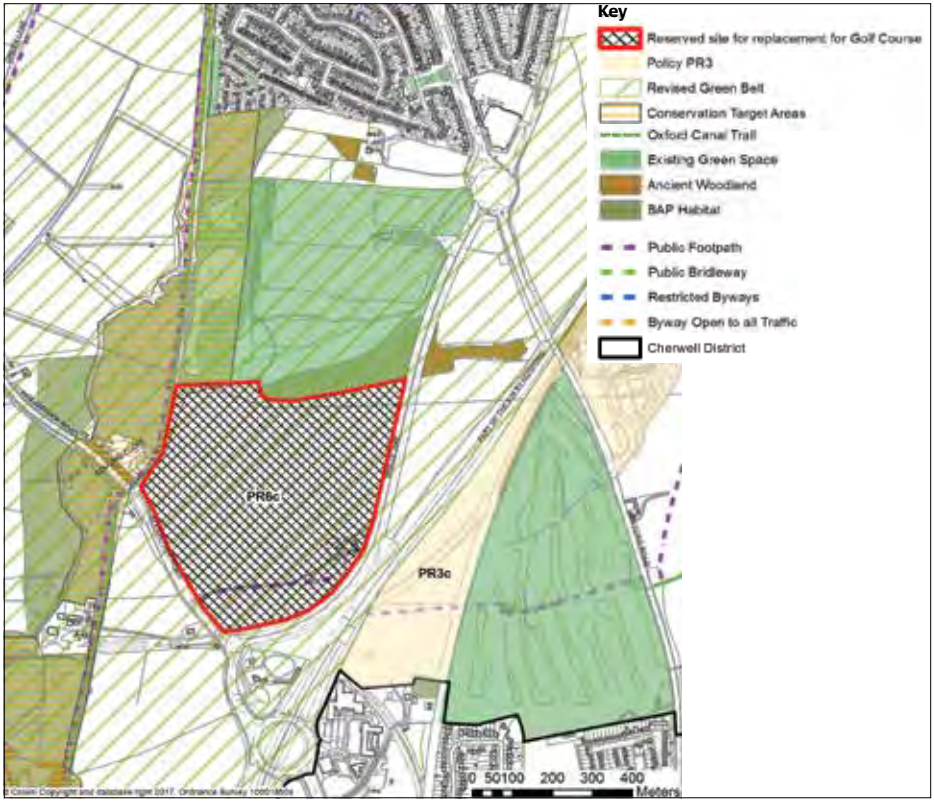
Policy PR6b – Land West of Oxford Road

Location: Gosford and Water Eaton Parish, South of the A34, East of Railway, North of Wolvercote (Oxford)

Key Proposals:

- integrated urban extension to Oxford
- contemporary design
- 530 homes
- 50% affordable housing
- connectivity to land east of Oxford Road and west of the railway
- contributions to delivery of local centre and school to the east of Oxford Road
- formal sports, play areas and allotments
- wildlife corridors
- green infrastructure network
- net biodiversity gains
- scheme for the retention of significant trees, areas of woodland and hedgerows
- pedestrian, wheelchair and cycling connectivity
- sustainable travel opportunities
- requirement for a Development Brief and a scheme that responds to the 'gateway' location at the edge of Oxford

Policy PR6c – Land at Frieze Farm



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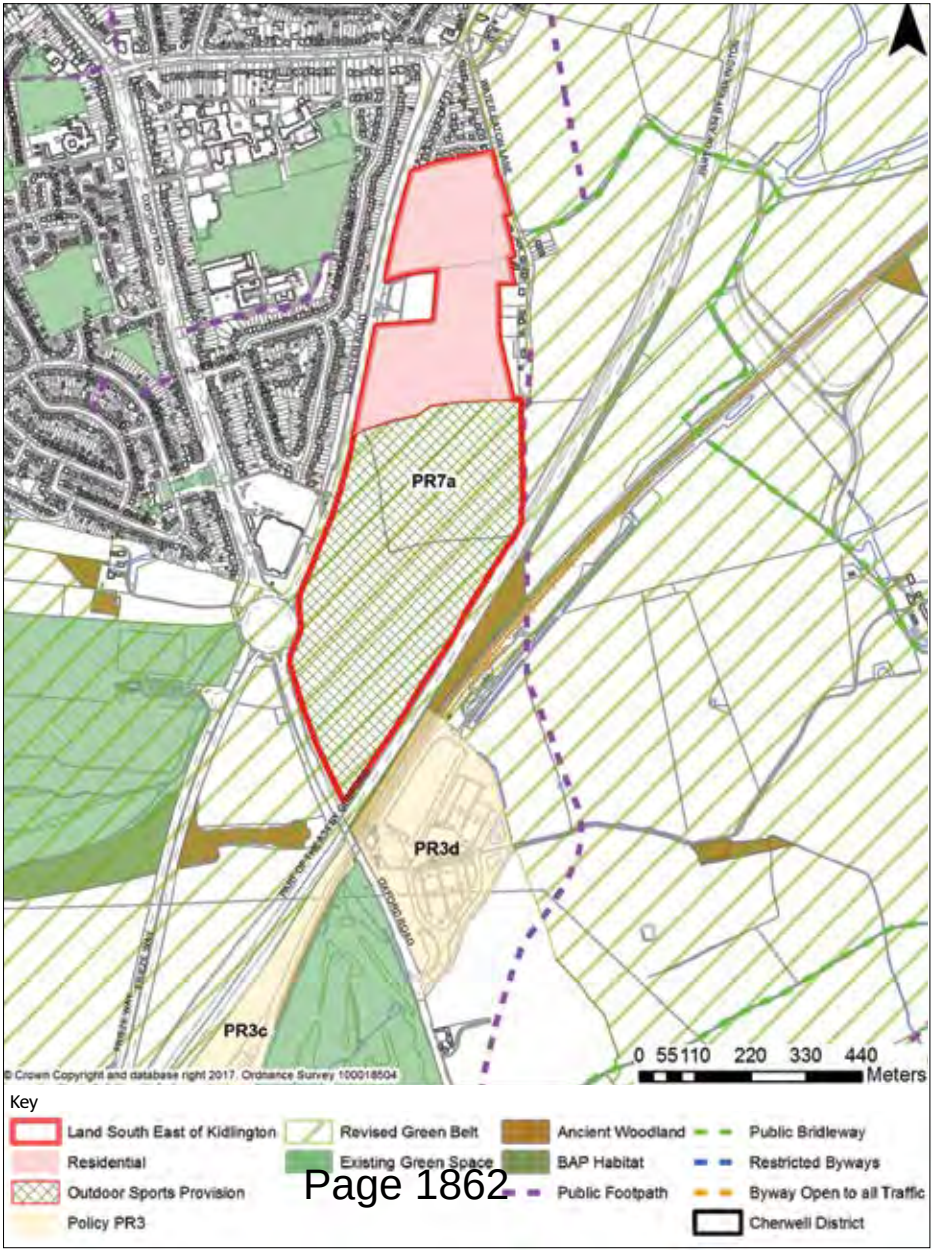
Policy PR6c – Land at Frieze Farm

Location: Gosford and Water Eaton Parish, North of A34 and Peartree Interchange, Between Kidlington and Oxford

Key Proposals:

- reserved site for potential construction of a golf course
- requirement for a development brief
- design principles to respond to landscape and Green Belt setting
- retention within the Green Belt

Policy PR7a – Land South East of Kidlington



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Policy PR7a – Land South East of Kidlington

Location: Gosford and Water Eaton Parish, Between Kidlington and Water Eaton Lane

Key Proposals:

- integrated extension to Kidlington
- 230 homes
- 50% affordable housing
- extension to Kidlington cemetery
- formal sports provision including modern facilities for the wider community
- green infrastructure network
- play areas and allotments
- wildlife habitats
- woodland planting
- net biodiversity gains
- retention of some land within the Green Belt
- pedestrian, wheelchair and cycling connectivity
- sustainable travel opportunities
- requirement for a Development Brief and to respect the historic development pattern of Water Eaton Lane

Policy PR7b – Land at Stratfield Farm

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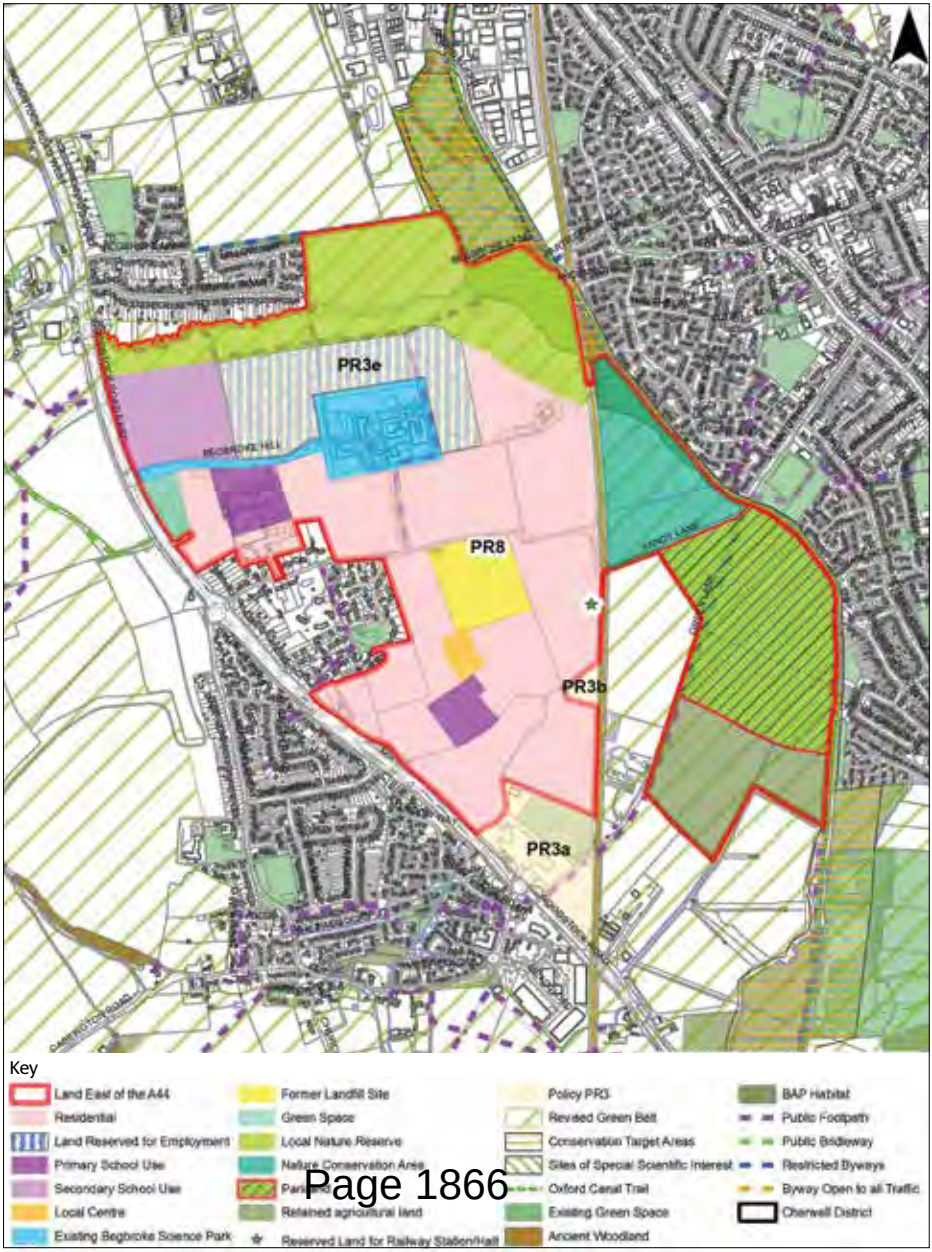
Policy PR7b – Land at Stratfield Farm

Location: Kidlington Parish, South Kidlington, West of Oxford Road

Key Proposals:

- integrated extension to Kidlington
- 100 homes
- 50% affordable housing
- contributions to secure a foot, cycle and wheelchair accessible bridge over the Oxford Canal
- new green link through the site / over the canal
- play areas and allotments and contributions to formal sports
- improvement of orchard for community benefit
- re-creation / restoration of hedgerows and field pattern
- nature conservation area
- wildlife habitats / corridors
- green infrastructure network
- net biodiversity gains
- enhancement of canal corridor
- protection and enhancement of Conservation Target Area
- retention of some land within the Green Belt
- restoration of Grade II Listed Stratfield Farmhouse
- pedestrian, wheelchair and cycling connectivity
- retention of some agricultural land
- sustainable travel opportunities
- requirement for a Development Brief and a high quality landscape setting

Policy PR8 – Land East of the A44



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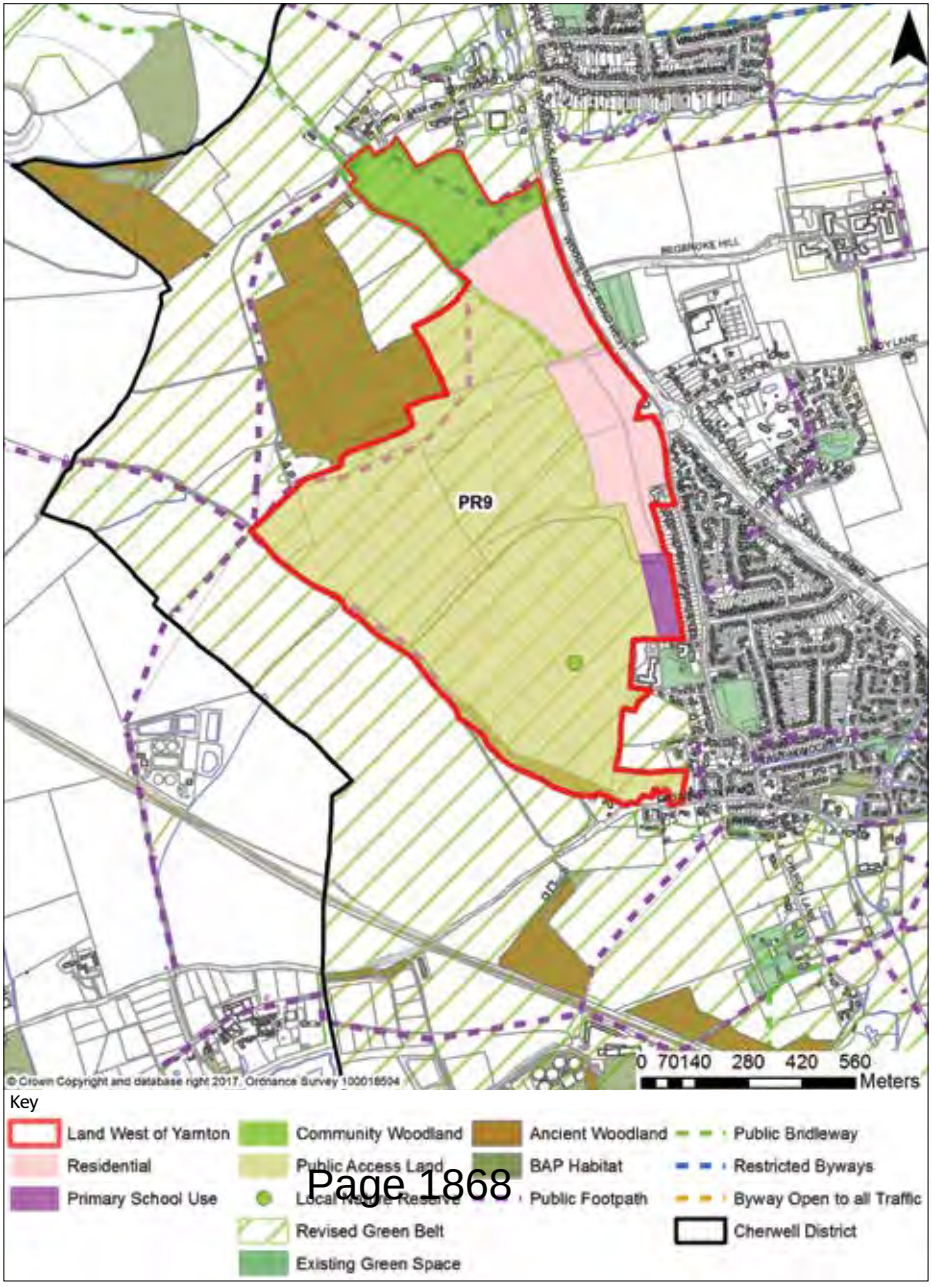
Policy PR8 – Land East of the A44

Location: Yarnton and Begbroke Parishes (small area in Kidlington Parish), Between Yarnton, Begbroke and Kidlington villages

Key Proposals:

- new urban neighbourhood
- 1,950 homes
- 50% affordable housing
- secondary school and primary school(s)
- local centre – retail, business, café/restaurant, community building, opportunity for health facilities
- formal sports and play areas and additional allotments
- Local Nature Reserve along Rowel Brook
- nature conservation area east of the railway
- public open green space / informal canalside parkland
- retention of some agricultural land
- provision for a pedestrian, cycle and wheelchair bridge over the Oxford Canal
- land for future railway halt/station
- land for expansion of Begbroke Science Park
- green infrastructure network
- net biodiversity gains
- improvement of Conservation Target Area (CTA)
- retention of land east of the railway and along Rowel Brook in the Green Belt
- pedestrian, wheelchair and cycling connectivity
- use of Sandy Lane as a green pedestrian, cycle and wheelchair route with railway crossing
- retention of some agricultural land
- sustainable travel opportunities
- remediation and use of landfill site
- requirement for a Development Brief and design which responds to the Science Park and canal location and to historic development of nearby villages

Policy PR9 – Land West of Yarnton



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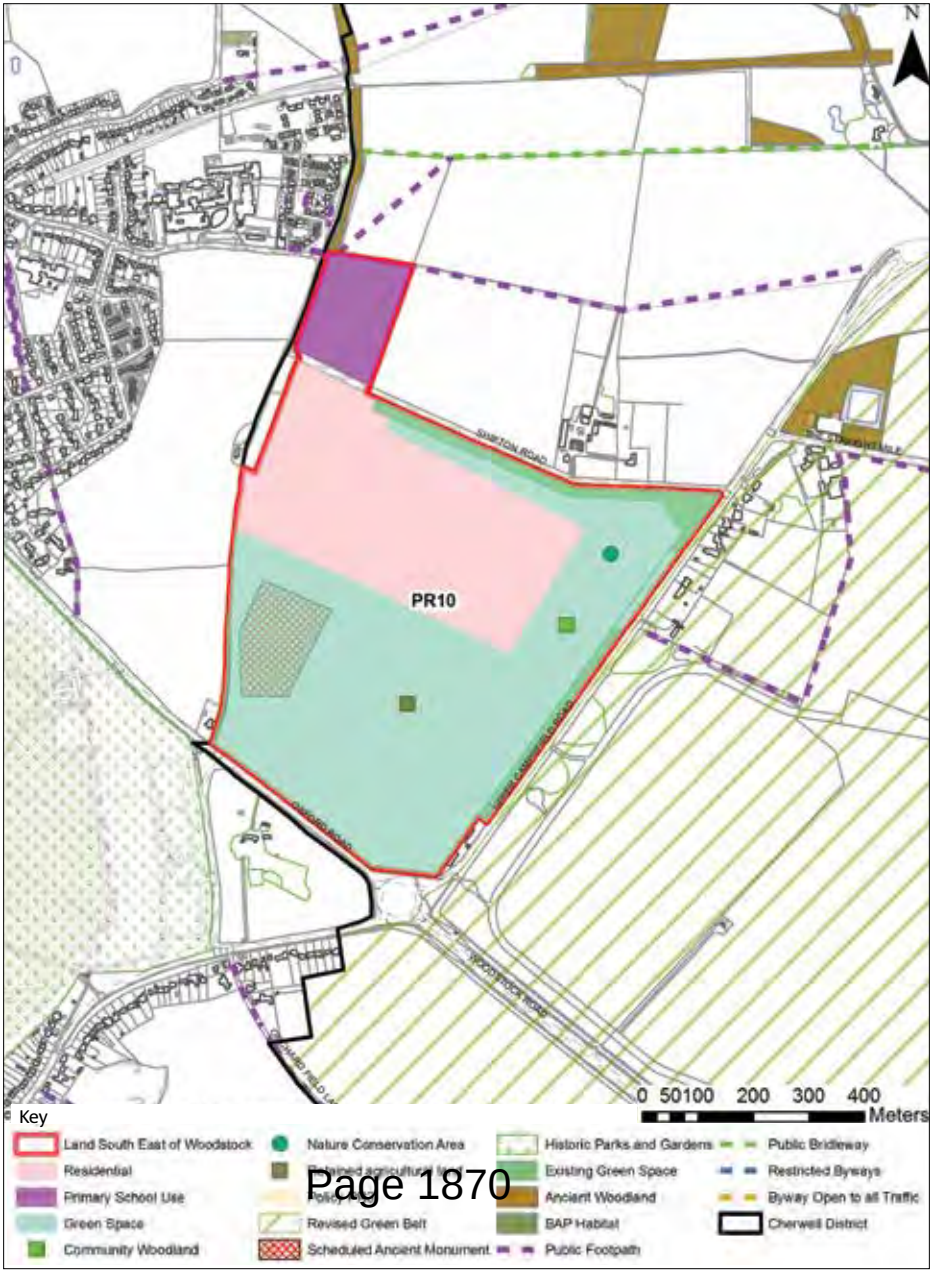
Policy PR9 – Land West of Yarnton

Location: Yarnton and Begbroke Parishes, North and West of Yarnton, South of Begbroke

Key Proposals:

- integrated extension to Yarnton
- 530 homes
- 50% affordable housing
- land for primary school use
- formal sports, play areas and allotments
- Local Nature Reserve accessible to school
- community woodland
- nature conservation area
- wildlife corridors
- green infrastructure network
- net biodiversity gains
- retention of some land within the Green Belt
- pedestrian, wheelchair and cycling connectivity
- retention of some agricultural land
- sustainable travel opportunities
- requirement for a Development Brief and sensitive approach to topography and landscape character

Policy PR10 – Land South East of Woodstock



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Policy PR10 – Land South East of Woodstock

Location: Shipton-on-Cherwell and Thrupp Parish. Adjoins West Oxfordshire boundary, South-east of Woodstock, North of Bladon/ East of Blenheim

Key Proposals:

- integrated extension to Woodstock
- 410 homes
- 50% affordable housing
- provision for school facilities
- provision of a community facility
- formal sports, play areas and allotments
- community woodland
- retention of some land in agricultural use
- nature conservation area
- wildlife habitats/corridors
- green infrastructure network
- net biodiversity gains
- pedestrian, wheelchair and cycling connectivity
- sustainable travel opportunities
- requirement for a Development Brief. A scheme that clearly responds to the internationally and nationally significant heritage and proximity of Blenheim Palace and Blenheim Park and their public approaches. A scheme that enhances the built-up edge of Woodstock

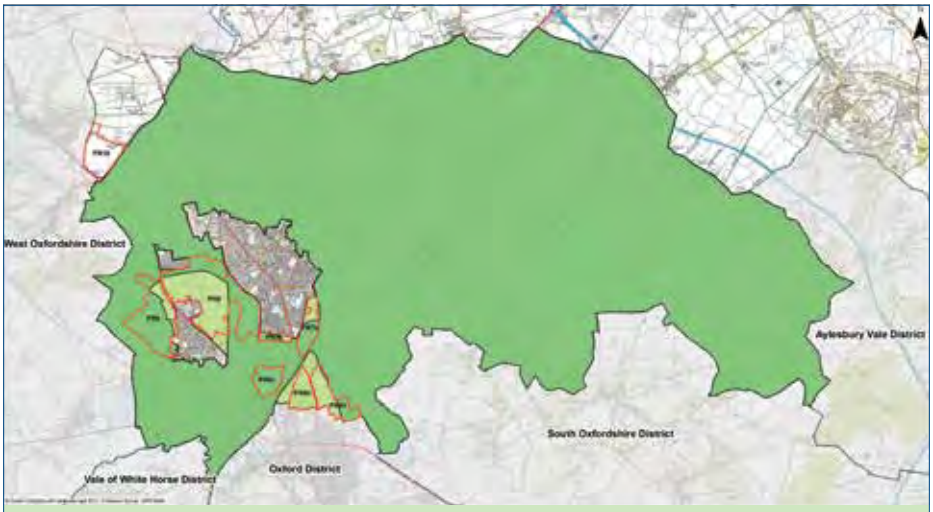
Do you agree with these reasons?

Exceptional Circumstances for Development in the Green Belt

All of the sites we have identified, other than land to the south-east of Woodstock, lie within the Oxford Green Belt. While our proposed policies seek to retain Green Belt land and protect it where possible, we consider that there are exceptional circumstances for the removal of land for development from the Green Belt. In brief these are:

- Oxford's urgent and pressing housing need
- the clear inability for Oxford to fully meet its own needs
- the absence of sustainable, deliverable and appropriate alternative sites
- the relationships between existing communities and the proposed development areas and Oxford
- the relationship of the proposed development areas to Oxford's Northern Gateway site, the University of Oxford's Begbroke Science Park, London-Oxford Airport and the Langford Lane area of Kidlington and the role of these areas in generating housing need
- the unique place shaping potential of land in the vicinity of the University of Oxford's Begbroke Science Park and Oxford canal
- the need for a cautious approach on land outside the Green Belt at Woodstock due to the presence of international and national heritage assets
- the improvement of transport infrastructure in the north Oxford / A44 / A4260 corridor areas
- the strengthening of Kidlington village centre related to sustainable transport improvements
- the opportunity for improvements to the quantity and quality of new public open space, green infrastructure, sport and recreation facilities and in terms of access to the countryside
- the ability to create a sustainable, joined-up vision for the whole of the north Oxford /Kidlington / A44 corridor area

Figure 3: Proposed Changes to the Green Belt



- 253 of 8409 hectares of Green Belt affected - a 3% reduction
- Total area of Cherwell that comprises Green Belt would fall from 14.3% to 13.9%

Have your say

The Proposed Submission Plan and supporting documents are available at **www.cherwell.gov.uk/planningpolicyconsultation** Forms and guidance for making your comments are also available.

Comments can be made from Monday 17 July 2017 until 5pm on Tuesday 10 October 2017.

Your comments should refer specifically to the Plan. This booklet has only been produced as a guide. You may also wish to consider whether or not the Plan is 'sound' i.e. positively prepared, justified, effective and consistent with national policy.

The Plan is accompanied by a Sustainability Appraisal Report on which comments are also invited.

Copies of the consultation documents are available to view at public libraries across Cherwell, at the council's Linkpoints at Banbury, Bicester and Kidlington, at Banbury and Bicester Town Councils and Cherwell District Council's main office at Bodicote House, Bodicote, Banbury.

In Oxford, hard copies are available at the Oxford City Council offices at St.Aldate's Chambers, at Central Library (presently at 41 Castle Quarter) and at Old Marston and Summertown Libraries. In West Oxfordshire, hard copies are available at the District Council Offices at New Yatt Road, Witney, Woodstock Town Council offices, and at Woodstock Library.

Please email your comments to:
PlanningPolicyConsultation@cherwell-dc.gov.uk

Or send by post to:
Planning Policy Consultation
Planning Policy Team
Strategic Planning and the Economy
Cherwell District Council
Bodicote House, Bodicote
Banbury, OX15 4AA

Your name and contact address (email or postal) are required

You should receive a written acknowledgement. Email acknowledgements will be sent automatically by return.

Acknowledgements by post can be expected within five working days of your response being received.

If you do not receive a written acknowledgement, please contact the Planning Policy team on 01295 227985 to ensure that your comments have been received.

Any comments received will be made publicly available.

Staffed Exhibitions

Wednesday 19 July 2017 - 4pm to 8pm
Shipton-on-Cherwell Village Hall, Shipton-on-Cherwell, Kidlington, OX5 1JP

Friday 21 July 2017 - 4pm to 8pm
Yarnton Village Hall, The Paddocks, Yarnton, Kidlington, OX5 1TE

Thursday 27 July 2017 - 4pm to 8pm
Woodstock Community Centre, 32 New Road, Woodstock, OX20 1PB

Tuesday 1 August 2017 - 3.30pm to 7.30pm
Cutteslowe Pavillion (next to the café), Cutteslowe Park, Oxford

Wednesday 2 August 2017 - 4pm to 8pm
Begbroke Village Hall, 3 Begbroke Lane, Begbroke, Kidlington OX5 1RN

Thursday 17 August 2017 - 4pm to 8pm
Exeter Hall, Oxford Road, Kidlington, OX5 1AB

Next Steps

Following consultation on the Plan, it will be submitted to the Secretary of State for independent examination by a Planning Inspector. Your comments will be submitted to the Planning Inspector for consideration.

The purpose of the examination is to consider whether the Local Plan is legally compliant and 'sound' (positively prepared, justified, effective and consistent with national policy). Your comments should therefore refer to those matters.

The main stages for the Plan after this consultation are:

- Submission to Government (Regulation 22)
- Independent Examination (Regulation 24)
- Publication of the Planning Inspector's recommendations (Regulation 25)
- Adoption by the council (Regulation 26)

Glossary of Terms

Duty to Cooperate – a legal duty introduced by the Localism Act 2011. In preparing Local Plans, Local Authorities must engage constructively, actively and on an on-going basis.

Habitat Regulations Assessment (HRA) - HRA is required under the European Directive 92/43/ECC on the 'conservation of natural habitats and wild fauna and flora for plans' that may have an impact on European (Natura 2000) Sites. HRA is an assessment of the impacts of implementing a plan or policy on a Natura 2000 site.

National Planning Policy Framework - national policy produced by the Government to be followed in preparing Local Plans and determining planning applications.

Oxfordshire Growth Board - a joint committee of local authorities in Oxfordshire and including other non-voting members. Through the Oxfordshire Growth Board the Oxfordshire authorities are working together under the legal 'Duty to Cooperate'.

Oxfordshire Housing Market Area - the sub-regional housing market that Cherwell falls within. It includes the whole of the county of Oxfordshire.

Oxfordshire Strategic Housing Market Assessment - a study produced in 2014 by consultants on behalf of the Oxfordshire local authorities which contains an 'objective' assessment of housing needs across Oxfordshire. It is objective in that it does not apply constraints to the level of need.

Sustainability Appraisal - the process of assessing the economic, social and environmental effects of a proposed plan. This process implements the requirements of a European Directive. Required to be undertaken for all Local Plans.

For further information about this consultation, please contact the council's Planning Policy Team:

Planning Policy Team
Strategic Planning and the Economy
Cherwell District Council
Bodicote House
Bodicote
Banbury
OX15 4AA

Call: 01295 227985

Cherwell
DISTRICT COUNCIL
NORTH OXFORDSHIRE

Appendix 4

Consultation Posters

Public Consultation

17 July 2017 to 29 August 2017

Cherwell Local Plan Partial Review

Oxford's Unmet Housing Need

Have your say

Development proposals - Your comments are invited

Cherwell District Council is proposing a new development Plan to help Oxford with its high level of housing need.

All Oxfordshire councils have accepted that Oxford cannot fully meet its own housing needs.

As its contribution, Cherwell District is being asked to accommodate an additional 4,400 homes by 2031.

Cherwell District Council has previously sought views on issues and options for the new Plan. It is now inviting comments on specific proposals for housing development, including infrastructure and open space, in the south of the district.

Visit one of our public exhibitions

- **Wednesday 19 July 2017 - 4pm to 8pm**
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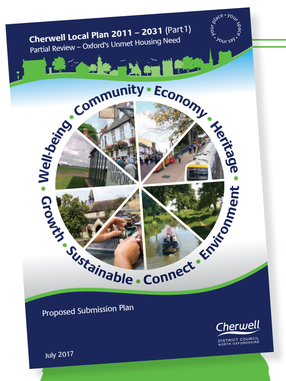

View the documents from 17 July 2017

The consultation documents and details of how to provide comments will be available on-line at **www.cherwell.gov.uk/planningpolicyconsultation**. Or contact Cherwell District Council on 01295 227985 for details on where you will be able to view hard copies.

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JB00387

For more information call 01295 227985

Cherwell DISTRICT COUNCIL NORTH OXFORDSHIRE

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Public Consultation

17 July to 29 August 2017

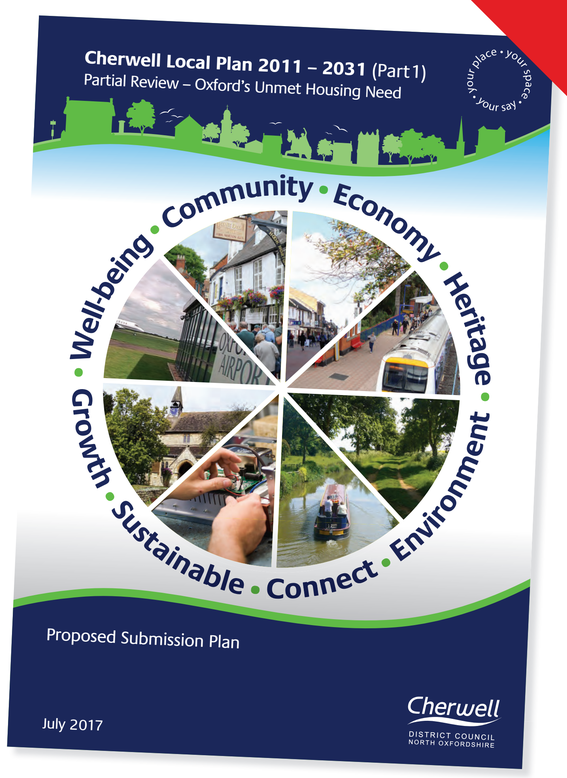
Cherwell Local Plan Partial Review

- Oxford's Unmet Housing Need

Exhibition here today

Have your say

Consultation - your chance to comment on development proposals



Officers from Cherwell District Council are available today between 4pm-8pm so please visit our exhibition and feel free to ask questions.

The consultation documents are available online at
www.cherwell.gov.uk/planningpolicyconsultation

call: **01295 227985** email: **planning.policy@cherwell-dc.gov.uk**

Have your say

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DISTRICT COUNCIL
NORTH OXFORDSHIRE

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Public Consultation

17 July to 29 August 2017

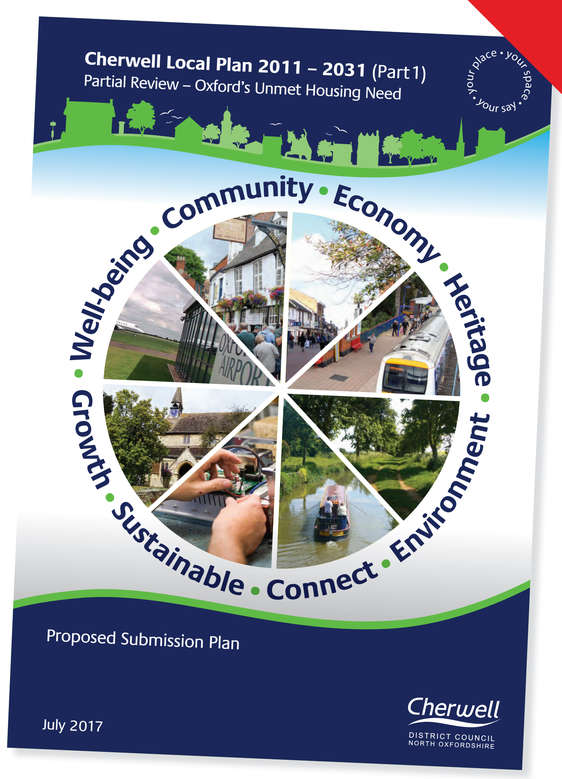
Cherwell Local Plan Partial Review

- Oxford's Unmet Housing Need

Exhibition here today

Have your say

Consultation - your chance to comment on development proposals



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www.cherwell.gov.uk/planningpolicyconsultation

call: **01295 227985** email: **planning.policy@cherwell-dc.gov.uk**

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CORRECTION

Public Consultation

17 July 2017 to 29 August 2017

Cherwell Local Plan Partial Review

Oxford's Unmet Housing Need

Have your say

Development proposals - Your comments are invited

Cherwell District Council is proposing a new development Plan to help Oxford with its high level of housing need.

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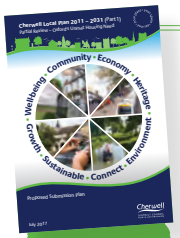

View the documents from 17 July 2017

The consultation documents and details of how to provide comments will be available on-line at **www.cherwell.gov.uk/planningpolicyconsultation**. Or contact Cherwell District Council on 01295 227985 for details on where you will be able to view hard copies.

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For more information call 01295 227985

Cherwell DISTRICT COUNCIL NORTH OXFORDSHIRE

Public Consultation

14 November 2016 to 9 January 2017

Cherwell Local Plan Partial Review

- Oxford's Unmet Housing Need

Exhibition here today

Have your say

Options Consultation - your chance to comment

Officers from Cherwell District Council are available today between 10am and 6pm so please feel free to come and ask questions.

The consultation documents are available online at
www.cherwell.gov.uk/planningpolicyconsultation

call: **01295 227985** email: **planning.policy@cherwell-dc.gov.uk**

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DISTRICT COUNCIL
NORTH OXFORDSHIRE

Appendix 5

Representation Form

Cherwell Local Plan 2011-2031 (Part 1)
Partial Review – Oxford's Unmet Housing Need
Regulation 19 Consultation - Proposed Submission Documents July 2017
Representation Form

The Proposed Submission Documents are available for inspection and comment from Monday 17 July 2017 to 5pm on Tuesday 29 August 2017.

The documents are available online at www.cherwell.gov.uk/planningpolicyconsultation and at the locations specified in the Statement of Representations Procedure.

How to use this form
Please refer to the accompanying Guidance Notes.
Please complete **Part A** in full.
Then complete **Part B for each part of the document you wish to comment on**.

As well as the proposed Local Plan (Partial Review) this form can also be used to comment on the Sustainability Appraisal and other supporting documents.

PLEASE NOTE THAT ANONYMOUS OR CONFIDENTIAL COMMENTS CANNOT BE ACCEPTED. YOUR NAME AND COMMENTS WILL BE PUBLISHED WHEN THE CONSULTATION IS COMPLETE, BUT PERSONAL INFORMATION (SUCH AS YOUR ADDRESS OR EMAIL ADDRESS) WILL REMAIN CONFIDENTIAL.

Please return completed forms:
By Email to: PlanningPolicyConsultation@cherwell-dc.gov.uk

Or by post to: Planning Policy Consultation, Planning Policy Team, Strategic Planning and the Economy, Cherwell District Council, Bodicote House, Bodicote, Banbury, OX15 4AA.

If you have any questions about completing the form, please telephone 01295 227985.

Your details will be added to our mailing list which means that you will be automatically notified of the submission of the local plan for independent examination, of the publication of the recommendations of the person appointed to carry out the examination, and of the adoption of the local plan. If you subsequently wish to be to be removed from our mailing list please contact us.

PART A

	Details of the person / body making the comments	Details of the agent submitting the comments on behalf of another person / body (if applicable)
Title		
First Name		
Last Name		
Job Title (*where relevant***)**		
Organisation (*where relevant)*		
E-mail Address		
Postal Address		
Post Code		
Telephone Number *(optional)*		

Please state how many Part B forms are submitted with this representation	

PART B – Please complete a separate Part B form for each part of the document you wish to comment on	
Name *(to ensure the comments are correctly recorded from each form)*	

1. To which document does this representation relate?

Proposed Submission Plan	**YES / NO** (please delete)
Policies Map within the Plan	**YES / NO** (please delete)
Sustainability Appraisal Report	**YES / NO** (please delete)
Other Document (*please specify)*	

2. To which part of the document does this representation relate?

Paragraph *(please specify)*	
Policy *(please specify)*	
Table (please specify)	
Appendix (please specify)	
Other reference in document *(please specify)*	

3. Do you consider the Proposed Submission Plan to be:

Legally & Procedurally Compliant?	**YES / NO** (please delete)
Compliant with the Duty to Cooperate?	**YES / NO** (please delete)
The 'tests' of Soundness:	
Positively Prepared	**YES / NO** (please delete)
Justified	**YES / NO** (please delete)
Effective	**YES / NO** (please delete)
Consistent with National Policy	**YES / NO** (please delete)

4. Please provide the reasons if you have selected 'NO' to any part of Question 3 and consider the Plan to be uncompliant and/or unsound. Please make reference to the part of the document you have identified. Alternatively, please explain why you consider the Plan to be compliant and/or sound.

(Continue on separate sheet if necessary)

5. Please set out what change(s) you consider necessary to make the Local Plan legally compliant or sound. Please provide any suggested wording or re-wording you consider necessary.

(Continue on separate sheet if necessary)

6. If you are seeking a change to the Plan, do you wish to express an interest to participate in the Examination?

I wish to participate at the oral examination	**YES / NO** (please delete)

7. If you wish to participate at the oral part of the Examination, please outline why you consider this to be necessary:

(Continue on separate sheet if necessary)

Please note: *the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the Examination.*

PLEASE RETURN THIS FORM BY 5PM ON TUESDAY 29 AUGUST 2017 BY EMAIL TO:
PlanningPolicyConsultation@cherwell-dc.gov.uk

ALTERNATIVELY PLEASE SEND BY POST TO:
Planning Policy Consultation
Planning Policy Team
Strategic Planning and the Economy
Cherwell District Council
Bodicote House
Bodicote
Banbury
OX15 4AA

Cherwell Local Plan 2011-2031 (Part 1)
Partial Review – Oxford's Unmet Housing Need
Regulation 19 Consultation - Proposed Submission Documents July 2017
Representation Form

The Proposed Submission Documents are available for inspection and comment from Monday 17 July 2017 to 5pm on Tuesday 10 October 2017.

Representations received after this date and time may not be considered.

The documents are available online at www.cherwell.gov.uk/planningpolicyconsultation and at the locations specified in the Statement of Representations Procedure.

How to use this form
Please refer to the accompanying Guidance Notes.
Please complete **Part A** in full.
Then complete **Part B for each part of the document you wish to comment on**.

As well as the proposed Local Plan (Partial Review) this form can also be used to comment on the sustainability appraisal and other supporting documents.

PLEASE NOTE THAT ANONYMOUS OR CONFIDENTIAL COMMENTS CANNOT BE ACCEPTED. YOUR NAME AND COMMENTS WILL BE PUBLISHED WHEN THE CONSULTATION IS COMPLETE, BUT PERSONAL INFORMATION (SUCH AS YOUR ADDRESS OR EMAIL ADDRESS) WILL REMAIN CONFIDENTIAL.

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PART A

	Details of the person / body making the comments	Details of the agent submitting the comments on behalf of another person / body (if applicable)
Title		
First Name		
Last Name		
Job Title (*where relevant***)**		
Organisation (*where relevant)*		
E-mail Address		
Postal Address		
Post Code		
Telephone Number *(optional)*		

Please state how many Part B forms are submitted with this representation	

PART B – Please complete a separate Part B form for each part of the document you wish to comment on	
Name *(to ensure the comments are correctly recorded from each form)*	

1. To which document does this representation relate?

Proposed Submission Plan	**YES / NO** (please delete)
Policies Map within the Plan	**YES / NO** (please delete)
Sustainability Appraisal Report	**YES / NO** (please delete)
Other Document (*please specify)*	

2. To which part of the document does this representation relate?

Paragraph *(please specify)*	
Policy *(please specify)*	
Table (please specify)	
Appendix (please specify)	
Other reference in document *(please specify)*	

3. Do you consider the Proposed Submission Plan to be:

Legally & Procedurally Compliant?	**YES / NO** (please delete)
Compliant with the Duty to Cooperate?	**YES / NO** (please delete)
The 'tests' of Soundness:	
Positively Prepared	**YES / NO** (please delete)
Justified	**YES / NO** (please delete)
Effective	**YES / NO** (please delete)
Consistent with National Policy	**YES / NO** (please delete)

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6. If you are seeking a change to the Plan, do you wish to express an interest to participate in the Examination?

I wish to participate at the oral examination	**YES / NO** (please delete)

7. If you wish to participate at the oral part of the Examination, please outline why you consider this to be necessary:

(Continue on separate sheet if necessary)

Please note: *the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the Examination.*

PLEASE RETURN THIS FORM BY 5PM ON TUESDAY 10 October 2017 BY EMAIL TO:
PlanningPolicyConsultation@cherwell-dc.gov.uk

ALTERNATIVELY PLEASE SEND BY POST TO:
Planning Policy Consultation
Planning Policy Team
Strategic Planning and the Economy
Cherwell District Council
Bodicote House
Bodicote
Banbury
OX15 4AA

Cherwell Local Plan 2011-2031 (Part 1)
Partial Review – Oxford's Unmet Housing Need
Proposed Submission Plan
July 2017

Guidance Notes for making Representations

Introduction

These guidance notes have been designed to help anyone who wishes to make a formal representation on the Proposed Submission Documents for the Partial Review of the Cherwell Local Plan 2011-2031 (Part 1). Comments are invited on the documents from **Monday 17 July 2017 to 5pm on Tuesday 10 October 2017.**

Copies of the Representation Form can be downloaded at:
www.cherwell.gov.uk/planningpolicyconsultation

This is an opportunity to make comments on the Partial Review of the Local Plan before it is submitted to the Secretary of State for examination by an independent Planning Inspector. All representations received will be submitted to the Planning Inspector with the Submission Local Plan.

The purpose of the examination is to consider whether the Local Plan is **legally and procedurally compliant** (e.g. whether it has been prepared in accordance with Government regulations) and is **sound.** Any representations received on the Local Plan should therefore address these matters. They are explained in more detail within this guidance, but, as a general rule:

1) If you are seeking to make representations on the way in which the Council has prepared the Local Plan, it is likely that your comments or objections will relate to a matter of **legal or procedural compliance**.

2) If it is the actual content of the Local Plan that you wish to make comment or object, it is likely that it will relate to **soundness**.

Your comments need to be made in writing (either by email or on paper) and received by Cherwell District Council by **5pm on Tuesday 10 October 2017.**

We cannot accept anonymous responses.

Respondents should also note that representations are not confidential and that they will be published on the Council's website and made available for public inspection. They will also be sent to the Planning Inspector who is appointed to hold the Examination of the Plan when it is formally submitted to Government. For publication purposes, personal information, e.g. addresses, telephone numbers and email addresses, will be removed. Names and company information will, however, be shown.

It is strongly recommended that you use the Representation Forms provided by the Council to make your representation to ensure that it relates to the issues of legal and procedural compliance or soundness.

How to Fill in the Representation Form

Part A: Contact Information

You must complete all your contact details. This is used to identify who has made the comment(s), so it is important that you complete this fully.

The first column relates to representations from individuals. The second column should be completed if an agent is being used. The details of the individual or body being represented by the agent should be provided.

Part B: The Representation

This is where you need to make your comments on legal and procedural compliance or soundness of the Local Plan. **It is important that you use a separate Part B sheet for each comment you want to make**. Please try to keep your comments clear and concise.

Please include your name/organisation at the top of each of the Part B forms that you use so that your comments are recorded correctly.

Question 1

Please state which Document your representation relates to. **If you wish to comment on more than one document and/or issue within a document, please complete a separate Part B sheet for each comment.**

Question 2

Please state which part of the document (Question 1) that your representation relates to. **If you wish to comment on more than one part of a document, please complete a separate Part B sheet for each comment.**

Question 3

Please select:

- whether you consider the Plan to be legally and procedurally compliant
- whether you consider the plan to be positively prepared
- whether you consider the plan to be justified
- whether you consider the plan to be effective
- whether you consider the plan to be consistent with national policy

These are matters that the Planning Inspector appointed to examine the Plan will consider in forming his/her recommendations.

Guidance on these matters is provided below.

- provide your comments and state whether they relate to legal / procedural compliance or soundness and your reasons for this.

Guidance on Legal and Procedural Compliance and Duty to Cooperate

Once it has been submitted to Government, the appointed Planning Inspector will first check that the submitted Plan meets legal requirements - principally those of the Planning and Compulsory Purchase Act 2004 (the '2004 Act') and associated regulations. He/she will then consider the tests for soundness.

You should consider the following points before making a representation on legal and procedural compliance.

- The Local Plan should be within the current **Local Development Scheme** (LDS) and the key stages should have been followed. The LDS is effectively a programme of work prepared by the Council setting out the documents it proposes to produce over a set period. It sets out the key stages in the production of any documents the Council proposes to bring forward for independent examination. The LDS is available for inspection at the Council's offices at Bodicote House, Bodicote, OX15 4AA. It can also be viewed on the Council's website at: www.cherwell.gov.uk/planningpolicyconsultation
  The process of community involvement for the Local Plan should be in general accordance with the Council's **Statement of Community Involvement** (SCI). The SCI is a document that sets out the Council's strategy for involving the community in the preparation and revision of documents for the Local Plan and the consideration of planning applications. The SCI is available for inspection at the Council's offices at Bodicote House, Bodicote, Banbury, OX15 4AA. It can also be viewed on the Council's website at: www.cherwell.gov.uk/planningpolicyconsultation
- The Local Plan should comply with the Town and Country Planning (Local Planning) (England) Regulations 2012. On publication of the Proposed Submission Local Plan, the Council must publish the documents prescribed in the regulations, and make them available at its principal offices and on-line. The Council must notify consultation bodies (as set out in the regulations) and publish a statement making clear that the documents are available for inspection and of the places and times where and when they are available.

- The Council is required to prepare a Sustainability Appraisal when it prepares a Local Plan. This should identify the process by which the Sustainability Appraisal has been carried out, the baseline information used to inform the process and the outcomes of the process. A Sustainability Appraisal is a tool for appraising the sustainability of reasonable alternatives for the preparation of the Plan and the environmental, social and economic effects of the Plan's proposals. The Sustainability Appraisal is one of the Proposed Submission Documents made available for inspection. It is available for inspection at specific locations and on the Council's website at www.cherwell.gov.uk/planningpolicyconsultation

- The Council is required to fulfil the Duty to Cooperate in preparing the Local Plan as required by the Planning and Compulsory Purchase Act (inserted by Section 19 of the Localism Act 2011) and Regulation 4 of the Town and Country Planning (Local Planning) (England) Regulations 2012. This Duty requires local planning authorities to engage constructively,

actively and on an on-going basis with other local planning authorities and other prescribed bodies when it prepares local plans.

Guidance on the 'Tests' of Soundness

Soundness is explained fully in the National Planning Policy Framework (paragraph 182). The NPPF is available from the Government's website at:
https://www.gov.uk/government/publications/national-planning-policy-framework--2

The Inspector has to be satisfied that the Local Plan is positively prepared, justified, effective, and consistent with national policy**.**

To be 'sound', a Local Plan should be:

Positively prepared
The plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.

Justified
The plan should be the most appropriate strategy, when considered against the reasonable alternatives and be based on proportionate evidence.

Effective
The plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities.

Consistent with national policy
The plan should enable the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework (NPPF).

Question 4

Having regard to the above guidance, please state:

- the reasons you consider the Plan to be legally and/or procedurally flawed
- the reasons you consider the plan to be unsound

Or

- the reasons you support the plan and why you consider it either to be legally and/or procedurally compliant
- the reasons you support the plan and why you consider it to be 'sound'

Please try to be specific by cross referring to procedural requirements or one of the four 'tests' of soundness.

Question 5

If you consider the Plan to be legally or procedurally flawed or unsound, please explain what changes you think are required to make the Plan sound.

If you have particular wording in mind please be specific and provide text that you suggest should be inserted into the Plan.

If you think the Plan is not sound because it does not include a policy, please consider the following before making your comment:

- Is the issue with which you are concerned already covered specifically by any national planning policy? If so, it does not need to be included.
- Is the issue with which you are concerned already covered by any other policies in the proposed Plan or in the adopted Cherwell Local Plan 2011-2031. The adopted Local Plan is available on-line at www.cherwell.gov.uk/planningpolicyconsultation . If so there is no need for repetition
- If the policy is not covered elsewhere, in what way is the proposed Plan unsound without the policy?
- If the Local Plan is unsound without the policy, what should the policy say?

Questions 6 and 7 - The Examination

Please indicate whether you wish to participate in the independent Examination. The Examination will include a series of Hearing sessions on matters which will be identified by the Inspector. The hearings will be chaired by the Inspector and will focus on the legal compliance and soundness of the Local Plan. All representations will be considered by the Inspector.

There is a right to appear and be heard during the Examination but that right is limited to those persons defined in section 20 (6) of the 2004 Act i.e. any person(s) that has/have made representations seeking a change to the plan. However, the Inspector is not precluded from inviting anyone to appear and be heard at a hearing session(s) where he or she thinks that person is needed to enable the soundness of the plan to be determined.

The Inspector will decide who will be invited to speak at the Hearing sessions, not the Council, and the Inspector will decide the topics to be covered in each Hearing session, based on the issues raised by the written representations at this consultation stage.

General Advice

- Representations are only valid if your name and address (or email address) are supplied. If agents are completing forms on behalf of clients, agents should state the full name or organisation that they are representing.
- It would be helpful if representations are clearly presented and concise, making cross-reference to paragraphs/policies/plans/tables in the proposed Plan where relevant
- It should be noted that after this stage of consultation, further submissions will only be accepted at the request of the Inspector.

Group Representations

Where there are groups that share a common view on how they wish to see the Plan changed, it would be preferable for that group to send a single representation which represents that view,

rather than a large number of individuals sending in separate representations which repeat the same points. In such cases the group should indicate how many people it is representing and how the representation has been authorised. Supporting names, addressed and signatures can be provided.

What Happens Next?

At the end of the consultation, the Council will consider the representations received and decide whether or not any changes are required to the Plan. If significant changes are not required, the Council may decide that the Plan should be submitted to the Secretary of State for Communities and Local Government for independent Examination.

A Planning Inspector will be appointed by the Secretary of State and he/she will identify the issues for debate. The Inspector will chair hearings on these issues.

An independent programme officer will be appointed and will be responsible for managing the arrangements of the Examination process, including all documents, organising the Inspector's site inspections and dealing with all correspondence. The Programme Officer reports to the Planning Inspector and will be the main point of contact during the EiP. The Council does not administer the Examination.

The right to appear and be heard during the Examination applies to those seeking a change to the plan at this 'Regulation 19' stage – the publication of the proposed Plan. It does not apply to those who have made a representation at a previous stage of Plan preparation.

Further Help

If you require further assistance please contact the Planning Policy Team on 01295 227985.

We are holding a series of exhibitions during the consultation period, details of which are available on-line at www.cherwell.gov.uk/planningpolicyconsultation

Submitting Representations

The Proposed Submission Documents available on-line at www.cherwell.gov.uk/planningpolicyconsultation or at the locations specified in the separate Statement of Representations Procedure. Any person may request a paper copy of a particular document but the Council may make a reasonable charge.

Representations should be emailed to planningpolicyconsultation@cherwell-dc.gov.uk
Or posted to:

Planning Policy Consultation
Planning Policy Team
Strategic Planning and the Economy
Cherwell District Council
Bodicote House
Bodicote
Banbury, OX15 4AA

Please note that all representations will be made publicly available. Personal details (signatures, personal addresses and personal telephone numbers) will be hidden. We cannot accept anonymous responses.

You should receive a written acknowledgement. Email acknowledgements will be sent automatically by return.

Acknowledgements by post can be expected within five working days of your response being received.

If you do not receive a written acknowledgement, please contact the Planning Policy team on 01295 227985 to ensure that your comments have been received.

Representations may be accompanied by a request to be notified when:

- The document has been submitted for independent examination
- The Planning Inspector publishes his/her recommendations
- The document is adopted

Appendix 6

Representations to the Proposed Submission

Appendix 6

Summary of Representations to Proposed Submission Plan July 2017

Proposed Submission Plan Representations by Policy

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Executive Summary

PR-C-0117 25/08/2017 Henry Munday

352

Comments

Refers to Oxford unmet housing policy and vulnerable people groups. Refers to Northern Gateway lack of unemployment problem. The A44 needs dualling round Oxford. Refers to Kidlington one-way system. Refers to Oxford and Cherwell affordable housing % and key-workers eligibility.

Changes Sought

Reasons for Participation

PR-C-1398 10/10/2017 Ben Simpson WYG on behalf of Bonnar Allan Ltd Y Y N N

5337

Comments

The representations are submitted on behalf of my client Bonnar Allan with regard to their proposals at New Alchester. The land is identified in the Vision document attached to these representations and will include up to 7,200 new market & affordable homes, primary & secondary schools, creation of a 240 acre country park & watersports centre & the potential to incorporate a new Park & Ride site with connection to the railway line south of Bicester by a new railway station. Our comments on the PSP are confined to issues of soundness. A summary of the alternative Options A to I that CDC considered at the last stage of the Plan is set out at paragraph 2.12. For the reasons we set out in our representations to that stage, we consider that the CDC's proposed approach of allocating land to the north of Oxford & within the Green Belt (GB) around Kidlington as set out in Table 1 is flawed, & that the Partial Review does not pass the test of soundness. The PSP is not Justified as in our view it does not represent the most appropriate strategy for meeting Oxford's un-met housing needs. The logic that appears to underlie the PSP is in essence that the closer the proximity of the required housing to the City, the more sustainable it will be. This logic ignores the fact that there would be better prospects of residents travelling into Oxford as well as the major employment locations in the Science Vale by public transport including by rail from New Alchester. The preferred locations around Kidlington will increase congestion on the highway network & will result in the loss of GB & lead to coalescence between Kidlington, Begbroke & Yarnton, whereas the proposals at New Alchester are located beyond the GB. As we make clear in the Vision document, our proposals can be delivered in a phased manner & there are no impediments to early delivery. The scale of the proposals at New Alchester allows it to meet both the identified needs of Oxford City as well as an element of the future needs of Cherwell District, & in so doing, we recognise the journey that this proposal involves.

Changes Sought

We consider that the PSP should direct a majority of the un-met need to New Alchester which constitutes a more sustainable & justified location for the new homes needed both to meet the City's un-met needs as well as future need within Cherwell District. The PSP should be re-drawn to allocate land at New Alchester in place of the proposed allocations in the Green Belt (GB) around Kidlington. New Alchester can provide a highly sustainable location for the much needed development, at a location outside the GB & on the railway line into Oxford. The development would facilitate creation of a new railway station at New Alchester which would encourage people to travel to Oxford City & also other employment centres within the Science Vale by public transport.

Reasons for Participation

PR-C-1366 10/10/2017 Omattage G Kumara N

4902

Comments

While agreeing with the fact that Oxford has a high level of housing need it cannot be agreed that Oxford cannot meet the need by itself. The statement that there are clear and exceptional reasons for providing development within the GB suggest that the strategy is based on a foregone assumption/conclusion that the Oxford City's unmet housing need cannot be met unless development is carried in the GB. There has not been a comprehensive study to look into the option of developing brownfield sites within the city to build medium (or high rise if necessary) blocks of flats as has been done in London and in other major cities all over the world.Further it is debatable if housing development in the GB will provide affordable and sustainable travel opportunities to Oxford City's places of work. With the current fast rail transport to city of London it will attract a high percentage of workers who commute to London thereby pushing the housing market up in areas outside the city boundary. It is very unlikely that the key objectives SO10, SO11, SO12 and SO13 will be achieved. Particularly on SO11 and noting the flood risk outlined at 3.20 of sustainability appraisal report, measures to deal with increased run off from new development is not adequately addressed.

Changes Sought

Reasons for Participation

Proposed Submission Plan - Section 1

PR-C-0272 01/09/2017 Mrs Sophie Law N N N

859

Comments

1. Oxford's 'unmet need'- Oxford's total housing need is substantially overstated, Oxford has not satisfactorily identified the amount they might not be able to meet. In CPRE's view Oxford is capable of accommodating all or almost all of it by switching land earmarked for businesses to housing instead. 2. GB- The plan attacks the core on which GB depends. Three quarters of Council's own voters want to see GB protected. 3. Sustainability - To lose GB land is the very definition of unsustainability. Development should be located on sustainable sites identified elsewhere in the district. 4. Density - Land is wasted by building at very low densities (houses per hectare). Higher densities would produce more affordable housing required. The Council should set much higher density targets. 5. Transport - It is extremely unlikely that a new railway station 'between Kidlington and Begbroke' to support the development will be deliverable. Plans for additional housing in north Oxford/south Kidlington should be put on hold until the Oxford to Cambridge Expressway route is settled, the East West railway is re-opened and the full extent of the expansion of Bicester is agreed, with its possible new transport infrastructure. 6. Employment - new high-tech employment sites should be focused at Bicester where large numbers of houses are being built/have been provided for on the basis that high-tech employment would be provided, but this has not yet been forthcoming. 7. Woodstock - planned housing for Woodstock will put undue stress on local infrastructure and services, threaten the World Heritage Site prospect, damage the rural environment and risk turning this historic town into an Oxford suburb. Woodstock should be protected from inappropriate development.

Changes Sought

Reasons for Participation

PR-C-0279 19/08/2017 William Clements

866

Comments

The plan is, generally speaking, positively prepared: there is a need for 28000 additional homes (table 2), and the local plan addresses the issue of how to deliver them (paragraphs 1.28 and table 3). The plan therefore does seek to meet objectively assessed requirements, including unmet requirements from neighbouring authorities. However, the plan currently falls a bit short of delivering the required 28000 homes. To meet this target exactly, it seems Oxford city must build 13700 homes (13000 from paragraph 1.28, 550 from table 3, and 150 to make up for the fact that table 3 only accounts for 14850 homes instead of the target 15000). However, Oxford can only build 10,212 homes (paragraph 1.26). There is therefore a shortfall of 3488 homes. Furthermore, South Oxfordshire has not agreed to its apportionment of homes to be built (table 3), potentially leading to an additional shortfall of 4950 homes. Therefore, the current plan may fail to deliver up to 8438 of the required 28000 homes.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Section 1

PR-C-0306 10/08/2017 Anthony Hall N

914

Comments

Basic assumptions of plan are that growth is necessary in Oxford - this is opposite of the truth, and that Oxford cannot meet its own housing need which may be true, but this is due to deliberate decisions by Oxford City Council not to address the problem and exacerbate it by promoting more industry and growth. The 'need' has been agreed by 'The Oxfordshire Growth Board' whose very name makes it clear that this is no objective assessment. The blatant hypocrisy is breath-taking - Para 3.8 of this document points out that "the growth of the City should not continue indefinitely...there is now only very limited scope for further development in and around Oxford". Yet continuing development in and around Oxford is what the plan is proposing. Growth in Oxford is highly undesirable because of its adverse impact on Oxford itself and because it flies in the face of development in other areas of the country and stop the overheating of the economy of the South East and the deprivation of the rest of the country. Building in the proposed area will not alleviate Oxford's housing need. Even the City Council's Leader has pointed out how convenient the area is because of the rail link to London. This plan will create more demand from London commuters turning the area into a dormitory suburb of the capital. It is false to say that growth in Oxford can be' sustainable'. There is absolutely nothing sustainable about taking ever more land for building. There is no evidence in the plan of any objective meaning of the word.

Changes Sought

Remove the word 'sustainable' throughout. The document will then reflect the true nature of the plan and show it for what it really is.

Reasons for Participation

PR-C-0336 10/10/2017 Kevin Bezant

5563

Comments

Oxford has created its own problem by choosing to use its land for business development (such as the Northern Gateway Business Park) and not housing. As there is little unemployment in the area it plans to draw in new workers to fill the jobs. Oxford says it only has room to build 550 of the 14,850 needed houses – that is just 3.7% of the total.
However, the housing target is based on exaggerated, discredited figures derived by the property developer GL Hearn – authors of the Oxfordshire Strategic Housing Market Assessment (April 2014). Oxford City Council, or rather, the
unelected and unaccountable Oxfordshire Growth Board, have strong-armed the District Councils into taking on their responsibility and demand they give up the surrounding Green Belt to accommodate their housing overspill. It is hard to believe these housing figures are credible, when; (1) they were derived by a property developer; (2) Oxford's Local Plan due to be submitted in December 2018 will need to be based the current Department for Communities and Local Government's consultation "Planning for the Right Homes in the Right Places" – which indicates far fewer houses are required in Oxford, and; (3) since the Oxfordshire SHMA was authored, the UK has voted to leave the EU. Therefore the current proposal is disjointed and should be withdrawn and the real housing need reassessed. Additionally there should be an investigation Oxford's negligent planning policy.

Changes Sought

Reasons for Participation

PR-C-0413 10/10/2017 Theresa Goss Bloxham Parish Council

1974

Comments

BPC consider that CDC has demonstrated that there are 'exceptional circumstances' that necessitate the release of Green Belt land close to Oxford to meet the city's identified need. The Plan proposes policies that provide some mitigation for this loss of Green Belt and these are welcomed. It is appreciated that this small release of Green Belt will be unpopular however if Oxford is unable to meet its need within its boundaries then this release seems to be the best alternative.

Changes Sought

Reasons for Participation

Page 1908

PR-C-0413 10/10/2017 Theresa Goss Bloxham Parish Council

1976

Comments

BPC has consistently expressed concern about the level of Cherwell's assessed allocation to meet Oxford's need and, whilst recognising that CDC has a duty to cooperate with Oxford City, it believes the total required of the surrounding districts is extremely high. There have been suggestions that this figure – as well as the total figure for Oxford- could be reduced if the new Government methodology is used. There is also concern about South Oxfordshire's refusal to accept its allocation.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Section 1

PR-C-0515	06/10/2017	Jeffrey	Wright	Begbroke Parish Council			N	Y

1254

Comments

Oxford's urgent and pressing housing need -Whilst there is a need for affordable housing in Oxford, the figures are exaggerated and not as great as suggested. With BREXIT the local economy will have less students and European workers from the EU which will drop the demand for new housing. Also there is no guarantee that the housing will in the long term be for the benefit of Oxford and its local communities. Many of the current stock is being used by commuters from outside Oxfordshire and mainly from London region. The idea that they will be for local residents and those who work in Oxford is to mislead as current legislation does not prevent new housing going to outsiders. Affordable housing also means that it is only those that can afford the 80 percentage of the market rate which for Oxford means that it is unaffordable for the lower paid. The clear inability for Oxford to fully meet its own needs - They have not tried hard enough. Oxford could have built at higher densities which has not been doing. It needs to be more innovative in their development plans so as to obtain greater densities. They should use Compulsory Purchase Orders on sites where the landowners have resisted on building of housing. It should notbe encouraging more business activity when it doesn't have the ability to house more people. The absence of sustainable, deliverable and appropriate alternative sites - Untrue - we have identified suitable sites that would satisfy this unfounded need. There are identifiable sites that Oxford could build on, such as Showman's field and Marston Saints Sports field, in addition to their own Green belt. Why build on our greenbelt so that they can preserve theirs. Housing in Oxford will not be sustainable when the cost of housing is out of reach for most of the lower income groups. Also there is no current legislative barrier of preventing people from outside Oxfordshire buying or renting these additional housing. We should not be providing homes for outsiders so that they can commute to London etc. The relationships between existing communities and the proposed development areas and Oxford - Begbroke is 5.2 km (3.3 miles) from 5 Mile Drive Oxford. Other sites are within the city boundaries or nearer The relationship of the proposed development areas to Oxford's Northern Gateway site, the University of Oxford's Begbroke Science Park, London-Oxford Airport and the Langford Lane area of Kidlington and the role of these areas in generating housing need - This will generate housing need in this area – not Oxford. This "relationship" is more easily argued for Oxford and Littlemore Science Park as one example. We still don't see the exceptional argument for developing in the Greenbelt, especially when people currently commute from Banbury and Bicester and elsewhere in Oxfordshire to work in Oxford. The unique place shaping potential of land near the University of Oxford's Begbroke Science Park and Oxford canal - Do not know what "shaping potential of land" means. However existing industrial development of Langford Locks has forever altered this stretchof the Oxford canal alongside Rushy meadows which are a group of canal side meadows at Kidlington. They have escaped agricultural improvement through ploughing and reseeding or using fertilizers and herbicides. Consequently Rushy Meadows has a rich variety of grassland wildflowers. They are wet and in places tall wet and vegetation with reeds and tall sedges has developed. Meadows such as this are a national priority for conservation. We don't see "shaping the potential of the land" in the greenbelt is an improvement. It's not a valid or an exceptional reason for building in the greenbelt. It will have an adverse effect on theGreenbelt. The planning consent in the past for Begbroke Science Park did not allow or envisage for further development outside the perimeter of the existing Science Park. The need for a cautious approach on land outside the Green Belt at Woodstock due to the presence of international and national heritage assets - This is not a valid reason to not build around Woodstock. The palace views would not be affected unless there plans to build on the palace grounds in full view of the palace which has not been suggested. Other world heritage sites have been able to build around those kind of places. The improvement of transport infrastructure in the north Oxford / A44 / A4260 corridor areas - Huge costs involved and will attract further traffic and problems to exacerbate those existing now. We don't see how this can be funded and where the sources of this funding will come from. The present situation is already congested and the plans that have been put forward do not deal directly with cause of the bottlenecks – the need of building a dual carriage way from Yarnton to the Peartree roundabout which would involve the building of bridges over the railway and canal. Diverting traffic to use Kidlington direction into Oxford will only make matters worse. It is already congested and will lead to Kidlington have more air pollution and greater congestion than what it has now at peak times. The strengthening of Kidlington village centre related to sustainable transport improvements - Kidlington village centre is popular and satisfactory now. No explanation of exactly what is meant by strengthening – just another buzz word. We don't see how strengthening Kidlington when it already has more frequent buses and better routes in comparison to Begbroke and Yarnton. The issue is that there are too many buses running nearly the same time by different companies and hence at a low capacity. The journeys are punctuated with many stops so that the journey time into Oxford and hospitals is very poor. The problem lies with poor management of the transport policy. A better way of helping the communities, than to build in the greenbelt, is to have more structure transport policy that supports all the communities rather than the selected few. The opportunity for improvements to the quantity and quality of new public open space, green infrastructure, sport and recreation facilities and in terms of access to the countryside - We have access now to wide open areas not just narrow corridors of green that will inevitable become busy. Really this is just untrue. The Green belt has got many footpaths that are accessible to the general public including recreational facilities. This is just a ruse and it is not an exceptional reason for building in the green belt. One can understand that if the merging of the three villages with North Oxford then green spaces will be needed and so will the recreational facilities for the extra population and give the impression of protected green belt. The ability to create a sustainable, joined-up vision for the whole of the north Oxford /Kidlington/ A44 corridor area -The green belt is there to do exactly the opposite of this vision. Ours is to retain what we have. This is not a joined up sustainable vision for North Oxford. It is the destruction of three villages being incorporated into North Oxford with the irrevocable loss of the green belt. It is the creation of an urban sprawl and the merging of three villages with Oxford. One can be cynical and believe that Cherwell interest has been to collected the additional revenue it will get by get these houses built.

Changes Sought

Reasons for Participation

Please review our PowerPoint presentation for the comments of Begbroke parish council. This is necessary as we believe Cherwell Executive will ignore any representations as they have already made their mind up. We believe that The Planning Inspectorate will take more notice of what we have to say.

PR-C-0515	06/10/2017	Jeffrey	Wright	Begbroke Parish Council			N	Y

1257

Comments

Consider Oxfords requirements not sound or justified. They are based on old data and before the implications of the EU referendum and the latest new government figures projecting future housing need for England. We do not believe this review is about unmet housing need – more about the University expanding its site, developing its land in our villages and Pear Tree and profiteering 100 x the agricultural value at the expense of the green belt CDC will may gain from a substantial New Homes Bonus Grant. Oxford have explored housing within their own boundaries and found easy reasons to dismiss them. They have ignored many smaller sites in the city such as Sandy lane west. Other sites in the county such as Bicester Sites A&G Blackthorn and Arncott have massive housing potential. Oxford and CDC appear to have found a simple solution – build on Green Belt owned by co-operative supporters. Oxford have rejected expansion of their nearby Green Belt especially between Oxford and Horspath – near to industrial sites and employment. Oxford should pursue sites in Marston Green Belt. Excluded due to lack of interest by landowners – but these are within the ringroad and near hospitals with main occupations detailed on page 48 of proposed submission plan. Sites such as these should be subject to compulsory purchase. CPRE say that student numbers should be excluded – transient population.

Changes Sought

Reasons for Participation

Please review our PowerPoint presentation for the comments of Begbroke parish council. This is necessary as we believe Cherwell Executive will ignore any representations as they have already made their mind up. We believe that The Planning Inspectorate will take more notice of what we have to say.

PR-C-0526	06/10/2017	Sarah	Hamilton-Foyn	Pegasus Group On behalf of the Dorchester Group	Y	Y	N	Y

1278

Comments

There is no timetable for a comprehensive review of the LP that will provide a plan for a 15 year period (para 157 of the NPPF). Ideally a comprehensive early review of the Cherwell LP drawn up over an appropriate time scale is required in order to provide & accord with paragraph E.22 (which identifies that the LP will be reviewed to roll forward the plan ensuring that both the existing & newly arising needs are planned for & delivered. However, it is important to get the Partial Review in place urgently to address the unmet needs of Oxford City as set out in the LP Part 1. The Partial Review provides a pragmatic approach to address the unmet needs of Oxford City as a matter of priority. Whilst we have in previous representations advocated that the Council should commit to a comprehensive early review following the adoption of the Partial Review to address current strategic needs over an appropriate plan period; it is noted that the work is underway on a Joint Spatial Plan for Oxfordshire. The Oxfordshire Growth Board has agreed (April 2017) the principle of producing a Joint Oxfordshire Plan which would consider longer term issues. It is noted that a business case for an Oxfordshire Spatial Plan/Strategy will be presented to a special meeting of the Oxfordshire Growth Board on 30th October 2017. This is welcomed as it recognises that a strategic approach is required for coherence in plan making and where there are economic and housing challenges and infrastructure challenges across administrative boundaries. Government policy through the Housing White Paper is encouraging joint plans, where it can help overcome constraints in strategic planning and delivery.

Changes Sought

Reasons for Participation

Dorchester Group is concerned that the unmet needs assigned to Cherwell district are met in the most appropriate and effective locations and that the proposed locations delivery within the timescale.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Section 1

PR-C-0526 | 06/10/2017 | Sarah | Hamilton-Foyn | Pegasus Group On behalf of the Dorchester Group | Y | Y | N | Y

1277

Comments

It has been identified that Oxford City does not have sufficient capacity to deliver its full housing requirement & through the Oxfordshire Growth Board the districts have worked together to address these unmet needs. The Partial Review makes provision for Cherwell's share of the unmet needs arising in Oxford City from 2011 - 2031, this is supported & is consistent with national guidance in terms of the Duty to Co-operate. The Inspector at the Cherwell LP concluded in his report in May 2015 that it was appropriate for the LP to proceed provided that there was a commitment to address the unmet needs of Oxford City, this was set out in para 10 of his report. On 26th September 2016 the Oxfordshire Growth Board agreed the apportionment of Oxford city's unmet need. All of the district authorities with the exception of South Oxfordshire agreed the apportionment & a Memorandum of Co-operation was duly signed. However, South Oxfordshire have agreed to accommodate 3,750 dwellings of their proportion of the unmet needs of Oxford City, leaving a shortfall of 1,200 dwellings. South Oxfordshire do not propose any one site or location from where this unmet need will be delivered and met across the district. It is noted that whilst SODC propose to meet 3,750 dwellings they propose to undertake a partial review of the SODC Local Plan once such time as the Oxford City Plan is adopted and the level of unmet need is known. It is considered that this approach places more pressure on the other neighbouring districts to meet the unmet need of Oxford City not being met by SODC & jeopardises the soundness of the Local Plans as the full OAN would not be planned for across the HMA, without any planning reasons for not doing so. The Council should seek to ensure that South Oxfordshire address their own needs plus the unmet needs of Oxford City through the joint working arrangements. If any of the LPAs do not propose sufficient levels of housing this will affect the soundness of all the Local Plans across Oxfordshire. The apportionment was based on a common start date of 2021 for the commencement of development after the adoption of the respective LP review or LP update/refresh. Although the assumption did not preclude earlier delivery, it did however recognise long lead in times. Originally the Cherwell Partial Review was envisaged to be adopted in 2 years following the adoption of the Cherwell Local Plan Part 1. However, this has been delayed and adoption is now envisaged in May 2018. It is noted from the LDS dated April 2017 that the Council also intend to produce a Part 2 Development Management Policies and Sites which is under preparation.

Changes Sought

Dorchester Group whilst not directly seeking changes to the Partial Review consider that this is a challenging strategy and much rests on the deliverability of the locations identified to meet the unmet needs of Oxford. If needs fail to be met then land at Upper Heyford could play a significant role. Area of Search F provides a sustainable option to meet the unmet needs of Oxford City as it is well-related to Oxford by way of a rail connection. Area of Search F also provides the most sustainable, deliverable option to meet the needs of Cherwell in the longer-term.

Reasons for Participation

Dorchester Group is concerned that the unmet needs assigned to Cherwell district are met in themost appropriate and effective locations and that the proposed locations delivery within thetimescale

PR-C-0545 | 07/10/2017 | Professor Dinah | Birch | | | | | N

1352

Comments

I consider the submitted plan to be unsound on the following grounds: 1. It is not based on a strategy which includes an appropriate assessment of unmet requirement of local housing needs in relation to the City of Oxford and adjoining local authority areas. The proposed development will put Oxford Parkway Station within very easy reach of the planned housing development, providing ready access to Central London in a rail journey of approximately 1 hour. This, together with convenient access to the M40, will make it immediately and compellingly attractive to those wishing to commute into London and other major employment centres in the South East and the West Midlands. For this reason, the housing will not support the need for affordable homes for local populations employed in Oxford and the immediately surrounding areas, especially key workers in relatively low-paid employment sectors who will not be able to compete with those in more highly-paid employment in the South-East and West Midlands. The proposed development also raises serious concerns about the provision of public facilities and resources e.g., the lack of provision of secondary education. No mention is made of this in the plan, but it is hard to see how local secondary schools will be in a position to provide adequately for the level of increased population proposed within this development. Similarly, it is clear that health-related resources will find further demands imposed on their already stretched capacity. 2. The proposed submission plan is not justified in terms of its alignment with reasonable local alternatives that would take into account the difficulties outlined above, and would not inflict the scale of damage in relation to the Green Belt. The notion that appropriation of the existing Green Belt land for building would be 'the opportunity to provide improvements to the quantity and quality of new public open space and green infrastructure, access to the countryside; and, the provision of additional facilities that will benefit Kidlington, Gosford, Begbroke and Yarnton' is not credible. 3.The proposed submission plan will not be effective in relation to cross-boundary cooperation between the City of Oxford and local adjoining authorities as the updated local plan for Oxford has not yet been published, and full alignment has not therefore been possible. The specific priorities of the communities of Kidlington, Yarnton and Begbroke will be ill-served by the destruction of the 'Kidlington Gap', which will in effect erase the separate and distinctive social, cultural and economic identities of these communities. It is claimed that the proposed plan will avoid the need to inflict damage to the Cherwell Local Plan. 4. The proposed submission plan is wholly inconsistent with National Policy regarding the Green Belt. The dense and extensive urban development proposed will destroy existing rural resources and wildlife e.g. the presently thriving population of skylarks on the arable land to the east of the Oxford Road. In terms of sustainability, the inevitably dramatic increase in traffic levels that would result from concentrated development on this scale would amount to a further deterioration in the already poor air quality in Oxford. Increasingly compelling evidence demonstrates that this represents a major and unsustainable threat to public health within the region.

Changes Sought

In my view, the basic assumptions underlying this local plan are radically flawed. The proposals call for a major reconsideration, based on explorations of alternative provision within the region that would not entail the wholesale destruction of the irreplaceable benefits of the Green Belt for the people of Oxford, Kidlington and surrounding communities.

Reasons for Participation

PR-C-0567 | 09/10/2017 | Dr Ian | Scargill | Oxford Green Belt Network | N | N | Y

1434

Comments

OGBN disagrees with the justification and fundamental basis for this plan. It is founded on the assumption of a step change to historic levels of growth in Oxfordshire, amounting to more than doubling of growth in population, housing and employment. Because of this the plan suggests that the long established strategy of diverting growth away from the city of Oxford towards the country towns is no longer feasible. OGBN disagrees with this because the proposed levels of growth are unrealistic, unproven and therefore unjustified. We consider that the arguments for a strategy to divert growth away from Oxford remain as strong as ever. An essential part of that strategy is the GB, which Cherwell Council supports. However in order for the strategy to work, the GB has to be retained in its entirety. It is not a collection of land parcels that can be picked off one by one. It is inconsistent of Cherwell to support the GB and yet to seek to build on it. It is not possible for Cherwell to satisfactorily produce this review in isolation. Oxford is surrounded by four other authorities and planning needs to be coordinated strategically between all five councils. Infrastructure needs have to be planned across boundaries and certainly cannot be confined to the limited areas covered in this review. The Growth Board has not been an effective mechanism for strategic co-ordination and its analyses of spatial options to date have been simplistic. The Councils – while claiming to be cooperating – have largely acted according to their own agendas. Oxford City Council in particular has sought to promote economic growth within the city, by protecting employment sites, without any regard of the consequences of this for the surrounding Districts such as Cherwell. It appears to be part of its own strategy to expand beyond its borders into the GB, again ignoring the purpose of the GB to protect the character of the historic city. This review cannot be effective without a well founded spatial strategy for the county. We also argue that this strategy should include a commitment to retain the Green Belt in its entirety.

Changes Sought

The plan should be withdrawn and a spatial strategy for Oxfordshire established which can address the issues addressed in this review in a co-ordinated and consistent way. Through such a strategy the Oxfordshire authorities should continue with their previous approach of actively encouraging further employment and housing growth away from Oxford. Oxford City Council and Cherwell in particular should co-operate more effectively and as part of this Oxford should (a) discourage further employment generating development in the city unless it is absolutely essential and (b) use some of the land it has currently allocated for employment, together with other previously developed land, for well planned high density housing.

Reasons for Participation

OGBN was established in 1997 to help to protect the Oxford GB and to support those wishing to resist proposals for inappropriate development within it. It comments regularly on planning applications in the GB and in planning policy consultations, particularly on matters affecting the GB. OGBN has made representations on all stages of the Cherwell Local Plan Part 1 and participated in the Public Examination in December 2014. We have also commented on earlier stages of this Partial Review.
The membership of OGBN includes many of the Parish Councils whose areas include GB land. The OGBN fully supports the aims of GBs as set out in the NPPF and earlier planning guidance and in particular it strongly endorses the fundamental principle that GB is a permanent designation.
We consider that our participation in the examination is necessary and justified because of our longstanding interest and understanding of the Oxford GB.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Section 1

PR-C-0567 09/10/2017 Dr Ian Scargill Oxford Green Belt Network N N Y

1435

Comments

See reasons for participation

Changes Sought

Reasons for Participation

OGBN was established in 1997 to help to protect the Oxford GB and to support those wishing to resist proposals for inappropriate development within it. It comments regularly on planning applications in the GB and in planning policy consultations, particularly on matters affecting the GB. OGBN has made representations on all stages of the Cherwell Local Plan Part 1 and participated in the Public Examination in December 2014. We have also commented on earlier stages of this Partial Review.
The membership of OGBN includes many of the Parish Councils whose areas include GB land. The OGBN fully supports the aims of GBs as set out in the NPPF and earlier planning guidance and in particular it strongly endorses the fundamental principle that GB is a permanent designation.
We consider that our participation in the examination is necessary and justified because of our longstanding interest and understanding of the Oxford GB.

PR-C-0597 05/10/2017 Richard Budgen

1497

Comments

Objections to the expansion of oxford city into the green belt areas between it and the villages close by.
Why have Oxford city council allowed more business premises to be built in the northern gateway area near Wolvercote, before they have considered using all the land for new houses, to in part solve the shortage of current accommodation in the city. By allowing more commercial building they are only exacerbating their own problems!
As a Kidlington resident rep would be disappointed if the green belt between North Oxford and the villages immediately north were to be used for housing in direct contravention of government policy.Is also a member of North Oxford Golf Club, therefore is also concerned that a leisure facility that was established over a hundred years ago, and has been evolving and improving during all that time should be considered for housing. The club is used seven days a week by the diverse demographic membership, and also by some thousands of visitors each year.
There has been land set aside at Frieze farm to build alternative course, believes that the current owners of that land have applied to build a housing estate on it, although it doesn't seem to be in the district council proposed areas for housing, maybe it should be. Has the district council consulted with Frieze farm owners? Then the current course could be left alone to provide a leisure facility for any new building that does eventually go ahead.
As the new Oxford Parkway train station is so close to the golf course, doubt that the housing would be what is classed as affordable. Suspect that houses, if they were built here would be expensive 4/5 bedroom places suitable for London commuters. Also the 18 month plus disruption that the supposed improvements to the Cutteslowe and Wolvercote roundabouts, has in my opinion done little to improve the flow of traffic in either direction along the A40. More houses built in this area will only make travelling even more difficult. If houses must be built anywhere in or around Oxford, transport infrastructure must be a priority. In particular more consideration given to the humble BICYCLE, more cycle lanes that are continuous across the city not just piece meal as they are at the moment.
There are many green areas owned by the university colleges for the sporting activities of the students, but when passing, has rarely seen any activity during the week . Surely the colleges could share their green spaces using them more efficiently, thus releasing some or most of the land for housing within the city boundaries. Any new housing here would then be at the centre of where the city council claims it needs more accommodation.
Since the Government has recently revised its formula for housing requirements, will this be reflected in the final numbers of houses in and around Oxford city. As a number of people at the forum meeting I attended earlier this year pointed out, the total figure for the required housing seemed extremely high anyway.

Changes Sought

Reasons for Participation

PR-C-0672 08/10/2017 Paul Mayhook N N

1653

Comments

The whole of the plan, although based on SHMA 2014 (Table 1) and the Oxfordshire Growth Board Apportionment (Table 3) does not take into account the Housing Need figures published with the consultation document 'Planning for the right homers in the right places' by the Department for Communities and Local Government on 14 September 2017. The figures for Cherwell indicate a need for 742 new dwellings a year over the period 2016-26 (equivalent to 14,840 over 20 years) compared with 22,840 in the current Local Plan. The figure for Oxford City is 746 dwellings per year (14,920 over 20 years) compared with the SHMA median figure of 28,000 dwellings. Even if we allow for a 50% uplift in both figures (to allow for relative house prices and special circumstances), then the figures become 22,260 for Cherwell and 22,380 for Oxford City - 5,620 fewer than the SHMA. This renders the basis on which the 4,400 house allocated to Cherwell unsound.

Changes Sought

Scrap the plan and start again, with a revised (lower) figure for the extra homes to be allocated to Cherwell . The revision should also take note of any reduction in Cherwell's own total which can be used to covert this allocation. So for example the revised housing need on the basis proposed in the consultation document is 20,000, and 2,000 extra houses are allocated from Oxford, then the 2,000 can be covered by leaving the 2015 Local Plan (which provided for 22,840 house to be built) as it is.

Reasons for Participation

PR-C-0682 08/10/2017 Tara J Prayag N

1673

Comments

Based on the plans provided it seems that you have plans to allocate 1410 of 4400 in the Gosford & Water Eaton area. 32% of the total is planned for a tiny community in Oxfordshire which would increase the current area by 108%. This raises several issues:• The original figure of 4,400 has never been tested• These numbers were set before huge changes in the UK economy/political place in Europe and the world• These substantial numbers are to meet the needs of Oxford City. It does not take into consideration the substantial building plan already under way for Cherwell Council and the impact this is already having on the local area in terms of increased traffic trying to access the area.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Section 1

PR-C-0736 01/10/2017 Liz & Roy Moore N

1854

Comments

Cherwell's key justification for development of the Green Belt is (item 1) to meet Oxford's urgent need for housing, and notably affordable housing. Not only does it not meet the definition of 'exceptional circumstances' but it is flawed in other important respects. The 2014 SHMA projections of future housing need for Oxfordshire continue to be challenged as overambitious and inflated estimates of future employment growth, measured against current trends and the economic uncertainty of Brexit. The proposed standard methodology for calculating housing need set out in the current NPPF review suggests Oxfordshire's current forecast should be reduced by about a third and Oxford's by a half – considerably lower than the SHMA estimates. The most-recent (2014) DCLG projections of an increase of around 10,800 households in Oxford between 2016 and 2036 is also substantially less than the 28,000 houses Oxford considers necessary to meet its unmet housing need over a comparable time span. Since a realistic and sustainable estimate of future housing need is the critical factor in determining the necessity for Cherwell to accommodate Oxford's unmet housing need, in light of the lower figures arising from the proposed NPPF standardised calculation of housing need, the justification and even legality of Cherwell's current Partial Review must be questioned and the SHMA forecast challenged and reviewed before the consultation process proceeds further.

Changes Sought

Reasons for Participation

PR-C-0736 01/10/2017 Liz & Roy Moore

1853

Comments

Contrary to Cherwell's stated reasons for seeking development in the Green Belt, nowhere in the NPPF or its accompanying guidance does it state that unmet housing need constitutes a valid exception to the prohibition of development on the Green Belt. Cherwell says that the 'exceptional circumstances' do exist and constitute, 12 points quoted from the Plan. NONE of these twelve assertions meet the NPPF definition of 'exceptional circumstances'. They are all unjustified. In respect of item (3), the proposed development would itself cause unacceptable and extensive harm to the existing Cherwell development strategy. All reasonable options have not been considered, and Section 6 below outlines what other option should be considered. Development of economic and social relationships and economic forecasting (items 5 and 6) and the strengthening of Kidlington centre (item 10) are aspirations, not exceptional circumstances. Nor does (item 7) 'place-shaping potential' (which is not defined) constitute exceptional circumstances, and the 'opportunity' [not the intent] to provide improved green spaces and access to the open countryside (item 11) is nonsensical when the proposed large-scale development will itself obliterate swathes of existing countryside and green space. Item 12 barely merits comment – sadly one of many 'visions' expressed in high-flown language that bears no resemblance to the actual outcome of strategic planning decisions.

Changes Sought

Reasons for Participation

PR-C-0738 02/10/2017 Mrs Y Thompson N

1871

Comments

Object to the 'exceptional circumstances' justifying this removal of the Green Belt listed at para 5.17 (page 66) are largely implausible and represent a rather pathetic planning exercise to shoehorn in a sufficient number of homes close to Oxford City without regard to the identity of the existing villages of Yarnton and Begbroke, and without effective infrastructure. The Plan Policies PR8 and PR9 are not justified and thus the Plan is UNSOUND. I believe if this plan is approved it will set a precedent that would see other authorities throughout England and Wales to override the Green Belt Policy at will and render it redundant.

Changes Sought

Reasons for Participation

Page 1912

PR-C-0747 06/10/2017 Dr Elizabeth Fry N N N Y

1885

Comments

The figures this proposal was based on are themselves UNSOUND and have been revised down. Surely this means the proposal should be re-thought. Oxford City Council should increase the housing density within the City in line with most modern European Cities. Also many properties are let out to students. Private housing blocks should be built to provide accommodation for students as in other University cities.

Changes Sought

For the reasons given and the representations made by the Begbroke & Yarnton Green Belt Campaign which are additionally supported and adopt as part of this representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

Begbroke & Yarnton Green Belt Campaign to represent at the Examination should it take place.

PR-C-0761 09/10/2017 David Brown N Y

1917

Comments

The 'exceptional circumstances' listed in the plan for encroaching on the Green Belt speak of "clear economic and social relationships that exist between Oxford and Cherwell's local communities at Begbroke, Yarnton, Kidlington and at Gosford and Water Eaton, and the clear potential to develop these relationships" without in any way stating what these economic and social relationships are. Begbroke and Yarnton have their own churches, their own village halls, their own pubs, their own parish councils; they are separate villages. They are only united now in their opposition to this plan to join their villages together and merge them into one. It is ridiculous to claim a knowledge of 'social relationships' when so little regard is being paid to the views and wishes of those involved. Kidlington is another place, joined to Begbroke and Yarnton by the tenuous link that is Sandy Lane which the plan proposes to close.

Changes Sought

Reasons for Participation

For these varied reasons, the proposals put forward in the plan with regard to the traffic are simply Unsound and Not Effective. Like the Begbroke and Yarnton Green Belt Campaign to act as representative during the Examination by the Planning Inspector.

PR-C-0761 09/10/2017 David Brown N Y

1916

Comments

The plan proposes development that would merge the villages of Yarnton and Begbroke with Kidlington making a huge conurbation on land that is green field Green Belt in contravention of the whole aim of the Green Belt, and the policy on it endorsed by Cherwell District Council as recently as July 2015. The plan purports to be for 'housing need' yet it includes a substantial area around the present Begbroke Science Park for business growth with neither explanation nor justification for this development. The area that has become Begbroke Science Park used to be a farm and ancillary old buildings and its current development as a science park is development on a brownfield site. There is no justification for extending this development into the neighbouring fields of the Green Belt around it. As it is Begbroke Science Park boasts that it is set in a 'rural idyll', and that would be destroyed.

Changes Sought

Reasons for Participation

For these varied reasons, the proposals put forward in the plan with regard to the traffic are simply Unsound and Not Effective. Like the Begbroke and Yarnton Green Belt Campaign to act as representative during the Examination by the Planning Inspector.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Section 1

PR-C-0775 10/10/2017 Jon Alsop Savills on behalf of Christ Church, Exeter & Merton Colleges and Oxford University — Y

520

Comments

Support with amendments. The consortium recognises the need for an exceptional circumstances case to be demonstrated in order for a review of the boundary of the Green Belt to be undertaken, in accordance with the NPPF, paragraph 83, and taking into account paragraph 1.39 of the Government's Housing White Paper, February 2017.

Changes Sought

Consortium supports the individual elements of the 'exceptional circumstances' case as defined in paragraph 5.17, and recognises their cumulative weight, with some changes. Suggested changes to points 2, 5, 8 and 11 provided. In addition, whilst the existing text at paragraph 5.17 7) speaks of the unique opportunity next to Begbroke
Science Park there is no similar explanation of the advantages of the North Oxford Triangle combined sites (PR6a, b and c). In relation to paragraph 5.18, whilst it may not be inappropriate in the Green Belt, it is not necessary to provide for a new golf course to replace the course on the west side of Oxford Road identified as part of site PR6b, and stipulated in clause 21 of Policy PR6b. There are 28 golf clubs in Oxfordshire already and in a declining market there is not the demand to sustain a new golf club. Moreover the current level of membership at the North Oxford Golf Club is not sufficient to fund and maintain a new club facility. Members of the golf club have agreed to relinquish their interest in the present course in return for a capital sum to be reinvested to in an alternative club in Oxfordshire. The allocation at Frieze Farm, under Policy PR6c, should be reconsidered and reworded to make clear that it is not being provided as a compensatory measure. Suggested changes provided.

Reasons for Participation

On behalf of the consortium, given the significance of their land interests, would wish to participate in the oral examination.

PR-C-0778 10/10/2017 Sarah Knox-Brown Begbroke & Yarnton Green Belt Campaign N N

5466

Comments

Detailed comments on the test of exceptional circumstances for release of Green Belt land provided. The twelve circumstances given in paragraph 5.17 are not exceptional and are no more than general planning concepts. The rationale behind the housing target figures is flawed. Given the recent publication of a draft uniform methodology for calculating housing need and the forthcoming publication of Oxford's own housing figures, it is premature for the Council to press ahead with the allocation plans. The requirement in paragraph B.95 of the Local Plan that a partial review of the Local Plan be completed within two years of adoption is predicated on joint working assessing the additional need for Oxford, which has not been finished. The Inspector only recommended in the Non Technical Summary a joint review of the Green Belt boundaries once Oxford's specific needs were defined, which has not yet happened. The Council's obligation derives only from the agreement of the Growth Board in September 2016 to share the putative unmet housing need. There is no policy trigger, either local or national, which is compelling the Council to pursue the allocation of 4,400 additional units on Green Belt land, in addition to its own local needs. Land use decisions on Green Belt boundaries should not be dictated by decisions made by bodies outside of the planning process. The exceptional circumstances test must be applied to every Green Belt parcel, to minimise harm to the Green Belt. The Plan is based on insufficient evidence base to justify the extent and location of Green Belt release proposed, there has been insufficient consultation at Regulation 18 and linked to this, insufficient consideration given to reasonable alternatives. There was no attempt to refine broad areas of search, or to examine mutually exclusive alternative packages of site options where each package would provide for a quantum of Oxford's unmet needs. The failure in methodology is illustrated with reference to an option at Shipton- on- Cherwell quarry. The Council is not able to demonstrate that the evidence base was in place well in time to inform consideration of options/formulation of the preferred strategy.

Changes Sought

Reasons for Participation

PR-C-0787 10/10/2017 John L Broad CPRE Cherwell South District N

2019

Comments

Do not agree with the reasons to take land out of the GB. Detailed comments on the list of exceptional circumstances for the removal of land from the Oxford Green Belt provided.

Changes Sought

Reasons for Participation

PR-C-0788 10/10/2017 Andy Garraway Turnberry on behalf of Exeter College Y Y N Y

2027

Comments

Fundamentally, Exeter College considers that both Oxfordshire Growth Board's total apportionment of homes to meet Oxford's unmet housing need and, subsequently, the apportionment figure of 4,400 homes to Cherwell District Council are not supported by the evidence base and are too low to address Oxford's unmet housing need. In addition, Exeter College considers that South Oxfordshire's refusal to accept its Oxfordshire Growth Board apportionment does not mean these homes no longer need to be provided; indeed, it is incumbent to plan for these homes in accordance with the Proposed Submission Plan's vision. The Government is currently consulting on proposals to create a standardised methodology for calculating local authorities' housing need, which would apply to all local authorities in England. The Government is currently consulting on proposals to create a standardised methodology for
calculating local authorities' housing need, which would apply to all local authorities in England. The Consultation Document specifically states that 'we [the Government] propose to amend planning guidance so that where a plan is based on an assessment of local housing need in excess of that which the standard method would provide, Planning Inspectors are advised to work on the assumption that the approach adopted is sound unless there are compelling reasons to indicate otherwise.' This approach is supported by Oxford City Council who state that the new figures are only to be considered as a 'baseline' and do not take into account employment growth nor 'reflect the demand for housing' in Oxfordshire.

Changes Sought

Reasons for Participation

To ensure Exeter College's position regarding PR6c is articulated effectively

PR-C-0817 10/10/2017 G Davies

5662

Comments

Revised Housing Targets - The plans are based on out of date numbers produced in 2013/14. In the last month the County's housing target has been reduced and will have a significant impact on the County and District plans that have already been produced. The reduced Oxford City unmet housing needs can now be easily met within Cherwell District's original plans. One of the major issues driving Brexit is control of net immigration, with a nominal target of 100,000 (tens of thousands) has this been taken in to account or has it been assumed that the Government will fail to meet this objective? Long Term Strategy - The current plans to meet Oxford City's unmet housing needs only represent a short-term tactical plan. A strategic plan needs to cover a much greater time frame commencing with more fundamental issues which may be compromised if the Council presses ahead with its current proposed plans. A strategic plan must not be driven purely by housing needs alone. There are other important drivers; long term sustainability, environmental health, pollution issues, protecting the environment we wish to live in, transport, commuting issues, social housing needs, quality of life, etc.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Section 1

PR-C-0818 10/10/2017 Pamela Roberts Bicester Green Gym N

5483

Comments

Oxford City has started its Local Plan process well after the other districts. The city draft local plan does not provide a figure for unmet need nor an estimate for how well the city can meet it. Presumably an accurate and robust calculation of the unmet need can only be provided when the city completes its Local Plan. To plan the construction of 4,400 houses which will cause loss of GB land, the coalescence of Kidlington with Oxford, threaten the environment of a world heritage site at Woodstock when there is no robust evidence that these houses are needed is not sensible. Oxford City may well have the capacity to build the majority of its housing need within the city, especially if the estimate is derived from the recent data. It could increase the proposed density of new builds, it could build on brownfield sites and preferentially select to build houses on land that would otherwise be for employment. An example is the proposed Northern Gateway employment area which will attract thousands more vehicles to that area as people commute in from outside Oxford but could be better used for housing.

Changes Sought

The review of the Adopted Cherwell Local Plan is premature and should be suspended until Oxford City has completed its Local Plan and produced a robust figure for the number of houses that it is unable to build. The Inspector for the Local Plan Part 1 specified that a review of the Green Belt should happen but only after the unmet need is fully and accurately defined. If, after Oxford City has a Local Plan in place, Cherwell is called to co-operate with Oxford City by taking extra houses, then there are means for these to be accommodated without building on the Green Belt. Housing density could be increased on several sites in Cherwell as well as in Oxford City. Urban sites can take up to 70 houses per hectare. Higher density houses are necessarily smaller but 63% of Oxfordshire's need is for smaller units.

Reasons for Participation

PR-C-0833 10/10/2017 Judith Onuh Thakeham Homes Ltd Y

2261

Comments

It is our view that the Proposed Submission Plan represents a positive example of LPA working together to address a strategic cross boundary issue. The Proposed Submission Plan is a focused plan which aims to meet the specific unmet needs of Oxford. The approach taken involves allocating land for 4,400 additional homes in accordance with an apportionment agreed by the Oxfordshire Growth Board (OGB All Council's agreed to the apportionment figures for their area (Table 1 below) except for South Oxfordshire. Earlier this year Thakeham responded to the South Oxfordshire Second Preferred Options consultation for the South Oxfordshire Local Plan (SOLP). At the time South Oxfordshire proposed to make provision for 3,750 dwellings in order to contribute towards Oxford's unmet need. This level of provision results in a shortfall of 1,200 dwellings. In our representation we stated that we considered it necessary for South Oxfordshire to actively try to accommodate the additional 1,200 dwellings. However, South Oxfordshire have recently issued the "Publication Version" of the SOLP which continues to make provision for 3,750 dwellings towards Oxford's unmet need. The opportunity to address the need proactively and to plan positively to address all identified unmet need has therefore not been taken. There does not appear to be any evidence in the Proposed Submission Plan that any discussions have taken place with South Oxfordshire or the other Oxfordshire LPA as to how this shortfall is to be addressed. It is our view that continued and further cooperation is required to meet the remainder of this very substantial unmet housing need with the other Oxfordshire LPA. This is a particularly significant consideration given the unknown capacity of the other LPA to accommodate a similar number of new homes.Whilst we acknowledge that CDC have taken a generally proactive approach to meeting Oxford's unmet need, it is considered that failure to meet the 1,200 dwelling shortfall exposes a weakness in the current DTC across the HMA. There is a risk that a lack of co-operation will result in all Oxfordshire LPA declining to take responsibility for the shortfall. This will make it increasingly difficult for the Oxfordshire LPA to demonstrate a robust housing supply in the future. We consider that further evidence is required regarding the discussions that have taken place to address the shortfall in order to fully comply with the DTC. If the necessary discussions have not taken place it is considered that the Proposed Submission Plan has not been positively prepared as required by the NPPF. There may also be a need to amend the Proposed Submission Plan in light of the necessary discussions in order to allocate additional sites and/or increased flexibility.

Changes Sought

Reasons for Participation

PR-C-0837 05/10/2017 Dr James Jocelyn N

2272

Comments

The Plan promises to deliver unsustainable growth in housing supply and promote unsustainable commuting patterns. The Plan has considered housing development in isolation as the one and only solution to Oxford's need for affordable housing. It has only considered various housing development schemes in this 'all or nothing' context, when the proportionate evidence suggests that wider policy responses may present more justifiable strategies for addressing the Unmet Need identified by the SHMA. Paragraph 1.11 reads: "Oxford has a high level of housing need and problems of affordable access to the housing market." This bland but no doubt carefully considered sentence encapsulates the Plan's overall lack of integrity. It immediately establishes an erroneous context for all that follows. It seeks to establish the level of housing need as the primary issue with the question of affordability as secondary. It is immediately followed by Table 2, which notes that is "adapted" from the source document, the 2014 SHMA. "Adapted" indeed: most grievously, this table defines its figures for Housing Need as "net" numbers. Thus Oxford is presented in Paragraph 1.14 as having an "objectively assessed" net need for 28,000 new homes for the period 2011-2031. This is a serious misrepresentation of the data presented by the SHMA - a misrepresentation that underpins every argument and conclusion in the Plan. The Plan and the Sustainability Assessment both lack integrity because every part of them proceeds from this misrepresentation. Detailed comments provided on the SHMA. The policy seems entirely self-serving and moreover is in in no way consistent with the government's guidance on defining sustainable development. The development proposed in the Partial Review, by imposing a minimum of 2,200 surplus market homes on Cherwell, will cause harm to the delivery of the Cherwell Local Plan by rendering its outcomes unsustainable (for e.g. in terms of commuting patterns, increased congestion and pollution). Thus even by its own definition, the Partial Review is unsustainable and thus Unsound.

Changes Sought

The Plan can only be made Sound by addressing the issue of sustainability - and that means addressing the issue of housing affordability in a wider context than that of new construction. This approach would deliver thousands of unnecessary market homes to Cherwell - a result that flatly contradicts the guiding principle of sustainability in National Planning Policy. The Plan can only be made Sound by recognising the whole range of data in the Evidence Base and basing action upon a reasonable interpretation of that data, rather than cherry picking and misrepresenting data in the tendentious fashion of the Plan as currently presented. It must be noted that certain documents in the Evidence Base, notably the Sustainability Appraisal, are compromised by the fact they explicitly proceed from such tendentious misrepresentations.

Reasons for Participation

PR-C-1408 10/10/2017 Andy Pearce Barton Willmore on behalf of A 2 Dominion Housing Group Ltd N N N Y

5504

Comments

We note that West Oxfordshire District Council, Vale of White District Council and CDC seek to meet their full apportionment. However, South Oxfordshire has not agreed to their full apportionment of 4,950 homes. South Oxfordshire District Council's (SODC) emerging Local Plan (Publication Version October 2017), which is currently going through the democratic process for approval only makes provision for an additional 3,750 homes to meet Oxford's unmet housing need (Draft Policy STRAT3: The unmet housing requirements from Oxford City, page 33). A2D seek clarity on how the surplus 1,200 homes from South Oxfordshire will be addressed within the County by the Oxfordshire Growth Board. Will South Oxfordshire be accommodating this unmet need?

Changes Sought

Reasons for Participation

Our objections in part relate to the proposed growth strategy to address Oxford City's unmet need, which we consider to be unsustainable and inconsistent with national policy. This is contrary to the adopted Growth Strategy set out in the Cherwell Local Plan 2011-2031 (Part 1), which focuses new development at key settlements, as identified in Cherwell's settlement hierarchy. The Council has not discharged its duty to demonstrate exceptional circumstances to release the identified sites from the Green Belt, pursuant to paragraph 82 of the National Planning Policy Framework. Further, there is insufficient evidence to suggest that opportunities to increase capacity at existing allocated housing sites have been robustly tested. Finally, there should be a single housing requirement for the Cherwell Local Plan. There is no justification for a separate figure to be applied to meet Oxford City's unmet need, as is currently proposed.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Section 1

PR-C-1408 10/10/2017 Andy Pearce Barton Willmore on behalf of A 2 Dominion Housing Group Ltd N N N Y

5505

Comments

Paragraph 1.42 of the Partial Review states that the "Partial Review is a positively prepared Plan. It avoids undermining the existing Local Plan's development strategy for meeting Cherwell's needs and detracting from the delivery of growth at Bicester, Banbury and former RAF Upper Heyford". CDC should not view the development strategy to meet its own housing needs and its apportionment of Oxford City Council's unmet housing need as separate. A comprehensive approach should be taken which should build on the existing vision as set out in the adopted Local Plan, which seeks to focus growth in and around Bicester and Banbury (Local Plan Part 1, page 10). The vision for the Local Plan Review should address the need to provide a balanced housing supply in locations which are both sustainable and meet the needs of Oxford City Council in a manner that is consistent with the adopted spatial strategy, not contrary. We consider this should be addressed by way of strategic allocations, focused at established settlements with strong links (e.g. transport and socio-economic) to Oxford City. Paragraphs 1.8 and 1.93 of the Partial Review state that the Oxford Green Belt boundaries will need to be amended to deliver Oxford's unmet housing need. Green Belt release is proposed around Kidlington, Begbroke and Yarnton. A2D agrees that identified sites to meet Oxford's unmet need should be well related to Oxford City. However, this does not necessarily mean sites in closest proximity (the majority of which fall within designated Green Belt). It is a question of capacity and contribution
to strategic priorities and spatial strategy. A2D question whether CDC has demonstrated exceptional circumstances for revising Green Belt boundaries in the manner proposed. The release of land from the Green Belt generates in our view a comparative assessment of alternatives. We see that no evidence that this this has been undertaken.

Changes Sought

Reasons for Participation

Our objections in part relate to the proposed growth strategy to address Oxford City's unmet need, which we consider to be unsustainable and inconsistent with national policy. This is contrary to the adopted Growth Strategy set out in the Cherwell Local Plan 2011-2031 (Part 1), which focuses new development at key settlements, as identified in Cherwell's settlement hierarchy. The Council has not discharged its duty to demonstrate exceptional circumstances to release the identified sites from the Green Belt, pursuant to paragraph 82 of the National Planning Policy Framework. Further, there is insufficient evidence to suggest that opportunities to increase capacity at existing allocated housing sites have been robustly tested. Finally, there should be a single housing requirement for the Cherwell Local Plan. There is no justification for a separate figure to be applied to meet Oxford City's unmet need, as is currently proposed.

PR-C-1422 10/10/2017 J K Jutton Y

4542

Comments

Please think again, challenge Oxford City Council to re-assess its Housing Need and re-allocate what numbers it really needs within the ring road. Do not sacrifice our long cherished part of the Green Belt for ever and clog our roads with even more polluting traffic.

Changes Sought

Reasons for Participation

Represented by Begbroke and Yarnton Greenbelt campaign group

PR-C-1443 10/10/2017 Alice Fitton Turley on behalf of Bovis Homes Ltd Y Y N Y

4607

Comments

It is acknowledged that whilst the emerging Local Plans for Oxford City Council, Vale of White Horse District Council and West Oxfordshire District Council will seek to meet the agreed proportion of Oxford's unmet need, a shortfall of approximately 1,200 dwellings remains across the HMA due to SODC not agreeing to meet the proportion of need identified by the Growth Board. Therefore, at a strategic level the apportionment figures for all other authorities (excluding SODC) should be increased proportionately to ensure positive planning for meeting Oxfordshire's housing needs. Bovis recommend that Cherwell (and the wider Growth Board Authorities) acknowledge this shortfall and seek to meet the residual 1,200 within their emerging Local Plans. Bovis consider that focussing development through Option A (Kidlington & surrounding area) & Option B (north & east of Kidlington) is actually contrary to the adopted Local Plan (2015) given its spatial strategy. Allocating sites within the geographical areas identified by Options A & B in the Local Plan Partial Review is evidently contrary to the adopted Local Plan as it states that there will be no strategic housing growth at Kidlington. It is therefore recognised that the emerging Plan cannot logically be a 'partial review' of the Local Plan (2015) as the emerging allocations fundamentally conflict with the spatial strategy of the adopted plan. It is therefore the view of Bovis that a full review of the plan is required in order to ensure the proper & thorough assessment of impacts resulting from the allocation of sites in & around Kidlington. This should be supported by a fully robust & up to date evidence base commensurate with the need for a full review. Furthermore, Appendix 3 of the Housing & Economic Land Availability Assessment (August 2017) alludes to supporting development in Banbury whereby it states: "1.37 Whilst house prices in Banbury are somewhat lower than elsewhere in the District, there is still very good levels of development activity and housing delivery. Healthy house price rises are evident over the last 12 months, supporting the case that Banbury is an attractive housing market, characterised by good demand for housing. Collectively, this clearly shows that viable residential development occurs in this area." Bovis' land interest to the east of Warwick Road is being promoted as available & suitable for development. Subject to the grant of planning permission the site will be able to contribute immediately towards meeting Oxford's unmet housing needs, in a sustainable & acknowledged suitable location for development, in Banbury.

Changes Sought

Reasons for Participation

"To explain further the rationale behind the suggested changes and be given the opportunity torespond to any changes the Council proposes to make and any further evidence that is presented."

PR-C-1454 10/10/2017 Liz Boden Pegasus Group on behalf of Richborough Estates Y Y N Y

4618

Comments

The fact that South Oxfordshire District Council (SODC) did not sign the Memorandum of Co-operation in November 2016, remains a fundamental issue, with consequences for the other Oxfordshire authorities. This is further evidenced by SODC publishing its second preferred options consultation on 29th March 2017, where they set out their intention to meet only 3,750 dwellings of Oxford's unmet needs, leaving a shortfall of 1,200 dwellings against the requirement for the Oxfordshire Housing Market Area. In light of this, it is contended that the 4,400 dwellings that CDC have agreed to provide to meet a proportion of Oxford's unmet housing needs, cannot be viewed as a definitive figure. Given the sustainable development opportunities remaining with Cherwell District we consider that it should take a greater proportion of Oxford City's unmet needs. Whilst it is acknowledged that CDC is aware of its obligations to comply with the Duty to Cooperate, & has sought to discharge the statutory requirements, the Local Plan Part 1 Partial Review should not progress until the issue of how & where Oxford's unmet needs are to be met is resolved. Representation includes 3 x Appendices: 1: Five year housing land supply report, August 2017, Turley, 2: Site location plan, 3: Illustrative masterplan.

Changes Sought

Reasons for Participation

To enable full consideration of the above issues identified within this representation.

PR-C-1502 09/10/2017 Henry Brougham

5128

Comments

Incorrect consultation form used. Comments relate to proposed submission plan. Cherwell's Contribution to Oxford's Housing Needs - The number is only appropriate for current Local Plan preparation purposes. It will need to be reviewed very soon as the Government has recently revised Oxfordshire's housing requirement downwards. It will also need to be reviewed in the light of Oxford City's Local Plan, which is also being consulted on. Since any reduction in Oxford's requirement will come off the numbers sought outside the City such reductions would be heavily 'geared'.

Changes Sought

Reasons for Participation

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Proposed Submission Plan - Section 1

PR-C-1502 09/10/2017 Henry Brougham

5129

Comments

Incorrect consultation form used. Comments relate to proposed submission plan. Spatial Relationship to Oxford The additional housing is not required to meet Cherwell's housing needs which are covered by the Local Plan

Changes Sought | Reasons for Participation

PR-C-1502 09/10/2017 Henry Brougham

5130

Comments

Incorrect consultation form used. Comments relate to proposed submission plan. "It is difficult to see how the process can be completely unaffected by the knowledge that Oxfordshire's housing requirements have been revised downwards by the Government."

Changes Sought | Reasons for Participation

PR-C-1516 09/10/2017 Councillor Gillian Hopcroft N

5096

Comments

Oxford City's unmet need for housing has not been proven & therefore it is not necessary to allocate 4400 homes without the certainty of what is actually required.

Changes Sought | Reasons for Participation

PR-C-1516 09/10/2017 Councillor Gillian Hopcroft N

5099

Comments

The huge amount of development earmarked for Kidlington is not sustainable, leading to loss of open land within green belt, and the extra traffic will add to more congestion and poor air quality on already congested local roads. This will also damage the individual character of all the surrounding villages.

Changes Sought | Reasons for Participation

PR-C-1516 09/10/2017 Councillor Gillian Hopcroft N

5098

Comments

Oxford City are continually allocating land for employment, when Oxford has a good economic growth rate & housing is so very badly required. If land keeps being allocated for employment then of course there will be no land for homes to accommodate those people taking up employment in Oxford.

Changes Sought | Reasons for Participation

PR-C-1516 09/10/2017 Councillor Gillian Hopcroft N

5100

Comments

The Kidlington Masterplan which supports the preservation of the separate identity of Kidlington has been given no consideration at all, and in fact ignored. This goes against advise given from the NPPF.

Changes Sought | Reasons for Participation

PR-C-1516 09/10/2017 Councillor Gillian Hopcroft N

5097

Comments

It is too early to make decision on Cherwell's Partial Review.

Changes Sought | Reasons for Participation

PR-C-1542 10/10/2017 Cllr Andrew Gant Oxford City Council Liberal Democrat group N N N Y

4844

Comments

Paragraphs 1.12 and following make reference to Oxford's housing need as identified in the 2014 SHMA. However in September 2017 government proposed a new methodology for calculating housing need which significantly reduces the forecast need for Oxford. Leaders of both Oxford City and Cherwell District councils have argued that the supporting documents and associated calculations supplied with the new methodology produce a figure near to that in the SHMA when factors such as projected employment growth and factored in. However, until the full implications of the new methodology are fully analysed and agreed, in public, those assumptions cannot be regarded as reliable. It is clear therefore that the CDC review process should be paused while the revised numbers are fully assessed, in order to guarantee public confidence. The current plan cannot be regarded as sound if it relies on housing need figures which are different from the most recent figures produced by government. The procedural and Duty to Cooperate undertakings at para 1.15 also cannot be relied on for the same reason.

Changes Sought

At the end of Section 1, add text which states that the Memorandum of Understanding agreed at the Growth Board in November 2016 cannot be relied upon in the light of the new projected housing need figures issued in September 2017, and that this review is paused until the full implications of those figures are assessed and agreed

Reasons for Participation

To ensure full representation of the views and concerns of local people by their elected representatives

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Section 1

PR-C-1558 09/10/2017 Helen Newman N N N y

4890

Comments

EXCEPTIONAL CIRCUMSTANCES JUSTIFYING THE DESTRUCTION OF THE GREEN BELT NOT PROVEN There is significant doubt whether Oxford has an 'unmet' housing need at all. The Government is currently revising the way housing need is calculated. On top of this, if Oxford prioritised the provision of housing over other development, it would easily be able to meet its needs. It had the perfect opportunity to provide affordable/social housing on the large development on council land adjacent to the A40 northern bypass at Barton, but instead a lot of the housing there will be far too expensive for key workers and young people to afford. No account has been taken of the Brexit effect. According to the ONS report for 2016, net migration is falling and this trend is likely to continue as EU citizens return to their own countries. In 2016 117,000 EU citizens left the UK, up 31,000 from 2015. Post Brexit, when immigration controls are more stringent, net migration is expected to fall further. Less housing will be required. There is no justification for destroying the green belt.

Changes Sought

For the reasons I have given above AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

Would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-1566 10/10/2017 Omattage G Kumara N

4903

Comments

While agreeing with the fact that Oxford has a high level of housing need it cannot be agreed that Oxford cannot meet the need by itself. The statement that there are clear and exceptional reasons for providing development within the GB suggest that the strategy is based on a foregone assumption/conclusion that the Oxford City's unmet housing need cannot be met unless development is carried in the GB. There has not been a comprehensive study to look into the option of developing brownfield sites within the city to build medium (or high rise if necessary) blocks of flats as has been done in London and in other major cities all over the world.Further it is debatable if housing development in the GB will provide affordable and sustainable travel opportunities to Oxford City's places of work. With the current fast rail transport to city of London it will attract a high percentage of workers who commute to London thereby pushing the housing market up in areas outside the city boundary. It is very unlikely that the key objectives SO10, SO11, SO12 and SO13 will be achieved. Particularly on SO11 and noting the flood risk outlined at 3.20 of sustainability appraisal report, measures to deal with increased run off from new development is not adequately addressed.

Changes Sought

Reasons for Participation

PR-C-1621 09/10/2017 Rufus Nicholson N N Y

5591

Comments

Because Oxford City Council has not yet identified its own housing needs to 2036, it is not procedurally compliant
of CDC to unilaterally produce housing targets based on its own assumptions of OCC's as-yet-undecided future needs and/or the dubious figures proffered by the SHMA and the Oxfordshire Growth Board. This situation in fact shows evidence of a lack of cooperation between local authorities, which is in conflict with the Duty's requirement for councils to "engage constructively, actively and on an ongoing basis". Whether any joint working has indeed taken place or not, there are, however, two ways in which CDC is applying this legislation deceitfully, or at least wrongly. Firstly, CDC is not so much working in partnership with another local authority on this matter as with a regional economic pressure group - namely the Oxfordshire Growth Board. Ostensibly the OGB exists to facilitate cooperation between the various district councils of Oxfordshire, but in reality it is (as the name reveals) an organisation which is concerned with driving economic growth. Questioning the status of the Oxfordshire Growth Board. CDC's claim to be bound by DTC legislation to adhere to the figure of 4,400 houses for OCC may then be baseless, repeated only for the ulterior motive of assisting in the supply of housing to meet the intentions of the county-wide OxLEP Strategic Economic Plan. CDC evidently would like this directive to mean that it must agree and accede to all the demands of the partner local authority (supposedly Oxford City Council) with no possibility of rebuttal or compromise; in this case the demand is to build 4,400 houses, and CDC apparently sees no possibility to alter this figure in any way. The DTC legislation says, however, that this stance is wrong.

Changes Sought

Proposed changes suggested on 6 points: Strategic Economic Plan; unmet housing need; SHMA; Oxford's housing capacity; apportionment; and options.

Reasons for Participation

Would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-1621 09/10/2017 Rufus Nicholson N N N Y

5534

Comments

If Oxford City Council ('OCC') believed this statement to be true, it would not be prioritising large areas of land such as the future Northern Gateway zone for employment use rather than for housing. The fact that OCC is, however, planning to convert the Northern Gateway zone into a primarily industrial area is evidence that it does not think there is currently a pressing need for housing in the city. Furthermore, OCC has not completed its current consultation about its own Local Plan to 2036 (Oxford Local Plan 2036 Preferred Options consultation), in which housing needs are one area of enquiry. Because this legal and procedural process relating to Oxford's housing needs has not yet been completed, Cherwell District Council ('CDC') is therefore 'jumping the gun' in drawing conclusions about it, and making premature and false claims about the level of need. Sections 1.12-1.14 then go on to detail the future housing needs of OCC, and the basis of the figures involved, which originally emerged in the Oxfordshire Strategic Housing Market Assessment ('SHMA') document of 2014. Although it has always been claimed in official council communications that these figures are 'objectively-assessed', they have in fact been the subject of much controversy
and criticism because they are likely to be biased in favour of excessive development (having been compiled by a company specialising in property consultancy). Reference made to the independent report commissioned by CPRE (Unsound & Unsustainable). One significant defect in the SHMA, not apparent at the time it was produced, is that international migration into Oxford is likely to be considerably lower than predicted in that document in the light of the UK's imminent withdrawal from the European Union. The 13,000 houses in the calculation added as a result of predicted future international immigration to Oxford (ibid.) is therefore certain to be wrong. Many of the respondees to CDC's last consultation on this issue were highly critical of the SHMA. CDC, however, is turning a blind eye to the inaccuracies and criticisms of the SHMA , even brazenly and ridiculously claiming that "there is no evidence not to rely on the SHMA " (ibid . p.23). Making the forecasts of the SHMA still more inaccurate is the recent news that government methodology for calculating housing requirements is changing, to the effect that Oxford now needs only around half of the original quota specified in the SHMA. If Oxford chose to adopt such a revised figure as its target, there would be no need for any adjoining local authority to accept any 'unmet need', and therefore no controversy over the location of such housing. Oxford City Council has not yet decided itself how many houses it should build up to 2036. Reference made to Oxford City Council's latest Plan and evidence. Proposed destruction of the Green Belt by building on parts of it, and so is not consistent with national policy. Such development would also not be 'sustainable'. The Cherwell/Oxford Green Belt is a natural border, highly valued by local people for its environmental, visual and recreational value, and unique SSIs, SSSIs and history. It fulfils personal and communal needs. Development on it would deprive future generations of the same benefits, and thus must be considered unsustainable and unviable.

Changes Sought

Proposed changes suggested on 6 points: Strategic Economic Plan; unmet housing need; SHMA; Oxford's housing capacity; apportionment; and options.

Reasons for Participation

Would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

Proposed Submission Plan - Section 2

PR-C-0413 10/10/2017 Theresa Goss Bloxham Parish Council

1975

Comments

Any proposals for development to meet this need in the rural villages in the north of the district such as Bloxham, or Adderbury, Milcombe and Deddington for example, where there has already been significant development on greenfield sites could undermine the strategy of the Local Plan. The Local Plan seeks to concentrate development on the urban centres of Banbury and Bicester and at Upper Heyford and recognises the significant contribution to new housing that the rural areas of the district have made in recent years. BPC firmly believes that meeting Oxford's need

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

should not in any way compromise this policy.

Changes Sought

Reasons for Participation

PR-C-0526 06/10/2017 Sarah Hamilton-Foyn Pegasus Group On behalf of the Dorchester Group Y Y N Y

1279

Comments

It is noted that Nine Areas of Search which included 143 sites were assessed. The areas that were selected as appropriate to meet Cherwell's proportion of Oxford's city's unmet needs are in close proximity to Oxford, i.e.. Option A & Option B as set out in para 2.19 as these locations would not undermine the delivery of the development strategy for meeting Cherwell's needs as set out in theadopted LP. A separate, complementary spatial strategy for this separate housing requirement is therefore supported. The proposed distributions, at locations adjacent to Oxford, with sustainable transport connections all take account of the origin of the unmet needs. It is noted that Options A & B accord with points 1 - 6 below. 1 the proximity to Oxford, the existing availability of public transport, the opportunity to maximise the use of sustainable and affordable transport in accessing Oxford's key employment areas and services and facilities 2. the opportunity to achieve an overall, proportionate reduction in reliance on the private motorvehicle in accessing Oxford's key employment areas & services & facilities & to achieve further investment in sustainable transport infrastructure 3. the deliverability of sustainable transport improvements in comparison to other Areas of Search 4. relationship of existing communities to Oxford 5. existing economic relationship between the areas of search & Oxford 6. the opportunity to provide affordable homes to meet Oxford's identified need close to the source of that need. It is noted that in order to ensure that the necessary housing supply will be maintained this will be managed by maintaining a separate five year supply of housing sites to specifically meet Oxford's unmet needs within Cherwell (Policy PR12a).

Changes Sought

Dorchester Group whilst not directly seeking changes to the Partial Review consider that this is a challenging strategy and much rests on the deliverability of the locations identified to meet the unmet needs of Oxford. If needs fail to be met then land at Upper Heyford could play a significant role. Area of Search F provides a sustainable option to meet the unmet needs of Oxford City as it is well-related to Oxford by way of a rail connection. Area of Search F also provides the most sustainable, deliverable option to meet the needs of Cherwell in the longer-term.

Reasons for Participation

Dorchester Group is concerned that the unmet needs assigned to Cherwell district are met in the most appropriate and effective locations and that the proposed locations delivery within the timescale.

PR-C-0567 09/10/2017 Dr Ian Scargill Oxford Green Belt Network N N Y

1434

Comments

OGBN disagrees with the justification and fundamental basis for this plan. It is founded on the assumption of a step change to historic levels of growth in Oxfordshire, amounting to more than doubling of growth in population, housing and employment. Because of this the plan suggests that the long established strategy of diverting growth away from the city of Oxford towards the country towns is no longer feasible. OGBN disagrees with this because the proposed levels of growth are unrealistic, unproven and therefore unjustified. We consider that the arguments for a strategy to divert growth away from Oxford remain as strong as ever. An essential part of that strategy is the GB, which Cherwell Council supports. However in order for the strategy to work, the GB has to be retained in its entirety. It is not a collection of land parcels that can be picked off one by one. It is inconsistent of Cherwell to support the GB and yet to seek to build on it. It is not possible for Cherwell to satisfactorily produce this review in isolation. Oxford is surrounded by four other authorities and planning needs to be coordinated strategically between all five councils. Infrastructure needs have to be planned across boundaries and certainly cannot be confined to the limited areas covered in this review. The Growth Board has not been an effective mechanism for strategic co-ordination and its analyses of spatial options to date have been simplistic. The Councils – while claiming to be cooperating – have largely acted according to their own agendas. Oxford City Council in particular has sought to promote economic growth within the city, by protecting employment sites, without any regard of the consequences of this for the surrounding Districts such as Cherwell. It appears to be part of its own strategy to expand beyond its borders into the GB, again ignoring the purpose of the GB to protect the character of the historic city. This review cannot be effective without a well founded spatial strategy for the county. We also argue that this strategy should include a commitment to retain the Green Belt in its entirety.

Changes Sought

The plan should be withdrawn and a spatial strategy for Oxfordshire established which can address the issues addressed in this review in a co-ordinated and consistent way. Through such a strategy the Oxfordshire authorities should continue with their previous approach of actively encouraging further employment and housing growth away from Oxford. Oxford City Council and Cherwell in particular should co-operate more effectively and as part of this Oxford should (a) discourage further employment generating development in the city unless it is absolutely essential and (b) use some of the land it has currently allocated for employment, together with other previously developed land, for well planned high density housing.

Reasons for Participation

OGBN was established in 1997 to help to protect the Oxford GB and to support those wishing to resist proposals for inappropriate development within it. It comments regularly on planning applications in the GB and in planning policy consultations, particularly on matters affecting the GB. OGBN has made representations on all stages of the Cherwell Local Plan Part 1 and participated in the Public Examination in December 2014. We have also commented on earlier stages of this Partial Review.
The membership of OGBN includes many of the Parish Councils whose areas include GB land. The OGBN fully supports the aims of GBs as set out in the NPPF and earlier planning guidance and in particular it strongly endorses the fundamental principle that GB is a permanent designation.
We consider that our participation in the examination is necessary and justified because of our longstanding interest and understanding of the Oxford GB.

PR-C-0567 09/10/2017 Dr Ian Scargill Oxford Green Belt Network N N Y

1435

Comments

See reasons for participation

Changes Sought

Reasons for Participation

OGBN was established in 1997 to help to protect the Oxford GB and to support those wishing to resist proposals for inappropriate development within it. It comments regularly on planning applications in the GB and in planning policy consultations, particularly on matters affecting the GB. OGBN has made representations on all stages of the Cherwell Local Plan Part 1 and participated in the Public Examination in December 2014. We have also commented on earlier stages of this Partial Review.
The membership of OGBN includes many of the Parish Councils whose areas include GB land. The OGBN fully supports the aims of GBs as set out in the NPPF and earlier planning guidance and in particular it strongly endorses the fundamental principle that GB is a permanent designation.
We consider that our participation in the examination is necessary and justified because of our longstanding interest and understanding of the Oxford GB.

PR-C-0682 08/10/2017 Tara J Prayag N

1675

Comments

In points 1-3 you refer to Gosford & Water Eaton Parish land as North Oxford and continue to do so throughout this document. This assumes that the land has already been put aside for Oxford City and that this entire process is a farce and a lie and that deals have already been made.This land is Gosford & Water Eaton Parish which is a self-contained community separate from North Oxford and Kidlington. As a resident here this feels like a parody of a process – not least because of the complexity of the documentation!

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Section 2

PR-C-0787 10/10/2017 John L Broad CPRE Cherwell South District N

2013

Comments

The sites would increase commuting to Oxford, less well situated for Oxford, would not provide the money that might be available for transport, etc. All of these reasons also apply to the proposed developments in the GB although, admittedly, are a bit nearer. What seems to have been forgotten in this range of options is the employment aspect for Oxford City. There is little point in taking valuable housing land within Oxford City for employment, then expecting the employees for the proposed employment to commute from the massive housing estates in the GB along with all those already commuting into Oxford. What is more sensible is to place these employment requirements in areas already allocated for them such as at Bicester, where we were promised the very high tech, university spin off industries for the already allocated employment sites. Bicester also has the housing in the CDC plan for these industries.

Changes Sought

Reasons for Participation

PR-C-0787 10/10/2017 John L Broad CPRE Cherwell South District N

2014

Comments

Agree with the Options A and B. It is interesting that the reasons listed are all ones agreed with but not for the locations suggested. Each reason describes why Oxford City needs to allocate its available land for housing at a reasonably high density rather than use it for employment. The list of bullet points we agree are applicable to Oxford City but not to the proposed massive housing developments in the GB! The proposed development will require extensive new transport infrastructure whereas this is much less within the City. The proposed development is too far out of the City to make the statement that if built it would reduce reliance on the private motor vehicle. The deliverability of sustainable transport improvements is easier within the City. There would be no need for any improvement if the employment were located in Bicester, for example. The relationship of existing communities to Oxford will be destroyed, as Begbroke, Yarnton and Kidlington would be combined into an urban sprawl joined to north Oxford. This 'coalescence' is in direct conflict with the policies in the CDC approved Local Plan! Whilst there is the opportunity to provide affordable homes in the proposal, this is unlikely to happen at the densities suggested. The developers will not wish to build affordable homes as they would reduce their profits. If the density is increased then there is more opportunity to build affordable homes and the land take from the GB would be substantially reduced. The last part of that bullet point sentence is correct in stating that the proposed homes need to be "close to the source of that need"; that is within the Oxford City limits.

Changes Sought

Reasons for Participation

PR-C-0839 10/10/2017 Peter Williams Aylesbury Vale District Council Y Y Y

2274

Comments

Considers the Cherwell LP 2011 - 2031 to be sound & considers that the Duty to Cooperate has been met with regard to cross boundary issues relating to Aylesbury Vale & Cherwell. In particular it is considered that the strategy of meeting Oxford's unmet housing need by limited changes to the GB around Oxford is preferable to any locations away from Oxford & elsewhere within Cherwell as it reduces the potential for development to generate cross boundary traffic along the A41 between Bicester & Aylesbury. The approach to Arncott on the boundary between the two council areas is therefore supported as it reflects the poor access of the location to the employment areas of Oxford which leads to the area being an unsuitable location for meeting Oxford's unmet housing needs. It is noted that the Oxford-Cambridge Expressway is addressed in the Wider Context section of the Plan & the cooperative approach to the Expressway as set out in paragraph 5.64 is particularly supported. It is assumed that the reference at paragraph 5.156 to the delivery of strategic infrastructure emerging from countywide needs including that identified in the Oxfordshire Infrastructure Strategy encompasses the future cooperation in relation to the A41.

Changes Sought

For information, the reference in the Plan to "The emerging Vale of Aylesbury Local Plan (Draft Plan, 2016) proposes 33,300 new homes to be built in the district in the period to 2033" whilst factually correct should be amended to reflect the figure of 29,016 as contained in the published Vale of Aylesbury Local Plan September 2017.

Reasons for Participation

PR-C-0877 05/10/2017 Susan & Ian Jelfs

2374

Comments

To accommodate Oxford Housing needs, it would be best served by Kidlington. From the road users point of view, there are more travelling south, from North Oxon, than can be properly accommodated making further developments in the north of the county unsustainable. It makes sense for Oxford's needs to be met as close to Oxford as possible, for those journeying to work, local facilities and the general quality of life. In North Oxon, there are many villages which have already had large housing estates imposed on them; the upshot being that their rural character is being lost and these settlements could rapidly become nothing more than dormer communities. Adderbury, Bodicote and Bloxham have already taken more housing than seems fair, whilst other towns and villages closer to Oxford, seem to have escaped such treatment. Oxford's housing need should be met closer to the city, in those places with superior transport connections.

Changes Sought

Reasons for Participation

PR-C-1398 10/10/2017 Ben Simpson WYG on behalf of Bonnar Allan Ltd Y Y N

5328

Comments

The representations are submitted on behalf of my client Bonnar Allan with regard to their proposals at New Alchester. The land is identified in the Vision document attached to these representations and will include up to 7,200 new market & affordable homes, primary & secondary schools, creation of a 240 acre country park & watersports centre & the potential to incorporate a new Park & Ride site with connection to the railway line south of Bicester by a new railway station. Our comments on the PSP are confined to issues of soundness. A summary of the alternative Options A to I that CDC considered at the last stage of the Plan is set out at paragraph 2.12. For the reasons we set out in our representations to that stage, we consider that the CDC's proposed approach of allocating land to the north of Oxford & within the Green Belt (GB) around Kidlington as set out in para 2.18 is flawed, & that the Partial Review does not pass the test of soundness. The PSP is not Justified as in our view it does not represent the most appropriate strategy for meeting Oxford's un-met housing needs. The logic that appears to underlie the PSP is in essence that the closer the proximity of the required housing to the City, the more sustainable it will be. This logic ignores the fact that there would be better prospects of residents travelling into Oxford as well as the major employment locations in the Science Vale by public transport including by rail from New Alchester. The preferred locations around Kidlington will increase congestion on the highway network & will result in the loss of GB & lead to coalescence between Kidlington, Begbroke & Yarnton, whereas the proposals at New Alchester are located beyond the GB. As we make clear in the Vision document, our proposals can be delivered in a phased manner & there are no impediments to early delivery. The scale of the proposals at New Alchester allows it to meet both the identified needs of Oxford City as well as an element of the future needs of Cherwell District, & in so doing, we recognise the journey that this proposal involves.

Changes Sought

We consider that the PSP should direct a majority of the un-met need to New Alchester which constitutes a more sustainable & justified location for the new homes needed both to meet the City's un-met needs as well as future need within Cherwell District. The PSP should be re-drawn to allocate land at New Alchester in place of the proposed allocations in the Green Belt (GB) around Kidlington. New Alchester can provide a highly sustainable location for the much needed development, at a location outside the GB & on the railway line into Oxford. The development would facilitate creation of a new railway station at New Alchester which would encourage people to travel to Oxford City & also other employment centres within the Science Vale by public transport.

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Section 2

PR-C-1398	10/10/2017	Ben	Simpson	WYG on behalf of Bonnar Allan Ltd	Y	Y	N	N

4504

Comments

The representations are submitted on behalf of my client Bonnar Allan with regard to their proposals at New Alchester. The land is identified in the Vision document attached to these representations and will include up to 7,200 new market & affordable homes, primary & secondary schools, creation of a 240 acre country park & watersports centre & the potential to incorporate a new Park & Ride site with connection to the railway line south of Bicester by a new railway station. Our comments on the PSP are confined to issues of soundness. A summary of the alternative Options A to I that CDC considered at the last stage of the Plan is set out at paragraph 2.12. For the reasons we set out in our representations to that stage, we consider that the CDC's proposed approach of allocating land to the north of Oxford & within the Green Belt (GB) around Kidlington as set out in para 2.10 is flawed, & that the Partial Review does not pass the test of soundness. The PSP is not Justified as in our view it does not represent the most appropriate strategy for meeting Oxford's un-met housing needs. The logic that appears to underlie the PSP is in essence that the closer the proximity of the required housing to the City, the more sustainable it will be. This logic ignores the fact that there would be better prospects of residents travelling into Oxford as well as the major employment locations in the Science Vale by public transport including by rail from New Alchester. The preferred locations around Kidlington will increase congestion on the highway network & will result in the loss of GB & lead to coalescence between Kidlington, Begbroke & Yarnton, whereas the proposals at New Alchester are located beyond the GB. As we make clear in the Vision document, our proposals can be delivered in a phased manner & there are no impediments to early delivery. The scale of the proposals at New Alchester allows it to meet both the identified needs of Oxford City as well as an element of the future needs of Cherwell District, & in so doing, we recognise the journey that this proposal involves.

Changes Sought

We consider that the PSP should direct a majority of the un-met need to New Alchester which constitutes a more sustainable & justified location for the new homes needed both to meet the City's un-met needs as well as future need within Cherwell District. The PSP should be re-drawn to allocate land at New Alchester in place of the proposed allocations in the Green Belt (GB) around Kidlington. New Alchester can provide a highly sustainable location for the much needed development, at a location outside the GB & on the railway line into Oxford. The development would facilitate creation of a new railway station at New Alchester which would encourage people to travel to Oxford City & also other employment centres within the Science Vale by public transport.

Reasons for Participation

PR-C-1398	10/10/2017	Ben	Simpson	WYG on behalf of Bonnar Allan Ltd	Y	Y	N	N

5327

Comments

The representations are submitted on behalf of my client Bonnar Allan with regard to their proposals at New Alchester. The land is identified in the Vision document attached to these representations and will include up to 7,200 new market & affordable homes, primary & secondary schools, creation of a 240 acre country park & watersports centre & the potential to incorporate a new Park & Ride site with connection to the railway line south of Bicester by a new railway station. Our comments on the PSP are confined to issues of soundness. A summary of the alternative Options A to I that CDC considered at the last stage of the Plan is set out at paragraph 2.12. For the reasons we set out in our representations to that stage, we consider that the CDC's proposed approach of allocating land to the north of Oxford & within the Green Belt (GB) around Kidlington as set out in para 2.14 is flawed, & that the Partial Review does not pass the test of soundness. The PSP is not Justified as in our view it does not represent the most appropriate strategy for meeting Oxford's un-met housing needs. The logic that appears to underlie the PSP is in essence that the closer the proximity of the required housing to the City, the more sustainable it will be. This logic ignores the fact that there would be better prospects of residents travelling into Oxford as well as the major employment locations in the Science Vale by public transport including by rail from New Alchester. The preferred locations around Kidlington will increase congestion on the highway network & will result in the loss of GB & lead to coalescence between Kidlington, Begbroke & Yarnton, whereas the proposals at New Alchester are located beyond the GB. As we make clear in the Vision document, our proposals can be delivered in a phased manner & there are no impediments to early delivery. The scale of the proposals at New Alchester allows it to meet both the identified needs of Oxford City as well as an element of the future needs of Cherwell District, & in so doing, we recognise the journey that this proposal involves.

Changes Sought

We consider that the PSP should direct a majority of the un-met need to New Alchester which constitutes a more sustainable & justified location for the new homes needed both to meet the City's un-met needs as well as future need within Cherwell District. The PSP should be re-drawn to allocate land at New Alchester in place of the proposed allocations in the Green Belt (GB) around Kidlington. New Alchester can provide a highly sustainable location for the much needed development, at a location outside the GB & on the railway line into Oxford. The development would facilitate creation of a new railway station at New Alchester which would encourage people to travel to Oxford City & also other employment centres within the Science Vale by public transport.

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Section 2

PR-C-1408	10/10/2017	Andy	Pearce	Barton Willmore on behalf of A 2 Dominion Housing Group Ltd	N	N	N	Y

5503

Comments

Paragraph 2.12 of the Partial Review9 sets out the 9 'Areas of Search' across Cherwell which were considered as potential broad locations for growth as set out in the supporting Sustainability Appraisal (June 2017). Section 7 of the Sustainability Appraisal sets out the broad locations for growth. Paragraph 7.12 of the Sustainability Appraisal 10 states that the Areas of Search have been "identified having regard to the location of urban areas, the potential opportunities to develop on previously developed land, received site submissions and 'focal points' or nodes that might be developable". As set out above, the Local Plan Review should address the need to provide a balanced housing supply in locations which are both sustainable and meet the needs of Oxford City Council. This does not
necessarily mean sites in closest proximity to Oxford City. There should be a single comprehensive approach to meeting Cherwell and Oxford City Councils' needs. The adopted spatial strategy within the adopted Local Plan is to focus the build of the proposed growth in and around Bicester and Banbury (Local Plan Part 1, page 10). The identification of reasonable alternatives should have commenced with a review of settlements with good socio-economic and transport links to Oxford City, the capacity of existing strategic allocations in these locations (i.e. NW Bicester – Policy Bicester 1), and whether they can accommodate additional housing. 'Areas of Search' A, B and C are all found in Kidlington. A2D acknowledge Kidlington is located in close proximity to Oxford, however, the settlement is classed as a 'Village Centre' under the Council's existing settlement hierarchy (Policy SLE211). The adopted Local Plan settlement hierarchy focuses development in Bicester and Banbury. In accordance with the Council's settlement hierarchy, development should be directed towards Bicester and Banbury as the top tier settlements and all sites within these settlements should be exhausted before considering alternatives and directing development to the second tier settlements which include Kidlington. Growth at Bicester has not been rigorously tested. The Council acknowledge at Paragraph 7.8912 of the Sustainability Appraisal that: "…Areas of Search A and B would be inconsistent with the existing Local Plan strategy of mostly avoiding development in the Green Belt". Paragraph 83 of the NPPF (2012) states that Green Belt boundaries should only be reviewed in exceptional circumstances. We question whether exceptional circumstances have been demonstrated, on the basis that Oxford City's unmet need could be met elsewhere in the District outside of the Green Belt, in keeping with CDC's adopted growth strategy. Opportunities to intensify development at existing allocations should be explored to ensure continued sustainable patterns of growth in accordance with Paragraph 84 of the NPPF13. There is insufficient evidence put forward that accompanies the Partial
Review to suggest that opportunities to increase capacity at existing allocated housing sites, such as NW Bicester (Policy Bicester 1), have been robustly tested. 'Option E: Bicester and Surrounding Area' includes the strategic allocation at NW Bicester, the boundary of which is defined by the Masterplan Site Area in the NW Bicester SPD (February 2016). As stated in Paragraph 2.1814 of the Partial Review, 'Option E: Bicester and Surrounding Area' was discounted on connectivity and transport links to Oxford (reasons 1-4), strategic investment (reason 5) and concerns
that additional development could not be accommodated (reason 6). A2D dispute all these reasons. In response to reasons 1-4, we argue that Bicester is situated in a prominent location within the Oxfordshire 'knowledge spine' and the wider 'Oxford Cambridge Arc'. The Site benefits from its close proximity to the M40 and the major strategic link road (Application 3: reference 14/01968/F dated February 2016), which will improve site connectivity and support the major scale proposed development at NW Bicester. Bicester also has good rail access. Bicester North and Bicester Village Stations are located on the Chiltern Main Line with regular train services to Oxford, London Marylebone, Banbury, Birmingham Snow Hill and Stratford-upon-Avon. There are also further significant planned infrastructure improvements that will enhance Bicester's connectivity including the future phases of the East West Rail (also referred to as the Varsity Line). Considering the scale, quality and type of existing and planned infrastructure, as well as its existing strong transport links to Oxford City, we consider Bicester to be the ideal location to accommodate housing to meet both Cherwell and Oxford City's needs, rather than smaller settlements such as Kidlington, which have limited infrastructure. Significant infrastructure development is required at Kidlington to support the level of growth envisaged in the Partial Review. The timescales, costs and land use implications of this require consideration.
In response to reason 5, there is significant planned strategic infrastructure investment as part of the NW Bicester Masterplan. Most notably, A2D secured resolution to grant in February 2016 for a major strategic link road and railway bridge (Application 3: reference 14/01968/F) that will improve connectivity within Bicester. In response to reason 6, A2D considers additional development could be accommodated at NW Bicester. Our client can demonstrate that land controlled by A2D at NW Bicester is capable of accommodating additional housing need. We consider there to be an opportunity to review the efficiency of the NW Bicester Master Plan and its ability to meet additional housing need.
In addition to the above reasons for discounting Growth Option E, Paragraph 7.80 states: "Additional significant development in the Bicester area would provide unwarranted competition for private and public investment potentially hindering the delivery of existing Local Plan policies by 2031". We refute this reason as it is not a valid reason in respect of Bicester. Whilst we accept that the Council must consider market signals, there is no evidence to support such a restriction. Strategic Allocation (Policy Bicester 1) has identified NW Bicester as being able to deliver 6,000 homes, 3,293 of which are anticipated to come forward within the plan period (up to 2031). The trajectory for NW Bicester, as set out in CDC's Annual Monitoring Report (March 2017) which covers the period 1 April 2015 – 31 March 2016, anticipates the delivery of 2,998 total homes at NW Bicester including 393 homes at the Exemplar site and 2,605 homes at NW Bicester (Phase 2) up to 2031. A2D considers further housing can be delivered at NW Bicester within the plan period and the Site can make a significant contribution to Oxford's unmet housing need and Cherwell's housing need.

Page 1921

Changes Sought

Reasons for Participation

Our objections in part relate to the proposed growth strategy to address Oxford City's unmet need, which we consider to be unsustainable and inconsistent with national policy. This is contrary to the adopted Growth Strategy set out in the Cherwell Local Plan 2011-2031 (Part 1), which focuses new development at key settlements, as identified in Cherwell's settlement hierarchy. The Council has not discharged its duty to demonstrate exceptional circumstances to release the identified sites from the Green Belt, pursuant to paragraph 82 of the National Planning Policy Framework. Further, there is insufficient evidence to suggest that opportunities to increase capacity at existing allocated housing sites have been robustly tested. Finally, there should be a single housing requirement for the Cherwell Local Plan. There is no justification for a separate figure to be applied to meet Oxford City's unmet need, as is currently proposed.

PR-C-1436	10/10/2017	Patsy	Dell	Oxford City Council				

4572

Comments

Supports the overall spatial strategy, Vision & the new Spatial Objectives (SO16-SO19) as they specifically & positively respond to the issue of meeting Oxford's unmet need, & recognise that the strategy needed to be different to that of meeting the wider district needs. The strategy reflects how important it is for the sites to have a good spatial relationship to Oxford, & incorporates essential planning principles which align with those identified & agreed in the joint studies undertaken under the Growth Board; The strategy seeks to locate development so that it is well-connected to Oxford & supports the city's economy (Policy PR4a); & in addition it seeks to offer people convenient affordable & sustainable travel opportunities to the city's places of work, services, & facilities; These guiding principles are all welcomed.
Supports the sites proposed in the Plan (Policies 6-10), which the evidence base demonstrates will offer residents good relationships to Oxford & sustainable travel options for accessing work & other requirements in Oxford.
Welcomes how cross border issues including affordable housing & transport have been addressed for the sites which adjoin the administrative boundary, in order to achieve a joined up approach to design & integrated communities, particularly the links to the Northern Gateway site, access to Oxford Parkway station, & the sensitive consideration of Cutteslowe Park (Policy PR5).

Changes Sought

Reasons for Participation

PR-C-1476	10/10/2017	Peter	Frampton	Framptons on behalf of E P Barrus	Y	Y	N	Y

5227

Comments

Issue of soundness
At paragraph 2.14 of the Part 1 (Partial Review) Plan it is contended that other options for accommodating Oxford's unmet housing needs include (6): 'the likelihood that significant additional development could not be built at Bicester, Banbury and RAF Upper Heyford by 2031 in addition to that in the existing Local Plan (2015)'. The housing trajectory for upper Heyford is 150 dwellings per year. This level of delivery is significantly lower than other major allocations in the Part 1 Plan. The attention to place making and the quality of the urban environment is capable of supporting an increase in housing delivery, particularly following the completion of the community hub. The accessibility of Upper Heyford to the station (with a travel time of 15 minutes, and 12 trains per day) enhances the market delivery, and the opportunity this site, with the adjoining EP Barrus land, provides to meet some of Oxford's unmet housing needs on land beyond the Green Belt.
Upper Heyford Railway Station is within 3.3m of Chilgrove Drive – offering the opportunity to travel other than by motor car."
Refers to the NPPF Para' 79 on GB, the GB 5 purposes (NPPF Para'80), GB exceptions (NPPF Para'89) and Chapter 1 of the White Paper Fixing Our Broken Housing Market to support the submission.

Changes Sought

Reasons for Participation

To participate in the Examination as to whether the Council has properly applied Green Belt Policy.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Section 2

PR-C-1516 09/10/2017 Councillor Gillian Hopcroft N

5101

Comments

There is no proof that affordable housing is actually deliverable.

Changes Sought

Reasons for Participation

PR-C-1518 09/10/2017 Peter Frampton Framptons on behalf of Lone Star Land Ltd Y Y N Y

4775

Comments

Not Positively Prepared. Not Justified. Not Effective. Not Consistent with National Policy. These submissions are made on behalf of Lone Star Ltd who control the land hatched red as identified on the accompanying plan (Drawing PF/9634.01 LS). A separate submission has been made on behalf of EP Barrus which controls the land hatched blue on the plan. The two landowners are in discussions for a planned release of the two landholdings. The land held by Lone Star Ltd extends to some 11.7 hectares. As shown on the accompanying plan, the land interest adjoins the area of land identified for housing within the Core Strategy Villages 5. A resolution to grant planning permission has recently been made for 79 dwellings on land abutting this land holding (Ref: 15/01357/F). Policy Villages 5 sets out specific design and place making principles including avoiding development on more sensitive and historically significant sites at RAF Upper Heyford, the retention of features which are important to the character and appearance of the site; encourage biodiversity enhancement and secure environment improvement. It is submitted that this landholding displays similar physical and environmental characteristics to the adjoining site, which has a resolution to grant planning permission (albeit acknowledged that the site does not lie within the potential development area as shown on the Proposals Map). This is a detailed submission with references to: The Upper Heyford Landscape and Sensitivity and Capacity Assessment, The Upper Heyford Assessment Interim Final Report 2014, Issues to Soundness and Green Belt Policy. The land identified (red and blue) has a gross site area of some 11.7 hectares. Assuming a 70% gross to net development area to allow for green infrastructure, the dwelling capacity would be 245 new homes (density 30 dph). Developer interest in the land exists. There are no know physical constraints to development. This submission propounds that the allocation of the land edged red on the accompanying plan - as a parcel of land, or in conjunction with the land edged blue at Upper Heyford for housing development would: - Promote a sustainable pattern of development consistent with 'the most sustainable strategy for the District (IR 212) including new homes at RAF Upper Heyford' to meet some of the displaced housing need from Oxford. - Reduce the extent to which GB land may be required for housing to meet displaced housing need from Oxford, and hence - Comprises a reasonable alternative to the loss of GB.

Changes Sought

Reasons for Participation

To participate in the Examination as to whether the Council has properly applied Green Belt Policy.

PR-C-1542 10/10/2017 Cllr Andrew Gant Oxford City Council Liberal Democrat group N N N Y

4846

Comments

Considers that both CDC statements "considered reasonable alternatives" and that it has demonstrated "clear, exceptional circumstances for development within the Oxford GB" are unjustified, non-compliant and unsound as a result. "Reasonable alternatives" must include sites which are within reasonable commutable distance of Oxford but avoid the coalescence of Oxford and Kidlington and northward urban sprawl of Oxford, as required by the NPPF. This must mean that, for example, the Shipton Quarry site is appropriate to meet Oxford's housing need. Similarly, building on both sides of Oxford Rd (policies PR6a and PR6b) clearly breaches the NPPF requirement that settlements must not coalesce. The alternative site at Frieze Way, currently allocated as a replacement golf course, would not have that effect. These alternatives have not been sufficiently considered.Oxford City Council has re-stated the legal definition of GB that among its principal characteristics are "openness" and "permanence" The Council is right to do so. This is not consistent with the assumptions in this plan. We do not believe an "exceptional need" has been demonstrated to justify the breach of GB principles in the way the plan does. The need could be accommodated with far less damage to the GB by better and different use of some of the allocated sites, and by more consistent consideration of alternatives. Without such consideration, the plan is procedurally non-compliant, legally non-compliant with definitions of GB, and unsound in its consideration of alternatives.

Changes Sought

A fundamental review of site allocations is required, acknowledging that Green Belt must remain open and permanent, as required by the NPPF. Alternative sites within "easy commutable distance of Oxford" which do not cause urban sprawl or coalescence should be more proactively considered.

Reasons for Participation

To ensure full representation of the views and concerns of local people by their elected representatives

Page 1922

PR-C-1566 10/10/2017 Omattage G Kumara N

4903

Comments

While agreeing with the fact that Oxford has a high level of housing need it cannot be agreed that Oxford cannot meet the need by itself. The statement that there are clear and exceptional reasons for providing development within the GB suggest that the strategy is based on a foregone assumption/conclusion that the Oxford City's unmet housing need cannot be met unless development is carried in the GB. There has not been a comprehensive study to look into the option of developing brownfield sites within the city to build medium (or high rise if necessary) blocks of flats as has been done in London and in other major cities all over the world.Further it is debatable if housing development in the GB will provide affordable and sustainable travel opportunities to Oxford City's places of work. With the current fast rail transport to city of London it will attract a high percentage of workers who commute to London thereby pushing the housing market up in areas outside the city boundary. It is very unlikely that the key objectives SO10, SO11, SO12 and SO13 will be achieved. Particularly on SO11 and noting the flood risk outlined at 3.20 of sustainability appraisal report, measures to deal with increased run off from new development is not adequately addressed.

Changes Sought

Reasons for Participation

Proposed Submission Plan - Section 3

PR-C-0237 15/09/2017 Karen East TMP Planning Ltd on behalf of Gosford and Water Eaton Parish Council N Y

809

Comments

The 4400 figure is a working assumption to be tested. Our view is that it should not therefore be considered as given that Cherwell should provide 4400 new homes. Of this 4400 figure 1410 is allocated in Gosford and Water Eaton Parish and represents 32% of the total. There are currently 676 dwellings within the Parish so these proposals for 1410 dwellings will lead to a 208% increase in number of houses in the Parish. This is a substantial figure which in our view needs to be fully tested in terms of its impact on the Parish and its residents. We set out in other parts of our response why we believe that the figure is inappropriate given the impact on existing communities, the environment and transport infrastructure.2. 4400 is not a figure representing true unmet need. It should be continually reviewed in light of Oxford's ability to accommodate its own needs which will change over time and therefore the 4400 figure (of which 1410 or 32% of the total is within Gosford andWater Eaton Parish) should not be taken as a fixed figure for Cherwell to provide. The Parish Council believes that housing need should be based on up to date economic forecasting. Brexit has already seen a down turn in EU research funding and a decline in the level of recruitment by the University. Employment is not set to grow any further at this time. An independent review of the economic forecasting should be undertaken which takes these factors into account, as they could affect future housing needs.

Changes Sought

The Plan should give greater recognition to the need to test the 4400 figure considering its impact on local communities and the environment

Reasons for Participation

The Parish Council would wish to take part in order to explain the potential impact of the proposed development on local communities and why this should be better reflected in the draft vision.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Section 3

PR-C-0526 | 06/10/2017 | Sarah | Hamilton-Foyn | Pegasus Group On behalf of the Dorchester Group | y | y | N | Y

1280

Comments

The Oxfordshire Housing Market Assessment 2014 highlighted key issues & characteristics that have been relevant in preparing the Partial Review these are set out in para 3.39. It is noted that para 3.54 refers to the Oxford Transport Strategy which states that one of the main aims of the LTP remains to reduce pressure on the road network by encouraging the location of housing close tojobs where people can more easily walk or cycle to work & in places where people will be able to use high quality public transport to get to work. Dorchester Group support the strategy in so far as needs are proposed to be met where they arising, i.e. to meet Oxford's city's needs on specific sites in sustainable locations close to where the needs arise, rather than combining the requirement & supply across Cherwell. The specific sites to meet the unmet needs of Oxford City should be well-related to Oxford as they are required to support the economic growth of the city & therefore the interconnections between these sites & the city will be important. However, should the proposed sites, north of Oxford & Kidlington in Cherwell not deliver the required number of housing to meet needs, then land a Upper Heyford (Area of Search F) is well placed to deliver, with good transport connections to Oxford, (benefiting from a railway service to Oxford) developments at Upper Heyford would accord with objective of the PR to meet the economic needs of Oxford City. Area of Search F provides a sustainable option to meet the unmet needs of Oxford City as it is well-related to Oxford by way of a rail connection. Area of Search F also provides the most sustainable, deliverable option to meet the needs of Cherwell in the longer term. It is acknowledged that many respondents have objected to a separate housing requirement & supply for Cherwell & Oxford City (as this would not support allocations which are less well connected to Oxford) as the NPPF requires that requirements are met across a HMA. However, the disaggregation of the requirement & the supply in the LP (as supported by numerous Inspectors) should be flexible enough to ensure that the needs are addressed across the HMA whilst also providing an appropriate spatial distribution for growth. This can be achieved by introducing appropriate contingency mechanisms to ensure that the OAN of the HMA continues to be provided for, rather than allowing one of the sub-areas to under-deliver without any requirement for this to be addressed in the other sub-area. This can be addressed by the identification of reserve sites which would be supported in the absence of an appropriate supply across the District (or HMA).

Changes Sought

Dorchester Group whilst not directly seeking changes to the Partial Review consider that this is a challenging strategy and much rests on the deliverability of the locations identified to meet the unmet needs of Oxford. If needs fail to be met then land at Upper Heyford could play a significant role. Area of Search F provides a sustainable option to meet the unmet needs of Oxford City as it is well-related to Oxford by way of a rail connection. Area of Search F also provides the most sustainable, deliverable option to meet the needs of Cherwell in the longer-term.

Reasons for Participation

Dorchester Group is concerned that the unmet needs assigned to Cherwell district are met in the most appropriate and effective locations and that the proposed locations delivery within the timescale.

PR-C-0567 | 09/10/2017 | Dr Ian | Scargill | Oxford Green Belt Network | N | N | Y

1435

Comments

See reasons for participation

Changes Sought

Reasons for Participation

OGBN was established in 1997 to help to protect the Oxford GB and to support those wishing to resist proposals for inappropriate development within it. It comments regularly on planning applications in the GB and in planning policy consultations, particularly on matters affecting the GB. OGBN has made representations on all stages of the Cherwell Local Plan Part 1 and participated in the Public Examination in December 2014. We have also commented on earlier stages of this Partial Review.
The membership of OGBN includes many of the Parish Councils whose areas include GB land. The OGBN fully supports the aims of GBs as set out in the NPPF and earlier planning guidance and in particular it strongly endorses the fundamental principle that GB is a permanent designation. We consider that our participation in the examination is necessary and justified because of our longstanding interest and understanding of the Oxford GB.

PR-C-0567 | 09/10/2017 | Dr Ian | Scargill | Oxford Green Belt Network | N | N | Y

1434

Comments

OGBN disagrees with the justification and fundamental basis for this plan. It is founded on the assumption of a step change to historic levels of growth in Oxfordshire, amounting to more than doubling of growth in population, housing and employment. Because of this the plan suggests that the long established strategy of diverting growth away from the city of Oxford towards the country towns is no longer feasible. OGBN disagrees with this because the proposed levels of growth are unrealistic, unproven and therefore unjustified. We consider that the arguments for a strategy to divert growth away from Oxford remain as strong as ever. An essential part of that strategy is the GB, which Cherwell Council supports. However in order for the strategy to work, the GB has to be retained in its entirety. It is not a collection of land parcels that can be picked off one by one. It is inconsistent of Cherwell to support the GB and yet to seek to build on it. It is not possible for Cherwell to satisfactorily produce this review in isolation. Oxford is surrounded by four other authorities and planning needs to be coordinated strategically between all five councils. Infrastructure needs have to be planned across boundaries and certainly cannot be confined to the limited areas covered in this review. The Growth Board has not been an effective mechanism for strategic co-ordination and its analyses of spatial options to date have been simplistic. The Councils – while claiming to be cooperating – have largely acted according to their own agendas. Oxford City Council in particular has sought to promote economic growth within the city, by protecting employment sites, without any regard of the consequences of this for the surrounding Districts such as Cherwell. It appears to be part of its own strategy to expand beyond its borders into the GB, again ignoring the purpose of the GB to protect the character of the historic city. This review cannot be effective without a well founded spatial strategy for the county. We also argue that this strategy should include a commitment to retain the Green Belt in its entirety.

Changes Sought

The plan should be withdrawn and a spatial strategy for Oxfordshire established which can address the issues addressed in this review in a co-ordinated and consistent way. Through such a strategy the Oxfordshire authorities should continue with their previous approach of actively encouraging further employment and housing growth away from Oxford. Oxford City Council and Cherwell in particular should co-operate more effectively and as part of this Oxford should (a) discourage further employment generating development in the city unless it is absolutely essential and (b) use some of the land it has currently allocated for employment, together with other previously developed land, for well planned high density housing.

Reasons for Participation

OGBN was established in 1997 to help to protect the Oxford GB and to support those wishing to resist proposals for inappropriate development within it. It comments regularly on planning applications in the GB and in planning policy consultations, particularly on matters affecting the GB. OGBN has made representations on all stages of the Cherwell Local Plan Part 1 and participated in the Public Examination in December 2014. We have also commented on earlier stages of this Partial Review.
The membership of OGBN includes many of the Parish Councils whose areas include GB land. The OGBN fully supports the aims of GBs as set out in the NPPF and earlier planning guidance and in particular it strongly endorses the fundamental principle that GB is a permanent designation. We consider that our participation in the examination is necessary and justified because of our longstanding interest and understanding of the Oxford GB.

PR-C-0682 | 08/10/2017 | Tara J | Prayag | | | | N |

1676

Comments

On page 38 you talk about a sound infrastructure, high quality of life, protecting the environment and yet if you progress through this document:• You ignore current increases in traffic on the Gosford Link road contributing to a pollution level in that area• Despite increased traffic from Bicester there is no increase in public transport (in fact it has reduced as council investment in public transport has reduced)• You are planning on laying waste to the environment by building on greenbelt. You repeat the same requirement for affordable housing elsewhere in the document but this is evidently not supported in what is actually being built and sold. Oxford Transport Strategy – really? Quotes websites concerning Westgate shoppers and traffic problems. Perhaps you can see why I don't believe you when your own Council members can't back up these plans. Therefore I dispute that this is a concrete plan and once you have permission for your building you will ignore this side of the promise or make residents wait countless years in misery until the infrastructure becomes a priority.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Section 3

PR-C-0682 | 08/10/2017 | Tara J | Prayag | | | | N |

1674

Comments

You talk about 'affordable housing' yet on page 43 you then talk about the Barton Development which has been ridiculed by the local press for not being affordable. You say one thing but then demonstrate the complete opposite. Indeed in those houses that were put aside for social housing the tenancy agreements were changed to suit the council!At no point do you define what affordable housing is especially in relation to key workers and standard key worker salaries. It is also noted that affordable housing is substantially smaller, compacted together, with little or no garden space an of a poorer quality. I would ask that you lay out clearly your plans for affordable housing. If Oxford has a 'pressing need for affordable housing' (in relation to your assertions of 'high quality life', protecting the environment') please explain the policy on current new developments e.g. Barton.

Changes Sought

Reasons for Participation

PR-C-0695 | 07/10/2017 | Prof Roger | Davies | | | | | |

1717

Comments

Underlying assumptions and strategy - Objection: the plan is predicated on provision of 4400 houses being needed. This assumption has recently been challenged and is likely to be revised downward significantly.

Changes Sought

Reasons for Participation

PR-C-0832 | 10/10/2017 | David | Flavin | Oxfordshire County Council | | | | |

5487

Comments

Proposed changes suggested.

Changes Sought

On page 49 para 3.57, the Oxford Transport Strategy is quoted. Reference should also be made to the Active & Healthy Travel Strategy (AHTS) and the new Oxfordshire Cycling and Walking Design Guides.

Reasons for Participation

PR-C-1408 | 10/10/2017 | Andy | Pearce | Barton Willmore on behalf of A 2 Dominion Housing Group Ltd | N | N | N | Y

5502

Comments

Paragraph 3.1916 of the Partial Review identifies Bicester and Banbury as the two main towns in the adopted settlement hierarchy where growth should be focused. Kidlington is recognised as a third 'urban centre' and a 'large village'. Growth should be focused at Bicester and Banbury in accordance with the Council's settlement hierarchy and spatial strategy. 2.27 To the south of the District, north of Oxford City, is designated Green Belt. Beyond
the Green Belt, within the southern half of the District is Bicester. The Local Plan Review should address the need to provide housing in locations which are both sustainable and meet the needs of Oxford City Council. This does not
necessarily mean sites in closest proximity to Oxford City (the current approach proposed). Bicester has good transport connections to Oxford City via the A31 and A34. Its connectivity with Oxford was boosted by the opening of Phase 1 of the western section of the East West Rail (also referred to as the Varsity Line). This linked Oxford, Bicester and London Marylebone. The future phases of the East West Rail will improve connectivity further, linking Bicester to Bedford. Bicester is also experiencing significant road infrastructure improvements, including increased capacity at the Howes Lane/ Bucknell Road junction and realigning of Howes Lane/ Lords Lane, a potential new south east perimeter road through the strategic development site at Graven Hill, connecting the A41 which leads to the M40, and a new road through the South East Bicester development. Land at NW Bicester forms the principle strategic housing allocation for Bicester (Policy Bicester 1). The site benefits from its close proximity and good accessibility to Bicester Town, via sustainable mode of transport (bus, pedestrian and cycle links) and vehicular access. The Site further benefits from its close proximity to the M40 and as noted above, the major strategic link road (Application 3: reference
14/01968/F dated February 2016) will improve site connectivity further. As identified in the Oxfordshire LEP Strategic Economic Plan: Driving Economic Growth Through Innovation (Parts 1 and 2) (Oxfordshire Strategic Economic Plan) (March 2014) Bicester, Oxford and Science Vale Oxford are recognised as key spatial gateways for growth potential in population, employment and housing. Bicester is also seen as "significant anchor" of the knowledge spine and becoming an increasingly significant location in the Oxford-Cambridge Arc, where new opportunities are arising from for an increase in science and technology based businesses and exploiting innovations and spin-outs from academic research. As stated in the Oxford to Cambridge Expressway Strategic Study Stage 3 Report (November 2016), the Oxford to Cambridge Expressway is a strategic road network which would create a high-quality east-west link between Oxford and Cambridge, via Bedford and Milton Keynes. It is recognised as one of the most significant growth
corridors in the country and could unlock strategic growth including the Knowledge Spine (Science Vale to Bicester). The Expressway is estimated to be delivered post 2030. Bicester will also benefit from the new junction from M40 to access the new Garden Town at Bicester, estimated to be delivered post 203019 and the upgrade of the A4421 at Bicester into a dual carriageway estimated to be delivered between 2020 and 2025. Paragraph 3.7221 of the Partial Review confirms that there are a series of core route options for the Oxford to Cambridge Expressway will all options improving connectivity along the A34 key strategic route. In terms of economic links, the Oxfordshire Strategic Economic Plan focuses on a corridor to Bicester – the Oxfordshire 'knowledge spine'. Bicester's growing influence
and accessibility on the 'Oxfordshire knowledge-spine' and the 'Oxford Cambridge Arc', and the presence of Oxford and Bicester village, means that there are a number of shared economic influences between the settlements. Due to its strong connections with Oxford City, we consider Bicester would be a logical location in which to bring forward new homes to meet the unmet need of Oxford City. In short, the approach to meeting the unmet need from Oxford City should be consistent and responsive to these wider strategic initiatives.

Changes Sought

Reasons for Participation

Our objections in part relate to the proposed growth strategy to address Oxford City's unmet need, which we consider to be unsustainable and inconsistent with national policy. This is contrary to the adopted Growth Strategy set out in the Cherwell Local Plan 2011-2031 (Part 1), which focuses new development at key settlements, as identified in Cherwell's settlement hierarchy. The Council has not discharged its duty to demonstrate exceptional circumstances to release the identified sites from the Green Belt, pursuant to paragraph 82 of the National Planning Policy Framework. Further, there is insufficient evidence to suggest that opportunities to increase capacity at existing allocated housing sites have been robustly tested. Finally, there should be a single housing requirement for the Cherwell Local Plan. There is no justification for a separate figure to be applied to meet Oxford City's unmet need, as is currently proposed.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Section 3

PR-C-1519 | 09/10/2017 | Peter | Frampton | Framptons on behalf of db symmetry | Y | Y | N | Y

4776

Comments

The following submissions are made on behalf of db symmetry. Submissions made to the Local Plan (Part 1) Partial Review Options Consultation on behalf of db symmetry (dated January 2017) also attached to the representation. The thrust of the Part 1 Partial Review is directed to accommodate some of the displaced housing need from Oxford. The inability of Oxford to accommodate its spatial planning needs is not just confined to housing - the limitations of suitable land also means that land to meet economic development needs also has to be addressed by the surrounding Districts. It is in this context that the following submissions are made. Detailed reference is made to The National Planning Policy Framework. It is submitted that the Part 1 Review prolongs the failure of the Council to recognise that the logistics sector is expanding – with draft policy wording supported during the Local Plan Examination in December 2014 recognising the potential need for release of additional land in response to market signals for very large scale logistics buildings which could not suitably be accommodated on existing allocated sites; and that there is a paucity of land supply for large scale logistics operations, which frustrates investment, jobs, and the needs of existing manufacturers. Efficient logistics is now embedded within the manufacturing supply chain. The Partial Review, like the Core Strategy, again fails to address the spatial needs to the large scale logistics sector serving the manufacturing base of Oxford and the employment needs of Cherwell. It also fails to recognise that 'the logistics industry plays an important economic role both in its own right and in supporting other sectors to function through movement of goods and components' (The British Property Federation Delivering the Goods 2015). It is submitted that this Partial Review should have made provision for the spatial needs of large scale logistics operators – to be located at key junctions on the strategic highway network, so as to efficiently serve the needs of manufacturing within the Oxford area, ('just in time'), and to meet the needs of the hinterland population for electronic purchasing of goods. Logistics sites of regional distribution centre scale should be located so as to support this vital sector of the economy. As presently drafted, the Local Plan has no flexibility to meet the expanding needs of this business sector (Framework 21) and has failed to provide a rapid response to the changes in economic circumstances brought about by modern large scale logistics operations. Although such operations are large scale in the occupation of space, the net additional impact from employment can be accommodated within the economic growth assumptions of the SMA. 1.16 Such an allocation would support the economic growth within Oxford, and the growth agenda for Cherwell District, whose Local Plan purports to 'support the logistics sector, recognising the jobs it provides and the good transport links that attract this sector'. Cherwell District therefore urgently needs to address this through a future Review/Partial Review of the Local Plan to ensure that the full potential of the M40 corridor to the logistics sector is exploited to deliver maximum benefits to Cherwell and the wider Oxford sub-region.

Changes Sought

Reasons for Participation

If the Examining Inspector is prepared to consider the relationship of housing growth with employment needs, then attendance on behalf of db symmetry would be welcomed as db symmetry is one of the largest investors in commercial development within Cherwell District Council.

Proposed Submission Plan - Section 4

PR-C-0237 | 15/09/2017 | Karen | East | TMP Planning Ltd on behalf of Gosford and Water Eaton Parish Council | | | N | Y

808

Comments

The Parish Council considers that the draft vision gives insufficient consideration to the impact of the proposals on existing communities and the environment. Whilst it sets out a vision for the new development proposed it does not refer to addressing the impacts of The Parish Council considers that the draft vision gives insufficient consideration to the impact of the proposals on existing communities and the environment. Whilst it sets out a vision for the new development proposed it does not refer to addressing the impacts of such development on existing residents and communities. To achieve balanced communities, the needs of the existing villages, and their villagers, need to be taken into account. In our community, local services (schools, transport, parking, medical centres) are already under strain, and cannot just deliver extra capacity for more inhabitants. A primary school already has to be extended, the lack of parking continually increases, and, at peak times, the Kidlington roundabout is very congested with commuter traffic. Travelling into and out of Oxford from our community is already very difficult due to congestion – this is noticeably worse with the new housing that has been developed in other parts of the District (e.g. Bicester) in recent years. An additional 4400 houses in Cherwell (1410 of which are in the Parish) together with further growth at Banbury, Bicester and Upper Heyford will put further pressure on the transport network through our Parish and exacerbate the problem. Additional land will be required, in some cases, to provide additional transport infrastructure whether this is road improvements, bus lane or cycleways. This will result in further development and urbanisation within the Parish and the destruction of further greenbelt/green spaces. There are already recognised air pollution problems due to traffic (as evidenced by the Air Quality Management Areas declared for the whole of Oxford and on Bicester Road). These problems will be made worse by the proposed development within and surrounding the Parish. It is difficult to see how new development on the scale proposed can "enhance and conserve the natural environment" when significant areas of countryside which is Green Belt will be lost to development. The plan as proposed allocates 3 significant sites for housing and removes 2 others from the Green Belt. This represents 12% of the Green Belt within the Parish and will significantly erode the gap between Gosford and Water Eaton, Kidlington and Oxford. In addition, the golf course, a valued historic leisure facility would also be lost. Without fully addressing the impact on local communities the Plan would not be consistent with sustainable development and the National Planning Policy Framework.

Changes Sought

The draft vision should recognise that meeting Oxford's needs must take account of the impact on the environment and local communities including: Safeguarding the countryside from encroachment; Loss of access to the open countryside for the urban population; Removing an established historic leisure facility . e.g. closing the North Oxford Golf course and building houses upon that land; Removing valuable agricultural land; and Adding to the parking problems and travel congestion, rather than providing sustainable travel opportunities for the existing and new villagers.

Reasons for Participation

The Parish Council would wish to take part in order to explain the potential impact of the proposed development on local communities and why this should be better reflected in the draft vision.

PR-C-0305 | 25/09/2017 | Martin | Small | Historic England | Y | Y | Y

912

Comments

Historic England welcomes the inclusion of "historic environment" in Strategic Objective 15 as part of the positive strategy for conserving and enjoying, and clear strategy for enhancing, the historic environment as required by the National Planning Policy Framework.

Changes Sought

Reasons for Participation

PR-C-0438 | 07/10/2017 | Jim | Briden | | | | N

1107

Comments

Objects to Strategic Objective SO17 as it is unsound and unjustified because the economic growth projection and the Oxfordshire Strategic Marketing Assessment 2014 are themselves obsolete, unsound and unjustified.

Changes Sought

Reasons for Participation

PR-C-0438 | 07/10/2017 | Jim | Briden | | | | N

1108

Comments

Objects to Strategic Objective SO18 because there is no mechanism to ensure affordability or that the new accommodation will not overwhelmingly be taken by incomers. This applies to all of proposals PR6-10.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Section 4

PR-C-0438 07/10/2017 Jim Briden N

1110

Comments

Object to the claim that the proposals contribute to Strategic Objective SO19 because the infrastructure proposals are merely unjustified and unposted ideas.

Changes Sought

Reasons for Participation

PR-C-0465 08/10/2017 Colin & Sarah Fletcher

1140

Comments

Oxford's Unmet Housing Need is Unproven: The Oxford City's total housing need is grossly overstated as it is based on the flawed Strategic Housing Market Assessment. The Oxford Times also mentioned that there are over 1,800 homes sitting empty in Oxfordshire, which could be used to meet some of this need. Oxford should prioritise solving its own housing crisis ahead of speculative industrial developments to create more employment. It would also be better to build the houses nearer to places of employment rather than creating satellite settlements and produce more congestion with people having to commute.

Changes Sought

Reasons for Participation

PR-C-0515 06/10/2017 Jeffrey Wright Begbroke Parish Council N Y

1261

Comments

From Atkins report: Morning arrivals at the Peartree, Oxford Parkway, Redbridge and Seacourt P&R sites contribute, in particular, to traffic using the three A34 interchanges to the west of the city. Removing this demand through capturing those users further from the city would have an immediate positive impact on the operation of the A34 and other roads it intersects as vehicles using the sites would no longer need to cross it. The Oxford Transport Strategy acknowledges that future housing and employment growth within Oxfordshire is set to further exacerbate congestion on the A34, the outer Ring Road and other corridors that feed into the city, unless traffic can be captured before it reaches them.- a 7.5 ton weight limit is proposed for Burford - one of the proposed diversions is the A44 from Pear tree - yet more heavy traffic through our village.- The Infirm and shoppers will not be cycling.- There is one Tuesday inter-village bus in Begbroke. Catching a bus in the utopian scene that appears to be set by planners is not realistic for many people.- People will travel to shop – increasing the burden on the roads.- Further expansion at Eynsham, Long Hanborough and Woodstock will impact further on traffic problems.

Changes Sought

Reasons for Participation

Please review our PowerPoint presentation for the comments of Begbroke parish council. This is necessary as we believe Cherwell Executive will ignore any representations as they have already made their mind up. We believe that The Planning Inspectorate will take more notice of what we have to say.

Page 1926

PR-C-0515 06/10/2017 Jeffrey Wright Begbroke Parish Council N Y

1262

Comments

The Need for Inner and Outer Sites As outlined, Atkins' view from the results of the modelling from this commission is that there is unlikely to be sufficient demand based on the model outputs to justify operating a two-tier system of sites (whereby Peartree, Seacourt and Redbridge are retained) in the longer term. It should be noted that the modelling data is focussed on an average weekday and is conservative to ensure compliance with government guidance for modelling and appraisal. Begbroke comment: This would release additional housing sites in the city. Gives detailed list of Catchment of proposed Park & Rides and the A44 Park and Rides: A detailed list given illustrates that people travel from many settlements outside Oxford.- Development of housing options C-I discounted by the above policy is unfounded as people are prepared to travel. Perhaps improved public transport services to these locations would be a better alternative to destruction of green belt?- The catchment area suggest that the Areas of Search considered (Page 9 summary booklet) could have included more areas.Workplace levy- OCC estimates that there are currently of the order of 6,000 private non-residential spaces in the city centre and hence the introduction of the Workplace Parking Levy may theoretically lead to a potential reduction of approximately 600 spaces if the 10% assumption is applied. Based on a broad assumption that those who are no longer able to park at their workplace may instead opt to move onto P&R, car sharing, or other parking areas in the city or other modes of transport (a three-way split), Atkins has estimated the impact that the Workplace Parking Levy introduction could have on demand for P&R in the city. Park and Ride A44 7 Site 7 (Kidlington Airport) – southeast of the A44 / A4095 Junction - Est. Cost £12.5 million.- Various options at or close to roundabout- S3 only able to capture A44 corridor catchment with Kidlington area assumed to be captured by existing bus services, but could offer airport parking. (from Atkins report although this has changed with 500/S7 buses.)

Changes Sought

Reasons for Participation

Please review our PowerPoint presentation for the comments of Begbroke parish council. This is necessary as we believe Cherwell Executive will ignore any representations as they have already made their mind up. We believe that The Planning Inspectorate will take more notice of what we have to say.

PR-C-0515 06/10/2017 Jeffrey Wright Begbroke Parish Council N Y

1263

Comments

Detailed references are made to Oxford University Planning Applications. This includes extracts from committee reports and detailed conditions. Issues about non-compliance with some conditions raised. Comments made by the CPRE to these applications is quoted in detail. It was not a permission to justify huge developments.

Changes Sought

Reasons for Participation

Please review our PowerPoint presentation for the comments of Begbroke parish council. This is necessary as we believe Cherwell Executive will ignore any representations as they have already made their mind up. We believe that The Planning Inspectorate will take more notice of what we have to say.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Section 4

PR-C-0515 06/10/2017 Jeffrey Wright Begbroke Parish Council N Y

1247

Comments

Refers to Page 6 of summary booklet."The evidence we have gathered and the consultation feedback we have received, have shaped our proposed vision for meeting Oxford's unmet housing needs. The vision responds to the specific needs and growth of Oxford, the relationship between housing and employment, and the importance of building sustainable communities that are well related to Oxford and respect the Cherwell context" 1. Is it vested interests that have shaped this vision? 2. Around 1300 responses sent to previous consultation - were mostly against the plans and ignored by CDC Executive. 3. Cherwell has simply rolled over and accepted Oxford's request with NO opposition whatsoever. 4. We are not confident, that Cherwell will take any notice of opposition views.The proposals are not justified 5. Layla Moran MP has recently made a public call to Cherwell District Council to stop the consultation immediately in light of the new government figures projecting future housing need for England. 6. Under these new calculations, which are due to be applied from 31 March 2018, the number of houses Oxford claims it needs, falls by over 40% (along with Cherwell's need falling by 33%).7. It was reported that Councillor Wood told a representative from Begbroke Yarnton Green Belt Campaign to "lawyer up". This is a village with around 658 electors and very limited financial resources to fight this battle.Withdraw the proposals NOW

Changes Sought

Withdraw the proposals.

Reasons for Participation

Please review our PowerPoint presentation for the comments of Begbroke parish council. This is necessary as we believe Cherwell Executive will ignore any representations as they have already made their mind up. We believe that The Planning Inspectorate will take more notice of what we have to say.

PR-C-0526 06/10/2017 Sarah Hamilton-Foyn Pegasus Group On behalf of the Dorchester Group Y Y N Y

1281

Comments

This is supported. The vision responds to the specific needs & growth of Oxford, the relationship between housing & employment & the importance of building sustainable communities that are well related to Oxford. The Strategic Objectives in meeting Oxford's unmet housing needs are supported. However, we do have some detailed points as follows: The draft vision to meet Oxford's unmet housing needs in Cherwell seeks to provide for new balanced & sustainable communities. However, it is unclear what is meant by 'balanced" communities'. This is often used to refer to a balance between jobs & workers, but that would not be appropriate in this instance. The reason the housing is required is largely to meet the economic needs of Oxford City. Therefore, in supporting these needs, housing needs to be located to reduce commuting & consequently in the most sustainable locations to meet Oxford's unmet needs. Any additional economic development within Cherwell District would compete directly with the economic needs of Oxford City and undermine this objective. Strategic Objective SO17 sets out the commitment to meet Oxford City's unmet needs so that it supports the economic growth which underpins the SHMA and the local economies of Oxford and Cherwell. It is unclear whether the objective is seeking to deliver the identified unmet needs of Oxford City (4,400 homes); or the economic growth identified in the SHMA; or the OAN identified in the SHMA or sufficient housing to support the economies of Oxford and Cherwell. Each of these objectives are distinct & would necessitate a different policy response in the Local Plan Part 1 Partial Review. This would benefit from clarification.

Changes Sought

Dorchester Group whilst not directly seeking changes to the Partial Review consider that this is a challenging strategy and much rests on the deliverability of the locations identified to meet the unmet needs of Oxford. If needs fail to be met then land at Upper Heyford could play a significant role. Area of Search F provides a sustainable option to meet the unmet needs of Oxford City as it is well-related to Oxford by way of a rail connection. Area of Search F also provides the most sustainable, deliverable option to meet the needs of Cherwell in the longer-term.

Reasons for Participation

Dorchester Group is concerned that the unmet needs assigned to Cherwell district are met in the most appropriate and effective locations and that the proposed locations delivery within the timescale.

Page 1927

PR-C-0567 09/10/2017 Dr Ian Scargill Oxford Green Belt Network N N Y

1434

Comments

OGBN disagrees with the justification and fundamental basis for this plan. It is founded on the assumption of a step change to historic levels of growth in Oxfordshire, amounting to more than doubling of growth in population, housing and employment. Because of this the plan suggests that the long established strategy of diverting growth away from the city of Oxford towards the country towns is no longer feasible. OGBN disagrees with this because the proposed levels of growth are unrealistic, unproven and therefore unjustified. We consider that the arguments for a strategy to divert growth away from Oxford remain as strong as ever. An essential part of that strategy is the GB, which Cherwell Council supports. However in order for the strategy to work, the GB has to be retained in its entirety. It is not a collection of land parcels that can be picked off one by one. It is inconsistent of Cherwell to support the GB and yet to seek to build on it. It is not possible for Cherwell to satisfactorily produce this review in isolation. Oxford is surrounded by four other authorities and planning needs to be coordinated strategically between all five councils. Infrastructure needs have to be planned across boundaries and certainly cannot be confined to the limited areas covered in this review. The Growth Board has not been an effective mechanism for strategic co-ordination and its analyses of spatial options to date have been simplistic. The Councils – while claiming to be cooperating – have largely acted according to their own agendas. Oxford City Council in particular has sought to promote economic growth within the city, by protecting employment sites, without any regard of the consequences of this for the surrounding Districts such as Cherwell. It appears to be part of its own strategy to expand beyond its borders into the GB, again ignoring the purpose of the GB to protect the character of the historic city. This review cannot be effective without a well founded spatial strategy for the county. We also argue that this strategy should include a commitment to retain the Green Belt in its entirety.

Changes Sought

The plan should be withdrawn and a spatial strategy for Oxfordshire established which can address the issues addressed in this review in a co-ordinated and consistent way. Through such a strategy the Oxfordshire authorities should continue with their previous approach of actively encouraging further employment and housing growth away from Oxford. Oxford City Council and Cherwell in particular should co-operate more effectively and as part of this Oxford should (a) discourage further employment generating development in the city unless it is absolutely essential and (b) use some of the land it has currently allocated for employment, together with other previously developed land, for well planned high density housing.

Reasons for Participation

OGBN was established in 1997 to help to protect the Oxford GB and to support those wishing to resist proposals for inappropriate development within it. It comments regularly on planning applications in the GB and in planning policy consultations, particularly on matters affecting the GB. OGBN has made representations on all stages of the Cherwell Local Plan Part 1 and participated in the Public Examination in December 2014. We have also commented on earlier stages of this Partial Review.
The membership of OGBN includes many of the Parish Councils whose areas include GB land. The OGBN fully supports the aims of GBs as set out in the NPPF and earlier planning guidance and in particular it strongly endorses the fundamental principle that GB is a permanent designation. We consider that our participation in the examination is necessary and justified because of our longstanding interest and understanding of the Oxford GB.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Section 4

PR-C-0567 09/10/2017 Dr Ian Scargill Oxford Green Belt Network N N Y

1435

Comments

See reasons for participation

Changes Sought

Reasons for Participation

OGBN was established in 1997 to help to protect the Oxford GB and to support those wishing to resist proposals for inappropriate development within it. It comments regularly on planning applications in the GB and in planning policy consultations, particularly on matters affecting the GB. OGBN has made representations on all stages of the Cherwell Local Plan Part 1 and participated in the Public Examination in December 2014. We have also commented on earlier stages of this Partial Review.
The membership of OGBN includes many of the Parish Councils whose areas include GB land. The OGBN fully supports the aims of GBs as set out in the NPPF and earlier planning guidance and in particular it strongly endorses the fundamental principle that GB is a permanent designation.
We consider that our participation in the examination is necessary and justified because of our longstanding interest and understanding of the Oxford GB.

PR-C-0580 03/10/2017 Lorna Bennett

1463

Comments

Writes with a heavy heart regarding the proposed 4,400 new houses to be built in and around Yarnton and Begbroke due to Oxford City's unmet housing need and is saddened greatly that you think building on green belt land is acceptable. Does not believe it has been proven that the number of so called houses required has been grossly over estimated. Also believes that this estimate was taking into account (before?) any new businesses which are to locate to Oxford or indeed to be built. These have not yet happened and so how do you estimate the housing needs? It is pure conjecture which is overly estimated. Oxford City must have plenty of sites that can cater for their housing requirements, or at least a vast majority of it, such as brown belt land, derelict sites and the like. Would also assume that there are properties currently vacant/derelict and have been for some time that could also be used, either in their own ownership or use compulsory purchase orders. They also have better road links and infrastructure to cater for the extra traffic involved or the use of public transport which is also far superior to that we have in this area.

Changes Sought

Reasons for Participation

PR-C-0658 09/10/2017 Giles Hughes West Oxfordshire District Council Y Y Y Y

1620

Comments

Support for Cherwell District Council's positive steps in taking forward a Local Plan review to help address Oxford City's unmet housing need. The Strategic Objective rightly recognise the need for Cherwell to work in partnership with other authorities in delivering Oxford's unmet housing needs. They also rightly recognise the need for transport improvements.

Changes Sought

No changes to the Strategic Objectives.

Reasons for Participation

To address cross-boundary issues with West Oxfordshire

PR-C-0658 09/10/2017 Giles Hughes West Oxfordshire District Council Y Y Y Y

1619

Comments

Support for Cherwell District Council's positive steps in taking forward a Local Plan review to help address Oxford City's unmet housing need. It is important to consider the relationship of sites with Oxford and consider how well they contribute to helping meet Oxford's needs. The Vision is an appropriate vision in principle and sets out a range of important factors.

Changes Sought

No changes to the Vision.

Reasons for Participation

To address cross-boundary issues with West Oxfordshire

PR-C-0682 08/10/2017 Tara J Prayag N

1677

Comments

Your Strategic Objectives SO16 – SO19 are in direct contradiction to your plans set out in 2015. You will be back tracking on every single one of those strategic commitments. Quotes a website in the letter concerning affordable housing and the huge price tag which soars above the city average and would ask if you are actually having a laugh? Your proposals suggest ridiculous ideas like moving an established golf course somewhere else (and if that is possible then you should go back to Oxford City Council to discuss what they can do in a similar vein – why is this possible in Gosford & Water Eaton and not in Oxford City)?Your plans in this area will require building on Green Belt. How dare you think this is a viable option. Green Belt is not a 'reserved for planning' notice that can be used up when you feel ready for some new builds. This is not an exceptional need. You haven't even proven you need this many houses. The plans need to be revised to avoid building on any green belt land what so ever. In relation to SO19 refers to news article to indicate how unprepared Oxford City is for the launch of Westgate Centre. You have not addressed the impact on local communities and the Plan would not be consistent with sustainable development and the National Planning Policy Framework. The draft vision should recognise that meeting Oxford's needs must take account of the impact on the environment and local communities including: • Safeguarding the countryside from encroachment;• Loss of access to the open countryside for the urban population;• Removing an established historic leisure facility . E.g. closing the North Oxford Golf course andbuilding houses upon that land;• Loss of 12% of the Green Belt within the narrowest gap between Gosford and Water Eaton,Kidlington and Oxford.• Removing around 110Ha of valuable agricultural land; and• Adding to the parking problems and travel congestion, rather than providing sustainable travelopportunities for the existing and new villagers.

Changes Sought

Reasons for Participation

PR-C-0695 07/10/2017 Prof Roger Davies

1717

Comments

Underlying assumptions and strategy - Objection: the plan is predicated on provision of 4400 houses being needed. This assumption has recently been challenged and is likely to be revised downward significantly.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Section 4

PR-C-0775 10/10/2017 Jon Alsop Savills on behalf of Christ Church, Exeter & Merton Colleges and Oxford University Y

1962

Comments

Support. The consortium broadly supports the vision and objectives of the Partial Review, and in particular the strategic objectives that indicate:• the commitment to joint working with the City and County Council to achieve the best possible outcomes;• the support for the projected economic growth that underpins the 2014 SHMA;• the intention to provide housing that meets the needs of Oxford both in its scale and range in terms of tenure, type and affordability; and• meeting the need in a way that complements the Local Transport Plan, specifically improving the availability of sustainable transport options.

Changes Sought

Reasons for Participation

On behalf of the consortium, given the significance of their land interests, would wish to participate in the oral examination.

PR-C-0775 10/10/2017 Jon Alsop Savills on behalf of Christ Church, Exeter & Merton Colleges and Oxford University Y

1961

Comments

Support with amendments. The consortium supports the vision for meeting Oxford's unmet housing need in Cherwell and particularly notes the support that it is intended to give to the city's world-class economy, universities and its local employment base. To be truly sustainable, proposals should contribute to the 3 roles of sustainability as identified by the NPPF, paragraph 7; social, environmental and economic.

Changes Sought

The consortium proposes some additions to the objectives for new development (see underlined additions below), so that it;
ii) is well connected to Oxford and nearby communities;
iii) is of exemplar design which responds distinctively and sensitively to existing local communities as well as the built, historic and environmental context;
iv) is supported by necessary infrastructure, including green and social infrastructure;
vi) contributes to improving health and well being and to the success of the economy;

Reasons for Participation

On behalf of the consortium, given the significance of their land interests, would wish to participate in the oral examination.

PR-C-0787 10/10/2017 John L Broad CPRE Cherwell South District N

2012

Comments

Disagree with the objectives SO16 and SO17 for the reasons previously stated under our objections to the Vision. Objective SO18 is unlikely to achieve the 'affordable' homes at the densities on the housing estates suggested. The developers will want to build four and five bedroom houses to maximise their profit, taking unnecessary hectares of land in the process. By increasing the density of the proposed housing it is quite practical to reduce the proposed land take in the GB considerably. In fact, if Oxford City used higher densities of their housing, there is not an unmet need at all! Objective SO19 we object to as this presumes the plan is required in spite of a more sensible approach to the issues as described under out objections to the Vision. The County Transport 'Plan' is nothing more than a list of issues and would have to change to take these proposed district developments into account, assuming they are approved through an EiP. The area from Kidlington, Begbroke and Yarnton through Pear Tree roundabout, Woodstock Road roundabout and Banbury Road Roundabouts is already beyond full capacity and with no land available to either increase the size of the roads or add new roads the proposal would bring this area of Oxfordshire to a standstill. The rail system is also at capacity and we submit there is no availability to add any new stations on this major line. Suggesting that the A44 could have one lane closed for a bus lane would create major traffic issues along its whole length to and beyond Woodstock.

Changes Sought

Reasons for Participation

Page 1926

PR-C-0787 10/10/2017 John L Broad CPRE Cherwell South District N

2011

Comments

Do not support the vision. The first line suggests the plan ".. meets Oxford's agreed, identified housing needs ..". How can Cherwell agree to an unidentified Oxford housing need until that 'housing need' is proved by an EiP for the Oxford Plan? Whilst you might agree with the SHMA for Oxford, you have not taken into account or apparently argued with Oxford City Council about their plans to locate their apparent housing need locations. The whole premise from Oxford City is to "ring fence" areas of their land that is available for development to even more employment. Meaning that the desperate need for housing within the City boundary would not be met. This failure would entail those who currently work in the City but cannot find suitable housing to take up something on one of the massive estates proposed by CDC in the GB. Adding to the already congested transport infrastructure in contradiction with both the CDC and the City's prime aims to promote walking and cycling. Item iv suggests the proposed housing estates in the GB will be "supported by necessary infrastructure" but this is not technically feasible as the area is already heavily congested. Item vi suggests these massive housing estates in the GB would "contribute to improving health and well being" but we submit that adding to the already congested and polluted transport system and destroying part of the GB unnecessarily would be bad for health of these residents who are supposed to work in congested Oxford City. Item vii has to be a cynical comment as destroying the GB is hardly conducive to "conserving and enhancing the natural environment"! The suggestion that a few supposed "wildlife sites" might be incorporated into the massive housing estates is just not practical as "wildlife" is unlikely to inhabit these manicured areas.

Changes Sought

Reasons for Participation

PR-C-0790 10/10/2017 Chris Shaw Bloor Homes Western N Y N Y

5379

Comments

Strategic Objective SO16 - CDC has already committed to helping unmet need from neighbouring authorities. However, without a robust approach to this matter, the plan cannot be found sound. Indeed it was only on the basis of the paragraphs confirming how this unmet need would be addressed within the adopted Local Plan (in particular paragraph B.95) that the Cherwell LPP1 was found sound and the Inspector considered that CDC had appropriately met their duty to cooperate requirements. Strategic Objective SO16 is therefore supported. Strategic Objective SO17 is broadly supported. It is however important to provide an appropriate evidence base to justify the level of Oxford's unmet housing needs. The apportionment of 4,400 can only be treated as a minimum to ensure the soundness of the plan. Strategic Objective SO18 - The apportionment of housing between the Oxfordshire Authorities is likely to need to be increased and therefore the apportionment of 4,400 to CDC can only be treated as a minimum in order to ensure the soundness of the plan. With the ambiguity of appropriately justifying the level of Oxford's unmet need it is not possible to confirm whether the plan and proposed approach are sound or otherwise. Strategic Objective SO19 - The spatial strategy for Cherwell seeks to focus growth within and around Banbury and Bicester. Focussing growth within and adjacent to the key urban areas also supports the delivery of new bus services, allowing new routes to be concentrated along key corridors, maximising the viability of investment in these services. Strategic Objective SO19 is broadly supported.

Changes Sought

Reasons for Participation

It is considered necessary to ensure that the Local Plan Partial Review is legally and procedurally compliant, positively prepared, justified, effective and compliant with national policy.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Section 4

PR-C-0791 10/10/2017 Keiron Ward N Y

2031

Comments

The growth and the level of housing need are much lower than estimated in the SHMA. They rely on assumptions of high growth in jobs in Oxfordshire requiring many people to move into the county. Understands that this is driven by the Local Enterprise Partnership's ambition. The option trying to force an increase in population by 40% in a largely rural county has not been discussed with the electorate. Detailed comments provided on Oxford's unmet housing need and capacity. Cherwell has failed to work with Oxford City Council on strategic employment site planning. It failed to take part in Oxford's Northern Gateway EiP, which is a key driver for the current Local Plan revision choice of sites nearest Oxford. There is no joined up thinking on how many 'knowledge based' or technology/ science parks are needed. Consequently there are proposals for several in close proximity at Langford Lane Kidlington, Begbroke Science Park, the Northern Gateway and near Eynsham. This is massive over-provision since the long well-established
Oxford Science Park, is incomplete and the buildings are under occupied). Strategic Objective SO17. Object to Strategic Objective SO17 "projected economic growth" . These are not evidence based. Object to planning for massive economic growth in an area that has almost full employment. Creating extra jobs will increase housing demand without tackling the local need for more affordable housing – by that I mean affordable to the average worker. The
actual local 'housing need' is shown to be much lower than claimed in the SHMA as shown by the Government consultation "Planning for the right homes in the right places" (September 2017). Such is the overwhelming weight given to economic growth that the plan fails to consider balancing this against social and environmental considerations. Consequently the Plan is not be consistent with achieving sustainable development.

Changes Sought

The plan should be withdrawn. The Oxfordshire authorities should revise economic growth downwards. They should cooperate on a more flexible and coordinated plan for growth that is responsive to actual rather than wild over projections.

Reasons for Participation

Would like to be represented by Kidlington Development Watch at the oral examination in public. For the reasons given in the Kidlington Development Watch representation.

PR-C-0801 10/10/2017 Alison and Simon Street N

5527

Comments

Consider that meeting Oxford's unmet housing need should not supercede the need of Kidlington and Yarnton communities for a better balance between affordable and high market value properties. When considering the connections to Oxford, since the main Banbury Road is already very congested, and likewise the northern ring road roundabouts, any substantial new housing development will exacerbate this already unsatisfactory situation. The proposed developments should include infrastructure that allows optimal access between Kidlington and an expanded Yarnton. It cannot depend only on the existing road network. In addition to reflecting Oxford's diverse needs, Cherwell's priority should be for the needs primarily of its local communities, especially to address the building of affordable housing. House prices in Kidlington are already too high for those starting out on the housing ladder. The review should take into account the Government's recent reassessment of Oxford's housing need which shows reduced numbers. Any breach of the green belt should be kept to a minimum. All brownfield sites within the
ring road should be fully developed before any green field sites are allocated within Cherwell.

Changes Sought

Reasons for Participation

PR-C-0832 10/10/2017 David Flavin Oxfordshire County Council

5023

Comments

OCC agree that the LPPR should provide a vision, set of objectives and a spatial strategy specifically for delivering housing to meet Oxford's unmet needs, in the context of the Plan Part 1 being geared to meeting the needs of Cherwell District, with growth and new infrastructure provision focused on Bicester and Banbury. The Vision for meeting Oxford's unmet needs within Cherwell is supported in that it seeks to provide housing, including affordable housing, where it will be well connected to Oxford's key employment locations and the City centre and will help to deliver the Oxford Transport Strategy. OCC agree that a number of the Key Objectives of the existing Plan Part 1 are relevant to Oxford, especially SO12 which seeks to focus development in sustainable locations and SO13 which seeks to reduce dependency on travel by private car and increase opportunities for travel by public transport, cycling and walking. Additional objectives are also supported, particularly SO16 which refers to joint working on planning and infrastructure delivery and SO19 which is to align the new housing with LTP4 and the Oxford Transport Strategy.
TheCounty Council will continue to work with CDC and the City Council for the necessary infrastructure to support Cherwell's share of Oxford's unmet housing need. The LPPR spatial strategy which focuses development on land in North Oxford, Kidlington and along the A44 corridor is fully supported. These locations have strong economic links to Oxford; offer the opportunity to build on existing public transport and other infrastructure capacity e.g. education and help fund the delivery of planned transport investment in Rapid Transit corridors, remote Park & Ride, and cycling and walking improvements set out in the County's Local Transport Plan and as part of the Oxford Transport Strategy. A number of these locations were identified as potential strategic spatial options for Oxford's unmet needs and assessed through the Growth Board post SHMA strategic work programme, the outcome of which underpins the Growth Board apportionment of unmet need.

Changes Sought

Reasons for Participation

PR-C-0834 10/10/2017 Linda Ward N N N Y

5681

Comments

The growth and the level of housing need are much lower than estimated in the SHMA. They rely on assumptions of high growth in jobs in Oxfordshire requiring many people to move into the county. Understands that this is driven by the Local Enterprise Partnership's ambition. The option trying to force an increase in population by 40% in a largely rural county has not been discussed with the electorate. Detailed comments provided on Oxford's unmet housing need and capacity. Cherwell has failed to work with Oxford City Council on strategic employment site planning. It failed to take part in Oxford's Northern Gateway EiP, which is a key driver for the current Local Plan revision choice of sites nearest Oxford. There is no joined up thinking on how many 'knowledge based' or technology/ science parks are needed. Consequently there are proposals for several in close proximity at Langford Lane Kidlington, Begbroke Science Park, the Northern Gateway and near Eynsham. This is massive over-provision since the long well-established
Oxford Science Park, is incomplete and the buildings are under occupied). Strategic Objective SO17. Object to Strategic Objective SO17 "projected economic growth" . These are not evidence based. Object to planning for massive economic growth in an area that has almost full employment. Creating extra jobs will increase housing demand without tackling the local need for more affordable housing – by that I mean affordable to the average worker. The
actual local 'housing need' is shown to be much lower than claimed in the SHMA as shown by the Government consultation "Planning for the right homes in the right places" (September 2017). Such is the overwhelming weight given to economic growth that the plan fails to consider balancing this against social and environmental considerations. Consequently the Plan is not be consistent with achieving sustainable development.

Changes Sought

The plan should be withdrawn. The Oxfordshire authorities should revise economic growth downwards. They should cooperate on a more flexible and coordinated plan for growth that is responsive to actual rather than wild over projections.

Reasons for Participation

Would like to be represented by Kidlington Development Watch at the oral examination in public. For the reasons given in the Kidlington Development Watch representation.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Section 4

PR-C-0842 10/10/2017 Duncan Chadwick David Lock Associates on behalf of University of Oxford, Merton College and a private landowner Y Y Y Y

5019

Comments

The Tripartite welcomes and supports the Council's Strategic Objectives (SO) and spatial planning development approach to meeting Oxford's Unmet Housing Needs as set out in SO16, SO17, SO18 and SO19 on page 60 of the Proposed Submission Plan. The University has engaged with the Council, Oxford City Council, Oxfordshire County Council and other authorities on the Oxfordshire Growth Board, including in discussions with the National Infrastructure Commission, DCLG, OxLEP and others, which have all been aimed at helping to address Oxford's unmet housing needs. Detailed examples of engagement provided.

Changes Sought

Reasons for Participation

The land owned and controlled by the Tripartite comprises some 86% of the largest draft allocation within the Plan and as such, occupies a unique and vitally important role in meeting Oxford's Unmet Housing Needs. As such, the Tripartite consider it is essential that it is present [and/or represented] and participates at the Examination in order to assist the Inspector by responding to any queries that may arise and supporting the assessment of the soundness of the Plan.

PR-C-1388 10/10/2017 David Abbott Highways England

4492

Comments

We welcome the wider Local Plan objectives which focus on locating development in sustainable locations in the District and in close proximity to facilities and services, including public transport options.
We welcome the commitment to a collaborative approach between the county and district councils in facilitating improvements for sustainable transport to access Oxford. We also wish to continue to be part of this collaborative approach, to ensure that the impact of development upon the SRN is identified and the need for potential enhancements to the SRN is determined.

Changes Sought

Reasons for Participation

PR-C-1396 09/10/2017 Paul Walker Oxford Bus Company Y

4502

Comments

SUPPORT the policy. Keen to focus the quantum of development along existing transport corridors where possible or wheredevelopment is concentrated where volumes can justify the provision of a bus service. Having higher concentrations in a place that already has established public transport links will allow this 'network' to grow for the benefit of all residents. Main desire is to ensure that new developments are serviceable by all transport modes including the bus, and that developments are suitable for buses to access new development which can sustain viable commercial bus operation & reduce reliance on public subsidy once "kick-start" funding for new development ceases. This will make developments overall more sustainable environmentally and economically. The various options for developing sites as well as the need to support rural communities with a limited amount of local housing. However for development to be sustainable, not only in terms of transport but also across other services areas (Schools, Health Provision, Sports & Recreation etc.) it would seem reasonable to locate development on the urban fringe at locations which are more sustainable in terms of delivering services and which are contained within elements of this plan.Support the aims of LTP4 however we do have severe concerns about the aspiration of these plans & how they, in some cases, are very little more than academic idealisms. Question the ability to deliver the infrastructure required against the clear gap between aspiration and funding. Whilst the LTP highlights strategic long term aspirations the mid-term is somewhat bereft in what will be delivered and how. It is essential that developments are phased in such a way that allows for infrastructure to be delivered that enables development to be sustainable. This includes how developments will be connected and initiatives to ensure journey times are reduced and journey time reliability is enhanced. To this end as part of this plan there needs to be clear statement of how the authorities will work together in delivering the required infrastructure and how this will be phased. Equally, with new development it needs to be quite clear how developments in areas, for example, Kidlington will be delivered in a phased manner to ensure that development contributions can be best used to enable new or improved bus links that can become financially viable in their own right.

Changes Sought

Reasons for Participation

PR-C-1401 10/10/2017 Alan Lodwick Alan Lodwick on behalf of Kidlington Development Watch N N Y

5300

Comments

Considers that the growth and the level of housing need are much lower thanestimated for reasons given below (see PR1). They rely on assumptions of highgrowth in jobs in Oxfordshire requiring many people to move into the county. Theseprojections of jobs growth are exaggerated in order to support funding bids from theLocal Enterprise Partnership.2.4 Some growth will of course occur. However much of this can continue to bedirected away from the City as under the 'country towns' approach which hasoperated in the past. Indeed, through true co-operation between the OxfordshireCouncils, such an alternative strategy would will help to protect the city from overdevelopment, would be consistent with the fundamental purpose of the Green Belt,and would be sustainable.2.5 In contrast, the expansion of Oxford is unsustainable. The more Oxford expandsthe more will be the damage to the historic city and the more would be the loss of theGreen Belt which exists to protect it. The Green Belt would gradually disappear.2.6 Oxford City Council has contributed to development pressures by encouragingexcessive provision for employment land in the city to the detriment of meetinghousing need. In doing so we argue that it has failed in its duty to cooperate byignoring the consequences of this for the surrounding Districts. It has also put at riskthe very things that make Oxford an attractive location – such as its historic centre.2.7 We consider that Oxford should substantially reduce the number of sites it hasidentified for employment purposes and should reallocate that land for housing. Itshould also cooperate with surrounding Districts to embark on a strategy toencourage employment growth elsewhere in areas that need and would welcome itboth in Oxfordshire and the country as a whole. By taking these actions its assessedunmet housing needs (grossly overestimated as they are) would be reduced further.2.8 Cherwell has not satisfactorily worked with other Oxfordshire authorities and, inparticular, Oxford City Council on the scale and location of sites allocated foremployment purposes. This was evident from Cherwell's lack of participation at keystages in Oxford's Northern Gateway EiP, which we consider negligent. The'knowledge based' or technology sites proposed in close proximity at Langford LaneKidlington, Begbroke Science Park, the Northern Gateway and near Eynshamrepresent massive over-provision (given that other well-established sites in the county, such as Oxford Science Park, are still incomplete and far from fully occupied)and indicate a failure to co-operate effectively between the authorities concerned.2.9 While the authorities point to the Oxford Growth Board as evidence of cooperation,experience of organisations such as KDW suggest that this undemocraticbody has not been transparent in its operation and has often had short or cancelledmeetings. Genuine debate and co-operation do not appear to have occurred. Cooperationshould be effective and more than a token process.2.10 Strategic Objective SO17. We object to Strategic Objective SO17 because the"projected economic growth" referred to is overestimated for reasons givenelsewhere in our representations. These projections of jobs growth are exaggeratedin order to support funding bids from the Local Enterprise Partnership and representwishful thinking. Furthermore, whether or not to plan for such a high level ofeconomic growth is a choice that can be made by the individual councils. There is noreason for Cherwell to accept it and no reason for to accept the consequences ofjobs growth that Oxford seeks to encourage within the City by reserving land foremployment uses. Such jobs growth will create extra housing demand but does notaddress the fundamental housing need of either District or the need for housing to bemore affordable. The actual 'housing need' of both authorities is much lower thanidentified in the SHMA as has now been made clear from the Governmentconsultation "Planning for the right homes in the right places" (September 2017).2.11 The Council (together with the other Councils) has overemphasised economicconsiderations at the expense of social and environmental considerations and theoutcome of this would not be consistent with achieving sustainabledevelopment. .The plan is unsound, because it is not effective in achievingsustainable development, not justified and not positively prepared because thedevelopment requirements are overestimated."

Changes Sought

The plan should be withdrawn and a co-ordinated, balanced and sustainable spatial strategy should be developed co-operatively by the Oxfordshire authorities.

Reasons for Participation

"We (Kidlington Development Watch – KDW) consider this is necessary because of:our extensive involvement with the consultations at all stages of the Cherwell LocalPlan to date; the considerable work we have undertaken to publicise the consultationourselves; of the feedback we have received from Kidlington residents; and, the largenumbers of them who have responded as a result of our efforts.KDW is a voluntary organisation run by Kidlington residents with experience andinterest in planning issues. We believe that effective, informed public participation inplanning consultations is vital to democratic policy making. We publiciseconsultations that directly affect Kidlington and offer advice on how people can bestmake their views known. In relation to this and the previous options consultation weprinted and distributed leaflets, put up posters, ran a stall on many Saturday marketsand at other events, participated in public and parish council meetings, provided information on our website and responded to requests for information from Kidlingtonresidents.As a result, we have gained a very good understanding of the views of Kidlingtonresidents, a large number of whom have made representations because of ouractivities. KDW's representations therefore reflect the views of much of the Kidlingtoncommunity."

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Section 4

PR-C-1408 10/10/2017 Andy Pearce Barton Willmore on behalf of A 2 Dominion Housing Group Ltd N N N Y

5501

Comments

A2D raise concern that no reference is made to the importance of achieving sustainable patterns of growth as part of the Strategic Objectives SO16 – SO1922 set out in Section 4. Paragraph 1723 of the NPPF sets out the 12 core land use planning principles which plan-making and decision-taking should abide to. CDC sets out separate housing delivery strategies in the Partial Review for the CDC housing requirement of 22,840 homes and the additional housing requirement of 4,400 homes to meet Oxford's unmet need. These should not be considered in isolation from one another. CDC will need to review its housing target within its Local Plan to reflect the additional need. There should be a single housing target for Cherwell. The Cherwell District five-year housing land supply would then need to be reviewed to allow for the unmet need.

Changes Sought

Reasons for Participation

Our objections in part relate to the proposed growth strategy to address Oxford City's unmet need, which we consider to be unsustainable and inconsistent with national policy. This is contrary to the adopted Growth Strategy set out in the Cherwell Local Plan 2011-2031 (Part 1), which focuses new development at key settlements, as identified in Cherwell's settlement hierarchy. The Council has not discharged its duty to demonstrate exceptional circumstances to release the identified sites from the Green Belt, pursuant to paragraph 82 of the National Planning Policy Framework. Further, there is insufficient evidence to suggest that opportunities to increase capacity at existing allocated housing sites have been robustly tested. Finally, there should be a single housing requirement for the Cherwell Local Plan. There is no justification for a separate figure to be applied to meet Oxford City's unmet need, as is currently proposed.

PR-C-1409 10/10/2017 Richard Cutler Bloombridge Development Partners N Y

5344

Comments

Refers to LP1 PR paragraphs 3.24 and 3.25 in relation to the Kidlington Framework Master Plan and the draft Plan seeking to strengthen Kidlington's village centre and notes that the housing element was stripped out of the SPD.
This was wrong, as a matter of sound planning, and should now be addressed by the Partial Review. The problem is – Kidlington is now faced with the worst of all outcomes, i.e. massive, structural loss of the Green Belt combined with huge housing schemes that are disconnected from Kidlington and offering nothing for the village in terms of place-making and regeneration. This goes to the heart of the draft Plan and its soundness. In turn, this is underscored by the Vision for meeting Oxford's unmet needs (Section 4 of the draft Plan), which is laudably broad-based but therefore plainly out of kilter with the narrow, housing focus of the draft Plan. In a similar vein, Key Objective SO6 (dealing with local identity) is visibly not met given the very substantial impact on the settlements of Begbroke and Yarnton and the threat to the Kidlington Gap at Water Eaton. This same lack of balance also applies to Key Objective SO12, which seeks to focus development on sustainable locations, making efficient and effective use of land, conserving and enhancing the countryside and landscape and the setting of its settlements, yet largely ignoring the potential (and needs) of Kidlington.

Changes Sought

Following the precautionary principle, the Plan should start from the assumption that key strategic components of the Green Belt are considered sacrosanct. These components are identified by LUC (i.e. high impact) and include the Kidlington Gap and Begbroke Gap; acknowledging that some development may be acceptable where there are special locational advantages that only the Gaps offer (e.g. for the University or inward investment), or where the resultant development does not significantly impact on the integrity of the Gaps or their permanence.

Reasons for Participation

We confirm that we wish to attend the examination in public.

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PR-C-1502 09/10/2017 Henry Brougham

5132

Comments

Incorrect consultation form used. Comments relate to proposed submission plan. Draft Strategic Objective SO16 Supported

Changes Sought

Reasons for Participation

PR-C-1502 09/10/2017 Henry Brougham

5136

Comments

Incorrect consultation form used. Comments relate to proposed submission plan. Identifying Areas of Search - The areas of search are appropriate, given that the intention is to meet Oxford's housing needs.

Changes Sought

Reasons for Participation

PR-C-1502 09/10/2017 Henry Brougham

5133

Comments

Incorrect consultation form used. Comments relate to proposed submission plan. Draft Strategic Objective SO17 - Supported

Changes Sought

Reasons for Participation

PR-C-1502 09/10/2017 Henry Brougham

5135

Comments

Incorrect consultation form used. Comments relate to proposed submission plan. Draft Strategic Objective SO19 Supported

Changes Sought

Reasons for Participation

PR-C-1502 09/10/2017 Henry Brougham

5134

Comments

Incorrect consultation form used. Comments relate to proposed submission plan. Draft Strategic Objective SO18 - Supported

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Section 4

PR-C-1529 08/10/2017 David Stone N N N Y

5438

Comments

Cherwell District Council Strategic Objective S017
Provide access to AFFORDABLE HOUSING to those requiring affordable housing? NO COMPLETELY DELUSIONAL ! Cherwell District Council has a lower present from developers than Oxford City Council for the amount of affordable housing. Plans to build next to Oxford Parkway rail station are madness and this applies to the immediate surround area in north Oxford as the take-up will be by commuters to London and the present effects of high house prices in north Oxford will mean properties will be bought by speculative investors, NOT THOSE NEEDING AFFORDABLE HOUSING. Cherwell District Council has selected sites nearest to Oxford for greatest financial gain from developers to get the greatest financial return for it's self, not because it fulfils the aspirations it sets for generating affordable housing, since affordable housing is more likely to be affordable if it not so near to Oxford.

Changes Sought

Remove the need for affordable housing, because, there is no way it will be affordable next to northOxford. Be honest with people, tell them their lives in Kidlington and north Oxford are to be blightedwith complete traffic gridlock and damaging vehicle pollution.Be legal by NOT destroying Greenbelt land next to Cutteslowe Park, The Golf course, (an essentialrecreational resource currently), and stopping coalesce with Kidlington and north Oxford.

Reasons for Participation

Believes, with respect, the Inspector would much benefit from really listening seriously to ordinary people, regarding the very real experience and particularly genuine concerns of how these 'grand proposals' to 'illegally' destroy all the immediate greenbelt land around Kidlington and north Oxford, will have a completely devastating impact on the lives, health, well being and free movement of wellestablished existing communities.

PR-C-1566 10/10/2017 Omattage G Kumara N

4903

Comments

While agreeing with the fact that Oxford has a high level of housing need it cannot be agreed that Oxford cannot meet the need by itself. The statement that there are clear and exceptional reasons for providing development within the GB suggest that the strategy is based on a foregone assumption/conclusion that the Oxford City's unmet housing need cannot be met unless development is carried in the GB. There has not been a comprehensive study to look into the option of developing brownfield sites within the city to build medium (or high rise if necessary) blocks of flats as has been done in London and in other major cities all over the world.Further it is debatable if housing development in the GB will provide affordable and sustainable travel opportunities to Oxford City's places of work. With the current fast rail transport to city of London it will attract a high percentage of workers who commute to London thereby pushing the housing market up in areas outside the city boundary. It is very unlikely that the key objectives SO10, SO11, SO12 and SO13 will be achieved. Particularly on SO11 and noting the flood risk outlined at 3.20 of sustainability appraisal report, measures to deal with increased run off from new development is not adequately addressed.

Changes Sought

Reasons for Participation

Proposed Submission Plan - Section 5 (Green Belt)

PR-C-1560 10/10/2017 Rhian Pye N N N Y

5556

Comments

Detailed comments provided on the five purposes of the Green Belt. Policy ESD 14, paragraphs A.11 and B.260 of the adopted Local Plan Part 1 was quoted. The proposed developments around Begbroke, Yarnton and Kidlington contravene all of the above as they will not maintain the Green Belt's openness, they do conflict with the purposes of the Green Belt and will harm its visual amenities. At the time of writing the Local Plan Part 1, CDC were aware that they may be soon required to assist Oxford City meet its 'unmet housing need' and therefore should have been wary of making bold statements that they would need to completely renege on less than two years later. CDC show themselves to be completely untrustworthy and unfit for purpose by writing such definite and unequivocal policies in 2015 which they are then prepared to tear up and completely ignore in 2017. For example, their proposals in this partial review will remove the 'vulnerable Kidlington Gap' which CDC pledged to protect in the Local Plan as shown above. Indeed, CDC have themselves admitted that they are rushing through this process in order to protect the Local Plan Part 1 from being unadopted which would, they claim, lead to unrestrained and speculative development. However, by carrying out this partial review in this manner, CDC are undeniably ignoring or working directly against aspects of their Local Plan Part 1 which surely must mean that that document is itself not fit for purpose and should be unadopted. Policy Villages 1 of the adopted Local Plan Part 1 quoted. The scale of the development proposed around these two villages is massive relative to the size of the villages so contravenes the first point listed above. The development can not be described as infilling as it cover far too large an area between the two villages so contravenes the second point listed above. Clearly the third point is also not relevant here as new buildings are proposed, not conversions of existing ones. Seeing as this proposal contravenes all three of the points listed above one can only conclude that it is an unsound proposal.

Changes Sought

For the reasons I have given above AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

I would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-0436 05/10/2017 Steve Pickles West Waddy ADP on behalf of JA Pye (Oxford) Ltd Y Y N Y

1096

Comments

The Partial Review of the Cherwell Local Plan 2011 - 2031 (Part 1) proposes to remove a number of parcels of land from the Green Belt whose contribution to the five purposes of including land in the Green Belt was assessed in the Cherwell Green Belt Study (April 2017). This assessment has looked at land owned by J A Pye (Oxford) Ltd at Webb's Way Kidlington (Site Ref: PR32) and come to the conclusion that it only makes a 'low moderate' contribution to Green Belt purposes. It concluded that it did not make a significant contribution to any of the five purposes of including land in the Oxford Green Belt. With regard to purposes 1 and 2 (checking sprawl of Oxford & preventing merger of settlements) it concludes that the parcel plays no role with regard to these purposes. With regard to Purpose 3 of Safeguarding the Countryside it acknowledges that 'the southernmost field [which is the part of the site where J A Pye (Oxford) Ltd are proposing development] is contained by inset development on three sides and so has a stronger relationship with the settlement edge than the surrounding countryside.' On Purpose 4 it is acknowledged that 'The Parcel has insufficient relationship with Oxford to be considered to contribute significantly to its historic setting or special character.' While it is stated that there could be some detracting influence in terms of the wider rural setting of the city through the sites relationship with the Cherwell Valley, the only part of the site proposed for development, as indicated on drawing ASP1 B in the accompanying Landscape & Visual Appraisal, is the inner field which is well screened from the Cherwell valley by a tall, dense hedgerow.

Changes Sought

Amend the strategy to remove, or at least minimise, the amount of land to be removed from the Green Belt in the 'Kidlington Gap' by instead removing other areas, such as the J A Pye (Oxford)Ltd land at Webb's Way, Kidlington (PR32), which the Cherwell Green Belt Study (April 2017) has identified would cause less harm to the Green Belt.

Reasons for Participation

J A Pye (Oxford) Ltd owns land at Webb's Way, Kidlington and wishes to ensure that the argumentis strongly made for the removal of this site from the Green Belt and its allocation for housingdevelopment, which would help to address Oxford's unmet need.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Section 5 (Green Belt)

PR-C-0436 05/10/2017 Steve Pickles West Waddy ADP on behalf of JA Pye (Oxford) Ltd Y Y N Y

1099

Comments

The proposals conflict with the National Planning Policy Framework, one of the core planning principles of which is 'protecting Green Belts,' (para 17) and the advice in paragraphs 79 and 80, which state that 'The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.' This is particularly the case with the proposals on site PR38 which would lead to virtual coalescence between Oxford and Kidlington, leading to substantial erosion of Kidlington's identity as a separate settlement and the creation of a large area of urban sprawl on the northern edge of Oxford. This impact could be reduced by allocating areas around Kidlington which have a moderate or low harm to the Green Belt, such as my client's land at Webb's Way (site PR32) thereby reducing the number of dwellings that have to be allocated in areas where development would have a high impact on the Green Belt. Even if some development is still required on the PR38 land in order to accommodate Cherwell's allocation of 4,400 dwellings towards Oxford's unmet need, the detailed site Assessment on page 123 of Appendix 1 to the Cherwell Green Belt Assessment indicates that there would be substantially less harm to the Green Belt if only the areas closest to the Oxford City Council boundary were released, as indicated on the plan entitled 'Harm to Green Belt resulting from partial release of site'. The current strategy, which would lead to urban development over most of the 'Kidlington Gap', thereby leading to urban sprawl and significantly eroding the distinct identity of Kidlington as a separate settlement, is contrary to the purposes for which the Oxford Green Belt was designated and due to the scale of development proposed would cause significant harm to it. Given that there are other sites where development could be promoted, which would have less harm on the purposes of the Green Belt, it is not the most appropriate strategy.

Changes Sought

Amend the strategy to remove, or at least minimise, the amount of land to be removed from the Green Belt in the 'Kidlington Gap' by instead removing other areas, such as the J A Pye (Oxford)Ltd land at Webb's Way, Kidlington (PR32), which the Cherwell Green Belt Study (April 2017) has identified would cause less harm to the Green Belt.

Reasons for Participation

J A Pye (Oxford) Ltd owns land at Webb's Way, Kidlington and wishes to ensure that the argumentis strongly made for the removal of this site from the Green Belt and its allocation for housingdevelopment, which would help to address Oxford's unmet need.

PR-C-0567 09/10/2017 Dr Ian Scargill Oxford Green Belt Network N N Y

1438

Comments

Strong objection to all of the proposed development in the Oxford GB which “was designated to restrain development pressures which could damage the character of Oxford City and its heritage through increased activity, traffic and the outward sprawl of the urban area.” This quote is from paragraph B256 of Cherwell’s adopted Local Plan Part 1 and we fully support it. We also support Policy ESD14 in the Plan to maintain the Oxford GB. The Oxford GB supports all five purposes set out in the NPPF and has been largely successful over the last sixty years. In particular it seeks to protect the setting and character of the historic city of Oxford. The reference to the character of the City, as referred to in Cherwell’s Local Plan. is often overlooked but it is a crucial aim of GB policy. The historic city centre by its nature cannot be expanded or comprehensively redeveloped. It is already under substantial pressure and this is likely to become highly damaging if expansion on the edge of the city is not restricted. The City’s never-ending traffic problems are testimony to this, and there have been calls for even the number of buses in the centre to be limited. The GB also provides accessible open space, footpaths and other recreational opportunities for residents of the city and for the communities within it. It is well used and supported as public opinion surveys have shown. GB is intended to be a permanent designation only to be changed in exceptional circumstances (NPPF). We think that that the overall levels of growth proposed are unnecessarily high and that alternatives to development in the GB are available. We therefore consider that exceptional circumstances do not exist to justify development in the GB.

Changes Sought

The plan should be withdrawn and a spatial strategy for Oxfordshire established in a co-ordinated and consistent way. Through such a strategy the Oxfordshire authorities should continue with their previous approach of actively encouraging further employment and housing growth, at realistic levels, away from Oxford. Oxford City Council and Cherwell in particular should co-operate more effectively and as part of this Oxford should a) discourage further employment generating development in the city unless it is absolutely essential and b) use some of the land it has currently allocated for employment, together with other previously developed land, for well planned high density housing.

Reasons for Participation

OGBN was established in 1997 to help to protect the Oxford GB and to support those wishing to resist proposals for inappropriate development within it. It comments regularly on planning applications in the GB and in planning policy consultations, particularly on matters affecting the GB. OGBN has made representations on all stages of the Cherwell Local Plan Part 1 and participated in the Public Examination in December 2014. We have also commented on earlier stages of this Partial Review.
The membership of OGBN includes many of the Parish Councils whose areas include GB land. The OGBN fully supports the aims of GBs as set out in the NPPF and earlier planning guidance and in particular it strongly endorses the fundamental principle that GB is a permanent designation. We consider that our participation in the examination in necessary and justified because of our longstanding interest and understanding of the Oxford GB.

PR-C-0567 09/10/2017 Dr Ian Scargill Oxford Green Belt Network N N Y

1439

Comments

Strong disagreement with the assessment that “exceptional circumstances” exist. Twelve “circumstances” are listed. The final ten are not exceptional circumstances at all. Some of them might be described as “opportunities”, some of them are simply descriptions of how development might occur, and others are meaningless, for example “12.the ability to create a sustainable, holistic, joined up vision for the whole of the Oxford/Kidlington/A44 corridor area”. That statement certainly does not constitute an exceptional circumstance. Exceptional Circumstance 1 (urgent and pressing need for homes) is highly contentious. It is based on the assessment in the SHMA which has been heavily criticised and never validated. The proposed DCLG standardised methodology proposes a much lower level of need that takes account of affordability. Exceptional Circumstance 2 (clear inability of Oxford to meet its needs) is also unproven. Oxford’s needs have not been established through its own local plan process and neither has its ability to meet its own needs. It is clear that alternative development strategies could accommodate a significant number of additional dwellings within the city. The submission document in proposing to develop in the GB is in complete opposition to the purpose of the GB and contradicts Local Plan Pt 1. The main purpose of the Oxford GB, (Local Plan Part 1 para B256), is to limit the growth of Oxford to avoid damage to its character and heritage. Oxford City Council itself should have a part to play in this by restricting the growth of employment generating activities to the minimum necessary. This would have the double benefit of releasing some land for housing and reducing the demand for further housing. However its currently proposed policies do the opposite. We have made this point in our representations to the recent Options consultation on the Oxford Local Plan. Alternative development strategies – which have been successful in the past – are possible for Oxfordshire, and include the diversion of growth away from Oxford towards the country towns. Oxford City Council should play its part in this. We also think it would be possible for the Oxfordshire authorities to promote the diversion of some economic growth to other parts of the country which would welcome and benefit from it – possibly through formal ‘economic twinning’ arrangements.

Changes Sought

The plan should be withdrawn and a spatial strategy for Oxfordshire established which can address the issues addressed in this review in a co-ordinated and consistent way. Through such a strategy the Oxfordshire authorities should continue with their previous approach of actively encouraging further employment and housing growth away from Oxford.
Oxford City Council and Cherwell in particular should co-operate more effectively and as part of this Oxford should (a) discourage further employment generating development in the city unless it is absolutely essential and (b) use some of the land it has currently allocated for employment, together with other previously developed land, for well planned high density housing.

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The membership of OGBN includes many of the Parish Councils whose areas include GB land. The OGBN fully supports the aims of GBs as set out in the NPPF and earlier planning guidance and in particular it strongly endorses the fundamental principle that GB is a permanent designation. We consider that our participation in the examination in necessary and justified because of our longstanding interest and understanding of the Oxford GB.
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Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Section 5 (Green Belt)

PR-C-0567 09/10/2017 Dr Ian Scargill Oxford Green Belt Network N N Y

1440

Comments

This Plan is contrary to the NPPF which states in paragraph 14 that Local Plans should meet objectively assessed needs unless specific policies in the Framework indicate development – including land designated as GB - should be restricted. It is also contrary to the twelve core land use planning principles set out in Paragraph 17 of the NPPF one of which is that planning should take account of the different roles and character of different areas, promoting the vitality of our main urban areas and protecting the GBs around them. Furthermore, National Planning Practice Guidance makes clear that assessing need is just the first stage in developing a Local Plan and that once need has been assessed, the local planning authority should take account of any constraints such as GB, which indicate that development should be restricted and which may restrain the ability of an authority to meet its need. Cherwell has accepted (or, more accurately, been pressured to accept) the inflated figures of the Oxfordshire SHMA in full and has never followed this guidance to "take account of any constraints such as GB …. Which may restrain the ability of an authority to meet its need". The proposed submission plan is therefore not consistent or compliant with national policy.

Changes Sought

The plan should be withdrawn and a spatial strategy for Oxfordshire established which can address the issues addressed in this review in a co-ordinated and consistent way. Through such a strategy the Oxfordshire authorities should continue with their previous approach of actively encouraging further employment and housing growth away from Oxford.
Oxford City Council and Cherwell in particular should co-operate more effectively and as part of this Oxford should (a) discourage further employment generating development in the city unless it is absolutely essential and (b) use some of the land it has currently allocated for employment, together with other previously developed land, for well planned high density housing.

Reasons for Participation

OGBN was established in 1997 to help to protect the Oxford GB and to support those wishing to resist proposals for inappropriate development within it. It comments regularly on planning applications in the GB and in planning policy consultations, particularly on matters affecting the GB. OGBN has made representations on all stages of the Cherwell Local Plan Part 1 and participated in the Public Examination in December 2014. We have also commented on earlier stages of this Partial Review.
The membership of OGBN includes many of the Parish Councils whose areas include GB land. The OGBN fully supports the aims of GBs as set out in the NPPF and earlier planning guidance and in particular it strongly endorses the fundamental principle that GB is a permanent designation.
We consider that our participation in the examination in necessary and justified because of our longstanding interest and understanding of the Oxford GB.

PR-C-0567 09/10/2017 Dr Ian Scargill Oxford Green Belt Network N N Y

1441

Comments

We note that the plan calculates the loss of GB to be 3%. There is an implication here that the loss is relatively small and therefore acceptable. This is fallacious as is illustrated by the following example taken from a paper by Professor Dieter Helm, Chair of the Government's Independent Natural Capital Committee "Think about St James' Park in central London, set between Buckingham Palace at one end and Whitehall at the other. Suppose a developer comes along with a proposal; to build on a small plot on one corner of St James' Park. This developer might argue as follows. The marginal value of the patch of grass in a small corner is not that great. After all, all the rest is left. Better still, the developer might pay such an enormous price for the small bit of land that perhaps a hospital could be built elsewhere with the proceeds. The marginal value to the ultimate owner of this house is so great relative to the marginal value of the small corner of St James' Park that it makes marginal economic sense to build on it. There are two problems with this argument. The first is that the same marginal case can be made for the next small bit of St James' Park. Indeed the value to the developer is even higher now because the Park is now slightly smaller. And for the next bit, the argument just gets stronger. Carried to its limits there is a great marginal case for incrementally building all over St James' – and Hyde Park, and Regent's Park and indeed all the green spaces in London. That is indeed what would have happened if the market had been left to allocate the land as if St. James' was a private good. It is what would happen to the GB too. The second problem is that the reason why the land is so valuable is because it is not surrounded by other houses in close proximity. The very rich person who buys this house on the corner of St James' is paying so much because others are not able to do so, and because it is St James'. We cannot all have green spaces around our houses – green space is in fixed supply. Carry both of these arguments across to the GB. Each marginal bit has a marginal economic case for developing it, and as each bit is chipped away, the value of the whole public good – the GB system – diminishes. The core point here is that the marginal case if carried through to its logical conclusion leads to no GB – there is a good marginal case for building on each and every marginal bit of land, as there is for building on each and every bit of St James' Park." The loss of a small proportion of GB therefore increases the likelihood of further loss. GB should be considered as an entity or system not as a collection of individual land parcels. This is a further reason why we fully endorse Government Policy (NPPF para 79) that GB is a permanent designation.

Changes Sought

The plan should be withdrawn and a spatial strategy for Oxfordshire established which can address the issues addressed in this review in a co-ordinated and consistent way.
Through such a strategy the Oxfordshire authorities should continue with their previous approach of actively encouraging further employment and housing growth away from Oxford.
Oxford City Council and Cherwell in particular should co-operate more effectively and as part of this Oxford should (a) discourage further employment generating development in the city unless it is absolutely essential and (b) use some of the land it has currently allocated for employment, together with other previously developed land, for well planned high density housing.

Reasons for Participation

The Oxford Green Belt Network (OGBN) was established in 1997 to help to protect the Oxford GB and to support those wishing to resist proposals for inappropriate development within it. It comments regularly on planning applications in the GB and in planning policy consultations, particularly on matters affecting the GB. OGBN has made representations on all stages of the Cherwell Local Plan Part 1 and participated in the Public Examination in December 2014. We have also commented on earlier stages of this Partial Review.
The membership of OGBN includes many of the Parish Councils whose areas include GB land. The OGBN fully supports the aims of GBs as set out in the NPPF and earlier planning guidance and in particular it strongly endorses the fundamental principle that GB is a permanent designation. We consider that our participation in the examination in necessary and justified because of our longstanding interest and understanding of the Oxford GB.

PR-C-0567 09/10/2017 Dr Ian Scargill Oxford Green Belt Network N N Y

1442

Comments

We consider it to be a serious omission that at the options stage a question was not asked about the acceptability of development in the GB. This is probably the most important matter raised in this review. The plan may therefore be rendered procedurally noncompliant.

Changes Sought

The plan should be withdrawn and a spatial strategy for Oxfordshire established which can address the issues addressed in this review in a co-ordinated and consistent way. Through such a strategy the Oxfordshire authorities should continue with their previous approach of actively encouraging further employment and housing growth away from Oxford.
Oxford City Council and Cherwell in particular should co-operate more effectively and as part of this Oxford should (a) discourage further employment generating development in the city unless it is absolutely essential and (b) use some of the land it has currently allocated for employment, together with other previously developed land, for well planned high density housing.

Reasons for Participation

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Proposed Submission Plan - Section 5 (Green Belt)

PR-C-0657 05/10/2017 John & Joan Amor

1618

Comments

Objection to large areas of land being removed from the GB. The GB was set up to safeguard the countryside from the city spreading into neighbouring countryside and to preserve the setting of the historic and beautiful city of Oxford. It now seems that present claims are not justified. Transport - Before the construction of the M40 volume of traffic along the A44 increased year by year. Completion of the motorway saw a significant drop in use of the road to Oxford. Since that time numbers of both lorries and cars have increased. If there are problems now, what can we expect when the new houses are built. The roads into Oxford through Yarnton and Kidlington will not be able to cope. Closing Sandy Lane - Sandy Lane is frequently used. The rail crossing and the canal bridge cause no problems. The bridge that was built about 1790 copes with 21st century traffic - if it needs strengthening surely this should not be a problem for today's engineers. If Sandy Lane is closed that traffic will use Sunderland Avenue just adding to the turmoil. Access to Oxford is most important to people in this area. The Kidlington area already has problems Are there better areas with easier access to Oxford? The Heathfield area would have the existing routes into Oxford plus access through Islip and Bayswater (and even through Woodeaton and Marston, although these are country roads). The Islip route has the addition of rail contact with the city. The Kidlington district is not the right place to build large estates. Yarnton and Kidlington have long histories as villages and the people living there do not deserve to be swallowed up in a great anonymous conurbation.

Changes Sought

Reasons for Participation

PR-C-0666 08/10/2017 Lucy Loveridge

1643

Comments

Objection relating to Kidlington, Yarnton and Begbroke on the following grounds: Development could be located on sustainable sites identified elsewhere in the district rather than GB which Government says should only be used as a very last resort. A high proportion of the new homes should be affordable for young people and families from the local area. Infrastructure such as roads and schools should be put in place, as well as adequate parking facilities for the new residents. Traffic congestion and parking is already a major problem in Kidlington and the surrounding area, especially in the rush hour. Support for Cherwell's decision not to include land behind the Moors for development, as this is GB land used for recreation by local people, and would cause yet more traffic problems. I am appalled at the prospect of Kidlington becoming simply another suburb of Oxford.

Changes Sought

Reasons for Participation

PR-C-0667 27/09/2017 Mike Gotch

1644

Comments

The proposed submission plan lays emphasis on the need to build appropriate infrastructure to match construction of dwellings – except for movement of vehicles in particular where little is detailed, relying on the Oxon Transport Strategy, which has not been designed to cope with the 4400 new dwellings. For example – there will be an obvious need for much more public transport – vital yet quite difficult to arrange as a planning condition – if commuting is to be avoided. More emphasis and detail of movement management please. Dwelling densities [at 40 or 50 to the hectare] are way too low, and do not recognise the need to maximise the utilisation of land resources intensively. More extensive dwellings would allow more funding for infrastructure - 70/80 dwellings /ha would be a better target – achieved by a greater variety of heights than on most estates, and a wide variety of smaller flats etc. – much needed in Oxford. The recent downgrading of Strategic Housing Management Assessment's overall housing numbers for Oxon will presumably impact on the north Oxford numbers? Why not adopt the Cambridge approach and, whilst taking areas of existing GB, create, further out, new GBs – even increasing the new areas. This would help considerably in persuading public opinion of some of the advantages of the proposals. Cheaper housing of all types is currently dependent not only on factory built structures [low cost, speed and quality] but, above all, on cheaper sites. Offer farmers and land owners double the current market value of their land, compulsorily only if necessary. Build cost would be unaffected, but overall cost very much reduced, and all housing – for sale or for rent would be much nearer to being affordable, however it is financed. Cherwell's proposals or similar, no doubt amended in the light of public opinion, are essential if Oxford's acute housing shortage and unaffordability are to be cracked.

Changes Sought

Reasons for Participation

Page 1939

PR-C-0678 04/10/2017 Neil Bennett

1665

Comments

Oxford's unmet housing needs - it has been proven that the number of houses required has been grossly overestimated. Oxford City must have plenty of sites that can cater for their housing requirements such as brown belt land and derelict sites. Also long term vacant properties could be used either in their ownership or under compulsory purchase orders. GB - Greatly saddened that building on GB land could become acceptable. Brown belt land nearer better road links such as along the M40 should be seriously considered. Building this amount of houses on 2 - 3 existing communities would actually swamp and destroy them. This GB land is widely used for recreational purposes by many locals and visitors. GB is integral to my business. It differentiates the villages and their own identities. This proposal will create another form of Oxford where one area blends into another, all clumped together. Villages will triple in size which is just madness. There will also be greater potential for flooding. Once this GB has gone it will be lost forever. Density - the proposed density will result in everyone living in each others pockets and paying a premium for the privilege. Affordable housing is needed in the form of cheaper homes or council houses enabling the younger generation (and some older people) to be able to afford their own houses in this area. The proposed affordable housing makes me laugh and will not be affordable for local people. We have enough luxury houses already and people attracted to these houses are likely London commuters or investment properties to be rented out. Transport - Road structure is already at capacity and this development would swamp roads that are already congested. The roads are already not really fit for purpose with little or no maintenance. A park and ride would not be feasible as no bus lane could be implemented due to the bottle neck areas. The idea of shutting Sandy Lane is extremely preposterous - this carries a lot of local traffic which would have to use other congested options. A survey was done showing how much Sandy Lane is used. How would this work as there are houses right up to the level crossing? Employment - The figure for new employment is grossly overestimated. Existing and part built Science Parks and the like already add to the traffic problems on inadequate roads, while a lot of units remain empty. These sort of developments should be located near or have easy access to motorways and be fit for purpose. I feel like I am being pushed out of the village I was born and grew up in. There are far better sustainable sites which could make a whole new community. Please leave our GB alone.

Changes Sought

Reasons for Participation

PR-C-0787 10/10/2017 John L Broad CPRE Cherwell South District N

2020

Comments

Suggests that by keeping on taking little bits of the GB it doesn't matter. The diagram shows how close to taking a complete slot out of the GB this proposal is. This is the wrong way to protect the GB as nibbling away all the time will reduce it to unconnected bits of land that can no longer be called a GB. Perhaps this is in reality the long term plan for the County?

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Section 5 (Green Belt)

PR-C-0832 10/10/2017 David Flavin Oxfordshire County Council

5025

Comments

LPAs should only amend Green Belt boundaries in exceptional circumstances and through a review of a Local Plan. OCC agree that there are exceptional circumstances for removing land from the Green Belt and allocating it for housing as set out in LPPR para 5.1, including the urgent need to provide homes to meet Oxford's significant needs, particularly for affordable homes, and the inability of the City Council to fully meet its own needs within its administrative boundary. When reviewing boundaries LPAs should seek to promote sustainable patterns of development. Apart from land SE of Woodstock, all the proposed allocations in LPPR lie within the Green Belt, with the land at Woodstock being adjacent to the Green Belt. These locations offer the most sustainable options for meeting Oxford's needs; channelling development for Oxford's needs towards othersettlements in Cherwell would result in longer distance commuting to Oxford, placing further pressures on the transport network. The LPPR seeks to set new Green Belt boundaries which are well defined and which can last beyond the plan period. There is no objection to land at Frieze Farm remaining in the Green Belt and being used as a golf course as appropriate facilities for outdoor sport which preserve the openness of the Green Belt are not inappropriate uses in the Green Belt.

Changes Sought

Reasons for Participation

PR-C-0842 10/10/2017 Duncan Chadwick David Lock Associates on behalf of University of Oxford, Merton College and a private landowner Y Y N Y

5009

Comments

These comments are specifically in respect of Policy PR3(b) as separate representations have been made by the Tripartite on Policy PR3. The Tripartite notes that under Policy PR3(b) it is proposed to remove a small area of land from the Green Belt that lies adjacent to the proposed allocation (Policy PR8) and bounded to the east by the railway line. The railway line is to become 'the consistent and strong Green Belt boundary at the eastern edge to the proposed allocation' (Policy PR8).The land the subject of Policy PR3(b) is owned by the University of Oxford (part of the Tripartite) and is coterminous with and closely-related to the remainder of the proposed allocation at Policy PR8. Whilst the Plan states that there is no need for PR3(d) sic – meant to be PR3 (b) – to be allocated, reserved or safeguarded for development, equally the Tripartite considers that there is no clear or valid reason why this land should not be incorporated within the red line boundary of the proposed allocation at Policy PR8.The Tripartite has requested (elsewhere in its representations on Policy PR8) that land be excluded from the proposed allocation because of different land ownerships, willingness to develop/collaborate and nature of the land-use contribution towards the aspirations of Policy PR8. However, none of these apply to land at Policy PR3(b), which could usefully be included in the proposed allocation to contribute towards the development, the delivery of homes and place-making principles of the new urban neighbourhood at Begbroke. It would also contribute towards offsetting the removal of land from the proposed PR8 allocation for deliverability and other reasons (e.g. land contamination). The land is available, suitable, deliverable and achievable so is developable in the context of Paragraph 47 of the NPPF in conjunction with the remainder of Policy PR8 and it would be reasonable, rational and logical to include it as 'residential land' within Policy PR8 and on the Policy PR8 Policies Map. As already established in the Plan it would make no contribution to the purposes of including land within the Green Belt as set out in the NPPF.

Changes Sought

Amend Policy PR3(b) to remove the reference to 0.7 hectares of land adjoining and to the west of the railway (to the east of the strategic development site allocated under policy PR8 as shown on inset Policies Map PR8); and Include the 0.7 hectares of land referred to above as 'residential land' within Policy PR8 and on the Policies Map. This is on the basis that it would make no contribution to the purposes of including land within the Green Belt as set out in the NPPF and would offset (in part) land recommended by the Tripartite to be removed from the Policy PR8 allocation because of deliverability and other issues (e.g. land contamination).

Reasons for Participation

The land owned and controlled by the Tripartite comprises some 86% of the largest draft allocation within the Plan and as such, occupies a unique and vitally important role in meeting Oxford's Unmet Housing Needs. As such, the Tripartite consider it is essential that it is present [and/or represented] and participates at the Examination in order to assist the Inspector by responding to any queries that may arise and supporting the assessment of the soundness of the Plan.

PR-C-0979 30/09/2017 Margaret Eynon

1659

Comments

Strong objection to building on Oxford's GB and on North Oxford Golf Club. Why is Cherwell helping to alleviate Oxford's housing problem to the extent it is? The roads into the city via the A40, A4260 and A44 are already jammed. As far as I am aware there are no plans to improve the road network. Local services in the shape of schools and particularly GP surgeries can barely cope now. Oxford City Council persists in attracting industries which need employees but cannot house them. It is their problem, not Cherwell's. They are not building on their own land but trying to get the county to do it for them. Firstly, the aim of the GB is to stop sprawl, reduce pollution and preserve the unique character of historic towns and it's separate, surrounding villages. Villagers north of the city especially those in Kidlington, Begbroke and Yarnton do NOT want to merge with Oxford absorbing into a large urban sprawl. The GB was set up to prevent this and preserve the identity of individual villages. This is an essential aspect. There is no area more suitable for this purpose than what is known as the "Kidlington gap". Building will destroy walks and views. Once built on, the GB will be lost for ever. Pollution will increase; people will need to drive further to see some green space and breathe clean air, which leads to more pollution. Future generations will not forgive this action. Secondly, The National Planning Policy Framework (NPPF) stipulates certain conditions must be fulfilled to dispose of recreational and sports facilities (para 74 under "health") . North Oxford Golf Club (NOGC) is a thriving well used club with nearly 500 members of all ages; it has over 2500 visitors a year for golf and numerous others for bridge, Pilates, business meetings, yoga and social events. To close it would contravene the NPPF. The NPPF states "existing open spaces, sports and recreation facilities including playing fields should not be built on unless not required". NOGC is "required" by its many members, thus NOT surplus to requirements. Close the club and people lose the many benefits, physical, psychological and social that being a member of a thriving club brings. Thirdly, The NPPF states recreational facilities shouldn't be closed unless new facilities are better than those already on offer. The council's proposal to provide a golf club on a smaller site at Frieze farm with no natural features such as exists at NOGC contravenes the NPPF. That area has electricity pylons and a problematic/difficult access. It will take at least 10 years and many millions of pound to build the equivalent of an established course which has been in existence since 1907. Fourthly, The flora and fauna of NOGC makes a contribution to biodiversity in the form of many different species of trees, shrubs bushes and flowers along with the great variety of wildlife including the rare great crested newt, bats, roe deer, birds water fowl etc. All this would be lost were this site to be built on. The GB helps to preserve such important habitats for future generations. The plan states housing on NOGC will be of a low density. This will not help Oxford's housing need, especially as they are likely to be bought by London commuters!

Changes Sought

Reasons for Participation

PR-C-1409 10/10/2017 Richard Cutler Bloombridge Development Partners N Y

5600

Comments

Kidlington is identified as the key Existing Centre, but development is located in the Begbroke Gap, separated from the village by the A44 (for PR9) and railway line and canal. The new train station at Sandy Lane seeks to justify development in the Gap, but it would make much more sense to locate the train station at the intersection of the Banbury Road and Langford Lane, close to existing customer generating uses at the airport and established industrial area, linking with the Rapid Transit and also being accessible to the existing population of Kidlington. The problem with the 1,950 houses at Begbroke is that these are too few units to fund a new railway station, with too few customers to ensure viability, and given that this is only a 'potential' piece if infrastructure it should not be included as a factor of location to justify the allocation (i.e. its an idea, not evidence).

Changes Sought

Following the precautionary principle, the Plan should start from the assumption that key strategic components of the Green Belt are considered sacrosanct. These components are identified by LUC (i.e. high impact) and include the Kidlington Gap and Begbroke Gap; acknowledging that some development may be acceptable where there are special locational advantages that only the Gaps offer (e.g. for the University or inward investment), or where the resultant development does not significantly impact on the integrity of the Gaps or their permanence.

Reasons for Participation

We confirm that we wish to attend the examination in public.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Section 5 (Green Belt)

PR-C-1409 10/10/2017 Richard Cutler Bloombridge Development Partners N Y

5601

Comments

Explains that in terms of the exceptional circumstances listed at paragraph 5.17 of the draft Plan, there is nothing here that would not also justify The Moors (PR14).
Contest the following exceptional circumstances listed at paragraph 5.17:
•Circumstances 1 & 2 – These are not exceptional circumstances in the context of the proven alternative case for development that is University-related or by a major inward investor. 4,400 houses (in the context of the Oxford housing stock) is not of a scale that will assist affordability (i.e. create a substantial supply-side price shift). It is also highly unlikely that the people most in need of new housing will be able to afford to live in these new houses.
•Circumstances 3 to 6. These are not exceptional circumstances. They could equally be applied to justify the continuing existence for the Green Belt and its strategic importance between the built up area of Oxford and South East Kidlington (see the first three points at paragraph 5.32 of the draft Plan).
•Circumstance 7. Begbroke does not have any more exceptional place shaping potential than The Moors, but its scale (at 1,950 houses) is totally out of proportion to the environmental sensitivities and landscape and village character in this area, including the strategic need to protect the Begbroke Gap.
•Circumstances 8 & 9. These are just general statements, not part of the exceptional circumstances test, noting the acknowledged importance in Green Belt terms of the 'rural setting' along the A44 between Woodstock and Peartree.
•Circumstances 10 & 11. These are relevant, but none of the proposed sites acts to strengthen Kidlington village centre or provide additional facilities that will benefit Kidlington/Gosford, Begbroke and Yarnton.
•Circumstance 12. A joined up Vision is an output from an assessment process (i.e. requirement if the test is passed) not an input or a reason to justify the loss of Green Belt land in itself.
They are based on the false premise that housing need is a compelling exceptional circumstance. It is not, given some of the 4,400 housing units could be sited in Cherwell outside of the Green Belt, as illustrated by West Oxfordshire's proposals at Eynsham. There is also the need to safeguard land close to Oxford for the University and major inward investors, thus competing away the capacity of PR6 and PR8. Moreover, it is normal for the exceptional circumstances test to address the reasons for allocating land as GB (i.e. paragraph 5.32 of the draft Plan) as well as how the development proposals would ensure a long-term defensible GB boundary, thereby grounding the case for a GB release in the special characteristics and value of the particular part of the GB. This seems to have been omitted, noting that it is particularly tough for development to be supported in strategic gaps given the first three points listed at paragraph 5.32. The whole of the draft Plan fails on this point (and also because of the false premise) and is therefore unsound. There is a need for an alternative strategy (and thereby omission sites).

Changes Sought

Following the precautionary principle, the Plan should start from the assumption that key strategic components of the Green Belt are considered sacrosanct. These components are identified by LUC (i.e. high impact) and include the Kidlington Gap and Begbroke Gap; acknowledging that some development may be acceptable where there are special locational advantages that only the Gaps offer (e.g. for the University or inward investment), or where the resultant development does not significantly impact on the integrity of the Gaps or their permanence.

We note that paragraph 1.19 of the draft Plan records the LPP1 Inspector's advice that Oxford's unmet need must be considered within the context of a "countywide housing market area". It is difficult to see the case for the loss of strategically important Green Belt given this context. Cherwell need to repackage and represent the need for a strategic review of the Green Belt and also take a comprehensive approach to include University and inward investor needs given that the prospect of a further Green Belt review is unlikely for a generation.

Reasons for Participation

We confirm that we wish to attend the examination in public.

Page 1938

PR-C-1422 10/10/2017 J K Jutton Y

5839

Comments

Paragraph 5.17 -I consider paras. 1-10 to be unsound and unjustified. I find para. 9 particularly perverse as it suggests that the need to "improve the transport infrastructure in the north Oxford/A44 corridor area" justifies the building of 4400 houses on Green Belt land in the area. Surely the reverse is the case! Building a massive housing development and prioritising the A44 over the A4260 for private vehicles is what would make transport infrastructure improvements necessary.

Changes Sought

Reasons for Participation

Represented by Begbroke and Yarnton Greenbelt campaign group

PR-C-1476 10/10/2017 Peter Frampton Framptons on behalf of E P Barrus Y Y N Y

5228

Comments

DELETE

Changes Sought

Reasons for Participation

To participate in the Examination as to whether the Council has properly applied Green Belt Policy.

PR-C-1477 09/10/2017 Ian Gill N N N Y

4641

Comments

Transport into Oxford is already poor and inadequate. In the mornings, the traffic is often queued right back to Yarnton. Even the current bus lane has little effect until you get past the Peartree Roundabout. Even more houses can only make this worse.This is Greenbelt land- the whole purpose of Greenbelt land is to keep a green area. I have major environmental concerns and strongly believe the environment will be harmed by this new development.Oxford City have not yet identified their current housing needs, to the idea that we need this development to help with the housing needs just doesn't make sense.There are already issues with flooding. More houses will add to this problem, which occurs on a regular basis. Fields flood, and roads flood. More houses will cause more flooding. This response though separate and my own should be read in conjunction with the Representations made by the Begbroke & Yarnton Green Belt Campaign "BYG".

Changes Sought

For the reasons I have given AND the Representations made by the Begbroke & Yarnton, Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

I would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Section 5 (Green Belt)

PR-C-1478 09/10/2017 Julie Hillsdon

4642

Comments

Protest about the housing plan for the green belt surrounding the villages of Yarnton and Begbroke. Understand that the plan proposes the removal of land from the Oxford Green Belt. This goes against national policy. There are no exceptional circumstances in this case as Oxford City has many options for meeting their own needs within their boundary. Furthermore, this area is the only beautiful open space left that separates the villages of Yarnton, Begbroke and Kidlington north of the City. Lived in Yarnton for 43 years and have seen massive growth of housing during this time, in fact the village is now about 4 times the size of the mid-70s. The recent large development of theCresswell estate filled the last green space within the Rutten lane, Cassington road and A44 triangle.Please, please do not encroach on our green belt.

Changes Sought

Reasons for Participation

PR-C-1648 11/10/2017 Laura Morgan N

5627

Comments

The proposal takes no account of GB policy to protect settlement gaps. The amount of countryside proposed for development is too large and with no consultation of neighbouring developments already agreed in neighbouring Woodstock and Long Hanborough. Both will grid lock the existing road networks and explode the population causing harm to the environment. There are no exceptional circumstances that require the housing proposed to be located close to Oxford. Figures quoted are notionally based. Employment should be supported across Oxfordshire and not focused within the City. Please save our green belt and do not overpopulate this area.

Changes Sought

Reasons for Participation

Proposed Submission Plan - Section 5 (Housing)

PR-C-0251 09/10/2017 Antonio Corbi N N N Y

2040

Comments

The housing density of the new developments will be 45 houses per hectare on the main site to the east of the A44. This is 50% higher than the density of the Creswell Close/Pixey Close/Hay Day Close development in Yarnton a few years ago. Indeed, Cherwell stated when given planning permission that the number of houses on that site must be restricted to prevent over development. Doesn't understand the reason when this policy has been changed now. Therefore the proposal is irresponsible!

Changes Sought

For the reasons given AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which are additionally supported, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

Would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-1841 10/10/2017 Mrs Suzanne McIvor N

44571939

Comments

CUTTESLOWE PARK: Jewel in the crown of Oxford's parks and recognised by a Green Flag Award. Has a wide range of recreational activities and attracts many thousands of visitors every year. Views and countryside around the park of great value to surrounding communities. states " The public open green space/extension to Cutteslowe Park and agricultural land to be kept free of buildings to avoid landscape impact2. This is insufficiently robust it is naive to expect the Oxford college that owns the land to protect the setting of the park rather than get the land allocated for commercial development.

Changes Sought

The Cherwell Plan is fundamentally unsound and I suggest it should be rejected. Cherwell should re-start the process at a future time when the amount of housing needed has been realistically calculated. Cherwell should have due regard for the NPPF an in particular the parts of the framework which apply to the Green Belt.

Reasons for Participation

PR-C-0413 10/10/2017 Theresa Goss Bloxham Parish Council

5464

Comments

It is clear that Oxford's greatest need is for affordable housing for key workers, people new to the housing market and people working in Oxford's developing science economy who require easy access to Oxford's employment areas. Such housing must have easy access to affordable and sustainable transport options which development close to Oxford would allow. BPC particularly notes the policy proposal to allocate 50% of any housing mix to affordable housing.

Changes Sought

Reasons for Participation

PR-C-0515 06/10/2017 Jeffrey Wright Begbroke Parish Council N Y

1265

Comments

Oxford has 300 empty properties, West Oxford around 450 empty properties, Cherwell around 1000 empty properties, South Oxfordshire has 800 empty properties. Local planning authorities should identify and bring back into residential use empty housing and buildings in line with local housing and empty homes strategies and, where appropriate, acquire properties under compulsory purchase powers. ….They should normally approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate A three bedroom home will cost at least £595,000- £300,000 price tag for a one-bedroom flat at Barton Park which soars above city average- A two bedroom flat will cost at least £350,000- Is this "affordable" for new entrants and key workers specified in S018? (healthcare, teachers and many others)- Price inflation is what will happen with the green Belt proposals in Begbroke and beyond.- Would houses be Freehold/Leasehold/Rented and how would the prices be controlled?

Changes Sought

Reasons for Participation

Please review our PowerPoint presentation for the comments of Begbroke parish council. This is necessary as we believe Cherwell Executive will ignore any representations as they have already made their mind up. We believe that The Planning Inspectorate will take more notice of what we have to say.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Section 5 (Housing)

PR-C-0666 08/10/2017 Lucy Loveridge

1643

Comments

Objection relating to Kidlington, Yarnton and Begbroke on the following grounds: Development could be located on sustainable sites identified elsewhere in the district rather than GB which Government says should only be used as a very last resort. A high proportion of the new homes should be affordable for young people and families from the local area. Infrastructure such as roads and schools should be put in place, as well as adequate parking facilities for the new residents. Traffic congestion and parking is already a major problem in Kidlington and the surrounding area, especially in the rush hour. Support for Cherwell's decision not to include land behind the Moors for development, as this is GB land used for recreation by local people, and would cause yet more traffic problems. I am appalled at the prospect of Kidlington becoming simply another suburb of Oxford.

Changes Sought

Reasons for Participation

PR-C-0678 04/10/2017 Neil Bennett

1665

Comments

Oxford's unmet housing needs - it has been proven that the number of houses required has been grossly overestimated. Oxford City must have plenty of sites that can cater for their housing requirements such as brown belt land and derelict sites. Also long term vacant properties could be used either in their ownership or under compulsory purchase orders. GB - Greatly saddened that building on GB land could become acceptable. Brown belt land nearer better road links such as along the M40 should be seriously considered. Building this amount of houses on 2 - 3 existing communities would actually swamp and destroy them. This GB land is widely used for recreational purposes by many locals and visitors. GB is integral to my business. It differentiates the villages and their own identities. This proposal will create another form of Oxford where one area blends into another, all clumped together. Villages will triple in size which is just madness. There will also be greater potential for flooding. Once this GB has gone it will be lost forever. Density - the proposed density will result in everyone living in each others pockets and paying a premium for the privilege. Affordable housing is needed in the form of cheaper homes or council houses enabling the younger generation (and some older people) to be able to afford their own houses in this area. The proposed affordable housing makes me laugh and will not be affordable for local people. We have enough luxury houses already and people attracted to these houses are likely London commuters or investment properties to be rented out. Transport - Road structure is already at capacity and this development would swamp roads that are already congested. The roads are already not really fit for purpose with little or no maintenance. A park and ride would not be feasible as no bus lane could be implemented due to the bottle neck areas. The idea of shutting Sandy Lane is extremely preposterous - this carries a lot of local traffic which would have to use other congested options. A survey was done showing how much Sandy Lane is used. How would this work as there are houses right up to the level crossing? Employment - The figure for new employment is grossly overestimated. Existing and part built Science Parks and the like already add to the traffic problems on inadequate roads, while a lot of units remain empty. These sort of developments should be located near or have easy access to motorways and be fit for purpose. I feel like I am being pushed out of the village I was born and grew up in. There are far better sustainable sites which could make a whole new community. Please leave our GB alone.

Changes Sought

Reasons for Participation

PR-C-0713 09/10/2017 Elizabeth Hallett N

5434

Comments

How many of the new homes will be actually affordable? Developers consistently default on their affordable housing quota. Predicted prices for starter homes at Barton Park are already beyond the reach of first time buyers. Most new houses are likely to serve the London commuter and buy to let markets, which means that Kidlington's young people and the County's key workers still won't get the affordable housing they need. What hope will young people have of secure affordable housing and does Cherwell want to price essential workers out of the housing market? If affordable housing can't be guaranteed, there is also the further likelihood that already struggling public services will deteriorate.

Changes Sought

Reasons for Participation

Page 1940

PR-C-0718 01/10/2017 Daniel Walround

1807

Comments

Oxford City has consistently failed to develop land for meeting its housing needs. There is so much land within the Oxford City ring road that has not been developed, especially brown field sites. Much of the housing needs in the area are for jobs within Oxford City. Huge number of people

commute into Oxford to meet the demand of jobs. Yet housing has failed to keep pace. Housing should first be developed closer to where people work, which would be consistent with meeting emission targets set out by central Government. Thus these proposed plans are ineffective because Oxford City has failed to develop within the ring road.Believes that the District Council plans are inaccurate and have been prepared in such a way to present an biased view. Cherwell District Council are not taking this consultation seriously. This concern is drawn from attending a Public Meeting on 21st September in which CrBarry Wood attended. Several respected members of the local community put forward sound arguments and questions all of which Cllr Barry Wood failed to answer. If the leader of CherwellDistrict Council cannot directly address the concerns at such a meeting it undermines the whole consultation. It is deeply concerning that Cllr Barry Wood has stated that he does not believe thedevelopers cannot meet or even get close to the affording housing targets. Thus these plans shouldbe rejected. It is also deeply concerning to hear Cllr Barry Wood give such negative (andunprofessional) references to lawyers and implied that he and the Council are being forced intoallowing developers to build in wholly inappropriate ways that will have an negative impact onKidlington and Yarnton.Layla Moran MP in a public meeting put forward several suggestions that should be considered. Namely that the projected growth and requirements for housing in the proposed plan should be reviewed given that revisedfigures are soon to be updated. With considering public opinion expressed at the same meeting it would be very unwisefor Cherwell District Council to ignore Layla Moran MP's very reasonable request.The housing in these plans do not appear to be suitable for sustaining the affordability for localpeople. Essentially people are being priced out of the area they grew up in. There are complaintsthat people on lower paid but essential jobs for Oxford's infrastructure are unable to live in thelocality. Yet the plans appear to be targeting larger four to five bedroom houses at low density tosupply demand for London based commuters. This is not a local plan for a local city, it is to supplydemand for people to work in London and live some where less urban, whilst ruining vital GreenBelt land between Oxford and Kidlington. Considering that we may be seeing the first price dropin the London market for some time which has a high chance that it will propagate to the wholeSouth-East I believe it to be reckless of the District Council to allow an already compromisedaffordability housing targets to be further compromised. This is before considering the negativeimpact current Brexit talks are having on the economy, the prospect of a hard Brexit, and with aGovernment targeting net migration of tens of thousands. A responsible council would be planningfor the worse cliff edge Brexit will bring.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Section 5 (Housing)

PR-C-0720 07/10/2017 Adrian Sutton

1810

Comments

The Government has published a consultation document Planning for the right homes in the rightplaces. This document sets out Government proposals to assess housing needs in differentareas of the country. It has been welcomed by many professionals who regarded the earlierSHMA estimates as overblown and unjustified. Rep quotes Helen Marshall of CPRE as saying that the housing needs in Oxford had beenreduced in the new estimates by no less than 47%. For more than 60 years the Green Belt thatforms the Kidlington Gap has successfully checked urban sprawl, and it has prevented themerging of Oxford and Kidlington, provided access to countryside to residents of northOxford and Kidlington, and preserved the setting of the historic town of Oxford. In view ofthe new assessment of housing need in Oxford, and the lack of a completed local plan byOxford City Council informed by accurate data on the land available for housing withinOxford, it would be irresponsible and reckless for Cherwell District Council to proceed withits plans to build on the Kidlington Gap. The above Government consultation document also notes that the pressure on housing ismuch greater in London, and is set to increase further over the next decade. Given that theproposed housing in PR6a and PR6b is approximately 10 minutes walk from Oxford Parkwaystation it is obvious that those sites east and west of Oxford Road (A4165) will be veryattractive for London commuters. It is hard to imagine how key workers in Oxford in need ofaffordable housing will be able to compete with the market pressure of London commutersfor this housing. The proposed housing density on the golf course is only 25 per hectare, andit is highly unlikely that any of it will be affordable to those who need cheaper housing inOxford.One of the greatest attractions for families living in north Oxford is the wide range ofavailable secondary schools. If 1,180 new households were built on either side of Oxford Road there would be even more car journeys to schools inside the Ring Road to prolong thecommute into Oxford. Following a Freedom of Information request Oxford City Council hasadmitted recently that the new road layout and traffic lights at Cutteslowe roundabout havenot improved traffic flow along Banbury Road. This continues to be an area of severe trafficcongestion during school term, and the proposed housing can only make it worse. The onlygood transport link is from Oxford Parkway station, but even there the huge station car parkis already filled by London commuters during week-days, less than 2 years since the stationopened.We understand that Cherwell District Council have been obliged by the "Duty to Cooperate"with Oxford City Council to solve Oxford's perceived housing problems. But Oxford CityCouncil has chosen to allocate land to employment at the Northern Gateway developmentinstead of housing. Further employment growth is unnecessary and unsustainable in an areaof full employment and a shortage of housing. It only exacerbates the housing problem, andleads to even more people commuting into Oxford. Rather than helping Oxford City Councilin this way Cherwell District Council should challenge the lack of thinking displayed by theCity Council.We recognize that Oxford has a housing problem, especially for key workers. But building onthe Kidlington Gap is unjustified by the information available, and by Oxford City Council'sown policies to develop land for employment rather than housing. Once the Green Belt hasgone it has gone forever, and it is difficult to see how further urban sprawl to the east ofOxford Road could be contained since the nearest road is the B4027, which is several miles tothe east (National Policy Planning Framework, paragraph 85).We urge Cherwell District Council to postpone any decision on the development of the GreenBelt around Oxford until all the facts are made available.

Changes Sought

Reasons for Participation

PR-C-0722 29/09/2017 Steve Handsley N

1815

Comments

Oxford City Council's requirement in their unmet housing need is specifically for affordable homes (2.31 of Oxford CC Local Plan). Much of the Cherwell DC contribution will be located in the Kidlington gap close to Oxford Parkway Station. This land will be seen by housing developers as prime land for the development of houses for the London commuter market and will be marketed and priced accordingly. Developers will be keen to reduce the amount of affordable homes on these sites from the required 50% and will plead that such sites will not be viable unless a smaller proportion are affordable. Oxford's unmet housing need will not be achieved in this way. Therefore the proposed submission is ineffective.

Changes Sought

Reasons for Participation

PR-C-0724 29/09/2017 Stephanie White N Y

1821

Comments

Dramatic increase in housing density: Cherwell District Council seems to be rewriting its own policies to try to make this plan 'sound'. When giving planning permission for the new development in Yarnton a few years ago (Cresswell Close/Pixey Close/Hay Day Close), the council stated that the number of houses on that site must be restricted to prevent over-development. However, the housing density of the new developments will be 50% higher – at 45 houses per hectare on the main site to the east of the A44. This density of houses is completely inconsistent with the existing community, and will increase the risk of flooding in these areas while also increasing pressure on local infrastructure and services. Risk of flooding : There are many streams in the area around Begbroke – Rowel Brook, the spring on Spring Hill, etc. – and many of the surrounding fields flood after periods of wet weather. If vast swathes of the countryside are tarmacked over, there is a real risk of serious flooding.

Changes Sought

Proposed changes to the plans
In light of the objections outlined above, I would suggest:
• reviewing the housing forecasts on which the current Local Plan is based. As mentioned above, the calculations used to make these forecasts have been revised recently and the number of new homes required has fallen as a result.
• looking to build on brownfield sites within Oxford itself. This would significantly reduce the impact on local transport infrastructure, and provide housing where it is actually needed.
• looking to build on sites closer to the main industrial areas of Oxford (namely the City Centre, Headington and Cowley); again, this would reduce the impact on local transport infrastructure and increase the likelihood that these houses would be bought by people working in Oxford rather than people looking to commute to London.

Reasons for Participation

I would like the Begbroke and Yarnton Green Belt Campaign to act as my representative during the Examination by the Planning Inspector

PR-C-0736 01/10/2017 Liz & Roy Moore N

1856

Comments

Agree that there is 'exceptional need' for affordable housing in Oxford and Oxfordshire, but dispute that this development plan will provide young people and key workers with the truly affordable housing that they so desperately need. It is risible to believe that Cherwell's 'vision' of 50% of affordable housing will be realised when developers consistently default on their affordable housing obligations; Oxford itself fails to uphold its affordable housing targets in new developments such as Templar Square (where it settled for 20%), while predicted prices at the huge new Barton Park development on land that the City owns are already beyond the reach of first-time buyers. Unless a statutory mechanism is introduced to oblige developers to meet their affordable housing obligation they will continue to default. The proximity of the proposed development to Oxford Parkway rail station will attract London commuters (the reverse of the housing's intended occupancy by Oxford workers), and the high-rent buy-to-let sector will also prosper. There isalready 50–70% rental occupancy in large areas of Kidlington, to the detriment of neighbourhood cohesion and attractiveness, and most certainly to the availability of low-cost housing and the financial capacity of young people to save for their own property while meeting high rental costs. It is irresponsible of Oxford to intensify the need for affordable and social housing by continuing to create more low-paid jobs in the City, such as at the new Westgate shopping centre, that add to the already high demand from key workers in essential public services like the City's extensive health sector.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Section 5 (Housing)

PR-C-0778 10/10/2017 Sarah Knox-Brown Begbroke & Yarnton Green Belt Campaign N

5667

Comments

The quantum of homes is based on the SHMA 2014 which is now out of date. Publication of a draft standardised methodology for assessing housing needs published in September 2017 indicates a figure 61% lower for Oxford and 50% lower for Cherwell. The Proposed Submission Plan could lead to an over supply of housing. With this question mark over the OAHN figure Green Belt release cannot be justified. Oxford's housing need is still to be fully and accurately defined through its local plan process. The Inspector's recommendations on the Local Plan envisaged a continuing joint approach whereas Cherwell has forged on alone and sought to defend the Growth Board apportionment. This figure was arrived at on the basis of a rudimentary process of examining sites in isolation through the LUC Spatial Assessment. There is little evidence of other work streams influencing the RAG rating of sites. The figure was not arrived at following SA or HRA work, or any consultation. The Council has not acknowledged the uncertainty associated with the apportionment figure.

Changes Sought

Reasons for Participation

PR-C-0793 10/10/2017 Maria-Teresa Cobo-Losey N N N Y

2046

Comments

The housing density of the new developments will be 45 houses per hectare on the main site to the east of the A44. This is 50% higher than the density of the Creswell Close/Pixey Close/Hay Day Close development in Yarnton a few years ago. Indeed, Cherwell stated when given planning permission that the number of houses on that site must be restricted to prevent over development. Doesn't understand the reason when this policy has been changed now. Therefore the proposal is irresponsible!

Changes Sought

For the reasons given AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which are additionally supported, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

Would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-0832 10/10/2017 David Flavin Oxfordshire County Council

5024

Comments

The significant need for affordable housing is the driver behind the scale of Oxford's OAN as identified in the SHMA. OCC support CDC in seeking to respond to Oxford's affordable needs whilst ensuring development remains viable. The LPPR seeks to meet the need for key worker housing as part of both the affordable and market housing mix. The City's definition of key worker housing currently focuses mainly on meeting the needs of those in professional roles. The needs of other key workers in lower paid roles essential to the functioning of the Oxfordshire economy (e.g. care workers and school support staff) should also be included.

Changes Sought

Reasons for Participation

PR-C-0837 05/10/2017 Dr James Jocelyn N

5677

Comments

Oxford's current housing development plan calls for the construction of nearly 14,000 new homes - almost sufficient to meet the net need under CEG. Nowhere in the Plan can one find recognition of the fact, laid bare in great detail in the SHMA, that Oxford's so-called "housing crisis" and "unmet need" are almost entirely questions of affordability, not lack of housing per se. Quite the contrary, as from the above cited Para. 1.11 onwards, the Plan repeatedly refers to the figure of 28,000 as connected to objective needs driven by economic growth and the markets. For example. Paragraph 3.16 contends: "Having regard to the economic growth of the county, the total housing need for the county identified by the SHMA was about 100,000 homes…including…approximately 28,000 for Oxford." This is an egregious misrepresentation. Additional pressure would also be placed on the transport network in the area through this unsustainable demographic expansion, increasing congestion and pollution and undermining the Cherwell Local Plan's compliance with the NPPF's sustainability requirements. Detailed comments provided on the SHMA.

Changes Sought

The Plan can only be made Sound by addressing the issue of sustainability - and that means addressing the issue of housing affordability in a wider context than that of new construction. This approach would deliver thousands of unnecessary market homes to Cherwell - a result that flatly contradicts the guiding principle of sustainability in National Planning Policy. The Plan can only be made Sound by recognising the whole range of data in the Evidence Base and basing action upon a reasonable interpretation of that data, rather than cherry picking and misrepresenting data in the tendentious fashion of the Plan as currently presented. It must be noted that certain documents in the Evidence Base, notably the Sustainability Appraisal, are compromised by the fact they explicitly proceed from such tendentious misrepresentations.

Reasons for Participation

PR-C-0837 05/10/2017 Dr James Jocelyn N

5676

Comments

Analysis of the data actually presented in the SHMA reveals a quite different picture. Referring to Tables 54 and 55 in the final SHMA report we find the conclusions regarding the level of need for affordable housing in Oxford - a very considerable number in excess of 20,000 over the plan period. This number is NOT to be considered as a net need for newly built housing; it is a net need for affordable housing, which is not the same thing as a net need for new construction. Changes in the market and/or in housing policy could equally provide an increase in availability of affordable housing. To provide this many affordable homes for Oxford purely through new building, even under Oxford and now Cherwell's optimistic requirement that 50% of new projects should be "affordable", would require the construction of more than 40,000 new homes. Cherwell's plan to build an additional 4,400 homes will provide at most 2,200 affordable homes that may be relevant to supporting Oxford's unmet need for affordable housing. The market housing built in Cherwell is unlikely to be supported by economic and demographic growth in Oxford, as the SHMA's economic and demographic projections make clear. Detailed comments provided on the SHMA.

Changes Sought

The Plan can only be made Sound by addressing the issue of sustainability - and that means addressing the issue of housing affordability in a wider context than that of new construction. This approach would deliver thousands of unnecessary market homes to Cherwell - a result that flatly contradicts the guiding principle of sustainability in National Planning Policy. The Plan can only be made Sound by recognising the whole range of data in the Evidence Base and basing action upon a reasonable interpretation of that data, rather than cherry picking and misrepresenting data in the tendentious fashion of the Plan as currently presented. It must be noted that certain documents in the Evidence Base, notably the Sustainability Appraisal, are compromised by the fact they explicitly proceed from such tendentious misrepresentations.

Reasons for Participation

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Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Section 5 (Housing)

PR-C-0864 05/10/2017 Reverend Peter Hewis

2349

Comments

Oxford City Council insists that developers include "affordable" housing in their plans then fail to implement that policy. Two recent examples of this have been the Templars Square development and the Barton Park Development. Furthermore they do not refuse planning permission when family houses become houses of multi occupation and buy to let properties. Recently a study has concluded that Oxford's demands have been overstated and yet our District Council will not stand up to Oxford.

Changes Sought

Reasons for Participation

PR-C-0874 03/10/2017 Mr Stuart & Mrs Phyllis Holcroft Y Y N

2366

Comments

Question the volume of unmet need accepted by the Oxfordshire Growth Board on the grounds that factors emerging since the publication of the Partial Review have a material effect on the predictions and thus invalidate the Plan. Implications of Brexit to be considered. Government's consultation document on housing need suggest a lower level of housing need. Oxford City Council could do more by identifying more housing, similar to what was suggested in the Cundall Report 'Unlocking Oxford's Development Potential. It is worth noting that local authorities do not have an obligation to meet housing need when it arises. Taking account of all the above, we consider Oxford City's unmet housing need to be grossly overstated and unjustifiable in the present climate and the steps proposed to accommodate unmet need are excessive and damaging, but most of all unnecessary.

Changes Sought

Reasons for Participation

PR-C-0896 10/10/2017 N Simpson

2413

Comments

Housing plans for the North Oxford Golf course and the other side of the A4260 will virtually join Oxford with Kidlington, so that we will become part of Oxford's urban sprawl and lose our unique village identity. The strain on out infrastructure is a real concern.

Changes Sought

Reasons for Participation

PR-C-1322 10/10/2017 Adrian & Pat Sutton & White

4335

Comments

The Government consultation document notes that the pressure on housing is much greater in London, and is set to increase further over the next decade. Given that the proposed housing in PR6a and PR6b is approximately 10 minutes walk from Oxford Parkway station it is obvious that those sites east and west of Oxford Road (A4165) will be very attractive for London commuters. It is hard to imagine how key workers in Oxford in need of affordable housing will be able to compete with the market pressure of London commuters for this housing. The proposed housing density on the golf course is only 25 per hectare, and it is highly unlikely that any of it will be affordable to those who need cheaper housing in Oxford. If 1,180 new households were built on either side of Oxford Road there would be even more car journeys to schools inside the Ring Road to prolong the commute into Oxford. Following a Freedom of Information request Oxford City Council has admitted recently that the new road layout and traffic lights at Cutteslowe roundabout have not improved traffic flow along Banbury Road. This continues to be an area of severe traffic congestion during school term, and the proposed housing can only make it worse. The only good transport link is from Oxford Parkway station, but even there the huge station car park is already filled by London commuters during week-days, less than 2 years since the station opened. Understand that Cherwell District Council have been obliged by the "Duty to Cooperate" with Oxford City Council to solve Oxford's perceived housing problems. But Oxford City Council has chosen to allocate land to employment at the Northern Gateway development instead of housing. Further employment growth is unnecessary and unsustainable in an area of full employment and a shortage of housing. It only exacerbates the housing problem, and leads to even more people commuting into Oxford. Rather than helping Oxford City Council in this way Cherwell District Council should challenge the lack of thinking displayed by the City Council. We recognize that Oxford has a housing problem, especially for key workers. But building on the Kidlington Gap is unjustified by the information available, and by Oxford City Council's own policies to develop land for employment rather than housing. Once the Green Belt has gone it has gone forever, and it is difficult to see how further urban sprawl to the east of Oxford Road could be contained since the nearest road is the B4027, which is several miles to the east.

Changes Sought

Reasons for Participation

PR-C-1385 10/10/2017 Ian Middleton The North Oxfordshire Green Party N N N Y

5320

Comments

Housing density is also something that could be manipulated although this has implications either way. Higher densities will produce a higher number of dwellings on a given space, whereas lower densities would be more in keeping with existing space in smaller villages. It's clear from the very low housing density numbers being applied to areas such as PR8 and PR9 that these houses are being ear-marked as high value investments. Whilst increasing housing density in these areas would be out of keeping with the existing built environment, it's not unusual for developers to increase density anyway once a project is underway. This maximises profit for them whilst increasing potential problems on local infrastructure. Let's not forget that the housing numbers being discussed here are not set in stone. There's a very good chance that we will see many more dwellings eventually being built than are being claimed now."

Changes Sought

Reasons for Participation

To have an opportunity to make a personal representation at the appropriate time and when further information is available about the scale of response to these plans. There will likely be many changes in circumstances between the submission of representations and the consideration of the outcome. I would like to be able to add additional relevant information at that time if appropriate. Also as Green Party Parliamentary candidate for many parts of the area under consideration I feel I should be able to give voice to the views of the Green Party supporters and voters when the time comes

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Section 5 (Housing)

PR-C-1385 | 10/10/2017 | Ian | Middleton | The North Oxfordshire Green Party | N | N | N | Y

5318

Comments

Discussions around the over-used term 'affordable housing' is something that should be considered as part of these proposals. Given that a great deal of justification and validity being claimed for these plans is based on the idea of providing housing for key workers it's worth noting that the current assessment of affordability, as defined by the NPPF, is a house price representing 80% of market value. Also given that in Oxfordshire the average house costs 11 times the average salary, this equates to a definition of affordability set at roughly 9 times the salary of any new home buyer. It's extremely unlikely that key workers or those at the lower end of the salary scale will find a mortgage provider prepared to lend on that basis. Reference is made to the house prices & provision of affordable housing at the Barton Park Development.North Oxfordshire is already an area of high value housing. Is it really credible that developers are going to provide lower cost units without a fight? In the last major housing development in the area, building had to be forced kicking and screaming to provide any so-called affordable houses. Even then the provision was less than 10% of the total development and the 'affordable' houses were hived off into a fenced off section away from the other dwellings being sold even 15 years ago for close to half a million pounds.We should not be conned into giving away our green heritage to these sorts of projects to enrich developers at the price of a rural landscape that we can all enjoy now for free."

Changes Sought

Reasons for Participation

To have an opportunity to make a personal representation at the appropriate time and when further information is available about the scale of response to these plans. There will likely be many changes in circumstances between the submission of representations and the consideration of the outcome. I would like to be able to add additional relevant information at that time if appropriate. Also as Green Party Parliamentary candidate for many parts of the area under consideration I feel I should be able to give voice to the views of the Green Party supporters and voters when the time comes

PR-C-1398 | 10/10/2017 | Ben | Simpson | WYG on behalf of Bonnar Allan Ltd | Y | Y | N | N

5338

Comments

The representations are submitted on behalf of my client Bonnar Allan with regard to their proposals at New Alchester. The land is identified in the Vision document attached to these representations and will include up to 7,200 new market & affordable homes, primary & secondary schools, creation of a 240 acre country park & watersports centre & the potential to incorporate a new Park & Ride site with connection to the railway line south of Bicester by a new railway station. Our comments on the PSP are confined to issues of soundness. A summary of the alternative Options A to I that CDC considered at the last stage of the Plan is set out at paragraph 2.12. For the reasons we set out in our representations to that stage, we consider that the CDC's proposed approach of allocating land to the north of Oxford & within the Green Belt (GB) around Kidlington as set out in Table 4 is flawed, & that the Partial Review does not pass the test of soundness. The PSP is not Justified as in our view it does not represent the most appropriate strategy for meeting Oxford's un-met housing needs. The logic that appears to underlie the PSP is in essence that the closer the proximity of the required housing to the City, the more sustainable it will be. This logic ignores the fact that there would be better prospects of residents travelling into Oxford as well as the major employment locations in the Science Vale by public transport including by rail from New Alchester. The preferred locations around Kidlington will increase congestion on the highway network & will result in the loss of GB & lead to coalescence between Kidlington, Begbroke & Yarnton, whereas the proposals at New Alchester are located beyond the GB. As we make clear in the Vision document, our proposals can be delivered in a phased manner & there are no impediments to early delivery. The scale of the proposals at New Alchester allows it to meet both the identified needs of Oxford City as well as an element of the future needs of Cherwell District, & in so doing, we recognise the journey that this proposal involves.

Changes Sought

We consider that the PSP should direct a majority of the un-met need to New Alchester which constitutes a more sustainable & justified location for the new homes needed both to meet the City's un-met needs as well as future need within Cherwell District. The PSP should be re-drawn to allocate land at New Alchester in place of the proposed allocations in the Green Belt (GB) around Kidlington. New Alchester can provide a highly sustainable location for the much needed development, at a location outside the GB & on the railway line into Oxford. The development would facilitate creation of a new railway station at New Alchester which would encourage people to travel to Oxford City & also other employment centres within the Science Vale by public transport.

Reasons for Participation

PR-C-1404 | 09/10/2017 | Andrew | Hornsby-Smith | | N | N | N | Y

5365

Comments

Fully accepts the 50% affordable housing requirement, and hope that it can be effectively enforced. On 14 August the Secretary of State announced a consultation on a revised means of calculating the SHMA, Planning for the right homes in the right places. The net effect is to reduce the assessment level of annual housing need. A detailed explanation of the proposed formula for assessing housing need is provided.

Changes Sought

Reasons for Participation

Has spoken as a platform speaker at three public meetings in Kidlington and Gosford. Made a substantial representation at the Issues and Options stage. As a former parish councillor, has represented Kidlington Parish Council at the North Oxford Area Action Plan examination in public, and likewise was invited to the Examination in Public of the Local Plan. Has an MSc in Transport Planning, so part of representation covers that area. Also offers a distinctive perspective as a
local resident, who agrees with the principle of a Green Belt review, but does not support the current planned site allocation. Has no interest in promoting a particular site, but only have some sympathy with those who would wish to preserve the Green Belt intact. Believe views represent many in Kidlington who recognise the need for local housing, but see these plans as strategically unacceptable. Representation contains primary research evidence which could be presented.

PR-C-1436 | 10/10/2017 | Patsy | Dell | Oxford City Council

4577

Comments

Affordable Housing It is welcomed that the Partial Review sets a target for 50% of development to be affordable, & that within the 50%, that priority is given to tenures which help those most in need (Policy PR2). The policy proposes the priority should be affordable rent or social rent. Please note that of those tenures, the City Council's priority for addressing the needs of those on the housing register would be for social rent homes. Welcomes the ongoing dialogue with CDC planning & housing colleagues, to discuss delivery of affordable housing at the sites allocated through the Partial Review, & particularly the allocations policy for rented affordable housing. It is envisaged that these discussions will culminate in an agreed strategy or process for allocating nomination rights to the City Council for those on its housing register. It is supported that 'key worker' housing may be delivered as part of the remaining 20% intermediate affordable housing. Oxford CC is proposing to take a new approach to this issue & not using the term key worker in its emerging policy approaches in the Oxford Local Plan; the Preferred Options proposes an approach aligned more with income & affordability rather than specific employers or sectors.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Section 5 (Housing)

PR-C-1461 10/10/2017 Deborah & Jeffrey Wright N

5281

Comments

"We do not believe there will be affordable homes built. These will be for commuters to other towns and cities such as London. The new Oxford Parkwaystation and linked bus routes give a prime opportunity to cater for these groups.• Recent houses for sale on Barton Park are A three bedroom home willcost at least £595,000.• £300,000 price tag for a one-bedroom flat at Barton Park which soarsabove city average• A two bedroom flat will cost at least £350,000"

Changes Sought

Reasons for Participation

PR-C-1485 09/10/2017 Emma Worthington

4659

Comments

Objection regarding the Green Belt in particular• Its purpose aims at preventing urban sprawl• If Green Belt boundaries are re-defined, the way to define those using physical features would need to be readily recognisable and permanent. Right now this is not the case on the area to the east of the A4165 (Oxford Road) because there are no such features and therefore no eastern boundary. There is a high risk to lead to unrestricted sprawl of large built up areas – which is contrary to the Green Belt purpose. In relation to the Golf Club proposal• The proposal is to relocate on a fairly flat and largely arable land which does not fit a golf course need• The current owners of the Frieze Farm manifested their approval to have the club relocated there• In addition it is not clear how this relocation will be fundedHousing needs• The proposal is focusing on being close to the Parkway Station: I strongly doubt this will fulfil the need to have affordable housing.• The developers are likely to have to pay a premium on this land because of its location• It is clear that these new houses are likely to be purchased by London commuters due to the proximity of the station.Traffic• We already have severe congestion in this area. What are the plans to improve the local road network?• Pollution wise, All of Oxford is an Air Quality Management Area because of the high levels of nitrogen dioxide. Cutteslowe Roundabout is a pollution hotspot where Nitrogen Dioxide levels regularly breach international guidelines.• The proposal will result in more traffic in an already congested zone and I have not seen any strategy to deal with the future situation. Cutteslowe Park.• There is at the moment no guarantee of the additional park land and that the arable land will stay as such in permanence either.• The Area is to be built on the Green Belt Land which first aims at preventing urban sprawl and neighbouring towns merging into one another. It also supports in preserving the setting and special character of Oxford.

Changes Sought

Reasons for Participation

PR-C-1533 09/10/2017 Janet Warren N

4813

Comments

Housing location/densities1. There is indeed a need for housing that local (Kidlington and Oxford) people can affordto buy or rent, as opposed to 'affordable housing' which most could not afford to buy orrent, but the intention to build at low density in the most desirable locations, e.g. close toOxford Parkway, does not resonate with that need. It is not an effective way of solving ahousing shortage.2. If housing density were increased in some sites it would be possible to spare others.3. Social housing would, no doubt, be acceptable at a higher density so could then bothjustify the use of some green belt while using less of it.4. Oxford has free land now but it is set aside for business use. This could be used forhousing, thus in part solving its housing problem rather than exacerbating it.

Changes Sought

Reasons for Participation

PR-C-1615 10/10/2017 Victoria Carruthers

5566

Comments

Objections to the proposed submission plan to build 4,400 houses in Kidlington using the identified parcels of land outlined in the Partial Review. The plan 'aims' to provide 50% social housing within the 4,400 houses built. However, from speaking with people involved with the plans there is no guarantee around this. Know from numerous other examples (the Barton development for one) that the social housing target is almost never met, and that there is no minimum target for social housing. Also know that the largest proposed development is adjacent to Oxford Parkway station and the other parcels are within easy reach of this direct connection to London. The new properties will clearly be attractive to commuters and buy to let landlords, who will have money to spend, and have confirmed there is nothing to stop the new properties being purchased by these groups. All this will serve to do is increase the price of the new housing stock, pricing out local residents and Oxford's key workers and failing to deliver the key objective of meeting Oxford's unmet housing need. Have yet to speak to someone involved with the plans who can give me an answer to this, and as Oxford's unmet housing need is the only reason the plans exist, if there's a risk that the plans will fail to deliver the objective, they should never go ahead. How can this be justified as an 'exceptional circumstance' if you have no confidence that it will actually work?

Changes Sought

Reasons for Participation

PR-C-1616 10/10/2017 Clare Boddington N

5571

Comments

Confident that any affordable housing targets would not be met as they almost never are (as demonstrated by the new Barton Park development near Headington). As Kidlington is now only an hour from London by train, developers are going to want to ensure most of the new homes are suitable for wealthy commuters to maximise profits. Doubt much of the housing built would be truly affordable for existing locals. It is clear that the main motivation for the proposed development is the opportunity for lots of people to make lots of money. The plans refer to the historic and popular North Oxford Golf Course in several places but then say that the club will be destroyed and the land made available for housing. Where is the sense in closing a popular and historic course just to possibly build another close by?

Changes Sought

Reasons for Participation

Proposed Submission Plan - Section 5 (Transport)

PR-C-0019 24/07/2017 Daniel Scharf

23

Comments

References to the Oxford to Cambridge corridor are contradictory. The Plan supports the existing rail link (between Bicester & Oxford) & onwards (to Milton Keynes, Bedford & Cambridge) but also supports the Expressway that would be in direct competition, probably preventing the completion of the rail link or making it extremely costly in subsidy. This is contrary to the sustainable transport policies. Why are there no further investigations into the Expressway? Another reason for opposing the Expressway is the effect it would have on the A34, A44 & other link roads at both ends of the "corridor". On the contrary, East/West rail would enhance connections to Cambridge, Norwich & Felixstowe to the east & Swindon (inc. Research Council offices), Bristol, Bath, Cardiff, Swansea & Exeter to the West. Even without the Expressway, the Plan refers to & relies on the suggestion that conditions on the A34 will improve. The proposed development will increase A34 use & congestion, which is an international (i.e. Route Euro05 from Algeciras to Greenock)), national (Southampton to Preston) & local (knowledge spine). Why is this trunk road junction a suitable place for further development? It is Government policy that GB development should not be supported until reasonable alternatives have been properly explored & rejected. Meeting the needs of Oxford City by concentrating development on its outskirts is a road centred policy that will add to congestion & increase emissions (CO_2, NOX & particulates). Also the propensity of residents of this housing will be commuting from Oxford Parkway to other employment centres & not meeting Oxford's need. No concern shown about air quality & the impact on residents being next to a heavily trafficked trunk road with a high proportion of freight. There are no adequate policies to assist in the necessary transition to the use of ULEVs. Parking at workplaces, local centres (& the City centre) should privilege ULEVs. Parking spaces in residential areas should be limited to ULEVs & visitors.

Changes Sought

Reasons for Participation

If development was concentrated along the two railway lines (e.g. Shipton Quarry), commuters could access the centre of Oxford & towns/cities further afield without using the car. It should be made clear that all new developments must provide a number of ULEVs and

Proposed Submission Plan - Section 5 (Transport)

charging points and car clubs. Parking spaces in residential areas should be limited to ULEVs and visitors.

PR-C-0251 09/10/2017 Antonio Corbi N N N Y

2042

Comments

The Proposal is irresponsible as it will have a major negative impact on transport with extra pressure being placed on already congested roads.The plans for new transport infrastructure deal with the existing needs and do not model the impact of the additional 4,400 houses. These irresponsible plans will also cost millions of pounds and are currently unfunded. The Rapid Transit system (remember these are long buses, NOT TRAMS) will not pass through either Begbroke or Yarnton but will instead go from the new proposed Park & Ride site at Bladon roundabout to Kidlington along Langford Lane. Traffic that normally passes through Kidlington will be encouraged to use the A44. This means our villages will not be served by the Rapid Transit system and will suffer increased traffic, and that is before considering the new houses. This is very irresponsible! The CDC has not consider how an additional 4,400 houses in the area will affect the daily routine of the residents, particularly those that commute to and from work everyday.Therefore the CDC's Proposal is very irresponsible as it does not consider the commuting needs of the people who go to work and it will affect people going by car or cycling to work too. The transport plans indicate that Sandy Lane will be closed to through traffic at the level crossing. Sandy Lane, by the admission of Oxfordshire County Council and Cherwell District Council, is a well-used road. We also know that it provides a valuable link between our two villages and Kidlington. There is no public transport option planned to link these villages together with the only option being to travel further by car (which is already being discouraged) or walking or cycling. The traffic increase resulting from the CDC's Plans may well produce casualties including those cycling to work. Therefore the proposal is very irresponsible.

Changes Sought

For the reasons given AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which are additionally supported, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

Would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-0260 10/10/2017 Rhian Pye N N N Y

5560

Comments

The roads in the vicinity of policy sites PR8 and PR9 are already congested at busy times of day and the addition of another 2480 homes in this area, plus the additional 410 homes just north of this area in Woodstock, will make travelling to work significantly slower and more arduous. It is not uncommon to see traffic queuing to get into Oxford all the way up the A44 from Loop Farm roundabout to Sandy Lane roundabout during morning rush hour. Any plans
for transport infrastructure improvements are based on the current situation and do not model the effect of the additional houses being proposed, so are likely to be completely swamped once the residents of the new houses join the daily commute in this area. The proposed sites PR8 and PR9 will not be able to access the proposed new Rapid Transit System as this will not run through this area but instead service Kidlington. Therefore, it is unlikely that significant numbers of people dwelling in these new houses will be able to use public transport to get to their employment areas which therefore makes this an unsustainable development plan. The Proposed Submission Plan states that Sandy Lane will be closed to vehicles in order to form a cycle/pedestrian link to Kidlington. This is completely unacceptable and should not occur under any circumstance. The proposal to provide a safe route along Sandy Lane for pedestrians and cyclists is very sensible and would be well received by local residents, however, this should not be at the expense of access along this road by vehicles. Sandy Lane is a well-used road which provides a crucial link between the villages of Yarnton and Begbroke, and the amenities in Kidlington. Traffic flow along here is consistent and steady meaning that many vehicles use this route each day but that this does not cause congestion
or hold-ups. CDC have described this road as a 'pinch point' but having driven along this road several times most days for the last few years, I can confirm that this is not true. CDC recently ran a series of staffed exhibitions and when I visited the Begbroke exhibition on 2nd August 2017 I discussed this point with one of their representatives. The
arguments put forward for closing Sandy Lane were effectively only relevant to the future small section of the enlarged Yarnton community who would live in the proposed new development and were capable of walking or cycling several kilometres in each direction. In effect, the CDC representative indicated that CDC had given no consideration at all to the requirements of the current residents of Begbroke and Yarnton and how the closure of
Sandy Lane would undeniably adversely affect their daily lives. Residents would now need to travel far further by going north along Langford Lane or south via Frieze Way to access the shops, local schools, health facilities, and recreational facilities within Kidlington. This would result in longer journey times and greater traffic congestion - hardly the goals of a sustainable development plan. It is worth noting also that there are currently no public
transport options linking Begbroke and Yarnton, with Kidlington. On a personal level, I use this route twice daily to take my children to school at the nearest local Catholic primary school situated in Kidlington. From here, most days I then continue my journey to work or other locations. I could not possibly do this by walking or cycling due to the distances involved. Closure of Sandy Lane will mean I will have to make a journey to take my children to school each morning which will be nearly three times as long both in terms of distance and time. In doing so, I will be adding to the general congestion of traffic within Kidlington village centre or I will be forced to use side streets as rat-runs in order to get my children to school on time. Again, this can not be viewed as being a sustainable option and therefore
makes this part of the Proposed Submission Plan unsound.

Changes Sought

For the reasons I have given above AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

I would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-0406 29/08/2017 Sara Sheppard

1053

Comments

The Banbury road during the morning rush hour is currently a hazard due to the amount of buses, cars, cyclists and pedestrians using the road. The danger will only increase if the proposal goes ahead as there will be more people using Banbury Road.

Changes Sought

Reasons for Participation

PR-C-0515 06/10/2017 Jeffrey Wright Begbroke Parish Council N Y

1264

Comments

Begbroke Lane Identified in Appendix 6 page 191 as a: STRATEGIC CYCLING ROUTE - This lane is a recreational area enjoyed by many people (Picture of the lane provided)– Walking, taking dogs out or simply to have a stroll and a sit on one of the four seats installed by Begbroke parish council.- Whilst many people also cycle to and from Kidlington – this lane certainly does not meet the thematic distinction of strategic and too much cycling would spoil the existing balance between pedestrians and
cyclists. Buses: Stagecoach said:- …It has taken us longer to design these timetables than we had hoped, and we have tried to take account of our customers' aspirations, deal with the worsening traffic congestion in to and out of Oxford at busy times, to put together a robust timetable with buses turning up on time. It has become clear that outside the busy peak periods there are rather too many buses betweenWoodstock and Oxford.- We have therefore reduced the number of buses from five to four an hour – two S3 buses and two route 7 buses..Not very positive given overall strategy on public transport.The Stagecoach company did not consult the Begbroke Parish Council when asked about the 7A service not coming through Begbroke(neither does the 500 or 7) as this is after all a commercial route. We did not consult Begbroke, we opened this up publicly. Bodes well for the future. -
Bus lane along the A44 Begbroke to Loop Farm. This 'proposal' is physically and financially impossible owing to the restrictive widths of railway and canal bridge crossings plus the underpasses at Peartree Interchange. Further restricted by Project 11a (Page 167) being 'cycle and pedestrian improvements along A44 between Bladon Roundabout and Peartree Roundabout', the so called'Rapid Transit' route along the A44 (only capable of funding if Government grants are forthcoming) This cannot be used to justify large scale housing development adjacent to the A44 at Yarnton and Begbroke. The infrastructure proposals are not justified, nor effective and the Plan is UNSOUND.

Changes Sought

Reasons for Participation

Please review our PowerPoint presentation for the comments of Begbroke parish council. This is necessary as we believe Cherwell Executive will ignore any representations as they have already made their mind up. We believe that The Planning Inspectorate will take more notice of what we have to say.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Section 5 (Transport)

PR-C-0580 03/10/2017 Lorna Bennett

1466

Comments

The road structure in this area is already at full capacity and some. If you were to develop this land and add a further 4,400 or whatever new homes there is a good chance these houses will have at least 2 cars +. This would then swamp the roads that are already congested. The Council cannot even maintain what is already here, under your own admission, as the state of the roads are evident. The road are currently not really fit for purpose as it is and to add a potential 8,000 more cars is ludicrous. As for local transport, this is also not going to be fit for purpose and from what I can see no bus lane will be able to be implemented as there are too many bottle neck areas to negotiate. Therefore a park and ride would also not be feasible. The idea of shutting Sandy Lane is also extremely preposterous. The road carries a lot of local traffic from both Begbroke and Yarnton to Kidlington and vice versa. If that was to shut all traffic would then either have to go Loop Farm roundabout and Frieze Way or Langford Lane. Both of which, I think you will agree, is also not really an option as, again, these are already congested. Believes a survey was done down Sandy Lane which showed how much that road was used and also believe you do in fact have these figures. I cannot see how this would work in any event as there are actually houses along that road right up to the level crossing.

Changes Sought

Reasons for Participation

PR-C-0688 03/10/2017 Susan Knox

5658

Comments

Transportation - already we are faced with traffic congestion trying to get in and out of Oxford and further South. 9 o'clock hospital appointments necessitate leaving by 7 o'clock to be in time. Our bus service is half hourly only into the city centre. We still face traffic problems if we try to go to Park and Rides. 100's more cars we leave us sitting in jams and make our lives miserable. Closure of Sandy Lane - This is our direct link with Kidlington and is a busy road gritted by the County in winter. To get to other routes to Kidlington we face traffic congestion. There are no buses to Kidlington. Dentist and further Medical Practices, and Veterinary surgeries are in Kidlington.

Changes Sought

Reasons for Participation

PR-C-0747 06/10/2017 Dr Elizabeth Fry N N N Y

1884

Comments

As residents of Yarnton with a grown family living at home four cars are used. There is no SAFE way to cycle to work and the public transport either does not travel close enough to the place of work or would require substantially more time than is feasible but the cars are needed at work for operational purposes. Like many households cars will run and this won't change however much public transport is improved. The current infrastructure DOES NOT support the current traffic requirements encouraging the use of 'rat runs' through all the villages. The traffic reaches a standstill on the A34,the ring road, the Woodstock and Banbury roads into the City Centre, this backs up to the Pear Tree roundabout and most of the way to Woodstock on the A44 and to Eynsham on the A40. The traffic from Bicester impacts greatly on the roads in the area. It would be unthinkable to increase the housing level in this area without improving the road network. Many hours of work have been lost due to the current road situation and it is a huge worry. There is no money allocated for new infrastructure.

Changes Sought

For the reasons given and the representations made by the Begbroke & Yarnton Green Belt Campaign which are additionally supported and adopt as part of this representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

Begbroke & Yarnton Green Belt Campaign to represent at the Examination should it take place.

PR-C-0758 10/10/2017 Susan Cooper Yes Yes No

1904

Comments

No mention is made of measures to encourage people to refrain from owning cars, such as promoting and providing space for car-sharing clubs. Strongly suggest this be added here and in each of the policies for specific areas.

Changes Sought

Reasons for Participation

PR-C-0761 09/10/2017 David Brown N Y

1918

Comments

The houses proposed for Begbroke and Yarnton on either side of the A44 will produce more traffic onto a road that is already at its limit. The land labelled PR8 on the east of the A44 is proposed to accommodate 1950 houses and the land labelled PR9 on the west side of the A44 is proposed to accommodate 530 houses, a total of 2480 houses. All the traffic to and from these houses will come off the A44; with the closure of Sandy Lane there would be no other road. These houses would generate a traffic of over 1000 vehicles per hour at peak hours and this would swamp the A44 which is already at its limits. Traffic survey undertaken and results from the survey provided.

Changes Sought

Reasons for Participation

For these varied reasons, the proposals put forward in the plan with regard to the traffic are simply Unsound and Not Effective. Like the Begbroke and Yarnton Green Belt Campaign to act as representative during the Examination by the Planning Inspector.

PR-C-0793 10/10/2017 Maria-Teresa Cobo-Losey N N N Y

2048

Comments

The Proposal is irresponsible as it will have a major negative impact on transport with extra pressure being placed on already congested roads.The plans for new transport infrastructure deal with the existing needs and do not model the impact of the additional 4,400 houses. These irresponsible plans will also cost millions of pounds and are currently unfunded. The Rapid Transit system (remember these are long buses, NOT TRAMS) will not pass through either Begbroke or Yarnton but will instead go from the new proposed Park & Ride site at Bladon roundabout to Kidlington along Langford Lane. Traffic that normally passes through Kidlington will be encouraged to use the A44. This means our villages will not be served by the Rapid Transit system and will suffer increased traffic, and that is before considering the new houses. This is very irresponsible! The CDC has not consider how an additional 4,400 houses in the area will affect the daily routine of the residents, particularly those that commute to and from work everyday.Therefore the CDC's Proposal is very irresponsible as it does not consider the commuting needs of the people who go to work and it will affect people going by car or cycling to work too. The transport plans indicate that Sandy Lane will be closed to through traffic at the level crossing. Sandy Lane, by the admission of Oxfordshire County Council and Cherwell District Council, is a well-used road. We also know that it provides a valuable link between our two villages and Kidlington. There is no public transport option planned to link these villages together with the only option being to travel further by car (which is already being discouraged) or walking or cycling. The traffic increase resulting from the CDC's Plans may well produce casualties including those cycling to work. Therefore the proposal is very irresponsible.

Changes Sought

For the reasons given AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which are additionally supported, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

Would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

Proposed Submission Plan - Section 5 (Transport)

PR-C-0817 10/10/2017 G Davies

5664

Comments

Transport & Commuting - two fundamental transport issues that Oxford(shire) has failed to address; the A34/Oxford Ring Road requiring a bypass north of Abingdon to the M40, either to the North East or North West of Oxford, and the Ring road pinch point at Sunderland Avenue; requiring a short bypass. Work recently completed at roundabouts at either end of Sunderland Avenue to improve traffic flow for the planned Northern Gateway project has been an abject failure. Approval of this project should be relocated to a more appropriate location which can support the housing needs for the project. Locating housing close to jobs where people can more easily walk/cycle to work or use high quality public transport. The County Council estimates there could be a 25% increase in journeys within the city boundary by 2031. Without improvements to transport network and changes of travel behaviour, this could result in approximately 13,000 more commuter car trips each day causing major congestion and pollution. The Park & Ride schemes need to be relocated outside the city boundary. Congestion, Pollution, Noise, Air Quality, Building Decay and Health - There are two major aspects to pollution. The first is health. The second, significant to Oxford is the corrosive affect it has on collage buildings which are constructed from soft sandstone/limestone. Oxford does not have any heavy industry so primary cause of pollution is from motor vehicles. It is vital that Oxford does not encourage more people to commute into Oxford for employment. It is currently urgent that Oxford discourages the current levels of traffic flowing into and out of the City. Oxford needs to consider both congestion and pollution schemes, reducing the number of public car parks and build on them, charging employers who provide car parking for employees, charging home owners with cars living in the city boundary, free at the point of use Park & Ride schemes (parking & bus travel). Reducing the levels of congestion, pollution and noise will significantly improve the health of people living in Oxford. It will also have benefit in reducing the level of decay of buildings and necessary expensive restoration work.

Changes Sought

Reasons for Participation

PR-C-0832 10/10/2017 David Flavin Oxfordshire County Council

5032

Comments

The proposals would improve on existing, and provide new, pedestrian and cycle infrastructure between existing and new sites, including to Northern Gateway, Water Eaton / Oxford Parkway and North Oxford; and ensure that the developments and infrastructure complement the LPT and corridor studies. Would however highlight that the Primary Rapid Transport services along the A44 should not all be required to divert into sites (although secondary services could do so).

Changes Sought

The Oxford Transport Strategy encourages low-car developments where appropriate (as is proposed at Northern Gateway) in order to restrict car use and encourage sustainable transport use. Given the improved connections between the sites and to / from Oxford that would be delivered, this should be included in the site policies / AAPs and ensured through design and the implementation of parking controls.

Reasons for Participation

PR-C-0832 10/10/2017 David Flavin Oxfordshire County Council

5488

Comments

Proposed changes suggested.

Changes Sought

On page 79, para 5.49, mention is made of “the fullest possible use of public transport, walking and cycling”. There is an opportunity here to mention that the AHTS outlines plans for Door to Door travel (i.e. walking and/or cycling in combination with public transport). There are a couple of references to this in the text, but it would be good to explicitly mention the AHTS and how public transport use can incorporate an element of walking or cycling, especially in terms of access from development sites to core transport corridors such as the A44. * On page 80, para 5.54 reference is made to “how infrastructure is piecemeal, with junctions on to the A4260 and parking on southern service roads creating hazards”. Reference to the new Cycling Design Guide should be made here. * On page 81, para 5.59, Door to Door travel should be mentioned again. Something like “creating safe routes and cycle parking facilities at popular bus stops can encourage and enable an element of active and healthy travel in a Door to Door journey”.

Reasons for Participation

PR-C-0832 10/10/2017 David Flavin Oxfordshire County Council

5031

Comments

The plan generally aligns with Local Transport Plan 4 and the Oxford Transport Strategy (OTS), with the proposed allocation of sites within close proximity to Oxford and thus offering excellent opportunities for making use of existing transport infrastructure and for enhancing sustainable links into Oxford. Whilst the proposed sites score highly in terms of sustainability, it should be recognised that there are high levels of traffic congestion in southern Cherwell and north Oxford which need to be remedied. Work on identifying solutions to the highway capacity problems requires a collaborative approach across the local authorities and should therefore be considered through future planned strategic development that is likely to be progressed through the Growth Deal. The highway improvements within the highway boundary that are detailed in the Infrastructure Schedule are supported. There is concern from recent experience as to whether the policy requiring ‘a single, comprehensive outline scheme’ will be strong enough to ensure the allocations come forward as a single planning application. It is unclear why there is a requirement for vehicular access by emergency services – is this separate from other highways considerations and is it to do with concern over too many houses off of one access?

Changes Sought

The following should be considered within the site ‘Development Briefs’ that are required for each site: i) Walking distances –whether all developable areas of the proposed sites will be within the maximum 800m walking distance of a local centre and 400m of a bus stop once built out. Ii) Bus infrastructure to serve the sites, including Real Time Information displays. Iii) Provision of car charging points and cycle parking.

Reasons for Participation

PR-C-0841 10/10/2017 Catherine Newman N N

5690

Comments

Closure of Sandy Lane should not be closed to traffic at the level crossing. Sandy Lane is a well-used road, I myself use it several times a week saving me several miles by not using the A44 via Langford Lane or Stratfield Brake. When the A44 is clogged up due to an incident at Pear Tree Roundabout or one on the A34 it is also an alternative route to reach Oxford and the hospitals. The queues into Oxford are very often horrendous especially at peak times and can reach back to Langford Lane.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Section 5 (Transport)

PR-C-0845 10/10/2017 Christine Cook N Y

5693

Comments

Transport- the A44. How is anybody going to get around at the times they need to? Most days of the week, the traffic is backed up on the A44 going towards Oxford. Often this is to Sandy Lane and sometimes back further. Photographic evidence provided. If you close Sandy Lane to through traffic, the problem will be exacerbated as when people see the queue, they try going towards Kidlington. They have no choice but to use the A44. You clearly haven't considered the transport infrastructure very well at all.

Changes Sought

Reasons for Participation

Would like the Begbroke and Yarnton Green Belt Campaign to act as my representative during the Examination by the Planning Inspector.

PR-C-0850 10/10/2017 Colin Homans N

5701

Comments

Transport routes are already very busy in the area. The A34, A40, A44 and A4260 roads are busy at all times and are reduced to stop start running during peak commuting times. Oxford Parkway is drawing extra traffic into the area as rail users avoid travelling into central Oxford. Increased road traffic will only increase levels of air pollution experienced by local people. What has happened to the plans for the new station for Kidlington at Flatford Place? A new station within Kidlington at Flatford Place would be beneficial in avoiding some local road journeys.

Changes Sought

Reasons for Participation

PR-C-0864 05/10/2017 Reverend Peter Hewis

2350

Comments

The planners fail to realise that Kidlington is the nearest shopping centre, place for major doctors' surgeries, the centre of entertainment and exhibitions (Exeter Hall) and the place of major shops and banks for Yarnton. I have done the return journey by car from our home and the closure of Sandy Lane will greatly increase the mileage between the two communities. The planned new railway station or halt seems to have very restricted access and no parking provision. Kidlington residents will have no access other than on foot or bicycle as no buses serve that area. To create a bus lane will involve widening the canal bridge and railway bridge at Yarnton yet the District Council recently gave planning permission for new housing very close to the canal bridge.

Changes Sought

Reasons for Participation

PR-C-0875 04/10/2017 Mrs Frances Bishop N N

2372

Comments

The proposed policy depending on less use of cars, seems more hopeful than justified by evidence. The document does not seem to show any real ways that the very overcrowded and noisy road network could be made to cope with so much more traffic. Family life for most people requires car use and there will also be increased public transport, delivery vehicles, service vehicles and traffic related to use of schools, doctors, leisure facilities etc. Air quality is also an serious issue.

Changes Sought

Reasons for Participation

Page 949

PR-C-0896 10/10/2017 N Simpson

2412

Comments

Traffic problems during rush hours. All the modifications to the Cutteslowe and Wolvercote roundabouts will be of little avail if get further traffic thrown onto them due to the proposed development. Already the A34 cannot cope with the volume of traffic passing through.

Changes Sought

Reasons for Participation

PR-C-1385 10/10/2017 Ian Middleton The North Oxfordshire Green Party N N N Y

5322

Comments

The plans are being sold on the premise that they provide easy access into the city by simple virtue of their straight line proximity to the city centre. This is highly simplistic and initially ignores all the limiting factors imposed by the existing road network, peak traffic flows and local network geography. When these salient facts become evident the review seeks to divert attention away from them by broad references to aspirational projects such as a “Rapid Transport Scheme’ or Green Infrastructure’. None of these concepts are defined in the review beyond these loose buzzwords. When questioned at one of the local presentations, planning officers obviously had no clue how many of these projects would work in practice. It’s not enough to simply aspire to improved transport systems, there is a need for specifics about how they could be achieved, especially if additional burdens are going to be placed on already overstretched existing infrastructure by massive increases in population. Without a clear and workable plan, and most importantly, the funding to make it reality BEFORE additional houses are built, further development will simply serve to make an already intolerable set of circumstances much worse leading to a reduction in the quality of life for both existing and new residents alike. Proposals within the review surrounding transport infrastructure are some of the most audacious, fantastical and speculative within a document that is an exemplar of those qualities. There are several wild assumptions made about existing and additional traffic flow, private car use and availability of public transport. The terms 'sustainable' and 'green' feature heavily throughout these proposals, but as with so much else within this review, there is very little substance to the aspirations and no realistic assessment s or explanations of how they could be delivered. Detailed arguments to support this view are given. Whilst I would support any moves towards sustainable transport initiatives, it's clear that these areas of north Oxfordshire are singularly unsuited to such projects in the short term and it would be very unlikely to seem such additional transport infrastructure implemented within the timeframe encompassed by this partial review. Transport Infrastructure It is arguable that many of these transport improvements are already desperately needed for the people already living in these areas, so perhaps if such projects come to fruition over the coming years there may be more scope to consider additional development. But it would seem unlikely that anything on the scale being proposed now would be viable without significant and major improvements over the next 10-20 years."

Changes Sought

Reasons for Participation

To have an opportunity to make a personal representation at the appropriate time and when further information is available about the scale of response to these plans. There will likely be many changes in circumstances between the submission of representations and the consideration of the outcome. I would like to be able to add additional relevant information at that time if appropriate. Also as Green Party Parliamentary candidate for many parts of the area under consideration I feel I should be able to give voice to the views of the Green Party supporters and voters when the time comes

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Section 5 (Transport)

PR-C-1388 10/10/2017 David Abbott Highways England

4493

Comments

Highways England is responsible for the operation, maintenance and improvement of the SRN, which, in Cherwell consists of sections of M40, A34, and A43. As a key delivery partner for sustainable development promoted through the plan-led system, and as a statutory consultee we have a duty to cooperate with local authorities to support the preparation and implementation of development plan documents.
While we are aware of the relationship between development planning and the transport network, and we are mindful of the effects that planning decisions may have on the operation of the SRN and its associated junctions it is understandably unrealistic to expect it to cater for unconstrained traffic growth generated by new developments. We therefore welcome policies and proposals which incorporate measures to reduce traffic generation at source both through good location and by facilitating and encouraging more sustainable travel behaviour.

Changes Sought

Reasons for Participation

PR-C-1388 10/10/2017 David Abbott Highways England

4491

Comments

Spatial Strategy
We note that the PR seeks to locate the majority of development on land designated as Green Belt but that Cherwell District Council considers the circumstances to be exceptional and meet the conditions set out in NPPF Section 9 in allowing development on Green Belt land. We would highlight the risk that if Green Belt development is not permitted it may need to be allocated elsewhere, which could potentially have a far more onerous impact on the highway network than is predicted within the PR. The case in support of Green Belt development needs therefore to strongly emphasise this.
Nevertheless. we consider that if 4,400 dwellings are delivered in the plan period (in addition to the developments already committed in the Cherwell Local Plan) then there could be a significant impact on the operation of the SRN and the importance of the accurate assessment of this impact needs to be emphasised.
We acknowledge that development locations have broadly been allocated along the A44/A4260 Corridor between North Oxford and Woodstock, with some locations on the edges of the Oxford and Kidlington urban areas and some in more rural areas. It should be noted that the development sites away from urban centres may not benefit from some of the existing urban sustainable transport options available. It is therefore important that sufficient sustainable transport solutions are provided to/from the development in these areas to ensure the impact of additional traffic on the network is minimised where possible.
We welcome the location of development in relatively close proximity to Oxford along key radial routes. There is the potential for frequent, high quality sustainable transport connections from the additional development sites to the Oxford urban area. Should these not be in place then we consider that the traffic impact upon A34/A44 Peartree Interchange arising from the additional development is likely to be intolerable. We note that the PR does not appear to propose any highway infrastructure improvements to support the development proposal, only public transport infrastructure. However, the residual impacts are yet to be fully understood, as are any mitigation measures that may be a consequence of them.
In addition to the A34/A44 Peartree Interchange, we consider that there could be an impact on the operation of other sections of the strategic road network, including other links and junctions on the A34 and M40 Junction 9. It is unclear yet from the PR what these impacts could be.
Whilst we support the intention of Cherwell District Council to seek developer funding for the infrastructure schemes listed in the PR, it should be clarified whether the developer funding is intended to fully cover these schemes or whether further additional funding would be required. An approach would be welcomed where planning permission for the proposed developments would be conditional on including proportional funding for the infrastructure set out by the PR.
We note that 1,180 dwellings have been put forward as extensions to the northern edge of the Oxford urban area. Extensions to the urban area could be considered suitable locations for development provided good accessibility to existing services and facilities exists and necessary supporting infrastructure (including public transport services) can be provided. Although we welcome the proximity to existing and planned sustainable transport infrastructure, we consider that the extensions proposed could affect the A34/A44 Peartree Interchange, the A34/Oxford Road junction and potentially M40 Junction 9.
We note that the remaining 3,220 dwellings have been allocated to sites adjacent to Kidlington, Begbroke, Yarnton and Woodstock. Whilst some of these sites are located further away from the Strategic Road Network, it is likely car trips from these sites to Oxford will route via the A34/A44 Peartree Interchange and that a number of longer distance trips could also route via A34/A44 Peartree Interchange as well as the A34/Oxford Road junction.
We consider that whilst some of the sites may have less of an impact on the strategic road network due to their size and/or proximity, the cumulative impact could be significant and it is recommended that an assessment of this impact is undertaken.
We welcome the intention to prepare Transport Assessments and Travel Plans to support all development identified to meet Oxford's unmet housing need. Transport Assessments should endeavour to establish the potential impact of a development on the SRN and what measures may be required to mitigate these impacts. The PR indicates that developers will be required to make a contribution to infrastructure measures identified within the adopted Local Plan and Oxford Transport Study. Transport Assessments could therefore also be used as a basis to establish the quantum of each contribution, each development should make, together with type and form of the mitigation measures required.

Changes Sought

Reasons for Participation

PR-C-1389 10/10/2017 Nick Small Stagecoach in Oxfordshire Y

4495

Comments

Stagecoach is very encouraged by the manner in which this Plan Review has been progressed by Cherwell District Council, supported by key partners and stakeholders, and OCC in particular. It is positively prepared in that it seeks to meet in full, the development needs that have been judged to require accommodation within the District arising from the Oxfordshire Growth Board's apportionment. The Plan is properly justified, backed by a comprehensive suite of relevant and proportionate evidence as required by NPPF paragraph 182. There is a proportionate and relevant transport evidence base that underpins the Plan, and this evidence base has been available suitably early in the Plan-making process. The OTS and the dLPPR are both now each supported further by work to establish in more detail the feasibility and design options for key measures set out within it. Therefore, the Plan is supported by a deliverable series of transport mitigations. Stagecoach wishes to publicly commend the Councils for the depth and breadth of partnership working in addressing not only the need to accommodate the City's development requirements beyond the City's boundary, but the transport and movement issues that arise from this. Preparing the STA and the Corridors Study has demanded intensive partnership working with a wide range of stakeholders within very ambitious timescales. Stagecoach recognises and also applauds, that the dLPPR progresses a development strategy that is focused on several key principles, which align excellently with the principles set out in the NPPF. The only area where Stagecoach has some small residual concern is that the Plan could make rather clearer that the A44-A4260 Corridor Study has shown that opportunity clearly exists for comprehensive bus priority on the A44 South of Bladon, of equivalent standard to that proposed on the A4260 BRT Corridor. We would urge that this is rather more clearly signalled within the STA, the Infrastructure Delivery Plan (IDP)/infrastructure Schedule, and the draft policies for Strategic Allocations proposed North East of Woodstock, North of Yarnton, and at Begbroke. The STA makes clear that south of Yarnton, the A44 is already subject to severe peak delays and that without substantial measures to address this, these conditions will substantially deteriorate. The significance of the A44 Bus Priority within the Plan, as part of its supporting transport mitigations strategy, is that much the more important when regard is had to the development strategy proposed in West Oxfordshire, which will directly impact on the A44 south of the Bladon Roundabout. The Corridor Study shows that the rail bridge on the A44 south of Yarnton evidently is a very significant constraint limiting the scope to cost-effectively add capacity for general traffic. Even if it could be, providing for general traffic would serve only to add pressure on key links and junctions at pear tree and Cutteslowe. However, north of Yarnton, the existing A44 carriageway has been largely ""hatched out"" as redundant. As a result, the Corridor Study shows that bus lanes could be delivered very cost-effectively making use of this currently unused highway pavement, with limited need to construct new carriageway with its attendant costs. South of the rail bridge, the Study is more agnostic, as it looked only at what could be achieved within the public highway. However, allocations are made alongside the A44 in the Plan, and it is vital that the Plan and supporting IDP references the potential for bus priority along the A44 to resume, through provision of a widened carriageway incorporating bus lanes, over a relatively short stretch on approach to the Loop Farm roundabout, and beyond to Pear Tree. The constriction at the bridge can in our view readily be addressed by bus gates. We are also aware that the Corridor Study suggests a new parallel bridge structure could be provided which would allow free-flowing continuous bus priority. We would greatly prefer and strongly recommend that this is taken forward if at all possible. We would therefore welcome further work being undertaken to establish the feasibility, costs, and benefits of the alternatives to the rail crossing. Finally, we note that the Infrastructure Schedule does not specifically reference the bus lanes on a stretch of A44 between Langford Lane and the Begbroke Science Park access road, which forms an important part of the A44 Bus Priority proposals set out in the Corridor Study, and is an essential element if the necessary seamless rapid transit pathway is to be provided.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Section 5 (Transport)

PR-C-1404 09/10/2017 Andrew Hornsby-Smith N N N Y

5368

Comments

Detailed comments are provided in relation to transport including traffic generation, modes of transport, and the Park and Ride. The proposals in Submission draft policy PR3b to remove the Park & Ride and Oxford Parkway station from the Green Belt appear to endorse/facilitate the County Council's consideration of extending the Park & Ride site at Water Eaton. This is also endorsed in supporting paragraphs 3.63 and 5.46. However, plans to extend the Water Eaton Park & Ride contradict the County Council's own preferred strategy of locating new capacity away from edge of city locations. Section 2.3 of the Oxford Park & Ride Future Strategy Development – Final Report (PR 37) sets out that: 'Morning arrivals at the Peartree, Oxford Parkway, Redbridge and Seacourt P&R sites contribute, in particular, to traffic using the three A34 interchanges to the west of the city. Removing this demand through capturing those users further from the city would have an immediate positive impact on the Kidlington Oxford operation of the A34 and other roads it intersects as vehicles using the sites would no longer need to cross it. The OTS acknowledges that future housing and employment growth within Oxfordshire is set to further exacerbate congestion on the A34, the outer Ring Road and other corridors that feed into the city, unless traffic can be captured before it reaches them. The OTS concluded that the expansion of the current city-edge P&R sites to meet forecast levels of demand would add substantially to traffic levels on already congested routes, meaning those accessing the city via P&R would encounter significant traffic delays en-route to the P&R sites at peak times.'

Changes Sought

Reasons for Participation

Has spoken as a platform speaker at three public meetings in Kidlington and Gosford. Made a substantial representation at the Issues and Options stage. As a former parish councillor, has represented Kidlington Parish Council at the North Oxford Area Action Plan examination in public, and likewise was invited to the Examination in Public of the Local Plan. Has an MSc in Transport Planning, so part of representation covers that area. Also offers a distinctive perspective as a
local resident, who agrees with the principle of a Green Belt review, but does not support the current planned site allocation. Has no interest in promoting a particular site, but only have some sympathy with those who would wish to preserve the Green Belt intact. Believe views represent many in Kidlington who recognise the need for local housing, but see these plans as strategically unacceptable. Representation contains primary research evidence which could be presented.

PR-C-1461 10/10/2017 Deborah & Jeffrey Wright N

5277

Comments

Langford lane. At peak times traffic queues in both directions to the traffic lights at each end. The queues are often from the airport boulevard. The new Technology Park will generate an enormous amount of addition traffic. Key commuter routes including Sunderland Avenue and Banbury Road are more congested than before the £10m roundabout scheme which caused 15 months of disruption but was designed to improve traffic flows and bolster the road network ahead of thousands of new homes planned by 2031. There will also be increased pollution from traffic and housing emissions. A ridiculous suggestion to close Sandy Lane between Begbroke, Yarnton and Kidlington parishes, which forces Kidlington traffic to go via the pinch point at Yarnton or a very busy Langford lane generating even more traffic in Begbroke. We have no controlled crossing and these proposals do not provide one either. It is very difficult at times to cross the A44. The 'proposal' for a bus lane along the A44 Begbroke to Loop Farm is physically and financially impossible owing to the restrictive widths of railway and canal bridge crossings near to the Turnpike and Cassington Lane. The underpasses at Peartree Interchange would create further unsolvable problems. There would be restrictions with Project 11a (Page 167) 'cycle and pedestrian improvements along A44 between Bladon Roundabout and Peartree Roundabout', the so called 'Rapid Transit' route along the A44 – reliant on Government grants. This cannot be used to justify large scale housing development adjacent to the A44 at Yarnton and Begbroke. The infrastructure proposals are not justified, nor effective and the Plan is unsound.Begbroke Science Park Road - 01/00662/OUT - It was not permission to justify huge developments.

Changes Sought

Reasons for Participation

Page 1951

PR-C-1461 10/10/2017 Deborah & Jeffrey Wright N

5279

Comments

"Stagecoach: "It has taken us longer to design these timetables than we had hoped, and we have tried to take account of our customers' aspirations, deal with the worsening traffic congestion in to and out of Oxford at busy times, to put together a robust timetable with buses turning up on time. It has become clear that outside the busy peak periods there are rather too many buses between Woodstock and Oxford. We have therefore reduced the number of buses from five to four an hour – two S3 buses and two routes 7 buses. Not very positive given overall strategy on public transport."

Changes Sought

Reasons for Participation

PR-C-1479 09/10/2017 Hugh Morris N Y

4643

Comments

The proposed submission plan is unsound, despite the details drawing the concept is not fully thought through, not justified and not effective for the reasons given in my specific objections below. Do not believe that this proposal has been considered having regard forother proposals in the immediate area and how that will all impact in the area. It will swamp the local area. Aware of a very similar proposal for Eynsham which will create further traffic for the A40 and therefore also the A44. There is also a huge housing estate near Barton under construction. Oxford has many areas that could be developed, using brown field or green field sites. The impact on traffic on the A44 has been understated and will become unsustainable. In the morning the traffic regularly queues back from The Turnpike roundabout, using both lanes, to Begbroke, changing one of the lanes to a bus lane will extend the queue a further mile, even if itcreates more bus passengers. Noted the extra traffic volume has been assessed as very small. If that is so, given its 4,000 houses planned, that must mean the existing volume of traffic is very high, and it should be recognised that any additional traffic in the rush hour will have a significant impact, which is when most of these vehicles will be on the road. The proposed train station would be a good idea but access is being limited by the traffic restrictions so it would not be used as much as has probably been assumed. There is a variety of travel problems and suggestions in the letter.The proposed development will ruin the nature of the village and it will just become an urban sprawl with no identity and will merge intoBegbroke and Kidlington. The consultation refers to maintaining the character of the villages, this proposal will not, it will swamp Yarnton and Begbroke, who will probably be separated by a narrow footpath, and both will have just the canal between them and Kidlington. One of the beautiful aspects of living in Yarnton is the green belt and the surrounding countryside walks. Part of this will be destroyed by theproposed development and wildlife lost to the area. The proposed plan to build a new primary and secondary school are totally out of keeping with the character of the villages. The proposals brings little to be attractive to the existing residents, there is no gain for our side of the scales. The proposed density of the housing is also of great concern and totally out of keeping with the existing housing. Oxford could meet its own unmet housing needs by using land earmarked for business use or redevelop brown site land. Most residents who want to live in Oxford do not want to live outside the existing city boundary. This is apparently driven by oxford housing unmet need. The plan put forward by Cherwell Council seems to be to build everything as near to Oxford as possible. The proposal is preparing Oxford to expand to encompass the local villages. In the 70's and 80's the plan then was, and largely still is, to expand Bicester, Didcot, Abingdon and Witney. That has just created traffic queues. What is needed is a solution that moves some of the employment out to these towns. Not unsupportive of appropriate developments and growth which benefit the local area. This proposal is not appropriate.Also, belatedly noticed that the councils as a group are bidding to increase Oxfordshire population by 40% over the next 20 odd years.Oxford is already an area of low unemployment and housing shortages, traffic issues regularly create issues on the A 34 and other local roads. It seems that the councils are pursuing one plan without having due regard to what the residents want. Whilst the population will increase, building more will draw in more new residents into the area. Oxford has an international brand but does any development need to concentrate everything in a narrow area. Modern innovations means that the skill and jobs could be targeted in areas where housing or redevelopment opportunities would not have a detrimental impact. That proposal would dwarf this one.

Changes Sought

Reasons for Participation

I would like the Begbroke and Yarnton Green Belt Campaign to act as my representative during the Examination by the Planning Inspector.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Section 5 (Transport)

PR-C-1481 10/10/2017 Anthony Sanderson — Y Y N Y

4645

Comments

SA Submission Report Chapter 3 - Section 3.112 Transport. The Plan is unsound for the following reasons:A. The 4,000 plus homes will significantly worsen the traffic congestion at the Pear Tree roundabout, the Wolvercote roundabout and the Banbury Road roundabout. It is a fantasy to suggest otherwise. The A40 has already ceased to function effectively as part of a ring road and this extra traffic will cause massive delays.B. North Oxford is a poor generator of extra employment being very largely residential. Those employed from these 4,000 plus homes will for the most part have to travel round the ring road, adding significantly to other traffic congestion points. If instead they work further out from Oxford then their housing is in the wrong place, pointlessly damaging the green belt. There is no attempt in this Plan to identify where employment is growing or should grow and develop housing accordingly.C. The entire Plan is unsound because Oxford should have an accepted planned maximum population with either a new town or new villages outside Oxford created to manage the growth in population.

Changes Sought

To make the Local Plan sound it is necessary to abandon the building of 4,000 plus homes on the green belt as set out and to plan for extra housing either east of Oxford beyond the green belt and nearer to employment possibilities or in a completely new village outside of Oxford with good communications.

Reasons for Participation

I wish to discuss the poor positioning of the proposed housing for employment and the necessity of planning for an upper limit to Oxford's population with development beyond the green belt.

PR-C-1482 09/10/2017 Chris Dicks — N N N Y

5457

Comments

Transport: Sandy Lane forms part of my daily commute. The closure of it to cars will sever the link between Kidlington and Yarnton, necessitating several extra miles travel either through the congested Pear Tree interchange, or the equally congested airport road, putting unbearable pressure on these areas. This will make access to local amenities more difficult and increase traffic congestion. It is fundamentally flawed, and the proposals have not made clear its impact on existing homes and businesses on both sides of the railway line. It does not serve the stated objective of improving access between communities, but actively hinders it. This has not been thought through, and ishugely detrimental. The proposed new station is shown with a small star on the development plan. No space is actually shown for the station, car park and associated access. It will either take a significant amount of space out of the area allocated for homes, or will require land east of the railway line, outside of the red line, and would amount to further development by stealth. Indicating it as a mere star on a plan suggests that no real thought has gone into this. What guarantee is there be that Network Rail would agree to it? The loss of Sandy Lane will make it of no benefit to those east of the line. This response though separate and my own should be read in conjunction with the Representations made by the Begbroke & Yarnton Green Belt Campaign "BYG".

Changes Sought

For the reasons I have given AND the Representations made by the Begbroke & Yarnton
Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

I would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-1558 09/10/2017 Helen Newman — N N N Y

4888

Comments

Object for the following reasons: 1. The closure of Sandy Lane will divert all traffic onto the A44 and cut a vital link between the villages of Yarnton, Begbroke and Kidlington. Many elderly people or those with health issues would be physically incapable of cycling.2. According to the plans that were presented by CDC at the exhibitions held in the summer, the only way out of the new development on the Eastern side of the A44 is via the road leading from the Science Park. This is clearly inadequate on safety grounds.3. The traffic lights at this junction currently prioritise traffic entering and leaving this road. This, coupled with the sequence of lights regulating the increased flow of traffic from Langford Lane and the new development/park and ride at Woodstock would make it virtually impossible to get out onto the A44 from Begbroke and even more dangerous than it already is crossing the dual carriageway from one side of village to the other without a pedestrian crossing. The representative from CDC I spoke to made it clear that no change to the A44 was planned. 4. More traffic will be using the A44 due to the new developments. Already we have traffic diverting from the A40 which passes through Bladon and down the A44 to avoid the queue on the A40 at the Wolvercote roundabout. All this traffic, including the proposed Rapid transit buses will be caught in the bottleneck from the Turnpike pub to the Loop Farm roundabout where the road becomes single lane. Widening it not an option due to the canal and railway bridges. 5. No consideration has been given to the additional traffic generated by events at Blenheim Palace. 100,000 cars were expected at Countryfile Live this year.6. The A34 is up to capacity. Since the M40 extension it is now a major north-south route as well as being a bypass for Oxford. The road is taking much more traffic that it was ever designed for. It could not cope with the added amount of traffic that a development of this size would generate.

Changes Sought

Reasons for Participation

She would like Begbroke and Yarnton Green Belt Campaign to represent her at the examination

PR-C-1621 09/10/2017 Rufus Nicholson — N Y

5594

Comments

The proposals to develop transport infrastructure listed in this section are vague, piecemeal and insufficient to enable ‘sustainable’ transport for the area involved. Alarmingly, there appear to be no clearly defined plans to improve the efficiency or capacity of the A44, where it is planned that the majority of this housing (2500 homes) would be built (Policy PR8/PR9). The only proposal concerning this road appears to be the attempt to divert car traffic off the route and through Kidlington before it reaches the lower stretches of the road (e.g. through Begbroke and Yarnton) (Sec.5.59). How this scheme would work is not explained, however, and it is extremely doubtful that it could be achieved because of the very high levels of congestion already experienced along the A4260 through Kidlington. This would result in the continuation of the existing traffic flows and problems along the A44, compounded later by the addition of several thousand new cars using the route due to the new housing. If, however, there were any increase in the traffic flow through Kidlington, residents would be further disadvantaged by this, given that the centre of the area is a designated AQMA zone, with no management plan currently in place to deal with this problem. Reference to the Interim Transport Assessment. Detailed comments provided on car journeys. Observations also make a mockery of CDC’s claims (Sec. 5.50) that locating the proposed developments in other areas would not lead to sustainable commuting when this will not happen even when the housing is located close to Oxford. Other locations, such as Banbury and Bicester, are reasonable alternatives, and development here would arguably increase the possibility of sustainable commuting to Oxford since there are well-established bus and rail connections from these towns. The newly-built station at Oxford Parkway is perfectly positioned to link Bicester with Oxford, and its potential should be promoted and maximised for this purpose. Commuting by train (and tram where possible) is likely to become evermore important in the UK, because of the advantages it offers in terms of reliability, cost to the commuter and speed, and local authorities should be prioritising this mode of transport over piecemeal, short-term and ineffective modifications to existing road networks. The proposed improvements to road networks claimed in the Proposed Submission (e.g. remodelling the Langford Lane/A44 junction; introducing ‘RT’ bus services through Kidlington) will
make an insignificant contribution to the present infrastructure difficulties at best. Even if these plans are implemented, they do not contribute to the requisite “joint working on cross boundary strategic priorities” necessary to make the plan effective. This is because the Oxford-Cherwell border as a whole suffers from intractable problems with the road network, particularly on the immediate approach to the Northern Oxford suburbs, which are insoluble without radical change (e.g. an underground metro system). There are well-known congestion flashpoints at the ‘Sainsbury’s Roundabout’ in Kidlington, the Peartree Interchange and the Wolvercote and Cutteslowe roundabouts during rush hour. Detailed comments provided regarding Section 9 of the NPPF (Protecting Green Belt land).

Changes Sought

Proposed changes suggested on 6 points: Strategic Economic Plan; unmet housing need; SHMA; Oxford's housing capacity; apportionment; and options.

Reasons for Participation

Would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Section 5 (Other)

PR-C-0145 30/08/2017 Fred Jones

560

Comments

Object to the outlined proposals. Many of the paragraphs 1-12 depict Oxford's inability to identify sites within its own boundaries (of which there are many) that could very easily accommodate additional housing without the decimation of the green belt. Some of the reasoning is nothing more than a matter of convenience to absolve the Oxford City Council from its responsibilities. The claims of enhancing green space areas across the Kidlington/Gosford/Yarnton/Begbroke area is just the opposite to what will happen should these plans be approved. How can green space be improved when houses are to be built on existing green belt and a golf course has to be relocated. The claim of strengthening Kidlington Village centre is wholly unrealistic, there is no room to do so. It is my view that these proposals provide benefit for Oxford Council only and are to the detriment of residents living in both Yarnton and Begbroke.

Changes Sought

Reasons for Participation

PR-C-0237 15/09/2017 Karen East TMP Planning Ltd on behalf of Gosford and Water Eaton Pari N Y

811

Comments

The proposals within the Plan are for 4400 dwellings of which 1410 are within the Parish. This represents 32% of the total allocation and would lead to a 208% increase in the number of houses within the Parish. It would lead to the removal of nearly 100Ha of land from the Green Belt, 12% of the total Green Belt in the Parish. This would result in a substantial reduction in the Green Belt at the narrowest point between Gosford and Water Eaton, Kidlington and Oxford. The impact of this level of development on the environment, community and infrastructure of the Parish will be substantial. Not convinced that the negative effects on the road network can be adequately mitigated and there is insufficient evidence that infrastructure improvements can be delivered as evidenced by recent development within Oxford City. Rather than provide additional parking for the Westgate Centre shoppers, old and new, are being advised to use the Park and Rides. There has been little thought by the City Council on the impact of additional parking on the Park and Rides, the impact when they become full (especially for special events or seasonal events) on parking in local areas and especially no thought on the increase of traffic through the villages to get to the City. This has direct implications for the Parish in terms of the Water Eaton Park and Ride and routes to/from the city centre which pass through Gosford and Water Eaton. Such problems will be further exacerbated by additional housing development within Cherwell.The proposal will lead to the substantial loss of countryside, increase the pollution to the area, impact on recreational facilities and on the landscape wildlife and historic environment. Furthermore, are not convinced that the figure of 4400 is justified or appropriate for meeting Oxford's Unmet Needs. Not convinced that the spatial strategy as put forward is the most appropriate nor will it be deliverable without major impacts on the existing community and environment.

Changes Sought

Request that Cherwell reconsider the proposed strategy as the impact on Gosford and Water Eaton, it's community and environment is considered unacceptable.

Reasons for Participation

The Parish Council would wish to take part in order to explain the potential impact of the proposed development on local communities and why this should be better reflected in the draft vision.

PR-C-0237 15/09/2017 Karen East TMP Planning Ltd on behalf of Gosford and Water Eaton Pari N Y

810

Comments

The draft vision gives insufficient consideration to the impact of the proposals on existing communities and the environment. Whilst it sets out a vision for the new development proposed it does not refer to addressing the impacts of such development on existing residents and communities. To achieve balanced communities, the needs of the existing villages, and their villagers,need to be taken into account. In our community, local services (schools, transport, parking, medical centres) are already under strain, and cannot just deliver extra capacity for more inhabitants. A primary school already has to be extended, the lack of parking continually increases, and, at peak times, the Kidlington roundabout is very congested with commuter traffic. Travelling into and out of Oxford from our community is already very difficult due to congestion – this is noticeably worse with the new housing that has been developed in other parts of the District (e.g. Bicester) in recent years. An additional 4400 houses in Cherwell (1410 of which are in the Parish) together with further growth at Banbury, Bicester and Upper Heyford will put further pressure on the transport network through our Parish and exacerbate the problem. Additional land will be required, in some cases, to provide additional transport infrastructure whether this is road improvements, bus lane or cycleways. This will result in further development and urbanisation within the Parish and the destruction of further greenbelt/green spaces. There are already recognised air pollution problems due to traffic (as evidenced by the Air Quality Management Areas declared for the whole of Oxford and on Bicester Road). These problems will be made worse by the proposed development within and surrounding theParish. It is difficult to see how new development on the scale proposed can "enhance and conserve the natural environment" when significant areas of countryside which is Green Belt will be lost to development. The plan as proposed allocates 3 significant sites for housing and removes 2 others from the Green Belt. This represents 12% of the Green Belt within the Parish and will significantly erode the gap between Gosford and Water Eaton, Kidlington and Oxford. In addition, the golf course, a valued historic leisure facility would also be lost. Without fully addressing the impact on local communities the Plan would not be consistent with sustainable development and the National Planning Policy Framework.

Changes Sought

The draft vision should recognise that meeting Oxford's needs must take account of the impact on the environment and local communities including:• Safeguarding the countryside from encroachment;• Loss of access to the open countryside for the urban population;• Removing an established historic leisure facility. e.g. closing the North Oxford Golf course and building houses upon that land;• Loss of 12% of the Green Belt within the narrowest gap between Gosford and Water Eaton, Kidlington and Oxford.• Removing around 110Ha of valuable agricultural land; and• Adding to the parking problems and travel congestion, rather than providing sustainable travel opportunities for the existing and new villagers.

Reasons for Participation

The Parish Council would wish to take part in order to explain the potential impact of the proposed development on local communities and why this should be better reflected in the draft vision.

PR-C-0251 09/10/2017 Antonio Corbi N N N Y

2041

Comments

Detailed comments provided on the five purposes of the Green Belt. Plan is contrary to Policy ESD 14 of the adopted Local Plan Part 1. Paragraphs A.11, B.260 and Policy Villages 1 of the adopted Local Plan Part 1 quoted. Land can only be removed from the Green Belt if exceptional

circumstances can be demonstrate. Cherwell's 12 points under exceptional circumstances quoted. Disagree that these are acceptable exceptional circumstances. Cherwell DC is irresponsible carrying out these Plans to favour the Oxford's unmet housing needs to the north of the city when the major employment centres are in the south. CDC loyalty is to their own residents and not to the residents of Oxford and in my opinion they will pay a political price for being irresponsible.

Changes Sought

For the reasons given AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which are additionally supported, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

Would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Section 5 (Other)

PR-C-0260 10/10/2017 Rhian Pye — N N N Y

5559

Comments

Land can only be removed from the Green Belt if exceptional circumstances can be demonstrated. CDC have provided twelve points (shown below) which they claim constitute the 'exceptional circumstances' needed to justify removing land surrounding Begbroke, Yarnton and Kidlington from the Oxford Green Belt. Detailed comments provided on each point.

Changes Sought

For the reasons I have given above AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

I would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-0262 10/10/2017 Richard Pye — N N N Y

5573

Comments

For this proposed development to take place requires the removal of the land from the Oxford Green Belt. Under the National Planning Policy Framework ('NPPF') the removal of land from the Green Belt requires exceptional circumstances to be proven. Detailed comments provided on the exceptional circumstances. Would however encourage a cohesive and holistic approach for Oxfordshire that sees the five districts working together to prepare their respective local plans in a manner that truly will meet the future needs of the county. This is currently fragmented with no coherence between the different plans due to substantial timing differences in their preparation. How does it make sense for one plan to be based off the housing figures from a 2014 report, while other local plans will use new calculations? The proposed new housing figure for Oxfordshire is lower and means that this requirement to work collectively becomes more important than ever. Consequently, the CDC Partial Review should be immediately stopped to allow the other districts to catch-up with their local plans and the true housing need for Oxfordshire to be identified.

Changes Sought

For the reasons I have given above AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

Would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-0305 25/09/2017 Martin Small Historic England — Y Y Y

913

Comments

Although Historic England do not consider it a matter of soundness, Historic England would like to see the Vision include "that conserve or enhance the historic environment and heritage assets therein".

Changes Sought

Reasons for Participation

PR-C-0306 10/08/2017 Anthony Hall — N

915

Comments

There is nothing exceptional about need for housing - everywhere in the South East has the same problem. Oxford's inability to meet it's own needs is self-inflicted, deliberately encouraging growth thus increasing pressure on housing. Why is harm to the Cherwell Development Strategy - a local and relatively minor matter - more important than harm to the GB - a policy of national importance continually reinforced by government in word (though not in deed)? The main aim of the GB is to prevent urban sprawl which is precisely what this proposal will achieve. What has the A44 corridor got to do with this? Building on the GB so we can have more industry will cause more pressure on the GB. 8. Introducing the strawman alternative of building round Woodstock is unpalatable and says nothing about the absence of other alternatives. Strengthening Kidlington Village Centre is not a crucial objective that should override national policy. It is not justified to build on GB by claiming it provides quantity and quality of new public space and infrastructure. Finally "the ability to create a sustainable, holistic, joined-up vision for the whole of north Oxford/Kidlington/A44 corridor area" is in other words, we want the ability to do precisely what the GB is there to prevent.

Changes Sought

It is not a matter of rewording. The whole plan is completely unsound.

Reasons for Participation

PR-C-0336 10/10/2017 Kevin Bezant

5565

Comments

Paragraph 5.17 of the proposal lists the exceptional circumstances for removal of land from the Oxford Green Belt. None of the listed reasons are exceptional. The Green Belt is permanent and this proposal goes against local and National policy. In their Summary Booklet, Cherwell point out that the removal of 253 of 8409 hectares of Green Belt is a reduction of 3%. However they fail to mention that this is in the county context. In the local context it more like a 50% reduction.

Changes Sought

Reasons for Participation

PR-C-0526 06/10/2017 Sarah Hamilton-Foyn Pegasus Group On behalf of the Dorchester Group — Y Y N

1285

Comments

Policy (PR13) for closely monitoring delivery, to achieve the timely production of development briefs and the consideration of planning applications, for reporting on progress and for ensuring that all the homes are delivered by 2031. The policy makes it clear that if monitoring indicates that the vision and objectives cannot be met, the Council will consider whether it wishes to ask the Secretary of State for Communities and Local Government to revoke the Partial Review under Section 25 of the Planning and Compulsory Purchase Act 2004 in the interest of releasing alternative sites that will achieve delivery by 2031".

Changes Sought

Reasons for Participation

Page 1954

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Section 5 (Other)

PR-C-0526	06/10/2017	Sarah	Hamilton-Foyn	Pegasus Group On behalf of the Dorchester Group	Y	Y	N	Y

1284

Comments

Money is sought to bring forward infrastructure investment to pump-prime three major development schemes: 1. Didcot Garden Town – £171m is bid for transport improvements including a Didcot Science Bridge and A4130 dual carriageway, a new river crossing at Culham and Clifton Hampden Bypass. This would support the delivery of over 22,000 homes in Didcot, Culham, Harwell and Berinsfield. Additionally up to £70m of cycle and other sustainable transport improvements are proposed for inclusion in the bid plan. 2. West Oxfordshire Garden Village – £135.4m is bid for further upgrades to the A40, building on existing schemes and based on the approved A40 Long Term Strategy including development of the Rapid Transit network and additional highway capacity on A40 transport corridor. This would support the delivery of over 10,000 homes in Witney & Carterton, and around Eynsham. 3. North of Oxford – £152m is bid for the development of Rapid Transit lines on upgraded A44 and A4260 corridors, a new Park & Ride, and strategic cycle infrastructure plus. Support is also sought for additional education requirements (as yet un-costed). This. Would support the delivery of 5,570 homes in Woodstock, Begbroke/Yarnton and the Northern Gateway. The bids submitted to the £2.3 billion Housing Infrastructure Fund are ranked as above according the Government's scoring method, with the guidance that the strongest bid be put first. The Oxfordshire Infrastructure Strategy, commissioned by the Growth Board, was used to identify infrastructure priorities that offered the prospect of a step-change in housing provision in a defined area. The Government will consider Oxfordshire's bids along with those from other areas and the highest ranking schemes will go through to a second stage in Spring 2018, with final funding awards announced from Summer 2018". Consequently, the issue is whether the Oxfordshire HIF bid will be successful when considered alongside others, the outcome will not be known until the summer of 2018, this may well have implications for the delivery of the urban extensions proposed in the Cherwell Partial Review. It is noted that para 5.155 states that "The Partial Review is also supported by an infrastructure schedule for the planned development and the delivery of the 4,400 homes by 2031. This supplements the updated Infrastructure Delivery Plan (IDP) for the existing Local Plan. The delivery of infrastructure will be monitored through the Council's Annual Monitoring Report process." Page 9 of the Executive Summary of the Cherwell Local Plan Partial Review states that: Para xxi "The Plan seeks to ensure that the necessary housing supply will be maintained by managing planned delivery and maintaining a separate five year supply of housing sites to specifically meet Oxford's unmet needs within Cherwell (policy PR12a). It also makes clear that applications for planning permission for development to meet Oxford's needs that is not allocated in the Plan will not be supported unless the Council has taken a formal decision that additional land beyond that allocated is required to ensure the requisite housing supply, that the demonstrable support of the local community has been gained through pre-application consultation and subject to other criteria."

Changes Sought

Reasons for Participation

Dorchester Group is concerned that the unmet needs assigned to Cherwell district are met in the most appropriate and effective locations and that the proposed locations delivery within the timescale.

PR-C-0526	06/10/2017	Sarah	Hamilton-Foyn	Pegasus Group On behalf of the Dorchester Group	Y	Y	N	Y

1283

Comments

Given the high level of housing need consideration should be given to meeting these needs sooner rather than later. Dorchester Group's concerns are about the deliverability of the proposed locations. Recently Nathaniel Lichfield & Partners produced a report in November 2016 "Start to Finish - How Quickly do Large-Scale Housing Sites Deliver?" The report found that: "Large-scale sites can be an attractive proposition for plan-makers. With just one allocation of several thousand homes, a district can – at least on paper – meet a significant proportion of its housing requirement over a sustained period. Their scale means delivery of the infrastructure and local employment opportunities needed to sustain mixed communities. But large-scale sites are not a silver bullet. Their scale, complexity and (in some cases) up-front infrastructure costs means they are not always easy to kick start. And once up and running, there is a need to be realistic about how quickly they can deliver new homes. Past decades have seen too many large-scale developments failing to deliver as quickly as expected, and gaps in housing land supply have opened up as a result." The study found that: "the planning approval period and subsequent time to first housing delivery reveals the total period increases with larger sites, with the total period being in the order of 5.3 – 6.9 years. Large sites are typically not quick to deliver; in the absence of a live planning application, they are, on average, unlikely to be contributing to five year housing land supply calculations." Other factors need to be taken into account, the report concludes that it is not realistic to assume 100% of planning permission granted in any given location will deliver homes. There may be a number of issues for example, • supply chain constraints hindering a start; • Pre-commencement conditions take longer than anticipated to discharge; • An alternative permission is sought for the scheme after approval, perhaps when a housebuilder seeks to implement a scheme where the first permission was secured by a land promoter. Consequently, factors reflect that land promotion and housebuilding is not without its risks. In addition there are infrastructure requirements associated with large scale development on the edge of Oxford, it is noted that: The Oxfordshire Growth Board has provided unanimous support for an application to the Government's Housing Infrastructure Fund (HIF) as part of a package of investment to deliver the transport infrastructure necessary to allow the development of new garden towns and villages across the county.

Changes Sought

Reasons for Participation

Dorchester Group is concerned that the unmet needs assigned to Cherwell district are met in the most appropriate and effective locations and that the proposed locations delivery within the timescale.

PR-C-0526	06/10/2017	Sarah	Hamilton-Foyn	Pegasus Group On behalf of the Dorchester Group	Y	Y	N	Y

1282

Comments

Supports the strategy to meet the vision & objectives which prioritises the need for development to be well connected to Oxford, to be well related to the area of the district that has the strongest economic & social relationships with Oxford, which is fully integrated with the County Council's sustainable transport policies, with the proviso that the sites actually deliver to meet housing & employment needs. If the locations do not deliver then land at Upper Heyford is well placed. It is noted that the strategy is part of a wider economic context , Oxfordshire's Strategic Economic Plan (2016) highlights the county's important to strategic locations in relation to London, Heathrow Airport & as a part of the UK's Golden Triangle between Oxford, London and Cambridge. It highlights the economic potential of the Oxford – Milton Keynes- Cambridge corridor, a focus of work undertaken by the NIC. Para 5.10 states that the Council's strategy for meeting Oxford's unmet needs seeks to avoid undermining the strategy of the existing LP, whilst this is supported, the key issue is delivery. It is noted that the AMR published in March 2017 which covers the period April 2015 – April 2016 with a base date of 31st March 2016, indicates that the Council have a 5 year supply for the period 2016 – 2021 of 5.4yrs & for the period 2017 – 2022 of 5.6 yrs. However, the housing completions over the period 2011 – 2016 have been below that anticipated. The Cherwell LP housing requirement for the period 2011 – 2031 is 22,840 dwellings i.e. 1,142 per annum. However only in one year out of the last five has the plan delivered in excess of 1,142 dwellings. In fact against the annualised housing requirement of 5,710 dwellings only 3,477 have been built. Over the 5 years from 2011 – 2016 this shows a persistent under delivery in meeting Cherwell's housing needs to date. Using the rolling three year average Cherwell has only delivered 81% of that required in the plan. Whilst the application of the housing delivery test in the Housing White Paper has been delayed, it nevertheless must be noted that if an authority falls below 85% of the housing requirement, authorities will be expected to produce an action plan & in addition be expected to plan for a 20% buffer on their five year land supply if they have not already done so. It is noted that the strategy in the PR is to focus development on a geographic area extending north from Oxford to south Kidlington, along the A44 corridor to Yarnton & Begbroke & up to Woodstock in West Oxfordshire. Whilst Dorchester Group support this strategy in terms of meeting Cherwell's proportion of Oxford's unmet needs at locations which have the strongest economic & social relationships with Oxford & are well connected to the city; should these locations fail to deliver as required, land at Upper Heyford is well placed to meet housing needs of not only Cherwell district but also needs that are failing to be met elsewhere through the Partial Review. There are long lead in times to strategic sites and whilst it is noted that Oxford's unmet needs do not necessarily need to be met to 2021 (as stated in the Oxfordshire Growth Board), this ignores the fact that Oxford City's unmet needs are derived from the SHMA & therefore are for the period 2011- 2031.

Changes Sought

Dorchester Group whilst not directly seeking changes to the Partial Review consider that this is a challenging strategy and much rests on the deliverability of the locations identified to meet the unmet needs of Oxford. If needs fail to be met then land at Upper Heyford could play a significant role. Area of Search F provides a sustainable option to meet the unmet needs of Oxford City as it is well-related to Oxford by way of a rail connection. Area of Search F also provides the most sustainable, deliverable option to meet the needs of Cherwell in the longer-term.

Reasons for Participation

Dorchester Group is concerned that the unmet needs assigned to Cherwell district are met in the most appropriate and effective locations and that the proposed locations delivery within the timescale.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Section 5 (Other)

PR-C-0533 09/10/2017 Mr P Watson Gosford Trust Y Y N Y

1309

Comments

Do not consider that the Proposed Submission Plan ('The Plan') has been positively prepared as it fails to remove from GB status a small area of land situated at Gosford Farm, Gosford, (Site plan provided) which has no justification in remaining within the GB. The Plan is therefore unsound in that it fails to address the removal of the Subject Site which forms part of Gosford Farm, Gosford despite the policies expressed in para.5.37 of Policy PR3. 2. Whilst we believe that The Plan is based on the most appropriate strategy when considered against the reasonable alternatives, we maintain that it can only be justified if it removes areas of the GB for unmet residential housing needs. Such areas are referred to in para. 5.37.2 of Policy PR3. The Subject Site at Gosford Farm has no reason to remain within the GB and could be used to meet the identified housing need. 3. We do not consider that The Plan is effective as it currently stands. Every area of the GB needs to be carefully considered for removal and the Subject Site that we are proposing to be removed has no justification in remaining as GB for those reasons set out in Section 5 below. 4. We do not consider that The Plan is consistent with the National Policy as it fails to address the purpose of the GB given that the small area of the GB (the Subject Site) that we are proposing should be removed has no justification for inclusion within the GB. 5. Paras. 5.37.4 and 5.39 of The Plan clearly state that the revised GB boundaries should be capable of enduring beyond the Plan period. We do not consider there is any planning justification in retaining the Subject Site within the GB and that its proposed continued inclusion could be overturned at a later date as being totally wrong and unjustified.

Changes Sought

1. It is necessary to amend the Local Plan to make it sound. 2. Our view is that to make the Local Plan sound, Policy PR3 needs to be amended as follows: ...'Policy PR7a Removal of 11.35 hectares of land as shown on inset Policy Map PR7a'..... 3. Policies Map PR7a will need to be amended on its northern extremity to show Gosford Farm, to include Gosford Farmhouse and the remainder of the land shown edged red on the attached plan. 4. This will comprise a minor amendment to "Policy PR3: The Oxford GB" and can be justified on the grounds that to retain the Subject Site within the GB would not meet the four basic purposes of GBs all as set out under Government Guidance (lists Green Belt principles). 5. The Subject Site is contained on three sides by existing development and on the fourth side by a long established and mature field boundary hedge which will be retained and enhanced.

Reasons for Participation

Wishes to participate at the oral Examination and consider this to be necessary so that the Inspector will be fully able to understand the justification for our proposed amendment to Policy PR7a and Policy PR7a - Proposals Map contained within the Proposed Submission Plan. 2. Acknowledges the Subject Site, comprising some 0.55 so hectares or thereabouts, hectares or thereabouts, is of minimal relevance to the Submission Plan and the Partial Review of the Cherwell Local Plan 2011 - 2031(Part One). For the reasons stated above, it is important that all areas of the GB are examined at this moment in time and we believe it is only right that the Subject Site should be excluded from falling within the boundaries of the future Oxford GB.

PR-C-0567 09/10/2017 Dr Ian Scargill Oxford Green Belt Network N N Y

1435

Comments

See reasons for participation

Changes Sought

Reasons for Participation

OGBN was established in 1997 to help to protect the Oxford GB and to support those wishing to resist proposals for inappropriate development within it. It comments regularly on planning applications in the GB and in planning policy consultations, particularly on matters affecting the GB. OGBN has made representations on all stages of the Cherwell Local Plan Part 1 and participated in the Public Examination in December 2014. We have also commented on earlier stages of this Partial Review.
The membership of OGBN includes many of the Parish Councils whose areas include GB land. The OGBN fully supports the aims of GBs as set out in the NPPF and earlier planning guidance and in particular it strongly endorses the fundamental principle that GB is a permanent designation. We consider that our participation in the examination is necessary and justified because of our longstanding interest and understanding of the Oxford GB.

PR-C-0567 09/10/2017 Dr Ian Scargill Oxford Green Belt Network N N Y

1434

Comments

OGBN disagrees with the justification and fundamental basis for this plan. It is founded on the assumption of a step change to historic levels of growth in Oxfordshire, amounting to more than doubling of growth in population, housing and employment. Because of this the plan suggests that the long established strategy of diverting growth away from the city of Oxford towards the country towns is no longer feasible. OGBN disagrees with this because the proposed levels of growth are unrealistic, unproven and therefore unjustified. We consider that the arguments for a strategy to divert growth away from Oxford remain as strong as ever. An essential part of that strategy is the GB, which Cherwell Council supports. However in order for the strategy to work, the GB has to be retained in its entirety. It is not a collection of land parcels that can be picked off one by one. It is inconsistent of Cherwell to support the GB and yet to seek to build on it. It is not possible for Cherwell to satisfactorily produce this review in isolation. Oxford is surrounded by four other authorities and planning needs to be coordinated strategically between all five councils. Infrastructure needs have to be planned across boundaries and certainly cannot be confined to the limited areas covered in this review. The Growth Board has not been an effective mechanism for strategic co-ordination and its analyses of spatial options to date have been simplistic. The Councils – while claiming to be cooperating – have largely acted according to their own agendas. Oxford City Council in particular has sought to promote economic growth within the city, by protecting employment sites, without any regard of the consequences of this for the surrounding Districts such as Cherwell. It appears to be part of its own strategy to expand beyond its borders into the GB, again ignoring the purpose of the GB to protect the character of the historic city. This review cannot be effective without a well founded spatial strategy for the county. We also argue that this strategy should include a commitment to retain the Green Belt in its entirety.

Changes Sought

The plan should be withdrawn and a spatial strategy for Oxfordshire established which can address the issues addressed in this review in a co-ordinated and consistent way. Through such a strategy the Oxfordshire authorities should continue with their previous approach of actively encouraging further employment and housing growth away from Oxford. Oxford City Council and Cherwell in particular should co-operate more effectively and as part of this Oxford should (a) discourage further employment generating development in the city unless it is absolutely essential and (b) use some of the land it has currently allocated for employment, together with other previously developed land, for well planned high density housing.

Reasons for Participation

OGBN was established in 1997 to help to protect the Oxford GB and to support those wishing to resist proposals for inappropriate development within it. It comments regularly on planning applications in the GB and in planning policy consultations, particularly on matters affecting the GB. OGBN has made representations on all stages of the Cherwell Local Plan Part 1 and participated in the Public Examination in December 2014. We have also commented on earlier stages of this Partial Review.
The membership of OGBN includes many of the Parish Councils whose areas include GB land. The OGBN fully supports the aims of GBs as set out in the NPPF and earlier planning guidance and in particular it strongly endorses the fundamental principle that GB is a permanent designation. We consider that our participation in the examination is necessary and justified because of our longstanding interest and understanding of the Oxford GB.

PR-C-0580 03/10/2017 Lorna Bennett

1467

Comments

Is sure the figure for new employment is also grossly over estimated. There are various science parks and the like in this area and indeed, as you know, another is being built at Langford Lane. Not only does this add to the traffic problems, which the roads are totally inadequate for, but a lot of units seem to remain empty. These sort of developments, to my thinking, should be located near or have easy access to motorways etc. and should be fit for purpose.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Section 5 (Other)

PR-C-0682 08/10/2017 Tara J Prayag N

1687

Comments

Object on these grounds:The proposals within the Plan are for 4400 dwellings of which 1410 are within the Parish. This represents 32% of the total allocation and would lead to a 108% increase in the number of houses within the Parish.The proposals would lead to the removal of nearly 100Ha of land from the Green Belt, 12% of the total Green Belt in the Parish. This would result in a substantial reduction in the Green Belt at the narrowest point between Gosford and Water Eaton, Kidlington and Oxford.The impact of this level of development on the environment, community and infrastructure of the Parish will be substantial. There is no evidence in current 'live' developments that you have been able to mitigate against the damaging impact of new development on the environment, community and infrastructure of the Parish.For example - Rather than provide additional parking for the Westgate Centre shoppers, old and new, are being advised to use the Park and Rides. There has been little thought by the City Council on the impact of additional parking on the Park and Rides, the impact when they become full (especially for special events or seasonal events) on parking in local areas and especially no thought on the increase of traffic through the villages to get to the City. This has direct implications for the Parish in terms of the Water Eaton Park and Ride and routes to/from the city centre pass through Gosford and Water Eaton. Such problems will be further exacerbated by additional housing development within Cherwell. The bus from Sainsbury's down to the Kings Arms (via the Gosford Link Road) should take approx. 5 minutes. Most evenings during rush hour this takes a minimum of 20 minutes due to excess traffic accessing the A34.The proposal will lead to the substantial loss of countryside, increase the pollution to the area, impact on recreational facilities and on the landscape wildlife and historic environment.

Changes Sought

Reasons for Participation

PR-C-0775 10/10/2017 Jon Alsop Savills on behalf of Christ Church, Exeter & Merton Colleges a Y

519

Comments

Support. The consortium broadly supports the Vision and Objectives for North Oxford, Kidlington and the A44 particularly the aim to;• achieve a coherent, holistic and joined-up approach which prioritises the need for development to be well connected to Oxford;• relate to the area of the district with the strongest economic and social relations with Oxford;• integrate with the County Council's sustainable transport policies;• grasp the opportunities for distinctive place making;• provide a consolidated approach to green infrastructure;• achieve net gains in biodiversity; • minimise the need to travel and encourage trips by sustainable modes of transport; • protect and enhance green assets and the water environment;• make green infrastructure and biodiversity of core importance to how new development is planned; and• provide homes in locations that create a close connection between people and the city's employment areas, its universities and its services and facilities. In short, the consortium supports the strategy of meeting the need for homes as close as possible to where that need arises and in this case that means either in, or on the edge of, Oxford. In so doing this supports Oxford as the principal economic hub in the county, which provides a third of all jobs in Oxfordshire and whose ongoing success is key to the future of the county and the wider sub-region.

Changes Sought

Reasons for Participation

On behalf of the consortium, given the significance of their land interests, would wish to participate in the oral examination.

PR-C-0781 10/10/2017 Ronan Leydon Vale of White Horse District Council Y

5468

Comments

Having reviewed the Proposed Submission Plan, welcome the approach taken by Cherwell District Council to deliver the agreed apportionment of un-met housing need for the district, and that this is to be delivered on sites which are demonstrably close to Oxford city.

Changes Sought

Reasons for Participation

Would welcome the opportunity to attend Examination in Public following submission of the plan to the Secretary of State, should it be required.

Page 1957

PR-C-0784 10/10/2017 Nick Freer David Lock Associates on behalf of Gallagher Estates Y Y N N

2000

Comments

Table 4 sets out the spatial strategy for the Plan and identifies 7 sites that are proposed to deliver Oxford's unmet needs. This strategy concentrates growth solely across a small number of strategic sites all closely geographically related. This rigid strategy could have severe implications for delivery of homes. Gallagher Estates considers that a range of sites will be required to meet Cherwell's own needs and Oxford's Unmet Housing needs jointly, an approach that will provide housing delivery benefits, and will offer increased variety and choice in the market.

Changes Sought

The addition of development on land north of Wykham Lane, Banbury (HELAA site-HELAA026) would complement the delivery of a mixed, balanced & planned community at SouthWest Banbury (Banbury 17). Banbury is the larger of Cherwell's two towns & has a significant commercial, retail, employment& housing market. The growth identified at Banbury through the Local Plan Part 1 will serve to bolster the economic & social function of the town for its residents & businesses. Additionalgrowth at Banbury will serve to support the foundations laid by the Local Plan Part 1. Pursuing a strategy that seeks a mix of sites from various sustainable locations across the District, to include growth at Oxford, but also incorporating sites in sustainable towns such as Banbury, would result in a more effective policy. Variety in location & choice of sites would also help embed choice & competition in the market as part of that strategy, assisting in the delivery of homes against the required target and compliant with NPPF.

Reasons for Participation

PR-C-0787 10/10/2017 John L Broad CPRE Cherwell South District N

2015

Comments

Do not agree with these sites for the reasons previously stated. Policies PR1 to 13 would not achieve the housing requirements for Oxford City but they would destroy parts of the GB for no practical reason. For example, policy PR3 does not provide "exceptional" reasons to take the GB for development. Policy 4a identifies one of the problems with this proposal in that it would require unnecessary massive investment in some kind of infrastructure. Policy PR12b seems to suggest that further sites might be put forward?

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Section 5 (Other)

PR-C-0791 10/10/2017 Keiron Ward N Y

5610

Comments

Cherwell have barely attempted to demonstrate that Exceptional circumstances for release of Green Belt exist. The reasons given for rejecting alternative sites seem to be they were not in the Green Belt, or too far from Oxford to be assimilated into the City. To argue that urban sprawl into the Green Belt is justified by the fact that only the Green Belt is close enough to the City seeks to undermine the core purpose of the Green Belt. Clearly these reasons are not acceptable. The proposal for release of Green Belt land is massively surplus to requirement for the 4,000 extra housing figure it is meant to take. The density of housing proposed is far too low. Others will quote actual figures. The Plan would land from the Green Belt that will likely result in the development and assimilation of the villages North of Oxford stretching into and coalescing with Woodstock. There is no justification for taking so many parcels – would highlight the ludicrous proposal to move a 100 year old, thriving golf club a few 100 metres – when the entire proposed urban extension of Oxford could be accommodated on PR8 by using appropriate build densities. Cherwell claim that the amount of Green Belt taken is a modest 3% of the total Green Belt in Cherwell. However they seek to concentrate development where the Green Belt is at it's narrowest – the Kidlington Gap between Kidlington and Oxford. Development here will result in the coalescence of Oxford with Kidlington, Gosford and Water Eaton, Begbroke and Yarnton. Currently the built areas are separated by a few fields. Yet there is clear sense of separation and the individual villages retain their rural character.

Changes Sought

Green Belt land should not be released. The real housing need for Oxford should be assessed and validated. The Councils should cooperate to protect the Green Belt and to protect Oxford from over-development. The current draft plan should be withdrawn.

Reasons for Participation

Would like to be represented by Kidlington Development Watch at the oral examination in public. For the reasons given in the Kidlington Development Watch representation.

PR-C-0791 10/10/2017 Linda Ward N Y

5683

Comments

Cherwell have barely attempted to demonstrate that Exceptional circumstances for release of Green Belt exist. The reasons given for rejecting alternative sites seem to be they were not in the Green Belt, or too far from Oxford to be assimilated into the City. To argue that urban sprawl into the Green Belt is justified by the fact that only the Green Belt is close enough to the City seeks to undermine the core purpose of the Green Belt. Clearly these reasons are not acceptable. The proposal for release of Green Belt land is massively surplus to requirement for the 4,000 extra housing figure it is meant to take. The density of housing proposed is far too low. Others will quote actual figures. The Plan would land from the Green Belt that will likely result in the development and assimilation of the villages North of Oxford stretching into and coalescing with Woodstock. There is no justification for taking so many parcels – would highlight the ludicrous proposal to move a 100 year old, thriving golf club a few 100 metres – when the entire proposed urban extension of Oxford could be accommodated on PR8 by using appropriate build densities. Cherwell claim that the amount of Green Belt taken is a modest 3% of the total Green Belt in Cherwell. However they seek to concentrate development where the Green Belt is at it's narrowest – the Kidlington Gap between Kidlington and Oxford. Development here will result in the coalescence of Oxford with Kidlington, Gosford and Water Eaton, Begbroke and Yarnton. Currently the built areas are separated by a few fields. Yet there is clear sense of separation and the individual villages retain their rural character.

Changes Sought

Green Belt land should not be released. The real housing need for Oxford should be assessed and validated. The Councils should cooperate to protect the Green Belt and to protect Oxford from over-development. The current draft plan should be withdrawn.

Reasons for Participation

Would like to be represented by Kidlington Development Watch at the oral examination in public. For the reasons given in the Kidlington Development Watch representation.

PR-C-0793 10/10/2017 Maria-Teresa Cobo-Losey N N N Y

2047

Comments

Detailed comments on the 5 purposes of the Green Belt. Policy ESD 14 of the adopted Local Plan Part 1 quoted. Paragraphs A.11, B.260 and Policy Villages 1 of the adopted Local Plan Part 1 quoted. Plan is contrary to the adopted Local Plan Part 1. Land can only be removed from the Green Belt if exceptional circumstances can be demonstrate. Cherwell's 12 points under exceptional circumstances quoted. Disagree that these are exceptional circumstances. Cherwell DC is irresponsible carrying out these Plans to favour the Oxford's unmet housing needs to the north of the city when the major employment centres are in the south. CDC loyalty is to their own residents and not to the residents of Oxford and in my opinion they will pay a political price for being irresponsible.

Changes Sought

For the reasons given AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which are additionally supported, the Plan cannot be changed to make it legally compliant or sound and should therefore
NOT be submitted for Inspection.

Reasons for Participation

Would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-0817 10/10/2017 G Davies

5663

Comments

Green Belt - The Green Belt land surrounding Oxford City was created to stop urban sprawl. The current plan effectively swallows up the local villages into Oxford City's sphere of control. The Oxford Green Belt has a tight inner boundary around the built-up area of the city and provides an open setting to the urban area of Oxford and has prevented coalescence with neighbouring towns and villages. Are we prepared to sacrifice the character of Oxford City and its surrounding villages to meet increased alleged housing needs? Encroachment into the Green Belt will also encourage the continuation of a north-south divide within the district.

Changes Sought

Reasons for Participation

PR-C-0818 10/10/2017 Pamela Roberts Bicester Green Gym N

5482

Comments

Protection of Green Belt as identified in the NPPF and Cherwell's Adopted Local Plan 2011-2031. The proposed development in policy PR3 and sites in the Green Belt contravene both these national and local policies. Government policy requires the GB to be permanent unless truly exceptional circumstance necessitate release of land. Oxford's Unmet Housing Need is not an exceptional circumstance and Cherwell have not provided robust evidence to contradict this. This is because Oxford's 'Unmet Need' has not yet been accurately quantified. The figure used in this submission document is based on Oxfordshire's Strategic Housing Market Assessment (SHMA) whereas the government's revised Objectively Assessed Need (OAN) calculation quantifies the housing need to be 50% less than the SHMA estimate.

Changes Sought

The review of the Adopted Cherwell Local Plan is premature and should be suspended until Oxford City has completed its Local Plan and produced a robust figure for the number of houses that it is unable to build. The Inspector for the Local Plan Part 1 specified that a review of the Green Belt should happen but only after the unmet need is fully and accurately defined. If, after Oxford City has a Local Plan in place, Cherwell is called to co-operate with Oxford City by taking extra houses, then there are means for these to be accommodated without building on the Green Belt. Housing density could be increased on several sites in Cherwell as well as in Oxford City. Urban sites can take up to 70 houses per hectare. Higher density houses are necessarily smaller but 63% of Oxfordshire's need is for smaller units.

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Section 5 (Other)

PR-C-0832 10/10/2017 David Flavin Oxfordshire County Council

5489

Comments

Although section 5.141 recognises that infrastructure necessary to support planned developments must be provided in a timely manner, no specific reference is made the need for health promoting infrastructure, such as community facilities, walkways and cycle paths to be provided from the outset or as near to the start of the development process as possible. To maximise the behaviour change potential of new development, we strongly recommend that developers are required to provide health promoting infrastructure as soon as practicable possible.

Changes Sought

Reasons for Participation

PR-C-0832 10/10/2017 David Flavin Oxfordshire County Council

5033

Comments

Content relating to public rights of way and access to the countryside is supported, in particular policy 4a (Sustainable Transport), 5 (Green Infrastructure) and PR1 1(Infrastructure Delivery) as they meet the aims of the adopted OCC Rights of Way Management Plan 2015-2025. Where development sites are crossed by public rights of way this can be addressed on a site by site basis as applications come forward. The Planprovides a reasonable amount of protection and potential for enhancement and mitigation. It also has the potential to significantly increase access for non-motorised residents and visitors which is fully supported.

Changes Sought

Reasons for Participation

PR-C-0832 10/10/2017 David Flavin Oxfordshire County Council

5055

Comments

The attention that is given to green infrastructure (GI), landscape and biodiversity in the plan and the detailed guidance that is given to these items within the individual site allocation briefs is supported.

Changes Sought

The multi-functional nature of GI is frequently referred to. There would be value in highlighting more specifically the role that high quality Green Infrastructure can play in the health and well-being of communities, climate change, water management and landscape design. For example: i) At para 5.67 / 5, the following requirements could be added: • integrating with sustainable urban drainage systems • creating high quality and distinctive local landscapes that can be sustained in the long term. ii) At para 5.69 the following requirements could be added: • enhancing the health and well-being of individuals and communities. iii) Policy PR5 could include the following requirements: "Applications will be expected to:- • demonstrate how green infrastructure has been designed to contribute to the future health and wellbeing of people in the locality; • demonstrate how green infrastructure has been designed to help communities adapt to future climate change." The site specific policies state "The application(s) shall be supported by the Biodiversity Impact Assessment (BIA) based on the DEFRA biodiversity metric (unless the Council has adopted a local, alternative methodology) to be agreed with Cherwell District Council". It should be noted that Thames ValleyEnvironmental Records Centre have recently issued a biodiversity metric, based on the DEFRA metric, that is specific to Oxfordshire. It would be helpful to refer to this specifically."

Reasons for Participation

Page 1959

PR-C-0837 05/10/2017 Dr James Jocelyn N

5679

Comments

The failure of the Plan to recognize and accurately define the nature of the unmet need in Oxford undermines its contention that there is an "exceptional case" justifying removing land from the Green Belt. The Plan can only make its case by obscuring the facts contained in its own Evidence Base. National Planning and ministerial guidance have made it clear that unmet need by itself does not constitute an exceptional circumstance. Oxford's circumstances are indeed unusual, but their unusual nature is rooted in the imbalance in the housing market that has priced most local people out of the market, plus the failure of the authorities to come up with policy prescriptions to help redress this imbalance. Instead, Oxford City Council is attempting to "export" its problem by inciting the surrounding Districts to engage in a huge and unsustainable building program.

Emphasize the point that Oxford's 'unmet need' is principally for affordable housing. Addressing that need through a massive program of additional housing, purely in order to generate affordable housing as a by-product of that additional construction, is using the bluntest of instruments to address a difficult and complicated problem. It promotes unsustainable growth in market housing supply, with severe consequences for economic, social and environmental sustainability. To do this anywhere would be irresponsible; to do it on Green Belt land would be reckless indeed, as well as being in clear contravention of the national Planning Practice Guidance.

Changes Sought

The Plan can only be made Sound by addressing the issue of sustainability - and that means addressing the issue of housing affordability in a wider context than that of new construction. This approach would deliver thousands of unnecessary market homes to Cherwell - a result that flatly contradicts the guiding principle of sustainability in National Planning Policy. The Plan can only be made Sound by recognising the whole range of data in the Evidence Base and basing action upon a reasonable interpretation of that data, rather than cherry picking and misrepresenting data in the tendentious fashion of the Plan as currently presented. It must be noted that certain documents in the Evidence Base, notably the Sustainability Appraisal, are compromised by the fact they explicitly proceed from such tendentious misrepresentations.

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Section 5 (Other)

PR-C-0842	10/10/2017	Duncan	Chadwick	David Lock Associates on behalf of University of Oxford, Mert	Y	Y	Y	Y

5017

Comments

The Tripartite strongly supports the summary of exceptional circumstances identified by Cherwell District Council as set out in paragraph 5.17 on page 66 of the Proposed Submission Plan as justifying the removal of land from the Oxford Green Belt in accordance with national policy as set out generally in the NPPF and other national guidance..In addition, the Tripartite supports the additional, more site-specific exceptional circumstances referred to in Policy PR8. This identifies some of the economic, transport, sustainability, topographical and other characteristics of the land at Begbroke that justify its allocation for the creation of a new, balanced, high quality, innovation-led, cohesive community in the Local Plan Partial Review. This is both on its own merits and when considered against reasonable alternatives, sustainability objectives and national policy in the NPPF and other documents. These include Paragraphs 83 and 84 of the NPPF, advice in Planning Practice Guidance and the Housing White Paper – 'Fixing our broken housing market' (2017). It has also been already established (through the adopted Cherwell Local Plan 2011-2031 Part 1) that 'exceptional circumstances' exist to justify a small-scale local review of the Green Belt to meet employment and expansion needs at Begbroke Science Park. See Policy ESD14: Oxford Green Belt in the Local Plan Part 1, which is supported by the Council's Employment Land Review (2012), the Local Plan Part 2 and the report by LUC with BBP Regeneration "Small-Scale Green Belt Review Accommodating High Value Employment Needs at Kidlington/Begbroke in Cherwell District" (November 2016) which concluded that approximately 14 ha was required to accommodate about 45,000 sq. m of B class employment uses and that this would not harm the Green Belt if the Science Park was extended to the north, east and west as shown indicatively on the Policies Map accompanying Policy PR8. The Plan at Paragraph 5.17 (7) refers to the Science Park as a 'facility of international significance and..of great importance to the local and Oxfordshire economy.' Detailed comments on National Infrastructure Commission (NIC) provided. Although not explicitly set out in Paragraph 5.17 of the Plan, it is clear that Oxford City is unable to accommodate all of the housing it requires to meet its objectively assessed needs because of significant constraints as a consequence: of flood risk areas; heritage assets and their settings; open areas that contribute significantly to the character of the City; nature conservation assets and a tightly constrained boundary adjacent to neighbouring local authorities. It is also clear that in order to meet the significant unmet need for homes (and affordable homes) which cannot be accommodated in Oxford there needs to be proximity to the City, which continues to be a major employment generator, service centre, retail focus and hub of academic, research and other activity. This points to new homes being provided close to centres of employment, railway stations, park-and-ride facilities, Oxford Airport, existing communities, transport corridors (North Oxford/A44 corridor) in order to be sustainable, meet the community's need for homes, offer a high quality of life, promote healthy lifestyles, facilitate access to jobs, reduce the need to travel by car and be served by community facilities and services. Access to transport modes other than the car is crucial and the North Oxford/A44 transport corridor provides this to link homes and jobs. To do otherwise would create longer distance commuting into and out of Oxford due to the Cherwell Local Plan 2011-2031 (Part 1) - Partial Review – Oxford's Unmet Housing Need –Proposed Submission Representation Form significant employment provision in the City. This would add to greater use of the car, more vehicle miles, congestion, carbon emissions and other detrimental impacts upon the environment (e.g. reduced air quality, pollution, etc.) Although not explicitly set out in Paragraph 5.17 of the Plan, it is clear that Oxford City is unable to accommodate all of the housing it requires to meet its objectively assessed needs because of significant constraints as a consequence: of flood risk areas; heritage assets and their settings; open areas that contribute significantly to the character of the City; nature conservation assets and a tightly constrained boundary adjacent to neighbouring local authorities. It is also clear that in order to meet the significant unmet need for homes (and affordable homes) which cannot be accommodated in Oxford there needs to be proximity to the City, which continues to be a major employment generator, service centre, retail focus and hub of academic, research and other activity. This points to new homes being provided close to centres of employment, railway stations, park-and-ride facilities, Oxford Airport, existing communities, transport corridors (North Oxford/A44 corridor) in order to be sustainable, meet the community's need for homes, offer a high quality of life, promote healthy lifestyles, facilitate access to jobs, reduce the need to travel by car and be served by community facilities and services. Access to transport modes other than the car is crucial and the North Oxford/A44 transport corridor provides this to link homes and jobs. To do otherwise would create longer distance commuting into and out of Oxford due to the Cherwell Local Plan 2011-2031 (Part 1) - Partial Review – Oxford's Unmet Housing Need –Proposed Submission Representation Form significant employment provision in the City. This would add to greater use of the car, more vehicle miles, congestion, carbon emissions and other detrimental impacts upon the environment (e.g. reduced air quality, pollution, etc.) Land around the Science Park has the advantage of being on a key transport route (A44 premium route) with excellent opportunities to provide enhanced public transport services, park-and-ride, a rail halt, convenient cycling and footway facilities and easy access to Oxford Airport. The Science Park already generates some 500 jobs and with further expansion offers the sustainable prospect of co-locating housing and employment, which can reduce vehicle movements and commuting by private car. There is also the scope to improve facilities for existing residents in Kidlington, Begbroke and Yarnton (rail halt, community facilities, jobs) to improve the quality of life, travel options and access to facilities of those living in existing communities. In line with the Housing White Paper, the removal of land from the Green Belt will result in compensatory improvements to the environmental quality or accessibility of remaining Green Belt land, with more generous 'green infrastructure' contributions than can normally be secured from development as a consequence of land being released from the Green Belt. These are all 'exceptional circumstances' justifying the removal of land from the Green Belt to the north of Oxford/along the A44 and the allocation of land at Begbroke via Policy PR8.

Changes Sought

None except to note the elaboration of 'exceptional circumstances' set out.

Reasons for Participation

The land owned and controlled by the Tripartite comprises some 86% of the largest draft allocation within the Plan and as such, occupies a unique and vitally important role in meeting Oxford's Unmet Housing Needs. As such, the Tripartite consider it is essential that it is present [and/or represented] and participates at the Examination in order to assist the Inspector by responding to any queries that may arise and supporting the assessment of the soundness of the Plan.

PR-C-0847	10/10/2017	Dr Michael	Fraser		N	N	N	Y

5695

Comments

Reference to the Housing White Paper regarding exceptional circumstances. The lack of a formal definition of exceptional circumstances in the NPPF has resulted in some case law. Reference to case laws.

Changes Sought

For the reasons given above AND the Representations made by the Begbroke & Yarnton Green Belt (BYG) Campaign which are additionally supported, the Plan in its current form cannot be changed to make it legally compliant or sound and should therefore be withdrawn and NOT be submitted for Inspection.

Reasons for Participation

Would like the Begbroke & Yarnton Green Belt (BYG) Campaign to represent at the Examination should it take place.

PR-C-0850	10/10/2017	Colin	Homans				N	

5700

Comments

The Green Belt has been designated as an amenity for everyone, to prevent urban sprawl and preserve the separate identity of local towns and villages. Green Belt land should only be built upon in exceptional circumstances and should not be included in the development plan. We owe it to future generations to preserve our dwindling green spaces.

Changes Sought

Reasons for Participation

PR-C-1385	10/10/2017	Ian	Middleton	The North Oxfordshire Green Party	N	N	N	Y

5321

Comments

"Paragraph 5.17 of the review document refers to ""The exceptional circumstances for the removal of land from the Oxford Green Belt"" The reasons given are largely speculative, spurious and specious and in no way offer sufficient justification for the incursion into green belt land that is being proposed. A detailed critique of each exceptional circumstance is provided. These 12 statements are posited as the central arguments for removing land from the green belt. Few of them stand up to anything above a perfunctory examination and virtually all of them are rooted in extreme speculation, nationalism and doubletalk. They do not meet anything like the level of proof required to claim exceptional circumstances required by the NPPF and consequently are not positively prepared, not justified and are unsound."

Changes Sought

Reasons for Participation

To have an opportunity to make a personal representation at the appropriate time and when further information is available about the scale of response to these plans. There will likely be many changes in circumstances between the submission of representations and the consideration of the outcome. I would like to be able to add additional relevant information at that time if appropriate. Also as Green Party Parliamentary candidate for many parts of the area under consideration I feel I should be able to give voice to the views of the Green Party supporters and voters when the time comes.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Section 5 (Other)

PR-C-1385 10/10/2017 Ian Middleton The North Oxfordshire Green Party N N N Y

5316

Comments

"There is likely to be a significant increase in private car use as a result of the increased population density. This will in turn impact on air quality, which is already an issue within Oxford city itself and some areas in north Oxfordshire. This will also potentially affect wildlife and insect life as well as the local flora."The loss of good quality farmland is also something that should not be forgotten.

Changes Sought

Reasons for Participation

To have an opportunity to make a personal representation at the appropriate time and when further information is available about the scale of response to these plans. There will likely be many changes in circumstances between the submission of representations and the consideration of the outcome. I would like to be able to add additional relevant information at that time if appropriate. Also as Green Party Parliamentary candidate for many parts of the area under consideration I feel I should be able to give voice to the views of the Green Party supporters and voters when the time comes

PR-C-1385 10/10/2017 Ian Middleton The North Oxfordshire Green Party N N N Y

5562

Comments

Flooding - New infrastructure including roads, add to flood risk as part of urban development and there has been an increase of incidences of flooding in the Yarnton area over the past several years. The building of nearly 2000 new dwellings on open farmland can only serve to increase the likelihood of flooding in an area already prone to these events. Other Infrastructure - An increase in population will require additional services such as schools, doctors and other health facilities. There is no mention about additional health service provision.

Changes Sought

Reasons for Participation

To have an opportunity to make a personal representation at the appropriate time and when further information is available about the scale of response to these plans. There will likely be many changes in circumstances between the submission of representations and the consideration of the outcome. I would like to be able to add additional relevant information at that time if appropriate. Also as Green Party Parliamentary candidate for many parts of the area under consideration I feel I should be able to give voice to the views of the Green Party supporters and voters when the time comes.

PR-C-1398 10/10/2017 Ben Simpson WYG on behalf of Bonnar Allan Ltd Y Y N

5339

Comments

The representations are submitted on behalf of my client Bonnar Allan with regard to their proposals at New Alchester. The land is identified in the Vision document attached to these representations and will include up to 7,200 new market & affordable homes, primary & secondary schools, creation of a 240 acre country park & watersports centre & the potential to incorporate a new Park & Ride site with connection to the railway line south of Bicester by a new railway station. Our comments on the PSP are confined to issues of soundness. A summary of the alternative Options A to I that CDC considered at the last stage of the Plan is set out at paragraph 2.12. For the reasons we set out in our representations to that stage, we consider that the CDC's proposed approach of allocating land to the north of Oxford & within the Green Belt (GB) around Kidlington as set out in Figure 10 is flawed, & that the Partial Review does not pass the test of soundness. The PSP is not Justified as in our view it does not represent the most appropriate strategy for meeting Oxford's un-met housing needs. The logic that appears to underlie the PSP is in essence that the closer the proximity of the required housing to the City, the more sustainable it will be. This logic ignores the fact that there would be better prospects of residents travelling into Oxford as well as the major employment locations in the Science Vale by public transport including by rail from New Alchester. The preferred locations around Kidlington will increase congestion on the highway network & will result in the loss of GB & lead to coalescence between Kidlington, Begbroke & Yarnton, whereas the proposals at New Alchester are located beyond the GB. As we make clear in the Vision document, our proposals can be delivered in a phased manner & there are no impediments to early delivery. The scale of the proposals at New Alchester allows it to meet both the identified needs of Oxford City as well as an element of the future needs of Cherwell District, & in so doing, we recognise the journey that this proposal involves.

Changes Sought

We consider that the PSP should direct a majority of the un-met need to New Alchester which constitutes a more sustainable & justified location for the new homes needed both to meet the City's un-met needs as well as future need within Cherwell District. The PSP should be re-drawn to allocate land at New Alchester in place of the proposed allocations in the Green Belt (GB) around Kidlington. New Alchester can provide a highly sustainable location for the much needed development, at a location outside the GB & on the railway line into Oxford. The development would facilitate creation of a new railway station at New Alchester which would encourage people to travel to Oxford City & also other employment centres within the Science Vale by public transport.

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Section 5 (Other)

PR-C-1399 10/10/2017 Ms Jennifer Mitter Lichfields on behalf of The Church Commissioners for Englan N N Y

5384

Comments

The overarching spatial strategy being pursued by the Council within the Local Plan Partial Review is summarised in Table 4 and Figure 10, with supporting text provided in Paras 5.1-5.18. This strategy defines the direction of the plan and sits behind each of the draft policies contained within it. The Church Commissioners for England (CCE) has reviewed this strategy and considers it to be fundamentally flawed and thus undermines the remainder of the plan. In particular, CCE objects to the concentration of development around the Kidlington /Yarnton/ Begbroke area and, as set out in our representations to Policies PR3 and PR4a, it is considered that this is not the appropriate strategy for delivering new homes and is unsustainable. The Council has not adequately considered all reasonable alternatives. CCE has submitted representations to previous iterations of the Local Plan Part 1 Partial Review including to the Options consultation and Call for Sites in January 2017. In addition, a submission was made to the NIC Call for Sites in August 2016. These representations demonstrated that Islip is in a highly sustainable location and is, therefore, a suitable location to direct additional growth. Its sustainability credentials are exemplified by the high score that it achieves in Cherwell's Village Categorisation Update (2014) – meeting seven of the eight criteria: nursey, primary school, retail service, food shop, public house, recreational facilities, village and community hall. In terms of CCE's land, the representations submitted by CCE in January 2017 demonstrate the ability to develop a 'holistic vision' for Islip by bringing forward important infrastructure in the form of a new link road around Islip, a potential new school, community facilities and shops, improved cycle links (Oxford is circa 40 minutes cycle) and a significant amount of new homes and jobs. The vision presented recognises the existing qualities of Islip and identifies potential opportunities for its long term position within the context of the Cambridge – Milton Keynes – Oxford 'growth corridor'. The key benefits of development at Islip are listed. As is apparent from the published HELAA, Islip has been overlooked to date due to its location within the Green Belt. However, as referenced in CCE's representations to Policy PR3, there is a significant gap in the Council's evidence base which has meant that a thorough exploration of the reasonable alternatives has not been undertaken. In this regard, it is considered that the lack of development directed towards Islip is a clear oversight and missed opportunity which can now be rectified through these exceptional circumstances which justify releasing land in the Green Belt. Although in Green Belt, CCE's sites in Islip are not located in any particular landscape designation, are located outside of the AONB and their release from Green Belt would not result in coalescence. Importantly, Islip is ideally located to allow for a strategic release of land which would be sustainably connected by rail to major settlements such as Oxford, Bicester and London, but that would not lead to the 'outer growth' of Oxford or merging of towns or villages. It is notable that the published HELAA assessed land parcels HELAA145 and HELAA146 within Islip as being suitable, available and achievable for circa 205 residential units. The wider site (HELAA249) submitted by CCE appears to have been marked down due to its location in the Green Belt and a perceived impact on the landscape, character and setting of the village. However, no detailed assessment has been undertaken and this has not been appropriately weighed in the planning balance with very limited consideration given to the benefits of locating development adjacent to an existing rail station on a mainline route. As a significant and sole landholder, sites within CCE's ownership could deliver development quickly at varying scales from circa 100 units on a single discreet parcel to a new settlement of circa 1,700 units. Soundness - The evidence base prepared to support the spatial strategy (as defined within Table 4 and Figure 10) is not sufficiently robust to justify the approach being progressed in the draft Local Plan. The overarching spatial strategy is therefore flawed with all proceeding policies undermined. The key issue with the strategy is the proposed over concentration of housing within a relatively small market area with known congestion issues. The Plan has failed to consider the reasonable alternatives and is unsound. The draft Plan is not Effective due to overcentration of growth in one area and is unsound. The spatial strategy for growth is flawed with significant gaps in the evidence base, a misdirected onus on the road network improvements over rail and a lack of thorough exploration of the reasonable alternatives. The Plan is not consistent with national Policy as unsound.

Changes Sought

The Council needs to reassess the overarching spatial strategy as defined within Table 4 and Figure 10. Reassessment of the proposed Green Belt release sites is required, to include Green Belt release at
Islip for housing.

Reasons for Participation

Due to the complexity of the matters discussed in relation to the Spatial Strategy

PR-C-1408 10/10/2017 Andy Pearce Barton Willmore on behalf of A 2 Dominion Housing Group Lt N N N Y

5500

Comments

A2D do not consider Option A 'Kidlington & Surrounding Area' and Option B 'North & East of Kidlington' to be suitable. Growth in these areas would be inconsistent with the existing Local Plan growth strategy. CDC should have a single growth strategy, which responds to both Oxford and CDC's housing needs. Growth areas should focus on key settlements as identified in Cherwell's settlement hierarchy. Opportunities to intensify development at existing allocations should be explored. A2D notes that allocated sites identified to meet Oxford's unmet needs are set out in Table 4. These equate to exactly 4,400 units. The current proposed allocations allow for no flexibility if additional need is identified. Furthermore, it builds in no flexibility if sites are delayed in coming forward. This would put the Council at risk of departure applications, which can result in piecemeal development across the District, contrary to NPPF paragraph 17. CDC should clarify whether the number of homes identified for each allocation reflects each site's total capacity.

Changes Sought

Reasons for Participation

Our objections in part relate to the proposed growth strategy to address Oxford City's unmet need, which we consider to be unsustainable and inconsistent with national policy. This is contrary to the adopted Growth Strategy set out in the Cherwell Local Plan 2011-2031 (Part 1), which focuses new development at key settlements, as identified in Cherwell's settlement hierarchy. The Council has not discharged its duty to demonstrate exceptional circumstances to release the identified sites from the Green Belt, pursuant to paragraph 82 of the National Planning Policy Framework. Further, there is insufficient evidence to suggest that opportunities to increase capacity at existing allocated housing sites have been robustly tested. Finally, there should be a single housing requirement for the Cherwell Local Plan. There is no justification for a separate figure to be applied to meet Oxford City's unmet need, as is currently proposed.

PR-C-1450 10/10/2017 Mark Rose Define Planning & Design Ltd on behalf of William Davis Ltd Y Y N Y

5204

Comments

Whilst Policy PR1 identifies the scale of Oxford's unmet housing need to be provided for in the District, the
Submission Plan does not actually include a policy that clearly sets out the proposed development strategy that will be implemented in order to address that need. The Submission Plan simply jumps to the allocation of specific sites, and consequently there is no clear demonstration that the housing requirement referred to in Policy PR1, which itself should be regarded an absolute minimum, will indeed be met within the plan period. William Davis are firmly of the view that a District wide approach that reflects the development strategy embedded within the extant Part 1 Local Plan is needed to complement the release of sites from the Green Belt close to Oxford and maximise the contribution the District makes to accommodating Oxford's unmet housing needs. Moreover, as part of that strategy, Bloxham
could and should accommodate further growth within the plan period, and the land to the east of South Newington Road would be an entirely appropriate site option to deliver the required housing. A detailed Transport Assessment and Flood Risk Assessment have been submitted together with a comprehensive justification for the allocation of this site within the Local Plan. For the reasons set out above, William Davis Ltd, therefore, object to Policy PR1, which is
considered unsound on the basis that it:
- has not been positively prepared and does not ensure that the unmet development requirements arising in Oxford will be met within the plan period;
- is not justified in that it is not the most appropriate strategy and has not properly considered reasonable alternative strategies; and
- is inconsistent with national policy in that it does not fully reflect the Government's priorities and policies in terms of boosting the supply of housing to meet identified needs.
- is not effective in that some allocations sites cannot be delivered in their entirety within the plan period as the Submission Plan currently assumes, and the identified needs will not therefore, be met.

Changes Sought

Add a new policy that sets out the development strategy and the sites to be allocated to meet the minimum level of Oxford's unmet need identified in Policy PR1 based on a robust housing trajectory.
The strategy should provide for the allocation of a portfolio of sites at sustainable settlements,
notably the Service Villages.
The sites to be allocated for residential development should include:
- Land to the East of South Newington Road to the south of Bloxham for the delivery of 150-175
dwellings.
Also refer to objection to Policy PR1.

Reasons for Participation

This matter is critical to and a key element of the development strategy that underpins the Proposed Submission Plan.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Section 5 (Other)

PR-C-1461 10/10/2017 Deborah & Jeffrey Wright N

5280

Comments

"Local planning authorities should identify and bring back into residential use empty housing and buildings in line with local housing and empty homesstrategies and, where appropriate, acquire properties under compulsory purchase powers" (NPP)• Oxford has 300 empty properties• West Oxford around 450 empty properties• Cherwell around 1000 empty properties• South Oxfordshire empty properties 800 empty properties.• Vale do not disclose details of empty properties under the Freedom ofInformation Act and do not publish this information on web sites."

Changes Sought

Reasons for Participation

PR-C-1461 10/10/2017 Deborah & Jeffrey Wright N

4625

Comments

Whilst there is a need for affordable housing in Oxford, the figures are exaggerated and not as great as suggested. New government figures suggest a lower need than claimed. Oxford has not tried hard enough to find suitable sites near or within the city. Where sites have been found, they have been dismissed on grounds of being too small, having no landowner interest or some other reason. There are suitable sites that would satisfy this unfounded need:-- The "Northern Gateway" should be housing and not industry – near to Oxford than Begbroke or Yarnton.- Although in Green belt - Frieze farm would be better for housing (nearerto city than Begbroke or Yarnton)- Build on North Oxford Golf course – nearer to Oxford- A planned golf course on Frieze Farm could be sited elsewhere –permitted in the green belt.- Industrial City sites reserved for employment such as Blanchford's inHeadington (near to healthcare employment centres such as hospitals)and Blackwell's in Marston Street could be used by moving the businessto industrial parks out of residential areas.- Southfield Golf Course could be built on to provide low cost housing –near to hospitals. This is a large site – recently permission has beengranted to build on nearby land.- Playing field at Meadow lane Donnington is an ideal site. Near totransport links/employment and has Iffley Meadows and RivermeadNature park for residents' enjoyment.- Oxford Greyhound Stadium and The Kassam stadium areas are ideal forresidential development and near to a science park.- When Brookes campus relocates to Oxford – Wheatley campus wouldmake good key worker accommodation.- Eastwyke Farm is another site with potential.Begbroke is 5.2km (3.3 miles)from 5 Mile Drive, Oxford. Other sites are within the city boundaries or nearer. It would make more sense to develop land near to the city and to areas where it is claimed housing is needed and near to employment. (Headington and Cowley). The relationship of the proposed development areas will generate housing need in this area – not Oxford. This "relationship" is more easily argued for Oxford and Littlemore Science Park as one example. Existing industrial development of Langford Locks has forever altered this stretch of the Oxford canal alongside Rushy Meadows, a group of canal-side meadows at Kidlington that have escaped agricultural improvement and are a protected habitat. Meadows such as this are a national priority for conversation and nearby development is bound to have a profound effect. Why the need for a 'cautious approach' on land outside the Green Belt at Woodstock due to the presence of international and national heritage assets? Plenty of properties near Buckingham Palace and similar sites – what is the difference? Huge costs are involved and it will attract further traffic and problems to exacerbate those existing now. There is no explanation of what is meant by strengthening Kidlington village - it is popular and satisfactory now. We have access now to wide open areas not just narrow corridors of green that will inevitably become busy. Coalescence of villages is exactly what the Green Belt is there to protect against. We believe this is just a means of exploiting the potential of land that is much easier to develop than brownfield sites and capitulating to the views of Oxford University, colleges and others that own land at he sites and the developers that wish to profit. We consider Oxford's requirements not sound or justified. They are based on old data before the implications of the EU referendum an d before the latest government housing need projections. WE do not believe this review is about Oxford's unmet housing need. CDC could gain from a substantial New Homes Bonus Grant. Oxford have explored housing within their own boundaries and found easy reasons to dismiss them. They have dismissed many smaller sites in the city such as Northfield House, Sandy Lane West, Littlemore. Other sites in the county such as Bicester Sites A&G Blackthorn and Arncott have massive housing potential.

Changes Sought

Reasons for Participation

PR-C-1473 10/10/2017 Debbie Dance Oxford Preservation Trust Y N N Y

5220

Comments

Once established, Green Belt boundaries should only be altered in exceptional circumstances (NPPF, para. 83). OPT acknowledges that CDC has a legal duty to cooperate with neighbouring authorities; that Oxford cannot meet its housing needs from within its administrative boundary; & that consequently, a review of the Oxford Green Belt is justified in terms of seeking to meet that unmet need in sustainable locations close to the City. OPT notes also the exceptional circumstances listed at paragraph 5.17 in the Proposed Submission Plan. However, while these might be justified, regard must also be had to striking a balance between the requirement for housing & the obligation to preserve the special character of historic Oxford, one of the key components of which is its green setting and the separation between the City & surrounding towns and villages. In our view, if the Local Plan Examination eventually determines that there are exceptional circumstances sufficient to justify land being taken out of the Green Belt, then some compensation land should be provided, which provides publicly accessible green space & improves biodiversity, together with measures to ensure that this is permanent. In addition OPT would want to see higher contributions put towards enhancement of existing Green Belt & any new local areas of permanent open space as stated at NPPF Paragraph 81 " local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport & recreation; to retain & enhance landscapes, visual amenity & biodiversity; or to improve damaged & derelict land."

Changes Sought

Reasons for Participation

"OPT considers that there are important matters relating to the soundness of the plan that need to be discussed at the Examination and therefore wishes to reserve the right to participate at the Oral Examination. We take a forward thinking and positive approach to development, looking to influence change rather than stopping it. We are recognised as a professional and experienced voice, able to speak with conviction on matters relating to landscape, views and the impact of development on the city of Oxford and its green setting and surrounds, and are committed toensuring that Oxford can continue to flourish and proper, whilst protecting its historic character andsetting."

PR-C-1542 10/10/2017 Cllr Andrew Gant Oxford City Council Liberal Democrat group Y N N Y

4847

Comments

The plan talks in several places about provision of balanced housing. It uses the term "affordable" in a variety of ways, sometimes in inverted commas. The plan should be clear where it means social rented housing. Specific to this point, there is reference at several places to a good balance between "affordable", market and "key worker" housing. However there is no commitment to the detail of how "key worker" housing will be provided. Planning matters such as size, density, tenure, ownership, price, qualification and other factors are simply ignored. Without them the commitment to "key worker" housing is meaningless, and the policy and associated statements cannot therefore be regarded as sound. The plan states that it will use Oxford City's percentages of housing types, and that it expects this policy to deliver balanced communities. It will not. Barton Park has delivered a large amount of much-needed and extremely welcome housing for social rent, and a slightly larger amount of market housing, currently priced at an average of £450,000. There is therefore no housing for those who do not qualify for social rent, and cannot afford the market prices. This accounts for the large majority of people in Oxford and surrounding, including "key workers" and others who represent the real housing need for Oxford. This model does not provide for them. If the plan aims to provide social rented housing, market housing, and little in-between, it should say so. The current plan does not meet its own aspiration to provide sufficient homes for those on average incomes. It cannot therefore be regarded as sound

Changes Sought

The plan must give more detail in planning terms of how the aspiration to house "key workers" and others on average incomes is to be met.

Reasons for Participation

To ensure full representation of the views and concerns of local people by their elected representatives

PR-C-1615 10/10/2017 Victoria Carruthers

5528

Comments

Objections to the proposed submission plan to build 4,400 houses in Kidlington using the identified parcels of land outlined in the Partial Review. Land will be permanently removed from the Green Belt to satisfy the development plans. Government guidance states land may be permanently retired from the 'permanently designated' Green belt in exceptional circumstances. Oxford's unmet housing need is not an exceptional circumstance. Brownfield sites in Oxford city centre have not been exhausted, the provision is way in excess of what is actually needed, and points further below that suggest the development will actually be ineffective in relieving Oxford of its unmet housing need.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Section 5 (Other)

PR-C-1615 10/10/2017 Victoria Carruthers

5567

Comments

Objections to the proposed submission plan to build 4,400 houses in Kidlington using the identified parcels of land outlined in the Partial Review. 'Cart before the horse' - there is no defined plan to provide the infrastructure required to support the 4,400 new homes. Quote from a Guardian Editorial on using the green belt for development: 'Legitimate interests have to be balanced, land well used and things such as schools, roads and open space provided for'. Taking traffic as an example, there are already serious issues with getting into Oxford from Kidlington at many times of the day. The largest parcel of land with >1,800 homes proposed is directly on either side of this main road into Oxford, which is already busting at the seams. How will this road cope with another 1,000+ cars trying to filter on to it every rush hour, along with the other thousands of new road users created by the other developments? It's an absolute disaster waiting to happen. That's even before considering the school places, GP places, dentists, water services, that will be needed from day one but not supplied, and worsening of air pollution (already in the knowledge that Oxford is one of the most polluted areas in the UK). Even if we accept development needs to happen, we can not accept that the infrastructure to give residents a minimum standard of support to live their day-to-day lives would simply not be factored in.

Changes Sought

Reasons for Participation

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-0030 31/07/2017 Mr and Mrs M F Barnard

35

Comments

Opposes the additional 4,400 Housing Development Areas - Yarnton, Begbroke & Kidlington. When do you say "enough is enough". Our green & pleasant land is diminishing through the building of houses. It will never be returned to us. Britain is / was re-known for its pubs and villages, with its beautiful countryside. Most of the pubs are now gone, built on with flats, houses and supermarkets. How much more land should be sacrificed? Villages are being expanded to more than their capacity, until they can no longer be called villages. But how far do you go before it's stopped? Green belt land is there for a good reason, and is unbelievably being challenged as if there will be no consequences. We feel it's unfair that Oxford University should have more say than the residents of these villages. All too often we hear that houses have been built on the Thames Flood Plain, and then a solution has to be found when problems arise. It will be the same for some of these areas. It is impossible not to see or be affected by the growing gridlock of traffic at peak times or when there are shows / events on at Blenheim Palace etc. now, yet alone if there were even more traffic! Is there to be yet more congestion? The transport infrastructure can never be made to cope with expansion to hold more. Local facilities will suffer. Doctors, schools, police, fire, ambulances and shops will be unable to cope. Waiting time for the doctors at present are two to three weeks, unless an emergency appointment is made. Any social housing being incorporated in these plans will bring additional crime and antisocial behaviour. Our insurance premiums will go up and our house prices will surely go down. We understand how fortunate we are to live in Yarnton ourselves, but like most people here we did pay a 'HEFTY' premium to do so. This was far from easy for us as we could barely afford it. We moved from the Headington area due to the ever growing dense housing and population. We believe the different councils should communicate and convene more with each other. The Oxford City Council has just built just 12 luxury flats on the old Northway School site. Surely with such shortage of standard houses, this site would have been ideal for 100+ houses. Could this be happening all too often? Why should the 'protected' green belt boundaries be reduced when this must be happening everywhere? Then a decision of 'exceptional circumstances' would not apply to this situation.

Changes Sought

Reasons for Participation

PR-C-0044 08/08/2017 Mrs M A Read N

53

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought

Reasons for Participation

PR-C-0045 08/08/2017 Patricia Hook N

58

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought

Reasons for Participation

PR-C-0048 07/08/2017 Mr S Beckett N

65

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought

Reasons for Participation

PR-C-0049 09/08/2017 David Meara N

70

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought

Reasons for Participation

PR-C-0050 09/08/2017 Lee Gumbrell N

75

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-0051 07/08/2017 Huw Morgan N

80

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0052 06/08/2017 Melanie Snelling N

85

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0053 08/08/2017 Ora Sapir N

90

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0056 08/08/2017 Mr C Norridge N

100

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0057 09/08/2017 Philip & Rebecca Cobden N

105

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0058 06/08/2017 Nigel Francis N

110

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0059 09/08/2017 Fleur Yerbury-Hodgson N

115

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0060 10/08/2017 Michele Lodge N

120

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0061 07/08/2017 S Hooker N

125

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0062 11/08/2017 Jane Gould N

130

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-0063	12/08/2017	K R	Fuller				N	

135

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0064		G	Hellman				N	

140

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0069	12/08/2017	Shaun	Waine				N	

150

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0071	14/08/2017	D	Rudd					

156

Comments

Objection to using Kidlington Greenbelt land. Daily walks with dog on the Green Belt areas would be a great loss of pleasure. The villages do not have the infrastructure to support this expansion without serious loss of standard of services delivered (Schools / Roads / Doctors). Traffic gridlock already very bad, which will only increase and cause increased notice and air pollution. If this is not stopped now-where will it end, not until all the countryside habitat is gone.

Changes Sought | Reasons for Participation

PR-C-0072	14/08/2017	M F	Fawcett				N	

157

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0073	14/08/2017	Mr & Mrs	Williams				N	

162

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0074	14/08/2017	Tony	Gregory				N	

167

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0075	14/08/2017	Vivienne	Brucker				N	

172

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0076	14/08/2017	Joan	Davies				N	

177

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0077	10/08/2017	Edmund	Isanski				N	

182

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-0078 14/08/2017 Mrs E Witchelo N

188

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0079 12/08/2017 Trevor Elford N

192

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0082 17/08/2017 B J Wintour N

199

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0083 17/08/2017 Mrs F M Berry N

204

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0084 17/08/2017 Mrs M Leach N

208

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

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PR-C-0085 17/08/2017 Adrian Smith N

213

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0086 17/08/2017 C & E Rogers N

218

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0087 12/08/2017 Mrs D Innes N

223

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0088 06/08/2017 Petr Stepan N

228

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0089 16/08/2017 Margaret Middleditch Middleditch N

232

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-0090	14/08/2017	S	Kerry				N	

237

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0091	11/08/2017	Mr & Mrs C	Dabney				N	

242

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0095	12/08/2017	L	Brennan				N	

250

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0096	17/08/2017	Mr N & Dr J	Donoghue & Broderick				N	

255

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0097	21/08/2017	Margaret	Smith				N	

260

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0098	21/08/2017	Michael	Clapson				N	

265

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0099	19/08/2017	Margaret	Grain				N	

269

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0100	18/08/2017	Kenneth	Clarke				N	

274

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0101	22/08/2017	Mr D	Norris				N	

279

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0102	21/08/2017	D	Burns				N	

283

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-0103 14/08/2017 Anne Hine N

288

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0104 19/08/2017 A Wood N

293

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0105 19/08/2017 B & J Boffin N

298

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0106 20/08/2017 Ellen & Dan Fallows N

303

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0107 20/08/2017 Mr Jeffrey Lyes N Y N

309

Comments

It is incompatible with the Government's definition of a sound plan due to numerous deficiencies. It is non compliant with the National Planning Policy Framework (NPPF) guidelines on achieving sustainable Development.

Changes Sought | Reasons for Participation

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PR-C-0109 22/08/2017 Liam Robbins (& Family) N

320

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0110 14/08/2017 Lisa & Mark Smith N

325

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0111 21/08/2017 Jean W S Moir N

330

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0112 21/08/2017 Ian James N

335

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0113 18/08/2017 Mr & Mrs William Snyder N

340

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-0114	23/08/2017	Abby	Thomson				N	

345

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0118	22/08/2017	D J	White				N	

353

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0119	30/08/2017	Ailsa J	Allen				N	

358

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0120	29/08/2017	Fiona	Garratt				N	

363

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0121	24/08/2017	Michael	Winterbottom				N	

368

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

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PR-C-0122	25/08/2017	Stella	Maidment				N	

373

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0123	23/08/2017	K	Palowska-Benda				N	

378

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0124	24/08/2017	Mrs Lauren	Wellard				N	

383

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0125	24/08/2017	Martin & Pamela	Palmer				N	

388

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0126	23/08/2017	Mrs Audrey	Archer				N	

392

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-0127	18/08/2017	S	Byles				N	

397

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0128	25/08/2017	Tracey	Wyse				N	

402

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0129	25/08/2017	Mr A C	Bunce				N	

407

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0130	22/08/2017	David	Sloan				N	

416

Comments

Particularly object to PR1(a) and PR3. There is seemingly plenty of land on unused property in Oxford itself. If there is a need for more housing, this should be exploited first, before destroying the countryside. This decision seems to have been made on a financial basis with a number of organisations and people standing to make significant sums. The ultimate irony is destroying and building on a golf course (owned by a college in Oxford?) to then build a golf course later. It seems that the additional traffic has not been factored in to this plan, and the local infrastructure can only just cope as it is. Additional building will only bring more of the roads to a standstill.

Changes Sought | Reasons for Participation

PR-C-0130	22/08/2017	David	Sloan				N	

412

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0131	25/08/2017	Fiona	Gibson				N	

417

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0131	10/10/2017	Fiona	Gibson				N	

2308

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0132	24/08/2017	Ms M A	Harwood				N	

422

Comments

Reason: Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0133	25/08/2017	Mrs Mary	Laina				N	

427

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-0134	25/08/2017	Laura	Ugolini				N	

432

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0135	23/08/2017	Henrietta	Batchelor				N	

437

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0136	16/08/2017	Anthony	Gladstone				N	

442

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0137	23/08/2017	Ann	Gladstone				N	

527

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0138	24/08/2017	Mr J M	Ward				N	

532

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0139	19/08/2017	Anthony	Lyne				N	

537

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0140	19/08/2017	Mrs	Evans				N	

542

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0141	23/08/2017	Mrs G P	Savin				N	

547

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0142	30/08/2017	Mrs Christine	Howard				N	

552

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0146	30/08/2017	Paul	Holmes				N	

565

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-0147 06/09/2017 J Wilson N

570

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0148 04/09/2017 Mr D J A Hamblen N

575

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0149 31/08/2017 Noel Heaven N

580

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0150 03/09/2017 Christine Brooks N

585

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0151 22/08/2017 Denise McDonagh N

590

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

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PR-C-0152 22/08/2017 A & A R Walton N

595

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0153 05/09/2017 Sally Hope N

599

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0154 05/09/2017 Bethan Gawthorne N

604

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0155 05/09/2017 Melanie Greene N

609

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0156 05/09/2017 Mr Charles Henry Pilcher N

614

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-0157	10/09/2017	Mr & Mrs N	Barrett				N	

619

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0158	10/09/2017	E M & C G	Brooks				N	

623

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0159	11/09/2017	Mrs Jan	Lyes		N	Y	N	

447

Comments

It is based on out of date information and wildly optimistic assumptions, especially after Brexit. It also goes against Government policy to ensure fair distribution of economic prosperity nationwide. The 'Economy first' plan of Oxford puts economic expansion above the resulting destruction of several local communities in the cause of a 'housing need' that has yet to be proven.

Changes Sought | Reasons for Participation

PR-C-0159	11/09/2017	Mrs Jan	Lyes		N	Y	N	

448

Comments

Past experience proves that overspill-type schemes rarely go to plan or work properly. The plan is cheap social engineering with little consideration of existing communities. The latest mantra of 'affordability' and 'sustainability' has been corrupted to accommodate schemes that would otherwise have sensibly been rejected. The future of the GB is dire and makes that legislation totally unsustainable.

Changes Sought | Reasons for Participation

PR-C-0159	11/09/2017	Mrs Jan	Lyes		N	Y	N	

628

Comments

The plan largely assumes that most newcomers will have easy access bus travel to Oxford via the Rapid Transit route. There is no evidence that this system will either deliver the required numbers nor be a practical solution at rush hours. For many people travel to employment in Oxford will require a further onward journey within Oxford, thereby swamping the whole bus network there. This difficulty alone will make the plan self-defeating. Without a cheap, effective, reliable and convenient public transport scheme, the linkage between homes in Kidlington and jobs in Oxford falls apart, and the 'housing need' of Oxford will not get fully addressed anyway

Changes Sought | Reasons for Participation

PR-C-0164		Margaret	Rockall				N	

630

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0165	14/09/2017	Nicola & Ian	Timbrell & East				N	

635

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0166	18/09/2017	Linda M	Tayler				N	

640

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0167	18/09/2017	Tim	Butler				N	

645

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

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Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-0168 18/09/2017 C R Swift N

650

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0169 19/09/2017 Mrs M Sammons N

655

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0172 20/09/2017 David Bevis N

663

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0173 21/09/2017 Tom Phillips N

668

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0174 19/08/2017 Jacqueline Bevis N

673

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

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PR-C-0175 21/09/2017 Sue Crisp N

678

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0176 18/08/2017 R Aust N

683

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0177 21/09/2017 Philip Hine N

688

Comments

Strongly object to PR1(a) to build 4,400 houses for Oxford overspill. It is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs e.g. use Northern Gateway Business Park, and the same for any other land they have. Housing comes first, especially affordable housing.

Changes Sought | Reasons for Participation

PR-C-0179 21/09/2017 William Underhill N

693

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0181 20/09/2017 Kevin Newton

699

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-0185	22/09/2017	Sarah	Wood				N	

710

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0186	25/09/2017	Mrs K	Bartlett				N	

715

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0187	22/09/2017	Pauline	Steele				N	

720

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0188		Mrs M	Cooper				N	

725

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0191		Trevor	Langrish				N	

733

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0192	25/09/2017	Helen	Langrish				N	

738

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0193	23/09/2017	Mr & Mrs	Lodge				N	

743

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0224	15/08/2017	Andrew	Hadaway				N	

782

Comments

Objects to Policy PR1(a) to build 4,400 houses in this area for Oxford overspill. It is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet it's own needs such as building houses on it's own brown belt sites. The so-called Northern Gateway Business Project for example should be shelved and this used for housing.

Changes Sought | Reasons for Participation

PR-C-0231	31/08/2017	Kate	Nash	Hanwell Parish Council				

798

Comments

The council argues that building on the GB is the most sustainable option, but to lose GB is the very definition of unsustainability. The Council should develop on the sustainable sites it has already identified elsewhere in the district.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-0231 31/08/2017 Kate Nash Hanwell Parish Council

796

Comments

The plan substantially overstates Oxford's total housing need and does not satisfactorily identify the amount that the Oxford might not be able to meet. Oxford is capable of accommodating all or almost all of it by switching land earmarked for business to housing instead. It is therefore premature for Cherwell to even start the process of accommodating it.

Changes Sought

Reasons for Participation

PR-C-0237 15/09/2017 Karen East TMP Planning Ltd on behalf of Gosford and Water Eaton Parish Council N Y

812

Comments

Concerned that the figure of 4400 homes of which 1410 (32%) are within the Parish area is not appropriately justified given the impact on the Green Belt, the environment and infrastructure. The Parish has 676 dwellings so this development will lead to a 208% increase in the number of houses. Not convinced that this level of development can be delivered with the necessary transport and other infrastructure and without detrimental impact on both existing residents and those of the new communities. The policy goes on to state that proposals will be supported if they "comply with other material Development Plan policies" and "achieve sustainable development". It is difficult to see how the proposals are consistent with some policies of the existing Development Plan, notably Policy ESD13 of the adopted Local Plan, in terms of the impact on local landscape character. By increasing visual intrusion and harming the local landscape these development proposals would be contrary to these policies. Policy ESD15 seeks to respect an area's unique built, natural and cultural context. Development on the scale proposed which will increase the number of houses within the Parish by 208% will not secure this goal. Similarly, for the reasons set out above in terms of impact on local communities and the environment the proposals would not achieve sustainable development and would not be consistent with the National Planning Policy Framework.

Changes Sought

The scale of growth proposed at 4400 dwellings is too high and needs to be reduced to better achieve sustainable development. The Parish Council considers that any further development will lead to detrimental effects on the community and environment. However,if development has to be accepted then growth should be restricted to no more than 25% of the existing number of dwellings within the Parish.

Reasons for Participation

The Parish Council would wish to take part in order to explain the potential impact of the proposed development on local communities and why this should be better reflected in the draft vision.

PR-C-0253 10/10/2017 Layla Moran, MP Y Y N Y

1985

Comments

Object to Policy PR1(a) to build 4,400 houses in this area for Oxford overspill. This is not a proven requirement and not justified. It is based on a highly inflated estimate of housing need in the county. It is unsustainable. It would hugely worsen traffic problems and pollution. Schools and health services would be overstretched. The Green Belt's open countryside in which nearly 4,000 of the houses would be built would be sacrificed for ever and its walks and views lost. Natural habitats and wildlife would be destroyed. Oxford City Council has been allocating land in the city for employment instead of for housing. It has ignored the impact on surrounding Districts and failed in its duty to cooperate. The City Council should do more to meet its own needs.

Changes Sought

In light of the Government's consultation on its new approach to housing assessment, Cherwell DC should halt the current process and reassess its figures before continuing. If or when the process does continue, housing development on this scale is not justified on Green Belt sites around Kidlington, Yarnton and Begbroke and alternative sites in the district should be reassessed. Local residents strongly express the view that should building happen on the Green Belt, it should be a last resort, meet local need, is fully supported by infrastructure and be affordable to the community. This plan meets none of these criteria.

Reasons for Participation

In my role as Member of Parliament for Oxford West & Abingdon constituency, which includes Kidlington, Yarnton & Begbroke, it is my job to represent the views of my constituents at the Examination.

PR-C-0265 09/10/2017 Ellis Davies N N N Y

5537

Comments

Can't see any exceptional evidence on what basis that 4,400 homes are justified and is a proven requirement for Oxford. There is much scope for Oxford to meet its unmet demand. a) Oxford has its priorities wrong in that it is using its brown field sites for business development rather fulfilling its housing needs. b) Oxford needs to set higher densities by better, innovative and judicious use of the building plots that become available. This entails taller buildings, under-ground parking, conversion of existing low density stock and other innovative ways of achieving higher densities. There are many historical cities in Europe that have far higher densities than Cambridge or Oxford and still maintained their character and have far better infrastructure and public transportation. Cambridge city has been cited as having done more to achieve higher density than Oxford city. Even in the last few years Oxford City has failed to construct houses at greater density. There are houses recently built that are no more than two storey high when they could have easily have been much higher without any detrimental effect on views or the local ambience.
C) The conversion of existing stock to make better use of land and space. There should be schemes to convert existing low rise houses to those that are taller with multiple storeys in a style such as Edwardian Mansions as seen in London and on the continent. D) There are many sites in Oxford that can be used for building housing, including Littlemore, rather than in the greenbelt. E) University of Oxford and colleges could make better use of their historic buildings for the public good rather than for the elites, which would ease the issues of Oxford needing more business building and wanting to build on the green belt for their own institutional expansion. A very high proportion of the planned development will be on Oxford University estate. They could be more innovative by building satellite or outreach places in the UK where there is a high degree of unemployment and much needed development i.e. North East of England and South Wales valleys for example. This would encourage those areas to improve with better employment prospects and encourage businesses to develop there. F) The university and the colleges could do much more with their property within the city rather than placing more buildings in prime agricultural land that is within the greenbelt. What are future generations going to think on the kind of example Oxford university is setting. G) Oxford should not be encouraging more business development on land within Oxford when it has not got the capacity to house the associated increases in the resulting population. It should prioritise fulfilling the existing housing needs before bidding for more business developments. There doesn't seem to be a coherent transport policy or a purposeful infrastructure to meet the current needs without the future needs of new developments. H) It is totally unfair that Oxford will protect its own green belt and green spaces but expects the surrounding areas to destroy their green belt and green amenities for their enhancement. This will be at the expense of sacrificing Begbroke, Yarnton and Kidlington merging them into a conurbation. i) Building within the city would reduce the need for commuting, less pollution, closer to employment and local facilities. Building in the greenbelt will mean more commuting, exporting pollution to Begbroke, Yarnton and Kidlington. Need to build more infrastructure and facilities for people to live.
J) Even in the last few years Oxford City has failed to construct houses that can be more than two storeys high when it could have easily have been done. Building densities are much too low for a modern city especially when compared to European cities. K) There isn't much evidence that Oxford City supports the greenbelt. Its attitude to the greenbelt is
that it is a resource to build on if it is not within the city's boundary. It expects the surrounding district to support them yet there is no evidence that Oxford supports the districts that surround it.

Changes Sought

Reasons for Participation

I would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should
it take place.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-0273	29/08/2017	David & Sarah	Thornhill & Ablett					Y

860

Comments

Strong objection to the proposed erection of 1950 dwellings in Begbroke and 530 dwellings in Yarnton. Both Yarnton and Begbroke are dispersed settlements: infilling could ruin the character of the village while estate development would overwhelm it. The protection of Begbroke and Yarnton's visual, historic and archaeological qualities is also supported by the National Planning Policy Framework, which states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. Building what amounts to be the largest high density development in the area; merging the sizeable town of Kidlington with the villages of Begbroke and Yarnton will destroy the unique character of these villages entirely, with the loss of the surrounding GB areas which give the villages their identity, rather than becoming part of yet more urban sprawl. Whilst pressure from Oxford DC for the development in Cherwell DC is considerable, mainly for housing city commuters, it has been successfully resisted in similar cases by Vale of the White Horse DC re the large area of brown field land adjacent to the BMW plant, amongst other areas. The reasons for rejecting those schemes included the inadequacy of the local lanes to accommodate even small increases in traffic, and because road widening would destroy ancient field boundaries. There is concern about Cherwell DC's proposals to increase bus services in order to facilitate the proposed developments by closing one lane of the already busy dual carriageway (note: traffic surveys have been averaged over a 12 hour period, ignoring the rush hour bottlenecks that occur at the Turnpike roundabout / following bridge and roundabout on the A44 prior to Pear Tree interchange) as a dedicated bus route. As cyclists, we are increasingly aware of the poor quality of both the road surfaces in the area due to volume of traffic and poor repairs, and the badly maintained cycleways. Increasing traffic through already congested roads will not improve this, and will most likely lead to more RTA's in the area. The proposed siting of the developments are particularly ill-considered: they are on greenfield sites used by many villagers and tourists for recreation and walking dogs. Building here would both diminish the striking views available to locals and new developments would be prominent from many areas of the village. Furthermore, there is no need for this kind of 'open market' housing in the village, which has already seen several 'new' estates being built in recent years. Cherwell DC has more than five years' supply of housing land in other larger areas (Bicester, Banbury, Kidlington etc.) to meet the requirements of its emerging Local Plan's policy. The villages of Begbroke and Yarnton already have enough housing developments: the only identified need is for affordable housing for residents who work locally, as recently confirmed by your Housing Department's Housing Needs Survey. As an alternative to this proposal, we would support the construction of further housing developments for both Oxford and London commuters (making use of Oxford Parkway Station) on, or near to the proposed Northern Gateway site, or other brown field areas which could be identified within the Oxford area, rather than build on GB land merging villages in to greater conurbations.

Changes Sought

Reasons for Participation

If this proposal is to be decided by councillors, please take this as notice that we would like to speak at the meeting of the committee at which this application is expected to be decided. Please let us know as soon as possible the date of the meeting.

PR-C-0280	22/09/2017	Dr Chrishan	Thakar		N	N	N	

867

Comments

Object to Policy PR1(a) to build 4,000 houses in this area for Oxford overspill. This is not a proven requirement and not justified. The impact on traffic and services would be immense. No thought appears to have been given to the significant impact on local schools and healthcare provision, both of which are already overstretched.

Changes Sought

Reasons for Participation

PR-C-0281	21/09/2017	Andrew	Grimley				N	

870

Comments

Object to Policy PR1(a) to build 4,000 houses in this area for Oxford overspill. This is not a proven requirement and not justified. It is based on a highly inflated estimate of housing need in the county. It is unsustainable. It would hugely worsen traffic problems and pollution, particularly around the Kidlington Roundabout and slip road which are often congested even with the current level of housing Schools and health services would be overstretched which would apply to both the primary schools that my children attend and the secondary school which they would attend when older. The Green Belt's open countryside in which nearly 4,000 of the houses would be built would be sacrificed for ever and its walks and views lost. Natural habitats and wildlife would be destroyed. Oxford City Council has been allocating land in the city for employment instead of for housing. It has ignored the impact on surrounding Districts and failed in its duty to cooperate. The City Council should do more to meet its own needs.

Changes Sought

Reasons for Participation

PR-C-0282	16/09/2017	Deborah	Davies				N	

871

Comments

Objects to PR1(a). This is not a proven requirement & is not justified. It is based on highly inflated estimate of housing need in the county and is unsustainable. Existing traffic problems would become much worse, traffic would grind to a halt. Schools locally are already full & cannot accommodate the numbers of pupils that would result. Health services are already overstretched & could not cope. The houses would be built primarily in Green Belt open countryside. Oxford CC has been allocating land for employment instead of housing, buildings designated for commercial use stand empty all over the city. Oxford CC is pushing its housing obligations onto surrounding areas. Oxford CC could & should do more to meet its own needs.

Changes Sought

Reasons for Participation

PR-C-0283	14/09/2017	Samantha	Hayes				N	

872

Comments

Object to Policy PR1(a) to build 4,400 houses in this area for Oxford overspill. This is not a proven requirement and not justified. It is based on a highly inflated estimate of housing need in the county. It is unsustainable. It would hugely worsen traffic problems and pollution. Schools and health services would be overstretched. The Green Belt's open countryside in which nearly 4,000 of the houses would be built would be sacrificed for ever and its walks and views lost. Natural habitats and wildlife would be destroyed. Oxford City Council has been allocating land in the city for employment instead of for housing. It has ignored the impact on surrounding Districts and failed in its duty to cooperate. The City Council should do more to meet its own needs.

Changes Sought

Reasons for Participation

PR-C-0284	29/08/2017	Mrs N K	Wallace				N	

873

Comments

Object to Policy PR1(a) to build 4,400 houses in this area for Oxford overspill. This is not a proven requirement and not justified. It is based on a highly inflated estimate of housing need in the county. It is unsustainable. Schools and health services would be overstretched which would apply to both the primary schools that my children attend and the secondary school which they would attend when older. Green Belt's open countryside in which nearly 4,000 of the houses would be built would be sacrificed for ever and its walks and views lost. Natural habitats and wildlife would be destroyed. Oxford City Council has been allocating land in the city for employment instead of for housing. It has ignored the impact on surrounding Districts and failed in its duty to cooperate. The City Council should do more to meet its own needs.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-0316 01/08/2017 Sandra Cockburn N

927

Comments

Objection to Policy PR1(a) to build 4000 houses in the Kidlington and surrounding areas for the Oxford overspill. 4000 is not a justified or proven requirement. It is unsustainable. In particular, Oxford doesn't have a need to fill jobs; employment is high in Oxford. There is every chance houses in these areas will be bought up by commuters who work in the London area and who can take advantage of the railway link from Oxford Parkway. The housing developments will not support local young people who are already working in key posts in Oxford, e.g. in the hospitals, universities, and schools. They're the ones who really need help with housing. Have you any proposals for ensuring housing goes to local people in key jobs?

Changes Sought

Reasons for Participation

PR-C-0318 19/08/2017 Judy Davies

936

Comments

Object to Policy PR1(a) to build 4,400 houses in this area for Oxford overspill as this is not a justified or proven requirement, Oxford should meet it's own housing needs. Has lived in Kidlington for seven years and have experienced the wonderful aspects the community has to offer, including open spaces for activities such as sports and walking.

Changes Sought

Reasons for Participation

PR-C-0319 04/09/2017 Mrs Philippa J Nelson N

938

Comments

Strong objection on grounds that City's housing requirement has not been proven and is based on over estimated growth figures which rely on assumptions of very high growth of employment in Oxford. Oxford Council has chosen to use land for business development as opposed to providing affordable housing. As there is negligible unemployment in Oxford the job vacancies created by the new business parks will be filled by new workers from elsewhere. Surrounding council areas are expected to sacrifice their quality of life and vast areas of GB to house the new workers. The vision that 50% of houses will be 'affordable' to meet Oxford's needs is unlikely to be achieved. Oxford itself accepted just 20% affordable units in it's Templar Square development and is not going to achieve 50% affordable housing on Barton Square development. Proposed market prices for the rest of the latter development are well above the city average, inevitably driving house prices higher beyond the reach of young people and lower paid workers. Quality of life for residents of Kidlington, Yarnton and Begbroke will be impacted on immensely. Countryside, landscapes and walks will disappear. The environment will be damaged by loss of habitat and pressures on what little green space remains. There will be increased traffic congestion and air pollution, noise and light pollution. The population of Yarnton and Begbroke will increase by more that 100%. Health and education services already struggling will deteriorate even further.

Changes Sought

Reasons for Participation

PR-C-0320 22/08/2017 Dr Maria Carmen Giraldez

944

Comments

Vehemently against this proposal. Not a justified or proven requirement. Unsustainable and horrendously detrimental to the area and the inhabitants of Yarnton.

Changes Sought

Reasons for Participation

Page 1979

PR-C-0323 20/08/2017 Chris Moore

957

Comments

Object to Policy PR1(a) to build 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought

Reasons for Participation

PR-C-0344 02/10/2017 Professor John Batchelor N

497

Comments

Object to Policy PR1 (a) to build 4,000 houses in an area surrounding Oxford. The new calculation of housing need demonstrates that this figure is grossly inflated. If about half of that figure were to be built (following the revised calculation of housing need in the county) those developments could be accommodated in Oxford itself, within its ring road. There is absolutely no justification for destroying the villages round Oxford in order to suit the convenience of the citizens of Oxford. Let the city of Oxford solve its own problems.

Changes Sought

Reasons for Participation

PR-C-0344 22/08/2017 Prof John Batchelor N

460

Comments

Object to Policy PR1(a) to build 4,400 houses in this area for Oxford overspill. 4.400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought

Reasons for Participation

PR-C-0350 23/09/2017 Dr M J Wallace N

4986

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. This is based on a highly inflated estimate of housing need in the county. It is unsustainable. It would hugely worsen traffic problems and pollution. Schools and health services would be overstretched. The Green Belt's open countryside would be sacrificed forever and its walks and views lost. Natural habitats and wildlife would be destroyed. Oxford City Council have been allocating land in the city for employment instead of for housing. Oxford should do more to meet its own needs.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-0350 23/09/2017 Dr M J Wallace N

466

Comments

Object to build 4,400 houses in this area for Oxford overspill. This is not a proven requirement and not justified. It is based on a highly inflated estimate of housing need in the county. It is unsustainable. It would hugely worsen traffic problems and pollution. Schools and health services would be overstretched. The Green Belt's open countryside in which nearly 4,000 of the houses would be built would be sacrificed for ever and its walks and views lost. Natural habitats and wildlife would be destroyed. Oxford City Council has been allocating land in the city for employment instead of for housing. It has ignored the impact on surrounding Districts and failed in its duty to cooperate. The City Council should do more to meet its own needs.

Changes Sought

Reasons for Participation

PR-C-0393 29/08/2017 Miss Ruth Johnson N

1029

Comments

Objection made to Policy PR1(a) to build 4,400 houses in this area for Oxford overspill. This is not a justified or proven requirement and is unsustainable. Objection made to Policy PR3 to remove land from the Oxford Green Belt, we should not lose our Green Belt to meet Oxford's needs. The Green Belt preserves open spaces which are proven to benefit people and nature. The Government has stated that Green Belt is a permanent designation and therefore the plan is not consistent with National Policy. It is believed that the development cannot be guaranteed to provide truly affordable housing to the local community's young people and key workers, and that the vision of the council to make half of the development "affordable" will not be honoured due to previous developments failing to deliver this. An objection is also made to Policy PR11 on infrastructure because it is unsound. No costs are shown on the schedule. There is no indication of how the already congested roads will cope with the additional vehicles from these new houses and the other developments planned for the wider area. A further objection is made to the complexity of the consultation and its timing over the school summer holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought

Reasons for Participation

PR-C-0394 30/08/2017 Caroline Johnson N

1030

Comments

Objection made to Policy PR1(a) to build 4,400 houses in this area for Oxford overspill. This is not a justified or proven requirement and is unsustainable. Objection made to Policy PR3 to remove land from the Oxford Green Belt, we should not lose our Green Belt to meet Oxford's needs. The Green Belt preserves open spaces which are proven to benefit people and nature. The Government has stated that Green Belt is a permanent designation and therefore the plan is not consistent with National Policy. It is believed that the development cannot be guaranteed to provide truly affordable housing to the local community's young people and key workers, and that the vision of the council to make half of the development "affordable" will not be honoured due to previous developments failing to deliver this. An objection is also made to Policy PR11 on infrastructure because it is unsound. No costs are shown on the schedule. There is no indication of how the already congested roads will cope with the additional vehicles from these new houses and the other developments planned for the wider area. A further objection is made to the complexity of the consultation and its timing over the school summer holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought

Reasons for Participation

PR-C-0403 27/09/2017 Todd Huffman N

1039

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought

Reasons for Participation

PR-C-0405 11/08/2017 Christopher Haigh N

1049

Comments

Object

Changes Sought

Reasons for Participation

PR-C-0428 14/09/2017 Emma Wright N

1083

Comments

Objection to Policy PR1(a) for Oxford overspill. This is not a proven requirement and is not justified. Based on a highly inflated estimate of housing need in the county. Unsustainable. Traffic problems and pollution would worsen. Schools and health services would be overstretched. GB open countryside would be sacrificed for ever with walks and views lost. Natural habitats and wildlife would be destroyed. Oxford City Council has been allocating land in the city for employment instead of for housing. It has ignored the impact on surrounding Districts and failed in it's duty to cooperate. The City Council should do more to meet it's own needs.

Changes Sought

Reasons for Participation

PR-C-0434 09/08/2017 Alan Nottage

1092

Comments

Object strongly to building 4400 houses in this area to meet the needs for Oxfords City overspill. Where are the proposals from Oxford to use their brownfield sites and tackle the problem with high numbers of existing houses that have sat empty for years! Oxford City Councils failure to meet the 50% target for affordable homes at the Westgate development is a clear indication that they are not concerned with maximising the number of places in their own developments, their intention clearly is to offload the problem to the Cherwell District.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-0438 07/10/2017 Jim Briden N

1111

Comments

Object to Policy PR1(a) to build 4,400 houses in this area for Oxford overspill. This is not a proven requirement and not justified. It is based on a highly inflated estimate of housing need in the county. It would hugely worsen traffic problems and pollution. Schools and health services would be overstretched. The Green Belt's open countryside would be sacrificed for ever. Oxford City Council has been allocating land in the city for business and employment instead of for housing. It has ignored the impact on surrounding Districts and failed in its duty to cooperate. The City Council should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0443 10/10/2017 Linda Browning N

3184

Comments

Recent Government's document suggest that housing need is lower. Oxford City Council should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0443 01/10/2017 Linda Browning

1121

Comments

PR1(a) refers to the justification of building such a large amount of housing. However, from the recent report of housing needs in England, and its figures, it appears that the number previously assessed will now not be needed. Therefore the Council need to relook at their assessment of need and whether they will be able to accommodate their own need rather than expecting the county to use land which has been designated green belt land.

Changes Sought | Reasons for Participation

PR-C-0449 09/10/2017 Lynne Tighe

1129

Comments

Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature and is not an appropriate strategy. The government has recently produced a new method for calculating housing need. This indicates that the housing need is much lower than indicated by the Strategic Housing Market Assessment. This needs to be assessed and housing allocations adjusted accordingly. It is believed this proposal is unjustified and unsustainable.

Changes Sought | Reasons for Participation

PR-C-0454 22/08/2017 Hilary Lord N

315

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0458 06/10/2017 Malcolm Austen

491

Comments

Objection made to Policy PR 1(a) to build 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. Oxford City Council have failed to provide sufficient housing or future sites within the city boundary for the needs of the residents. Also areas originally considered suitable for building within the city boundary have now been specifically excluded from development, e.g. Southfield Golf Course.

Changes Sought | Reasons for Participation

PR-C-0487 07/10/2017 Brigadier M J F & Dr A R Stephens N

5407

Comments

Object to Policy PR1(a) to build 4,400 houses in this area for Oxford overspill. A large part of Oxford's requirement is to provide affordable accommodation for the many who work in Oxford but are forced to travel considerable distances to do so. From our experiences working respectively at an Oxford college and as a part-time medical practitioner, there are many key personnel who cannot afford to live anywhere near their place of work. With the recent completion of Oxford Parkway Station, a housing development on NOGC as proposed in PR 6b is likely to attract many people who wish to commute from the Oxford area to London and other centres on that railway line. This should not be the purpose of even 250 houses on the site. It is to be hoped that affordable housing would be priced to be truly affordable to the sort of people who currently cannot live near their place of work in Oxford.

Changes Sought | Reasons for Participation

PR-C-0488 06/10/2017 John Pilgrim N

1227

Comments

Why can't Oxford meet its perceived housing needs? Oxford City has golf courses, ancient meadows and GB - jut like Kidlington. Why are Kidlington's assets of less importance than Oxford City's? Oxford City, unlike Kidlington, has a 60% under occupancy, many owned by overseas and UK investors, which are regarded as capital assets and not homes. Has this issue been considered and addressed? With the weak pound, post Brexit, property investment, especially from foreign investors, in Oxford will be even more appealing. The need for housing is based on the discredited SHMA report. Previous developments have not provided enough affordable housing and have attracted investors and people to the area who can afford these expensive properties. 'Buy-to-let landlords' have been allowed to stockpile the very properties that used to be affordable and available for first time buyers, families and young people. These landlords generally hold on to property for many years resulting in many smaller houses and flats rarely becoming available on the market to buy. Young people and families are forced to rent at high and excessive rents (no rent controls now) with no prospect of being able to buy a home. The rental market fails to offer secure long term tenancies at affordable rents forcing the young people and families to move regularly when leases expire and rents are hiked up. Many people have lost the opportunity of living in one area as part of a community and their children are obliged to move schools on a regular basis. Oxford has failed to look rigorously at potential sites for development in the City. Cherwell's vision that half the house built on the GB will be "affordable" is likely to fail. Oxford has recently agreed to developer's demands that just 20% affordable housing units will be built at Templars Square not 50% as required by Oxford's own social housing policy. Developer driven GB sites will not provide the required affordable housing.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-0488 06/10/2017 John Pilgrim N

1226

Comments

Objection to build 4,400 houses in this area for Oxford overspill. Figure based on calculations obtained from the Strategic Housing Market Assessment which has been heavily criticised, is not an independent objective assessment, and relies on assumptions of very high growth in jobs around Oxford. Current Government consultation could well show that the discredited developer driven targets are perhaps double what is needed. Proposed submission plan based on fatally flawed calculations undertake 3 years ago - pre Brexit - by non independent consultants who work for developers. Recent report in the Oxford Mail states:- "A new Government method for calculating housing need has revealed the county, which had been planning for 100,000 homes over the next 20 years, actually needs to build around 68,000". Each district's required need has been reduced. To quote Oxford West and Abingdon MP Layla Moran said: "These figures prove what I and others have been saying for years: that the SHMA figures have always been way out of kilter with both need and deliverability. I hope, off the back of this report, all councils will look again at their housing allocations, especially any sites on Green Belt land, and adjust accordingly. Serious existing traffic problems will get much worse - there are no plans to improve local road network - plan relies wholly on people using public transport cycling or walking. Schools and health services will be even more stretched when already experiencing recruitment difficulties. GB will be sacrificed. Countryside walks and views will be lost. Natural habitats will be destroyed. Quality of life in Kidlington will suffer, air, noise and light pollution will increase. With low unemployment building of extra developments and creation of jobs is not need for Oxford and Kidlington. Alternative solutions are: • The fire station should be relocated into the Northern Gateway area and the land in Rewley Road within the city released for affordable housing for families and young people to purchase or for shared ownership. • Why, following the introduction of more park and ride car parks, isn't the Peartree site redeveloped for affordable housing? This site is contiguous with residential development forming part of the proposed Northern Gateway development. • Land allocated for business and retail use in the 'Northern Gateway' site should be used for residential development. Business and retail development should be located in the north of the UK in areas of high unemployment where it is needed - where the existing local population needs jobs. The Northern Gateway land allocated for commercial use could be better used for residential purposes and is contiguous with Oxford's built-up area. • Has the land at Southfield Golf course been considered as a potential site for "affordable housing" in the centre of Oxford? If not, why not? Oxford should do more to meet its own needs.

Changes Sought

Reasons for Participation

PR-C-0497 08/10/2017 Philip Towler N N N

1183

Comments

4,400 houses is neither a justified nor a proven requirement. Moreover, it is unsustainable. Oxford's total overspill housing target is based on a discredited 'Strategic Housing Market Assessment' (SHMA) which was neither prepared by a truly independent organisation nor subjected to proper critical assessment by CDC – to the great detriment of Cherwell residents. New Government guidance shows that the former basis for assessing housing needs is fundamentally flawed. In view of this, CDC should insist on a comprehensive review of the SHMA. In the words of Oxford West and Abingdon MP, Layla Moran, "These figures prove what I and others have been saying for years: that the SHMA figures have always been way out of kilter with both need and deliverability. I hope off the back of this report all councils will look again at their housing allocations, especially any sites on GB land, and adjust accordingly." Recent public comments by the CDC Leader Barry Wood have simply brushed this aside, claiming that any revised approach required by the Government will "come too late" for the present Local Plan. He also suggested that the new methodology could lead to an assessment for greater housing need! Initial calculations suggest that Oxford City's own housing need may be as little as half that of the existing SHMA. If the basis for the proposed additional housing is now considered at the highest level to be incorrect, then CDC should have proper regard to that – not plough on regardless. It is expected that the new methodology may come into effect as soon as March 2018. A pause for review of Oxford's true housing needs is therefore essential. Once the local environment is damaged, it will never be restored? Oxford City Council (OCC) has neglected to provide adequately for its own housing needs over many years, and is now simply demanding that neighbouring District Councils shoulder the vast majority of the burden of making up its shortfall. OCC has consistently chosen to use land for business development, rather than allocating it for housing of e.g. key workers. There is no satisfactory explanation why CDC simply capitulated to OCC's demands in this respect. Instead, CDC should have (and should still) demand to see (and be allowed to critically assess) the basis for OCC's claims that it has room for only a few new homes – including evidence that all possible brownfield sites in the city have been properly and independently assessed. OCC has not even finalised a Local Plan, which throws into further doubt the basis for OCC's housing demands. If OCC has not yet properly established how many homes it can build, then CDC certainly does not know what Oxford's 'unmet housing need' is. There can be no doubt that Oxford would be capable of accommodating all or most of its housing need if it stopped reserving its spare land for commercial use and instead designated it for housing.

Changes Sought

Reasons for Participation

Page 1982

PR-C-0499 30/09/2017 Alan Oliver N N

1190

Comments

4. NOGC is a biodiverse landscape. Containing different tree species & 55 recorded bird species & pond life. The NPPF states this is important for health & wellbeing. It is much valued by locals. Land N of Cutteslowe Park is also important in this respect, changing the open nature the Parks. It is a well used facility. 5. The development will put further pressures on transport & other infrastructures. Seemingly funding bids for infrastructure are being made to cater for growth, but funding has not been secured. Growth shouldn't be approved until infrastructure can be provided & it's demonstrated that any proposed measures will be effective. Traffic in the N Oxford area is already severe. Work on the 2 roundabouts hasn't improved this. More housing will add to congestion & air pollution. Oxford has good public transport provision, but not all who work/live locally will use this. Increased housing & employment levels will add to congestion with its health implications. It will reduce Oxfords' attractiveness as a business location & place to live. Putting more housing & employment in this area cannot be viewed as sustainable. There are also severe existing pressures on other services including health and education.

Changes Sought

The housing allocations in the Kidlington Gap should be removed from the Plan & the Green Belt designation of the Kidlington Gap retained.

Reasons for Participation

PR-C-0499 30/09/2017 Alan Oliver N N

1189

Comments

1. The sites are on Oxford GB. GB's remain Govt. policy. Land between N Oxford & Kidlington is unique as it fully accords with the 5 GB purposes as per para 80 of the NPPF. GB's are designated to manage the location of new development, they would not exist were there not pressure to develop on them. Such pressures cannot be considered exceptional circumstances. As per para 84 of the NPPF there's no evidence of alternatives being considered i.e.. using allocated, undeveloped employment land in Oxford for housing & promoting employment growth outside Oxford, creating a better balance between where people live & work. Have the LA's co-operated in looking at alternatives? This land being GB also complies with para 81 of the NPPF. It is used for sport & recreation, is biodiverse & visually pleasing. 2. The identified housing needs rely on an outdated study which has never been independently assessed. Revised Govt. figures indicate a reduced requirement. It now seems there is no need to build on GB. Even if there is a need on this scale, it is a poor location to meet Oxford's needs, being adjacent to a London commuter rail line & in the expensive part of Oxford. The private housing will likely attract London commuters & wont provide affordable homes for people with jobs in Oxford. It is evident that many house buyers in N Oxford are those moving from London & continuing to work there. 3. Unsound in allocating NOGC for housing & not taking into account NPPF para 74. Understand NOGC weren't involved in discussions prior to this. NPPF Para 74 says existing sports facilities shouldn't be built on unless it assessed as surplus to requirements or replaced by equivalent or better provision. No such assessment has been made. NOGC, a well established & thriving club with 475 members & 3000 visitors p.a. Its clubhouse is used by the wider community. As a flat course, it is especially suitable for seniors. NOGC is needed. It is not sound practice to propose allocating land for housing & to carry out a retrospective assessment of the need for a golf course. We need this space for the health & wellbeing of locals. The land at Frieze Farm as a replacement GC, appears to be an afterthought. It is too small. Building a new GC on a similar sized site to NOGC would cause H & S issues unless mature trees were in all the right places. No indication shown on how it could be financed or developed. Apparently the landowners have stated to NOGC that they have no intention of providing another GC or providing the level of funds that would be needed. The mature landscape central to the current GC couldn't be replace in reasonable time & therefore the 2nd criterion of para 74 cannot be met.

Changes Sought

The housing allocations in the Kidlington Gap should be removed from the Plan & the Green Belt designation of the Killington Gap retained.

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-0500 30/09/2017 Gill Oliver N N

1191

Comments

1. The sites are in the Oxford GB. GBs remain Government policy. The Kidlington Gap land is in GB and fully meets all 5 of the purposes of GB set out in para. 80 of the NPPF. GB's are designed to manage the location of new development and would not exist were there not pressure to develop within them. The existence of such pressures cannot therefore be considered exceptional circumstances. There is no evidence (as per para 84 National Planning Policy Framework) that serious consideration and cooperation by local authorities has been given to alternatives such as using allocated and underdeveloped employment land in Oxford for housing and promoting employment growth outside Oxford to create a better balance between where people live and work. This land is also used positively for outdoor sport, recreations and has value for biodiversity and visual amenity. 2. The identified need is based on an outdated study and revised Government figures indicate a much reduced requirement. This is a poor location to meet Oxford's needs as it is adjacent to a commuter rail line to London and in the most expensive part of Oxford for housing. Therefore will likely cater for London commuters rather than provide the required affordable housing. 3. Para. 74 of the National Planning Policy Framework says that existing sports facilities should not be built on unless an assessment is undertaken showing it is surplus to requirements of replaced by equivalent or better provision. No such assessment as been made. It is understood that the Golf Club were not involved in discussions prior to the allocation. The Golf Club is well established, thriving club whose facilities are also used by the wider community. As a flat course it is particularly suitable for senior members. This facility is clearly needed for the health and well-being of residents. The allocated land at Frieze Farm as a replacement golf course is seemingly an afterthought with no indication of how it could be developed or financed. The mature landscape central to the current course could not be replaced within a reasonable timescale. This creates major health and safety issues and does not meet the second criterion of Para 74. 4. The golf course is valuable in terms of biodiversity and landscape, containing 25 different tree species and 55 regularly records bird species as well as pond life. There would also be a negative impact on the open nature of the land to the north of Cutteslowe Park. 5. Further pressures will be put on transport and other infrastructures. No funding has been secured for further infrastructure and growth should not be approved until it can be demonstrated that any proposed measures will be effective. It has been reported that the recent works on the 2 roundabouts have not improved queue times. More housing will add to congestion and air pollution, put pressure on health and education services, as well as reduce the attractiveness of Oxford. It is difficult to understand that putting more housing and employment in this area can be viewed as sustainable.

Changes Sought

Housing allocations in Kidlington Gap should be removed from the Plan and GP designation of Kidlington Gap retained.

Reasons for Participation

PR-C-0505 08/10/2017 Charlotte Christie

1199

Comments

Wish to object to Policy PR1 (a) to build 4,400 houses on this area. Congestion and pollution caused by traffic around Oxford is notorious and none of the recent works have alleviated it. Adding this number of houses will only increase the strain on local access points and destroy natural habitats. This development is likely to attract purchasers looking for ' executive homes ' from which to commute to London. It is wasteful to sacrifice land for 'Low density' which means 'expensive houses' . This is not what is needed. These will not be affordable for local people and the council should be working with Oxford City to find sites within the ring road for affordable family housing rather than being used for business purposes.

Changes Sought

Reasons for Participation

PR-C-0506 07/10/2017 David Blowers N

1202

Comments

Objection as 4,400 houses in this area for Oxford overspill is not a proven requirement and not justified. Based on highly inflated estimate of need. Unsustainable. Would hugely worsen traffic problems and pollution. Schools and health services would be overstretched. GB would be sacrificed for ever with walks and views lost. Natural habitats and wildlife would be destroyed. The countryside is important for wellbeing. The growth paradigm fuelling such irrevocable decisions will leave finite resources depleted - this is illogical. Oxford City Council has been allocating land for employment instead of housing. It has ignored the impact on surrounding Districts and failed in it's duty to cooperate. It should do more to meet it's own needs.

Changes Sought

Reasons for Participation

PR-C-0507 08/10/2017 Bridget Atkins N

1207

Comments

Objection to building 4,400 houses in Cherwell area for Oxford overspill. This is not justified or a proven requirement. It is unsustainable. Very few of the houses will be affordable for the local population. The traffic is already at saturation point. Even with any re-organisation of the road system, there is no getting round the fact that there will be far more cars on the road and the system will seize up. There is no doubt that the health services would be far too overstretched. - the JR is already struggling to cope with the current population. Health services will deteriorate further. Objection to removing land from GB. The GB is specifically for leisure, recreation, wildlife and if built on is irreversibly ruined for future generations. Reducing it's size has many long term effects on health, wellbeing, climate and local ecologies that often take a while to be apparent but are cumulative. GB has been designated by this conservative government as permanent. Unmet housing needs are not a reason to build on it. The plan is ineffective and not consistent with national policy. Oxford City Council should do more to meet Oxford needs.

Changes Sought

Reasons for Participation

PR-C-0509 06/10/2017 Laura, John & Benito Wainwright

1211

Comments

Objection as the case for 4400 homes to meet Oxford's housing needs is totally unproven. Wildly exaggerated figure being drawn up from Strategic Housing Management Assessment by property consultant closely connected to the development sector and so was far in excess of previous estimates. Figure now further discredited by new government figures for local housing needs which almost halves previous estimate. Therefore proposal to build almost 4000 homes in the GB around Kidlington, Begbroke and Yarnton is not justified and should be abandoned.

Changes Sought

Reasons for Participation

PR-C-0510 08/10/2017 Rachel Walton N

1216

Comments

Objection as 4,440 extra homes in Cherwell are not justified to meet Oxford's unmet housing need. This was calculated using Strategic Housing Market Assessment 2014 which is now outdated as it used predictions based on pre-Brexit data, now not truly reflective of future growth in Oxford. New Government method for calculating housing need suggest this is too high and could even be halved. It is therefore unsound for Cherwell to go forward while these figures are in doubt. The Local Plan needs to be put on hold pending the outcome of the Governments Right Homes in Right Places white paper consultation. An extra 4,400 house north of Oxford city will worsen the already chronic traffic problems and increase pollution. It is well documented that the A4260, A44 and A34 are regularly gridlocked north of Oxford during rush hour. More housing will lead to more commuters travelling to Oxford and probably London due to the Oxford Parkway train service. Kidlington by bus in rush hour already takes 45 minutes on buses that full before they have even left Kidlington. Local Schools and health services will be even more stretched. Oxford City should do more to meet its own housing needs by seeking to develop land within it's own boundaries and prioritising residential development before creating new business and employment opportunities. Unemployment is relatively low in Oxfordshire compared to the need for affordable housing. It is unjustifiable to build homes in neighbouring Councils if Oxford City hasn't fully exploited its own land.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-0518 25/09/2017 Zoe Christodoulou N

1236

Comments

Objects to PR1(a), it is unjustified & unproven. The most recent Govt. calculations have nearly halved the number of houses the City needs (Planning for homes consultation, 14/09/17). This may be further reduced in the coming years, as it is likely Brexit will lead to a significant number of EU nationals returning home. This should be put on hold until the outcome of this is known. Oxford City Council (OCC) must, & can do more to increase the number of houses they build within the city boundaries. Lack of housing in the City is their problem, which they continue to exacerbate, by encouraging business development. Sites such as the Northern gateway & expanding Oxford Science Park, increase employee numbers working in the City, yet OCC know there is not enough housing. These sites should be solely housing developments (with appropriate facilities) to meet the current need. Until they can provide housing within the City, they must be prevented from large scale business growth. The student population is an issue and student numbers must be restricted & the Universities encouraged to build more accommodation to alleviate the private sector. OCC could do more to use brownfield sites & increase the density of housing. Many residential areas of the City have been altered due to the large number of HMOs. Higher density housing of studio & small apartments (in higher blocks) would be most useful in Oxford, especially as the area has a high transient population working on short term contracts in the universities. The City are against higher blocks because of the "dreaming spires", but if they are not prepared to lose their view, why should we have to lose our rural view just for their benefit? Your plan document states: "3.7 The first Oxfordshire Structure Plan was approved by the then Secretary for State for the Environment in 1979. The Secretary of State endorsed the need for a GB of about 6.5 to 10 km wide & expressed the view that the growth of Oxford should not be allowed to continue indefinitely. 3.8 A similar view was stated when the Secretary of State approved alterations to the Structure Plan in 1987: "...The unique historic character of Oxford & its setting in its natural environment should be conserved & protected, &...the growth of the City should not continue indefinitely...there is now only very limited scope for further development in & around Oxford" (Central Oxfordshire Local Plan, 1992)." Clearly, allowing for the development of sites PR6a & b & PR7a & b, will contravene this, as they directly adjoin the City. This land grab by OCC will forever remove the village status & atmosphere of Kidlington, Yarnton & Begbroke, & we will become another suburb of Oxford.

Changes Sought

Reasons for Participation

PR-C-0519 25/09/2017 Sian Robbins N N

1242

Comments

Object to PR1(a) in connection with the proposal to build 4,400 homes in the GB on the grounds that it is not a justified or proven requirement. New Govt. methods for calculating housing need indicates that 30% fewer houses are required in Oxfordshire than previously forecast. Thus the basis used for Cherwell's & Oxford City's housing requirements are no longer valid. Less land will be required to accommodate development. There are no exceptional circumstances to warrant the release of land from the GB. Without prejudice to the above point, any proposals by Cherwell to release land from the GB to meet Oxford's needs are premature & unjustified given that Oxford City is in the process of reviewing its LP & has not yet determined how much housing development can be accommodated on land within the City's boundaries.

Changes Sought

Delete PR6a housing allocation on land to the east of Oxford Road. Delete PR6b housing allocation on land west of Oxford Road. Delete PR7a housing allocation on land south east of Kidlington. nDelete PR7b housing allocation on land at Stratfield Farm. Delete PR8 housing allocation on land east of the A44

Reasons for Participation

PR-C-0522 07/10/2017 Richard Payne N

1267

Comments

Objection to policy PR1(a) to build 4400 new houses in this area. While there it may be a need for some limited building the 4400 is not a justified or proven requirement, indeed it would be unsustainable for this area. Additionally the Government is reassessing the housing needs for the country with the result due early to mid 2018. No decision about the amount of building needed in the Kidlington area should be made until this information is available.

Changes Sought

Reasons for Participation

PR-C-0536 06/10/2017 Judith Haverty

1316

Comments

Objection to build 4,400 houses in this area to satisfy Oxford's alleged "unmet housing need" because: Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature and not an appropriate strategy. Government has recently produced a new method for calculating housing need indicating a much lower 'housing need' than indicated by the SHMA. This needs to be assessed and adjusted accordingly. Proposal is unjustified and unsustainable.

Changes Sought

Reasons for Participation

PR-C-0537 06/10/2017 Joan Tossell N

1327

Comments

Building 4,400 houses in Kidlington and the surrounding area for Oxford's overspill is not a proven requirement and therefore not justified. It is based on an outdated, suspect and highly inflated estimate which recent Government figures have disproved. Their new targets could be met by policies attracting the already resident unemployed job seekers in the county and by utilising unoccupied dwellings in the city. Furthermore any housing need in the city could be met by allocating land to high density low-cost housing rather than retail, commercial and low density high-cost housing. By continuing to follow the latter course, the city has failed in its duty to cooperate because it has ignored the potential unsustainable impact of its policies on surrounding councils. Now is the time to halt the Northern Gateway plans and use the land more appropriately.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-0543 03/10/2017 Lynn Pilgrim

1342

Comments

Strong objection to build 4,400 houses in the Kidlington area for Oxford overspill. 4,400 houses north of the city is not sustainable and will mean that: • Current appalling traffic problems will increase • schools/health services will be even more stretched • open countryside in the GB will be sacrificed • countryside walks/views will be lost • natural habitats will be destroyed • quality of life will suffer, air, noise and light pollution will increase. The 4,400 figure is based on heavily criticised dubious calculations, and has recently been revised. The figures rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county. What gives Oxford City Council (OCC) the right to allocate Oxfords 'perceived' housing needs in Cherwell District Council (CDC) and in particular Kidlington? Oxford and Kidlington are areas of high employment and low unemployment – extra developments and creation of jobs are not needed. Much land that is proposed for the creation of new jobs is owned by landowners with a vested interest. Alternative solutions- • Fire station should be relocated into the Northern Gateway area and land in Rewley Road within the city released for affordable housing for families and young people to purchase/shared ownership. • Following the introduction of more park and ride car parks, Peartree site should be redeveloped for affordable housing. This site is contiguous with residential development forming part of the proposed Northern Gateway development. • Land allocated for business/retail use in the 'Northern Gateway' site should be used for residential development. It appears that, greed/money are fuelling the proposals for development in the Oxford/Kidlington area– it is nothing to do with the needs of the communities of OCC and CDC. Why can't Oxford meet its perceived housing needs? Oxford City has golf courses, ancient meadows and GB – just like Kidlington. Why are Kidlington's assets of less importance than Oxford City's? Oxford City, unlike Kidlington, has a 60% under occupancy – with significant numbers of empty, unoccupied houses in Oxford many owned by overseas and UK investors, regarded as capital assets, not homes where people should live. Has this issue been considered/addressed before allocating developer friendly and more profitable greenfield sites for development? With the weak pound, post Brexit, property investment, especially from foreign investors, in Oxford will be even more appealing. The 'need' for housing is based on the discredited SHMA report, which relies on assumptions of very high growth in jobs around Oxford, an area of low unemployment. New jobs would require many people to move into the county. This makes no sense and will only make the housing shortage worse. The SHMA is fatally flawed. It was undertaken over 3 years ago – pre Brexit -by non independent consultants who also work for developers. The SMHA has not been the subject of consultation with residents nor challenged or questioned by the local councils. It is based on the false/spurious assumption that thousands of new jobs are required locally for people in the area. This is an incorrect assumption and due to high employment levels in Oxfordshire it is inevitable that people will have to move to the area to fill these jobs. Proposals will not help the shortage of housing for local people in Kidlington/Oxford. How can it be assumed/guaranteed that people who buy/rent these houses will be working in newly created jobs and not buy to let investors serving London commuters?

Changes Sought

Reasons for Participation

PR-C-0544 02/10/2017 Malcolm P Hookman

1348

Comments

I object to POLICY PR1(a), it is not a justified or proven requirement, or sustainable.

Changes Sought

Reasons for Participation

PR-C-0547 09/10/2017 Hilary Fletcher N

1354

Comments

Objects to building 4,400 houses to satisfy Oxford 'unmet housing need'. Oxfords LP has not yet been prepared so CDC's allocation of homes is premature and is not an appropriate strategy. The Government's. production of a new method for calculating housing need indicates that the Oxfords 'need' is lower than indicated by the SHMA. This needs to be adjusted accordingly. This proposal is unjustified & unsuitable.

Changes Sought

Reasons for Participation

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PR-C-0548 09/10/2017 Clive McDonnell N

1360

Comments

Objects to building 4,400 houses for Oxford overspill. Brownfield & GB areas are available within the northern limits of city boundaries (Harcourt Hill , Farmoor, Cumnor). The housing numbers are based on inflated estimations, with a significant number of houses targeted towards Oxford University employees and students. The scale is unsustainable: it would result in increased traffic, air pollution and loss of natural environment. Loss of natural environment is in direct conflict with NPPF and damage natural habitats and protected wildlife. Overstretched schools & health services would become unacceptably pressured. Oxford City Council has increasingly allocated land to commercial development without considering the housing needed for increased employment. It has ignored the impact on surrounding districts, failing its duty to co-operate. It is excessive that CDC is expected to take on 30% of OCC's unmet housing need, supporting my assertion that Oxford City has failed it's duty to co-operate, whilst CDC has failed to ensure the proposal effective, positively prepared & justified.

Changes Sought

Reasons for Participation

PR-C-0553 09/10/2017 Douglas Williamson

1370

Comments

Objects to building 4,400 houses on GB around Kidlington, Gosford & Water Eaton to meet Oxford City's unmet housing need. The need for that number is not proven or justified. Central Govt. is suggesting revised methodology for calculating housing need, & is likely to reduce the number of homes required, possibly by half. Oxford & its surrounds has negligible unemployment. Proposed developments like Northern Gateway is likely to draw new workers into the area to fill jobs that cannot be filled by locals. Increasing the population contradicts the objective of meeting existing housing need. Oxford should re-designate land allocated for business use to housing use. Removing land from GB is inconsistent with the NPPF . Govt. states GB is a permanent designation. Overspill from Oxford is not an 'exceptional circumstance' to release GB from this permanence. Although I am expressing my concern about the impact of removing land around Kidlington and Gosford from the GB, I am nevertheless mindful that GB exists as much to protect the city of Oxford City from overdevelopment as it does to preserve the integrity of the surrounding rural settlements.

Changes Sought

Reasons for Participation

PR-C-0554 08/10/2017 Lesley Harding N

1375

Comments

Objects to building 4,400 houses in this area to satisfy Oxford's alleged "unmet housing need" because: • Oxford's LP has not yet been prepared so CDC's allocation of homes is premature & is not an appropriate strategy. • The Government has recently produced a new method for calculating housing need. This indicates that the "housing need" is lower than indicated by the SHMA. This needs to be assessed and housing allocations adjusted accordingly. • I believe this proposal is unjustified and unsustainable.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-0558 28/09/2017 Mrs Caroline Thompson N

5405

Comments

Object to policy PR1(a) to build 4,400 houses in this area to satisfy Oxford's alleged "unmet housing need" because:
Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature and is not an appropriate strategy.The government has recently produced a new method for calculating housing need. This indicates that the "housing need" is much lower than indicated by the Strategic Housing Market Assessment. This needs to be assessed and housing allocations adjusted accordingly. I believe this proposal is unjustified and unsustainable.

Changes Sought

Reasons for Participation

PR-C-0566 10/08/2017 A Watson N

2085

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought

Reasons for Participation

PR-C-0567 09/10/2017 Dr Ian Scargill Oxford Green Belt Network N N N Y

1437

Comments

See reasons for participation

Changes Sought

Reasons for Participation

OGBN was established in 1997 to help to protect the Oxford GB and to support those wishing to resist proposals for inappropriate development within it. It comments regularly on planning applications in the GB and in planning policy consultations, particularly on matters affecting the GB. OGBN has made representations on all stages of the Cherwell Local Plan Part 1 and participated in the Public Examination in December 2014. We have also commented on earlier stages of this Partial Review.
The membership of OGBN includes many of the Parish Councils whose areas include GB land. The OGBN fully supports the aims of GBs as set out in the NPPF and earlier planning guidance and in particular it strongly endorses the fundamental principle that GB is a permanent designation. We consider that our participation in the examination is necessary and justified because of our longstanding interest and understanding of the Oxford GB.
T.

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PR-C-0567 09/10/2017 Dr Ian Scargill Oxford Green Belt Network N N N Y

1436

Comments

OGBN considers that 4,440 homes is not a correct housing requirement. We have argued over 3 years and during al stages of Cherwell's LP Part1 that housing requirements in the Oxfordshire SHMA are hugely exaggerated. Our previous representations have noted that - the SHMA makes many dubious adjustments to official statistics which add over 20,000 houses to its forecast for Oxfordshire. - much assessment of need is based on a forecast that 85,000 new jobs will be created in Oxfordshire as a result of implementing the Oxfordshire Strategic Economic Plan and that this will result in substantial in-migration. Much of this figure is aspirational, simply derived from proposals for new commercial floor space development. - when published, the SHMA was heavily criticised. A report by the respected planning consultant Prof Alan Wenban Smith concluded that the SHMA's estimate of housing need is likely to be "grossly overstated" by a factor of over two. The only response to substantive criticisms contained within the Wenban-Smith report is that the correct procedure was followed which is completely unsatisfactory. If the calculations are wrong then the housing requirement is wrong. We conclude that this plan is unsound because it is not justified by robust evidence. The indicative figures from the proposed methodology from new Government guidance suggest a need for Oxfordshire of about 3400 houses per annum, including a substantial upward adjustment to address affordability, compared with the 5000 given in the SHMA. A national analysis shows generally that the need has been overestimated in the north of England and underestimated in the south. There are some exceptions for individual authorities, but Oxfordshire represents a glaring anomaly where all the authorities are shown as having previously overestimated need. This confirms that the SHMA is a grossly exaggerated assessment. An additional 4400 houses over ten years means that Cherwell's alleged housing need has now increased from 670 per annum to 1140 in the approved plan and now to almost 1600 per annum from 2021. Problems related to capacity of the building industry and market saturation are likely to occur. Building rates proposed appear to be over three times what has been achieved in the past. In addition to being unnecessary and undesirable, the proposed levels of housebuilding are undeliverable and the plan is ineffective. The requirement is based on plans for ever increasing employment in, and travel to, the city and is unsustainable. The plan is not therefore positively prepared or consistent with national policy. It will be highly damaging and end up destroying the very things that make Oxford an attractive location in the first place. It will be damaging to the environment and quality of life of the communities in the Oxford GB. Oxfordshire authorities should continue with their previous approach of actively encouraging further employment and housing growth away from Oxford. Oxford's own need has not yet been accurately or fully defined, nor has its ability to meet that need, because the City Council has not yet prepared its own Local Plan. The SHMA asserts that it is between 1200 and 1600 houses per annum, but draft Government guidance calculates it at 746 houses including the maximum increase to reflect affordability. It is unreasonable to proceed with the review and remove land from the GB given this level of uncertainty.

Changes Sought

The plan should be withdrawn pending the establishment of the housing need for Oxford (and the redefinition of the need for the other Oxfordshire authorities) and the establishment of a joint spatial strategy covering all the Oxfordshire authorities.

Reasons for Participation

OGBN was established in 1997 to help to protect the Oxford GB and to support those wishing to resist proposals for inappropriate development within it. It comments regularly on planning applications in the GB and in planning policy consultations, particularly on matters affecting the GB. OGBN has made representations on all stages of the Cherwell Local Plan Part 1 and participated in the Public Examination in December 2014. We have also commented on earlier stages of this Partial Review.
The membership of OGBN includes many of the Parish Councils whose areas include GB land. The OGBN fully supports the aims of GBs as set out in the NPPF and earlier planning guidance and in particular it strongly endorses the fundamental principle that GB is a permanent designation. We consider that our participation in the examination is necessary and justified because of our longstanding interest and understanding of the Oxford GB.
.

PR-C-0570 B A Hughes N

502

Comments

Believes the proposed submission to be unsound, not properly prepared, not justified and not effective. Objects to Policy PR1 (a) to build 4,400 houses as Oxford overspill. This is not justified and not proven. Oxford City Council need to release more of its own land for housing.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-0578	07/10/2017	Cllr Carmen	Griffiths				N	
1452								

Comments

The scale of the development in Kidlington cannot be accommodated. There is unacceptable loss of open land in Green Belt, unacceptable damage to character of local settlements, unacceptable congestion and worsening of air quality on local roads.

Changes Sought | Reasons for Participation

PR-C-0578	07/10/2017	Cllr Carmen	Griffiths				N	
1448								

Comments

Unsound

Changes Sought | Reasons for Participation

PR-C-0578	07/10/2017	Cllr Carmen	Griffiths				N	
1449								

Comments

Oxford City's local Plan has not been completed, until it has the level of unmet need is not certain. 4,400 homes have not been proven to be necessary

Changes Sought | Reasons for Participation

PR-C-0578	07/10/2017	Cllr Carmen	Griffiths				N	
1451								

Comments

The Oxford Plan is continuing to allocate land for employment which in turn is reducing land available for housing. We have good economic growth and housing is higher priority so land should be used in Oxford City for this purpose.

Changes Sought | Reasons for Participation

PR-C-0578	07/10/2017	Cllr Carmen	Griffiths				N	
1453								

Comments

No consideration of the Kidlington Master Plan which serves to preserve the separate identity of Kidlington, it is therefore against the advise offered by the National Planning Policy Framework. (NPPF)

Changes Sought | Reasons for Participation

PR-C-0578	07/10/2017	Cllr Carmen	Griffiths				N	
1450								

Comments

It is premature to make decisions on Cherwell's Partial Review

Changes Sought | Reasons for Participation

PR-C-0599	04/10/2017	Imogen	English				N	
1499								

Comments

Objects to build 4,400 homes in this area for Oxford's alleged "unmet housing heed"• Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature and is not an appropriate strategy. • The government has recently produced a new method for calculating housing need. This indicates that the "housing need" is much lower than indicated by the Strategic Housing Market Assessment. This needs to be assessed and housing allocations adjusted accordingly. • Believes this proposal is unjustified and unsustainable.

Changes Sought | Reasons for Participation

PR-C-0606	10/10/2017	Bryant & Margaret	Ambrose				N	
3394								

Comments

Totally opposed to 4,440 homes in this area. More use needs to be made by Oxford City of empty property, brownfield sites and other land in meeting it's housing need. The proposal has no justification, there is no proven requirement and it is unsustainable in this area.

Changes Sought | Reasons for Participation

PR-C-0606	10/10/2017	Bryant & Margaret	Ambrose				N	
3390								

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-0620 08/10/2017 Alison Haigh N

1538

Comments

Objection to PR1(a) on grounds they are unsound, not justified and not effective. Most important objection is removal of GB. This preserves open space used by local residents and others, providing necessary counteraction to urban air pollution. Government guidance states that GB is permanently set aside, providing a buffer against urban sprawl and preserving the distinct communities of Kidlington, Begbroke and Yarnton. The areas proposed for development should be preserved for the welfare of present and future generations, not sacrificed to Oxford's housing demands. Cherwell District Council has a duty to preserve the interest of it's own residents , not give in to pressure from Oxford and developers.

Changes Sought

Reasons for Participation

PR-C-0629 09/10/2017 Mrs Rosie Lodwick N N N

1552

Comments

Oxford's housing needs not yet fully tested. Their Local Plan is not sufficiently advanced. A new method of assessment of housing need will be used in Oxford's plan, therefore it is necessary to wait for these figures. SHMA figures have been criticised by many people and there is sufficient doubt for them to be rejected. They were not scrutinised at the Local Plan Part 1 examination. For the plan to be sound it should be deferred until the SHMA figures have been re-examined. Oxford City's policies allocate employment rather than housing to available sites. There has therefore been a failure in its own Duty to Cooperate with surrounding Districts by failing to satisfy its housing need within its own boundaries. Plan is not consistent with National Planning Policy Framework. The possibilities of joint cross boundary working (Aylesbury Vale for example) have not been fully exploited.

Changes Sought

Re-consideration of SHMA housing figures

Reasons for Participation

PR-C-0638 09/10/2017 Peter Bridges N

1566

Comments

The Local Plan has not yet been prepared so Cherwell's allocation of homes is premature and is not an appropriate strategy. The government has recently produced a new method for calculating housing need. which indicates a much lower figure. This needs to assessed and adjusted accordingly. Proposal is unjustified and unsustainable.

Changes Sought

Reasons for Participation

PR-C-0640 05/10/2017 Carole Walton N

1571

Comments

Very strong objection to build 4400 houses for Oxford City overspill. This is not a proven requirement and not justified. It is based on a highly inflated estimate of housing need in the county. It is unsustainable. It would hugely worsen traffic problems and pollution. Schools and health services (already all overstretched) would become even more overstretched. Kidlington sewerage system is also overstretched as for the last few winters lorries have been used to move sewerage from Moreton Avenue elsewhere. The GB's open countryside would be sacrificed for ever and its walks and views lost. Natural habitats and wildlife would be destroyed. Oxford City Council has been allocating land in the city for employment instead of for housing? It has ignored the impact on surrounding districts and failed in its duty to cooperate. The City Council should do more to meet its own needs, for example by building houses on the city golf-course and on brown field sites within the city before it even considers using the GB outside it. Could this be because this would be more cost efficient for developers?

Changes Sought

Reasons for Participation

PR-C-0641 09/10/2017 Carole Pack N

1576

Comments

Objection to build 4400 houses in this area for Oxford unmet housing need. Not a proven requirement and not justified. Based on a highly inflated estimate of housing need in the county. New Housing methodology indicates that the Oxford unmet need would shrink to about 9,000 (instead of 15,000) and that in Cherwell it reduces to 2000. Arguments for exceptional circumstances to release high grade GB land are founded on inaccurate figures. Premature in terms of the accuracy of Unmet Housing Need and therefore Not Justified in terms of scale of proposed development across a small area damaging the key functions of GB.

Changes Sought

Reasons for Participation

PR-C-0646 09/10/2017 Mr David Somers N

1585

Comments

Objection to build 4400 houses to satisfy Oxford's alleged "unmet housing need" because: • Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature and cannot be an appropriate strategy for a problem which is not yet known in any detail. • The government has recently produced a new method for calculating housing need. This indicates that the "housing need" is much lower than indicated by the Strategic Housing Market Assessment. This needs to be assessed and housing allocations adjusted accordingly. Only then can the number of extra houses actually be known. • Proposal is unjustified and unsustainable because it puts the building of houses before any sensible action to understand what the need really is.

Changes Sought

Reasons for Participation

PR-C-0655 04/10/2017 Patrick Forsythe N

1614

Comments

Objection to Policy PR1(a) to build 4,400 houses in this area for Oxford overspill. Not a proven requirement and not justified. Based on a highly inflated estimate of housing need in the county. It is unsustainable. It would hugely worsen traffic problems and pollution. Schools and health services would be overstretched. The GB's open countryside in which nearly 4,000 of the houses would be built would be sacrificed for ever and its walks and views lost. Natural habitats and wildlife would be destroyed. Oxford City Council has been allocating land in the city for employment instead of for housing. It has ignored the impact on surrounding Districts and failed in its duty to cooperate. The City Council should do more to meet its own needs.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-0671 08/10/2017 Matthew Simpson N

1650

Comments

Unsound and Not Justified for following reasons: (a) Recent revision of housing estimates seems certain to reduce the projected need in Oxon. (b) For all the Review's very proper references to sustainability, this huge development would be imposed upon a part of the city's margins already marked down for drastic exploitation as the 'Northern Gateway'. An unmanageable strain would be put on the transport system and on other public services. These are already under excessive pressure. (c) The proximity to Parkway Station, and to the suggested new railway station (par. 5.113, p.121), would mean that at least some of the new housing would go to London-bound commuters and not to the intended Oxford workers. (d) Oxford City Council should do more to satisfy its own housing demand, for instance by building at higher densities, by making better use of vacant flats above shops/businesses, and by checking the University's policy of turning residential buildings into faculty offices.

Changes Sought Reasons for Participation

PR-C-0675 04/10/2017 Gill Davidson N

1656

Comments

Recent reports have reduced the estimates for housing in this area and these figures need to be revised. Oxford City has not done enough to address the issues of affordable housing, choosing instead to focus upon commercial/employment opportunities on sites that could have been used for housing. With almost full employment this simply adds to all the problems the City faces. They have failed to ensure that there is affordable housing built. Choosing to pander to wealthy developers who have a vested interest in providing high value properties. The Sunday Times reported recently that directors of companies like Berkeley Homes are making personal fortunes from these developments. Councils should manage housing developments to meet the needs of people rather than developers.

Changes Sought Reasons for Participation

PR-C-0682 08/10/2017 Tara J Prayag N

1678

Comments

Your plans contradict the existing Development Plan and are not consistent with the National Planning Policy Framework.This level of development cannot be delivered with the necessary transport and other infrastructure and without detrimental impact on both existing residents and those of the new communities. You will be destroying the visual impact of the local landscape as well as irreparably harming it. You are not respecting this area's unique built, natural and cultural context. Development on the scale proposed which will increase the number of houses within the Parish by 108% and will not secure this goal.I'm on page 69 and you have still not justified the need for the additional level and numbers of houses.

Changes Sought Reasons for Participation

PR-C-0690 08/10/2017 David Hemingway N

1699

Comments

Objection to policy PR1(a) to build 4400 houses for Oxford overspill. Not a proven requirement and is not justified – the figure of 4400 has never been tested and was suggested before huge changes in the political and economic landscape. Based on a highly inflated estimate of housing need in the county. It is unsustainable. It would hugely worsen traffic problems and pollution. Schools and health services would be overstretched – public services, already struggling and underfunded, will deteriorate further. The GB's open countryside would be sacrificed for ever and its walks and views lost. Natural habitats and wildlife would be destroyed. Oxford City Council has been allocating land in the city for employment instead of housing. It has ignored the impact on surrounding districts and failed in its duty to cooperate. The City Council should do more to meet its own needs. The plan would be detrimental for existing residents of Gosford and Water Eaton (and the area around Kidlington more generally). The plan will not meet Oxford's existing housing need, and is likely to serve the London commuter and buy-to-let markets. Kidlington's young people and the county's key workers wouldn't get the genuinely affordable housing they need.

Changes Sought Reasons for Participation

PR-C-0692 09/10/2017 Mr Richard Clarke N

1706

Comments

Objection - The proposed developments are not in Accord with the Vision, Objectives and Policies of this Partial Review: Many strategic objectives (from the Local Plan (adopted July 2015)) are compromised (including S06, S08, S010, S012, S013, S014, S015). It is not demonstrated how new strategic objectives can be met (S018, S019). It is not demonstrated that the proposed developments do not 'cause harm to the delivery of the Cherwell Local Plan 2011-2031 (adopted July 2015)'.

Changes Sought Reasons for Participation

PR-C-0692 09/10/2017 Mr Richard Clarke N N

1705

Comments

Objection to build 4,400 houses in this area for Oxford overspill. This is not a proven requirement and not justified. It is based on a highly inflated estimate of housing need in the county. It would hugely worsen traffic problems and pollution. Schools and health services would be overstretched. The GB's open countryside in which nearly 4,000 of the houses would be built would be sacrificed for ever and its walks and views lost. Natural habitats and wildlife would be destroyed. Oxford City Council has been allocating land in the city for employment instead of for housing. It has ignored the impact on surrounding Districts and failed in its duty to cooperate. The City Council should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-0694 09/10/2017 Elizabeth McDonnell N

1711

Comments

Objection to the proposed building of 4,400 houses in this area for overspill of Oxford City, it is not a proven requirement and is not justified, given availability of both brownfield and GB areas within the northern limits of the city boundaries (e.g. Harcourt Hill, Farmoor, Cumnor). The housing numbers are based on inflated estimations, with a significant number of the houses being specifically targeted towards employees and students of Oxford University. The scale of the development is unsustainable, resulting in significant degradation to the existing communities in terms of increased traffic flows, air pollution and loss of natural environment. Local education and health services, which are currently overstretched, would be placed under an unacceptable level of pressure. Loss of the natural environment is in direct conflict with National Planning Policy Framework, with significant and irreparable damage to natural habitats and loss of endangered/protected wildlife species. Oxford City Council has over recent years allocated increasing amounts of land to commercial development with little or no consideration of the need for additional housing to support increased employment. In doing so it has chosen to ignore the impact upon surrounding Districts and failed in its Duty to co-operate. Furthermore, the sustainability appraisal indicates that Cherwell District is expected to accept an allocation of 30% of the unmet housing need for Oxford City, which in comparison to other neighbouring districts is excessive. This is supportive of the assertion that Oxford City Council has failed in its duty to co-operate, whilst Cherwell District has failed to ensure the proposal is effective, positively prepared and justified.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-0694 09/10/2017 Elizabeth McDonnell N

5423

Comments

Objection to the proposed submission plan and sustainability appraisal which are inconsistent with the National Planning Policy Framework in terms of failing to provide sustainable development which ensures a better life for both current and future generations, this is on the grounds that it fails to: • Promote realistic sustainable transport. • Protect green belt land. • Meet the challenge of climate change and resultant flooding. • Conserve and enhance both the natural and historic environments. The proposed submission plan, associated policy maps and sustainability appraisal are unsound, not positively prepared, not justified and not effective for the reasons detailed in specific objections. The sustainability appraisal indicates that Cherwell District is expected to accept
and allocation of 30% of the unmet housing need for Oxford City, which in comparison to other neighbouring
districts is excessive. This is supportive the assertion that the City council has failed in its duty to co-operate,
whilst Cherwell District has failed to ensure the proposal is effective, positively prepared and justified.

Changes Sought Reasons for Participation

PR-C-0695 07/10/2017 Prof Roger Davies N

1718

Comments

Objection to the overall amount of housing proposed (PR1) and references to the SHMA (pages 15-16,19,34-35, 43-44 and elsewhere). Objection to Oxford utilising its own land stocks for economic development (e.g. Northern Gateway) while demanding that local communities provide housing for the new residents that will be attracted to the jobs they are creating. Oxford has high levels of employment and does not need to attract more businesses, on the contrary it needs to utilise its resources to house the current residents. The proposal involves building significant numbers of houses close to Oxford Parkway station. This will provide a convenient route into central Oxford but also a fast service to Marylebone and will simply attract London commuters. They will not contribute to the relief of Oxford's supposed unmet need. Strong objection to scale of proposed development - 500 - 1000 houses specifically targeted at the affordable end of the housing market could be assimilated by the Kidlington community providing affordable housing for some of Oxford's essential workers. However, 4400 is over a 50% rise in the number of dwellings and this jeopardises the countryside, the health of the local population (through air pollution), it puts at risk social cohesion and flouts the sacrosanct nature of the GB. It is neither needed nor justified and is unsound. Development on this scale will affect the social cohesion of the community and local infrastructure is inadequate to support it.

Changes Sought Reasons for Participation

PR-C-0697 07/10/2017 Ioana Davies N

1723

Comments

Strong objection to build 4400 houses in Kidlington, Yarnton, Begbroke and in the Kidlington Gap. The amount of housing is unjustified and is based on figures that the government have now agreed are wrong. Any decision to continue with these plans would therefore be premature and unjustified. Natural habitat and leisure areas that are well used by local residents would be destroyed. There has been minimal consultation about the plans with publicity meetings organised and paid for by local residents with only minimal response from the Council. There are sites in Oxford that could be used for Oxford's unmet need. It is not sensible to build further science parks to the north of the city instead of using that land for housing. Low unemployment in the city so more employment opportunities are not needed. If the land near Oxford Parkway is built on, it is likely to be used by commuters to London. It is very unlikely to be "affordable housing". More and more developers begin projects and then indicate that they cannot build the affordable housing that they promised. Private landlords who buy to let charge unaffordable rents. The housing needs for young people will not be met by these developments.

Changes Sought Reasons for Participation

Page 1990

PR-C-0699 05/10/2017 Mrs. J A Burt N

1730

Comments

Strong objection to build 4400 houses in this area for Oxford overspill. This is not a proven requirement and not justified. The number of houses required has been highly inflated as proven by a new Government method for calculating housing need which states that instead of 100,000 new homes in the county over the next 20 years, only 68,000 will be needed. Authorities must re-think plans to tear up the GB for the following reasons:- -Kidlington, Yarnton and Begbroke will become an urban sprawl annexed to Oxford. -the traffic problems will get much worse. -schools and health services will be even more stretched. -open countryside in the Green Belt will be sacrificed. -countryside walks and views will be lost forever (country walks are known to be beneficial to good health). -natural habitats will be destroyed. -our quality of life will suffer, air, noise and light pollution will increase.

Changes Sought Reasons for Participation

PR-C-0700 03/10/2017 Tony Churchill N

1735

Comments

Objection to build 4,400 houses in this area for Oxford overspill. This is not a proven requirement and not justified. It is based on a highly inflated estimate of housing need and is unsustainable. It would hugely worsen traffic problems and pollution. Schools and health services would be overstretched. The Green Belt's open countryside would be sacrificed for ever and walks and views lost. Natural habitats and wildlife would be destroyed. Oxford City Council has been allocating land in the city for employment instead of housing., has ignored the impact on surrounding districts and failed in its duty to co-operate. Infrastructure is not sufficient for the current traffic. Very few of the new houses would be affordable, developers consistently default on their affordable housing quota and starter homes at Barton park are beyond the reach of first time buyers. Most of the new houses are likely to serve the London commuter and buy to let markets.

Changes Sought Reasons for Participation

PR-C-0701 03/10/2017 Prof Margaret Harris

1739

Comments

Objection to Policy PR1(a) to build 4,400 houses in this area for Oxford overspill. The proposed number to be built in the Kidlington area seems disproportionate and it will change the character of the local area. It would significantly worsen the traffic problems and pollution and over stretch the local services. The Green Belt's open countryside would be sacrificed forever. Natural habitats and wildlife would be destroyed.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-0702 02/10/2017 Angela Knowlden N

1742

Comments

Objection to Policy PR1(a) to build 4,400 houses in Kidlington, Begbroke & Yarnton for Oxford overspill. The highly inflated estimate of housing need is unsound and the numbers of required houses, based on future employment needs, is already being questioned at government level. Current traffic problems and pollution would be massively increased. Not positively prepared. Local services which are already stretched would worsen. Not positively prepared. The Green Belt open countryside will be sacrificed forever. Not justified. The development is unsound, not positively prepared and not justified.

Changes Sought | Reasons for Participation

PR-C-0703 29/09/2017 Roger Prince N

1746

Comments

Consider that the proposed submission plan is unjustified and unsound for the reasons given in my specific objections. Object to Policy PR1(a) to build 4,400 houses in this area for Oxford City's alleged unmet housing needs. The figure comes from the Strategic Housing Market Assessment (SHMA) which was prepared without any public consultation and contains many questionable assumptions. They rely on predictions of unrealistically high jobs growth around Oxford and assumes that this will require a large influx of people into the county. As the SHMA was put together by private consultants working on behalf of property developers, it is reasonable to take the view that figures are likely to be biased in favour of the developers. The SHMA was not subjected to any independent validation although an independent planning expert has concluded that the estimated figures in the SHMA are likely to be "grossly overstated".The only people who seem still to be giving the SHMA any credibility are the commercial property consultants who prepared it, property developers and landowners who see an opportunity to make some significant profits and, regrettably, some members of the local councils who seem to think they should be supporting the developers rather than listening to the people who elected them to office. The fact that the Inspector has accepted the figures should be no barrier to local politicians disputing the validity of the SHMA on behalf of the people they represent.At the very least, the plan should be put on hold until the outcome of the current Government consultation on the subject has been concluded as it could well show that the current SHMA housing targets are perhaps double what is needed.

Changes Sought | Reasons for Participation

PR-C-0704 25/09/2017 Gitte Kragh N

1751

Comments

Object to Policy PR1(a) to build 4,400 houses in this area for Oxford overspill. This is not a proven requirement and is not justified. It is based on a highly inflated estimate of housing need in the county. It is unsustainable. It would hugely worsen traffic problems and pollution. Schools and health services would be overstretched. The Green Belt's open countryside in which nearly 4,000 of the houses would be built would be sacrificed forever and its walks and views lost. Natural habitats and wildlife would be destroyed. Oxford City Council has been allocating land in the city for employment instead of for housing. It has ignored the impact on surrounding Districts and failed in its duty to cooperate. The City Council should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0705 08/10/2017 Peter Trowles N

1754

Comments

Object to Policy PR1(a) to build 4,400 houses in this area to meet the so called unmet housing need for Oxford. This is not a proven requirement and not justified. It is based on a highly inflated estimate of housing need in the county. It is unsustainable. It would hugely worsen traffic problems and pollution. Schools and health services would be overstretched. The Green Belt's open countryside in which nearly 4,000 of the houses would be built would be sacrificed for ever and its walks and views lost. Natural habitats and wildlife would be destroyed. Oxford City Council has been allocating land in the city for employment instead of for housing. It has ignored the impact on surrounding Districts and failed in its duty to cooperate. The City Council should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0706 08/10/2017 Mary & Paul Layland

1758

Comments

Object to Policy PR1(a) to build 4,400 houses in this area. It is now known that this is a highly inflated estimate of housing need in Oxfordshire and, for the reasons given above, is unsustainable. We must not sell land to developers before we know the true amount of housing need, and we must insist that Oxford City takes responsibility for some of it. Also does not feel this will meet the true need for affordable housing, as almost certainly many of the homes built would be unaffordable to first-time buyers - as has been evidenced by the recent prices released for the Barton Park development.

Changes Sought | Reasons for Participation

PR-C-0707 08/10/2017 Julia Trowles N

1761

Comments

Object to Policy PR1(a) to build 4,400 houses in this area to meet the so called unmet housing need for Oxford. This is not a proven requirement and not justified. It is based on a highly inflated estimate of housing need in the county. It is unsustainable. It would hugely worsen traffic problems and pollution. Schools and health services would be overstretched. The Green Belt's open countryside in which nearly 4,000 of the houses would be built would be sacrificed for ever and its walks and views lost. Natural habitats and wildlife would be destroyed. Oxford City Council has been allocating land in the city for employment instead of for housing. It has ignored the impact on surrounding Districts and failed in its duty to cooperate. The City Council should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0708 09/10/2017 Trevor Campbell N

1765

Comments

Object to Policy PR1(a) to build 4,400 houses in this area for Oxford overspill. This is not a proven requirement and not justified. It is based on a highly inflated estimate of housing need in the county. It is unsustainable. It would hugely worsen traffic problems and pollution. Schools and health services would be overstretched. The Green Belt's open countryside in which nearly 4,000 of the houses would be built would be sacrificed for ever and its walks and views lost. Natural habitats and wildlife would be destroyed. Oxford City Council has been allocating land in the city for employment instead of for housing. It has ignored the impact on surrounding Districts and failed in its duty to cooperate. The City Council should do more to meet its own needs.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-0709 09/10/2017 Victoria Campbell N

1769

Comments

Object to Policy PR1(a) to build 4,400 houses in this area for Oxford overspill for three reasons. First, the evidence underlying the estimate of additional housing which Oxford apparently requires is significantly overstated and has attracted much criticism. It is not a proven requirement and not justified. Second, Oxford has not done enough to meet its own needs. It has prioritised commercial developments and employment sites over housing, which in turn has and will exacerbate its own housing need. Developments such as the Northern Gateway should have prioritised housing rather than just "providing an element of housing". Oxford must do more to meet its own housing need first prior to allocating this to neighbouring councils. Third, this scale of development is unsustainable and will have a significant detrimental impact on existing local traffic problems and poor air quality. Local services are currently at capacity and would be overstretched if these proposals go ahead.

Changes Sought Reasons for Participation

PR-C-0710 27/09/2017 Katherine Pate N

1773

Comments

Consider that the proposed submission plan is Unsound, Not Positively Prepared, Not Justified, and Not effective for the reasons given in my specific objections. Object to Policy PR1(a) to build 4,400 houses in this area for Oxford overspill. This is not a proven requirement and not justified. It is based on a highly inflated estimate of housing need in the county, which according to the press will soon be reduced. The Green Belt's open countryside in which nearly 4,000 of the houses would be built would be lost forever, destroying natural habitats and corridors for wildlife, and denying many more people easy access to the natural environment, which has been proven to have benefits for health and wellbeing. Oxford City Council has been allocating land in the city for employment instead of for housing. The City Council should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-0711 08/10/2017 Gary Lancaster N

1777

Comments

Object to Policy PR1(a) to build 4,400 houses in this area for Oxford overspill because:- This is not a proven requirement and not justified. It is based on a highly inflated estimate of housing need in the county - the Strategic Housing Market Assessment (SHMA). This predates and is made obsolete by recent events such as Brexit, and the publication on 14 September 2017 of a government housing white paper ('Planning for the right homes in the right places: consultation proposals') which decreases previous estimates of housing need in Oxfordshire by a third. It would hugely worsen traffic problems. Recent schemes to reduce the impact of road traffic between Kidlington and Oxford, specifically the opening of Oxford Parkway railway station and the £10m works to Wolvercote and Cutteslowe roundabouts, have had extremely limited benefits, and long rush hour queues are the norm on the main Banbury/Oxford Road towards Oxford during rush hour, often reaching near standstill, from as far north as St. Thomas More School in Kidlington all the way into Oxford. This slow moving or stationary traffic belches out pollution and slows down emergency vehicles. Rep often cycle (at around 15mph), finding this frequently quicker than bus or car travel on this route. The scheme to route A34 traffic directly to Water Eaton Park & Ride has been abandoned it seems, and existing cycle paths are overgrown and in a poor state of repair - much work is needed before the area can cope adequately with existing commuting journeys, let alone with further growth. - Local health services are already overstretched, with weeklong delays for routine appointments typical. They cannot cope with increased need. - The Green Belt's open countryside in which nearly 4,000 of the houses would be built would be sacrificed for ever and its walks and views lost. Natural habitats and wildlife would be destroyed. - The proposal to build housing on the area of North Oxford Golf Course and move it to the Frieze Farm area has apparently not been agreed with the owners of the Course. The farmland, featureless and surrounded by pylons, is unsuitable for a golf course, and in fact already has a plan for further housing, including a link bridge over Frieze Way between the two new areas of housing. It is hard to escape the conclusion that despite what the plan states, the actual result will be these two areas of housing, rather than the promised one, and the amenity of a golf course will be lost.- Oxford City Council has been allocating land in the city for employment (e.g. 'Northern Gateway') instead of for housing. As Oxford has a lack of housing rather than a lack of employment, it should be the other way around. Oxford City Council has ignored the impact on surrounding Districts and failed in its duty to cooperate. The City Council should do more to meet its own needs, including working harder to identify and convert long-term empty housing.

Changes Sought Reasons for Participation

PR-C-0712 Sonia Morgan N

1781

Comments

Object to Policy PR1(a) to build 4,400 houses in this area as a contribution to Oxford city's "unmet housing need". This is not a proven requirement and not justified. It is based on a highly inflated estimate of housing need in the county. It is unsustainable. It would hugely worsen existing traffic problems and pollution particularly for those people in houses planned to be located close to busy roads. Schools and health services would be overstretched. The Green Belt's open countryside in which nearly 4,000 of the houses would be built would be sacrificed for ever and its walks and views lost. Natural habitats and wildlife would be destroyed. Oxford City Council has been allocating land in the city for employment instead of for housing. It has ignored the impact on surrounding Districts and failed in its duty to cooperate. The City Council should do more to meet its own needs. In addition it has been revealed recently in the Oxford Times that the Government is planning to revise the basis of housing need calculations, but Cherwell District have made clear they will not amend their plans – the implication of this is that this plan is to support Oxford's economic expansion. It is clear that very few of the new houses would be 'affordable' in reality. Developers across the country consistently default on their affordable housing quota. Most of the new houses are likely to serve the London-commuter and buy-to-let markets, and Kidlington's young people and the county's key workers still won't get the truly affordable housing they need. The new Oxford Parkway station has already resulted in increased interest in Kidlington properties from potential London commuters and has pushed up existing prices. The plan will exacerbate that trend.

Changes Sought Reasons for Participation

PR-C-0713 09/10/2017 Elizabeth Hallett

1785

Comments

Object to Policy PR1(a) to build 4,400 houses in this area for Oxford overspill. This is not a proven requirement and not justified. The numbers are disputed and are based on a highly inflated estimate of housing need in the county. Is extremely concerned about the environmental and social impacts of such a development. Is it sustainable? It would hugely worsen traffic problems and air pollution. Schools and health services would be overstretched. The Green Belt's open countryside, where nearly 4,000 of the houses would be built, would be sacrificed for ever, its walks and views lost, its natural habitats and wildlife destroyed. Oxford City Council has been allocating land in the city for employment instead of for housing. It has ignored the impact of this on surrounding Districts and failed in its duty to cooperate. Oxford City Council should do more to meet its own needs and examine the benefits of high-density housing. (Look, for example, at the work of Neave Brown, a pioneer of quality public housing, who has just been awarded the Royal Gold Medal for architecture.)

Changes Sought Reasons for Participation

PR-C-0714 05/10/2017 Mick Wilton

1789

Comments

Policy PR1(a) - 4,000 houses in the Kidlington area for Oxford over spill are not justified because this not a proven requirement. It is based on an inflated estimate of housing in the county. The current infrastructure is not adequate for current needs let alone 10- 15,000 more people. Traffic problems will be impossible, and local services. Both health and education will be vastly overstretched. There will be much less access to the countryside and valuable habitats would be destroyed.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-0715 30/09/2017 Dr Victoria Slater N

1793

Comments

Object to Policy PR1(a) to build 4,400 houses in this area for Oxford overspill. In the light of recent government revisions of the number of houses needed, this is a highly inflated estimate of need which is unsustainable. Support Leyla Moran MP's call at the parish council meeting for the whole consultation to be stopped until an accurate estimate of need has been made. The current plan would hugely worsen already unmanageable traffic congestion. It would increase air pollution and therefore be directly detrimental to the health and wellbeing of residents in the area. No funding has been identified for infrastructure and essential public services and already underfunded and struggling health and education services will deteriorate further. Oxford City Council has been allocating land for employment instead of housing in a county where there is very low unemployment and no urgent need to create new jobs. It has ignored the impact on surrounding Districts and failed in its duty to cooperate. The City Council could and should do more to meet its own needs which would obviate the need for the proposed development. Moreover, very few of the houses would be affordable in reality given the track record of developers (witness prices at Barton Park). It is likely that most of the new houses will serve London commuters and that Kidlington's young people and the county's key workers still won't get the affordable housing they need.

Changes Sought Reasons for Participation

PR-C-0716 04/10/2017 Nicola Barnetson N

1797

Comments

Object to policy PR1(a) to build 4,400 houses in this area to satisfy Oxford's alleged "unmet housing need" because:• Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature and is not an appropriate strategy. • The government has recently produced a new method for calculating housing need. This indicates that the "housing need" is much lower than indicated by the Strategic Housing Market Assessment. This needs to be assessed and housing allocations adjusted accordingly. • Believes this proposal is unjustified and unsustainable.

Changes Sought Reasons for Participation

PR-C-0717 01/10/2017 Pierre Pazgrat N

5446

Comments

Object to policies PR1(a) to build 4,400 houses in this area to satisfy Oxford's alleged unmet need because- Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature and is not an appropriate strategy. -The government has recently produced a new method for calculating housing need which indicates need is much lower than indicated in the SHMA. This needs to be assessed and allocations adjusted accordingly. -The proposal is unjustified and unsustainable.

Changes Sought Reasons for Participation

PR-C-0722 29/09/2017 Steve Handsley N

1812

Comments

Most people agree that there is a housing crisis in the Oxford area. House prices are so high that local first time buyers now have very little chance of buying their first house in the Oxford area and rents are too high. Oxford City Council regard the housing crisis as one of their top priorities. But the SHMA and the Oxford Growth Board seem determined to exacerbate the problem by proposing high economic growth, favouring the use of land within Oxford for commercial and industrial development rather than housing, and thereby requiring even greater levels of housing requirement to be met. An example of this is the Northern Gateway development which is billed to provide 5000 jobs at a time when employment in the county is at an all time high. Surely, to alleviate the problem, land for housing should be prioritised over land for commercial/industrial development.The proposed submission is therefore unsound

Changes Sought Reasons for Participation

PR-C-0725 29/09/2017 John Carr N

1822

Comments

Object to Policy PR1(a) to build 4.400 houses in this area for Oxford overspill. This is not a proven requirement and not justified. It is based on a highly inflated estimate of housing need in the county. It is unsustainable. It would hugely worsen traffic problems and pollution. Schools and Health services would be overstretched. The Green Belt's open countryside in which nearly 4,000 of the houses would be built would be sacrificed for ever and its walks and views lost. Natural habitats and wildlife would be destroyed. Oxford City Council has been allocating land in the city for employment instead of for housing. It has ignored the impact on surrounding Districts and failed in its duty to cooperate. The City Council should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-0726 Dagmar Carr N

1826

Comments

Object to Policy PR1(a) to build 4.400 houses in this area for Oxford overspill. This is not a proven requirement and not justified. It is based on a highly inflated estimate of housing need in the county. It is unsustainable. It would hugely worsen traffic problems and pollution. Schools and Health services would be overstretched. The Green Belt's open countryside in which nearly 4,000 of the houses would be built would be sacrificed for ever and its walks and views lost. Natural habitats and wildlife would be destroyed. Oxford City Council has been allocating land in the city for employment instead of for housing. It has ignored the impact on surrounding Districts and failed in its duty to cooperate. The City Council should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-0727 10/10/2017 Bridget Davidson N

1830

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-0728 08/10/2017 Denis Rodger

1835

Comments

Object to policy PR1(a) to build 4,400 houses in this area to satisfy Oxford's alleged "unmet housing need" because: - Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature and is not an appropriate strategy. - The government has recently produced a new method for calculating housing need. This indicates that the "housing need" is much lower than indicated by the Strategic Housing Market Assessment. This needs to be assessed and housing allocations adjusted accordingly. - Believe this proposal is unjustified and unsustainable.

Changes Sought

Reasons for Participation

PR-C-0730 09/10/2017 Monik Rodger

1840

Comments

Object to policy PR1(a) to build 4,400 houses in this area to satisfy Oxford's alleged "unmet housing need" because: - Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature and is not an appropriate strategy.- The government has recently produced a new method for calculating housing need. This indicates that the"housing need" is much lower than indicated by the Strategic Housing Market Assessment. This needs to be assessed and housing allocations adjusted accordingly.- Believes this proposal is unjustified and unsustainable.

Changes Sought

Reasons for Participation

PR-C-0735 08/10/2017 Christopher Rogers N

1848

Comments

Object to Policy PR1(a) to build 4.400 houses in this area for Oxford overspill. This is not a proven requirement and not justified. It is based on a highly inflated estimate of housing need in the county. It is unsustainable. It would hugely worsen traffic problems and pollution. Schools and Health services would be overstretched. The Green Belt's open countryside in which nearly 4,000 of the houses would be built would be sacrificed for ever and its walks and views lost. Natural habitats and wildlife would be destroyed. Oxford City Council has been allocating land in the city for employment instead of for housing. It has ignored the impact on surrounding Districts and failed in its duty to cooperate. The City Council should do more to meet its own needs.

Changes Sought

Reasons for Participation

PR-C-0737 01/10/2017 Pauline Alvarez

1863

Comments

Object to policy PR1(a) because: • The government has recently produced a new method for calculating housing need. This indicates that the "housing need" is much lower than indicated by the Strategic Housing Market Assessment. This needs to be assessed and housing allocations adjusted accordingly. • Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature Believe this proposal cannot achieve what is intended; it is unsustainable and inappropriate• There are other ways of responding to unmet housing needs that prioritise affordable housing.

Changes Sought

Reasons for Participation

Page 1994

PR-C-0759 10/10/2017 Barry Homans N

5376

Comments

Object to Policy PR1(a) to build 4,400 houses in this area for Oxford overspill 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought

Reasons for Participation

PR-C-0759 10/10/2017 Barry Homans N

1910

Comments

Object to Policy PR1(a) to build 4,400 houses in this area for Oxford overspill 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-0773	10/10/2017	Philip	Rawle	Greenlight Developments	Y	Y	N	Y

1951

Comments

Does not consider the Partial Review of Cherwell Local Plan to pass the 'tests' of soundness, in terms of being positively prepared, justified, effective and consistent with National policy. This is because the Partial Review does not make reference to the need for C2 units (residential institutions, including care homes), nor to care/nursing homes more generally. Policy PR2 deals with C3 uses only. Further limitations on current local planning policies (adopted and emerging) are outlined in the accompanying Note prepared by Lichfield's. In terms of National policy, the Government's National Planning Practice web-based resource in the section on 'Housing and economic development needs assessments' provides guidance to the plan-making process on how to deal with 'housing for older people'. Failure of the Partial Review to meet the care needs of the District will clearly have significant implications on housing options for Cherwell's increasingly ageing population. The accompanying Note prepared by Lichfield's quantifies that like the rest of the UK there is a clear need for care homes in Cherwell. Examples are found in the Oxfordshire SHMA, which projects the number of people with dementia and mobility issues in Cherwell and Oxfordshire will roughly double by 2031 (end of this Plan period). The latest DCLG figures project the number of people in Cherwell living in communal establishments to double by 2031. The Lichfield's' Note sets out the care need for Cherwell as follows: • In Cherwell District itself, the latest DCLG projections show growth in the number of people over age 75 living in communal establishments of 565, i.e. this is the number of care home bed spaces needed (2011 – 2031). However, as the Council are planning for housing growth well in excess of demographic trends, which will lead the population growth in excess of demographic trends, 565 bed spaces should be considered a minimum to plan for up to 2031. • In terms of Oxford City's need, the DCLG projections suggest a need for a further 305 bed spaces by 2031, and (as with its housing need) a proportion of this may well go unmet. Cherwell will inevitably import some of Oxford's care home needs, as those additional residents (who otherwise would have lived in Oxford) age and move into care homes. This further justifies the use of the 565 figure for Cherwell as a minimum, which may need to be increased if unmet care home need for Oxford is identified. Lichfield's' Note on Care Home Need provided.

Changes Sought

Greenlight asserts that it in order for this clear 'need' for care bed spaces to be met in Cherwell over the Plan period, specific policies are required to:(a) Set the delivery of this need over the Plan period as a requirement - this requirement being a minimum of 565 bed spaces by 2031; and(b) To identify and allocate sites to accommodate this need in the Plan and on the Policies Map.To this end, Greenlights' land interest at Skimmingdish Lane, Bicester, which is currently subject to planning application 17/01428/F, provides an opportune site to be allocated for a 64-bed care home; thus accommodating some 11.3% of the bed space requirement (based on a total requirement of 565 bed spaces) over the Plan period (by 2031).To demonstrate how the site at Skimmingdish Lane, Bicester can accommodate a 64-bed care home, and therefore to assist in informing its allocation as a care home site in the Plan, enclosed with this letter is the site location plan and proposed site layout plan, both of which form part of the current planning application on the site.

Reasons for Participation

The matters raised in these representations are of a strategic nature to the plan.

PR-C-0774	10/10/2017	Ailsa	Reid				N	

1956

Comments

Object to the scale of the proposed housing developments in the Kidlington and Yarnton area. Aware that more housing is needed, spent several years hoping to find 'affordable' housing within Oxford, before deciding that this was not possible and had to buy elsewhere, with a lot of assistance from family. Does not think it is sensible that Oxford be allowed to dictate terms to the surrounding area, rather that it should be made to put its own house in order. Extremely alarmed by the plans to sacrifice Green Belt land for housing, in defiance of Government and Cherwell District Council's own policies. Not only will this permanently sacrifice open spaces to housing, it will set a precedent for further development. Particularly concerned by the possibility of development of land behind The Moors, Kidlington – this is a valuable open space much used by local people, and acts as a vital habitat reservoir for wildlife. It is particularly appreciated by the local deer herd – I have seen up to 14 visible at one time in a single space – but much smaller wildlife depends on this rarely cultivated land for winter food and shelter. A quick fix for Oxford's woes now will result in the loss of this amenity and habitat for ever. Much of the proposed development area is also low-lying and prone to flooding – new houses are already being built near Yarnton on floodplain land – with the rise in rainfall and extreme weather events this can only lead to more and worse flooding events. Building on this low-lying land will remove space which flood water could spread onto to prevent it from causing flooding further downstream in Oxford and other communities. Does not believe that there will be a meaningful amount of 'affordable' housing in the proposed developments. The Oxford area is bleeding talent at one end because young people cannot afford to live here, and increasing traffic at the other as those who can at least afford to live nearby commute in (aware of people commuting to Kidlington from Swindon, Didcot, and Aylesbury, despite relatively low wages by the area standards), and if situations such as that at Templar Square with just 20% of "affordable" units are allowed, this will not only continue but get much worse.Utterly astonished by the lack of plans to improve the road network. Traffic already regularly backs up well through Kidlington in the morning, and it only takes a single incident to cause major traffic problems through the area. Without major investment in infrastructure, the extra vehicles from the proposed developments will cause traffic chaos of the sort we have seen recently with the works at the Wolvercote and Cutteslowe roundabouts on a daily basis, clogging the Northern routes into the city, and causing gridlock on the roads feeding them. I know from long experience the effect this has on the A34 which is supposed to be a major transport artery bringing goods North and South across the country, but it seems is likely to become one huge traffic jam if these developments are allowed to go ahead. The growth in traffic they will cause is utterly unsustainable.

Changes Sought

Reasons for Participation

PR-C-0775	10/10/2017	Jon	Alsop	Savills on behalf of Christ Church, Exeter & Merton Colleges and Oxford University	Y

522

Comments

Support with amendments. The consortium supports the objective of achieving sustainable development in meeting Oxford's housing needs and the commitment of the Council to work with the other authorities of Oxfordshire to achieve this objective.

Changes Sought

It is requested in addition that the Council should commit to work with other relevant agencies and authorities, as well as to ensure the participation of residents in defining the strategy. Also, the landowners of allocated sites will, in addition to the developers, be key participants in the process and contributors to a sustainable outcome. The consortium that has participated in preparing these representations has interests as landowners in the allocated sites and confirm their willingness to actively engage in the ongoing plan-making process and subsequent planning application process when appropriate.

Reasons for Participation

On behalf of the consortium, given the significance of their land interests, would wish to participate in the oral examination.

PR-C-0790	10/10/2017	Chris	Shaw	Bloor Homes Western	N	Y	N	Y

5471

Comments

Policy PR1 of the Local Plan Partial Review proposes to make provision for 4,400 new dwellings. This apportionment forms part of a figure of 15,000 new dwellings, which would be distributed between each of the Local Authorities in Oxfordshire in order to contribute towards Oxford's unmet housing needs until 2031. Each of the authorities have agreed to their respective apportionments, with the notable exception of South Oxfordshire District Council, which was recommended to identify sites to provide 4,950 new dwellings towards Oxford's needs. This is the largest, single apportionment of each of the Oxfordshire authorities. Paragraph 64 of the Oxfordshire Growth Board report to Committee dated 30 November quoted. Given the above and in order to achieve the objectively assessed needs and ensure the soundness of the emerging Cherwell Local Plan Part 1 Addendum, the evidence base needs to be sufficiently up to date and robust to enable agreement on the unmet housing need to be reached and for the unmet need to be properly planned within the Housing Market Area. On the basis of the evidence provided, it is clear that the working figure of 15,000 is not a true indication of unmet need with Oxford City now anticipating need to be in the region of 22,000. On this basis, it is clear that the apportionment of housing between the Oxfordshire Authorities is likely to need to be increased and therefore the apportionment of 4,400 to Cherwell District Council can only be treated as a minimum in order to ensure the soundness of the plan.

Changes Sought

Reasons for Participation

It is considered necessary to ensure that the Local Plan Partial Review is legally and procedurally compliant, positively prepared, justified, effective and compliant with national policy.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-0790	10/10/2017	Chris	Shaw	Bloor Homes Western	N	Y	N	Y

2029

Comments

Object to the assumed housing requirement for the Local Plan Partial Review of 4,400 dwellings to be provided towards Oxford's need by 2031. The Preferred Options for the Oxford Local Plan 2036 (June 2017) confirms that this figure does not represent the "true unmet need figure that needs to be met outside of Oxford", which would need to be further updated following adoption of the Oxford Local Plan (Table Opt. 9). Accordingly, the Oxfordshire Strategic Housing Market Assessment (SHMA) (March 2014) identified an Objectively Assessed Need (OAN) for Oxford of between 24,000 and 32,000 new dwellings between 2011-2031. Given the estimated capacity of sites, including commitments, within Oxford (ca.10,000 dwellings) set out by the Housing and Economic Land Availability Assessment (HELAA) (October 2016), this indicates that Oxford's true unmet need that needs to be met elsewhere in Oxfordshire is closer to around 22,000 new dwellings. Indeed, the Post-SHMA SWP clarifies that the apportionment represents an assessment of the capacity of shortlisted 'green areas' (Appendix 5, Post-SHMA SWP) and is only a recommendation that "should only be viewed as an input to the process rather than an output" (Paragraph 132, Post-SHMA SWP).

Changes Sought

Reasons for Participation

It is considered necessary to ensure that the Local Plan Partial Review is legally and procedurally compliant, positively prepared, justified, effective and compliant with national policy.

PR-C-0791	10/10/2017	Keiron	Ward				N	Y

2032

Comments

The Plan is based on the discredited calculations of the Oxfordshire SHMA which have been heavily criticised since they were made public in early 2014. Reference to a report by Prof. A Wenban-Smith. Calculations suffer from numerous errors including projections of jobs growth that are exaggerated in order to support funding bids from the (unelected and unaccountable) Local Enterprise Partnership. Regardless of whether or not the SHMA is accurate the Council have failed to considered the existence of Green as a reason not to meet the assessed need. This option is not even included in its assessment of alternatives. CDC not reviewing the SHMA despite the publication of the Government's consultation document on housing needs. Reference to the consultation document. Reference to Oxford's emerging Local Plan. Paragraph 1.20 of the adopted Local Plan Part 1 quoted. Oxford's housing need has not been "fully and accurately defined" as required by the Inspector. Cherwell may NOT make substantial amendments to the Green Belt boundaries as proposed in this partial review without conducting a joint review as required by the Inspector. This further evidences that the plan is premature. Reference to a letter from Cllr Barry Wood.

Changes Sought

The plan should be withdrawn as premature until there is a "full and accurate definition" of Oxford's needs, and its ability to meet them, taking into account the new DCLG methodology.

Reasons for Participation

Would like to be represented by Kidlington Development Watch at the oral examination in public. For the reasons given in the Kidlington Development Watch representation.

PR-C-0791	10/10/2017	Keiron	Ward				N	Y

2033

Comments

The plan for 4,400 houses in the Green Belt is not sustainable because it would mean that - traffic problems would get much worse (separate representation on PR4a) - public services and other infrastructure would be even more stretched (see also separate representation on PR11) - open countryside in the green belt, which is intended to be permanent, would be sacrificed for ever. Countryside walks and views would be lost to local residents in Kidlington, Begbroke and Yarnton who do not have the benefit of local parks, and for whom the countryside is currently a substitute. - Natural habitats would be destroyed. The natural environment will be a major causality. Loss of habitat and increased recreational use of the green spaces that remain will stress and endanger wildlife. The Council's contention that the development will result in a net increase in biodiversity is implausible and not supported by evidence. - Environmental quality and quality of life for existing residents will suffer as air, noise and light pollution would increase.

Changes Sought

The plan is not sustainable and is unsound. Cherwell need to withdraw it, decide what is meant by 'sustainable' and rethink accordingly.

Reasons for Participation

Would like to be represented by Kidlington Development Watch at the oral examination in public. For the reasons given in the Kidlington Development Watch representation.

PR-C-0809	02/10/2017	Philip	Kemp					

2197

Comments

Objection to proposed new housing on Kidlington Green Belt. Kidlington would just become part of Oxford losing it's identity. Not enough thought has gone into the infrastructure required (health facilities, schools and shops). Roads will not cope with extra traffic, already bad enough. The need for more housing needs careful and sensitive planning. Oxford is off loading its responsibility onto Cherwell which is totally unacceptable.

Changes Sought

Reasons for Participation

PR-C-0813	08/10/2017	Jennifer	Betts				N	

2201

Comments

This policy is unsound as it prematurely makes decisions about allocating Green Belt land in advance of properly identifying the need (still pending the outcome of Oxford City Local Plan and the new formula in "Planning for right Homes in Right Places" substantially reduces the unmet need) and has not proven that there is a clear deliverable infrastructure plan. 4400 houses cannot possibly be reasonably built in this part of the district. If the land is allocated at the proposed densities there will be an overprovision and unnecessary destruction of Green Belt.

Changes Sought

Reasons for Participation

PR-C-0814	07/10/2017	David	Betts				N	

2217

Comments

4400 is an unproven figure. Oxford City Council have rejected many sites that could be used for housing and is allocating more land for employment at a time when they are unable to meet the housing need. New formula in "Planning for right Homes in Right Places" substantially reduces the unmet need and the Oxford Local Plan needs to be taken into account before allocating valuable Green Belt land to large swathes of housing which almost joins Kidlington, Begbroke and Yarnton with Oxford in one large urban sprawl. The plan does not demonstrate the ability of the area to accommodate such large scale development, is weak on infrastructure proposals that can be delivered, and does not make the case for adequate affordable housing that can be accessed by people who live in Cherwell and work in Oxford. Objection that this plan is unsound as it prematurely makes decisions about allocating Green Belt land in advance of properly identifying the need and has not proven that here is a clear deliverable infrastructure plan. Furthermore the land allocated is more than is needed to meet the housing numbers proposed at the densities proposed with unnecessary destruction of the Green Belt.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-0820	10/10/2017	Richard	House	Gladman Developments	Y	Y	N	Y

5077

Comments

The figure of 4,400 homes to help Oxford meet its housing needs should be regarded and referred to in the Plan as a minimum housing requirement for Cherwell to provide. This is because the total figure for the unmet need for Oxford being 15,000 homes is at present a working assumption agreed by the Oxfordshire Growth Board. This figure may increase as work progresses on the Oxford City Local Plan and the capacity of the City to accommodate new housing development crystallises. * It is also the case that South Oxfordshire District Council has not signed up to its apportionment of the unmet need for Oxford and in its Submission Local Plan to be consulted on in October this year, it proposes to accommodate only 3,750 dwellings of its Growth Board apportionment of 4,950 dwellings of the unmet need. If the Local Plan is adopted in that format following examination, it may be necessary for the balance to be redistributed between the other Oxfordshire Districts including Cherwell. * Gladman considers that in order to be found sound, sufficient flexibility needs to be built into the Local Plan Partial review to provide for contingency to ensure that the Objectively Assessed Need for the Oxfordshire Strategic Housing Market is met in full. The need to address the substantial unmet housing need is urgent bearing in mind that the Strategic Housing Market Assessment period began in 2011 and that six years of that unmet need has already elapsed. Failure to address that need urgently will have severe repercussions on the local economy. The evidence draws on the advice of the NPPF and the NPPG & SHMA.

Changes Sought

Reasons for Participation

Gladman requests that it is given the opportunity to discuss the significant objections contained within these representations at the Examination in Public. These issues and concerned are identified in table 1 of the attached representations.

PR-C-0821	09/10/2017	Caroline	Johnson		Y	Y	N	N

2244

Comments

PR1 seeks to satisfy Oxford's "unmet housing need" yet Oxford's own Local Plan has not yet been prepared and in recent weeks a Government Consultation has suggested a change in the formula used for calculation of housing need which would make a significant change to the figures suggested by the SHMA.The contention that Oxford cannot be met within its own boundaries is disputed as is the number of houses required. Oxford needs to put housing before reserving sites for employment. Oxford has very low unemployment and so Oxford's drive to locate employment in the city centre is unnecessary. This strategy is unsustainable, leads to more commuters and more transport problems. The Cherwell process needs to pause and await the finalisation of these two processes The current proposal is unjustified and unsustainable.

Changes Sought

The process should be restarted once the Oxford Local Plan has been completed and thus when any unmet housing need of Oxford is known. When Cherwell does this it should correct the errors made in this process and take account of the importance of the Green Belt and provide solutions which do not impact the Green Belt.

Reasons for Participation

PR-C-0822	09/10/2017	Iain	Johnson		Y	Y	N	N

5669

Comments

Do not agree with the councils statement of the "unmet housing need". It is overstated and relies on an increase in employment that may not happen (particularly as the employment plans are based on a projected growth that may well be too optimistic). The UK government has recently proposed a different calculation for housing need (The strategic housing market assessment). This is much less than the councils calculation of "need" . Oxford city councils view that the growth of employment takes precedence over the governments re-calculation cannot be proved and is opinion not fact. Secondly: Oxford has plenty of land within its city limits but chooses to allow this land to be developed for employment in a city where , frankly, employment is not a problem. The employment need is not in Oxford but outside it. The housing shortfall of existing employment could be met by building on land currently earmarked for "employment" within the city. Adding employment to oxford and then building houses on its edge and asking other authorities to build houses just beyond it's edge will create more transport problems, more congestion and more pollution with real risks to health and wellbeing of its citizens.

Changes Sought

The local plan should be scrapped and the investigation and research started again.The local plan should recognise the importance of the Green Belt. The Green belt isn't an inconvenient anachronism to be discarded. It is essential to the wellbeing of the citizens of Oxford and surrounding towns and villages. It is evident that the UK government values its green belt more than this local plan does.The Government national planning policy framework states that the Green belt exists to prevent unban sprawl, prevent neighbouring towns merging, safeguard countryside from encroachment, preserve setting and character of historic towns (such as Oxford!), assist in urban regeneration (by forcing entities such as the Oxford city Council, the University and its colleges to consider land in the city for housing and not more unnecessary jobs).

Reasons for Participation

PR-C-0834	10/10/2017	Linda	Ward		N	Y		

5170

Comments

The plan for 4,400 houses in the Green Belt is not sustainable because it would mean that - traffic problems would get much worse (separate representation on PR4a) - public services and other infrastructure would be even more stretched (see also separate representation on PR11) - open countryside in the green belt, which is intended to be permanent, would be sacrificed for ever. Countryside walks and views would be lost to local residents in Kidlington, Begbroke and Yarnton who do not have the benefit of local parks, and for whom the countryside is currently a substitute. - Natural habitats would be destroyed. The natural environment will be a major causality. Loss of habitat and increased recreational use of the green spaces that remain will stress and endanger wildlife. The Council's contention that the development will result in a net increase in biodiversity is implausible and not supported by evidence. - Environmental quality and quality of life for existing residents will suffer as air, noise and light pollution would increase.

Changes Sought

The plan is not sustainable and is unsound. Cherwell need to withdraw it, decide what is meant by 'sustainable' and rethink accordingly.

Reasons for Participation

Wish to be represented by Kidlington Development Watch at the oral examination in public.

PR-C-0834	10/10/2017	Linda	Ward		N	Y		

2275

Comments

The Plan is based on the discredited calculations of the Oxfordshire SHMA which have been heavily criticised since they were made public in early 2014. Reference to a report by Prof. A Wenban-Smith. Calculations suffer from numerous errors including projections of jobs growth that are exaggerated in order to support funding bids from the (unelected and unaccountable) Local Enterprise Partnership. Regardless of whether or not the SHMA is accurate the Council have failed to considered the existence of Green as a reason not to meet the assessed need. This option is not even included in its assessment of alternatives. CDC not reviewing the SHMA despite the publication of the Government's consultation document on housing needs. Reference to the consultation document. Reference to Oxford's emerging Local Plan. Paragraph 1.20 of the adopted Local Plan Part 1 quoted. Oxford's housing need has not been "fully and accurately defined" as required by the Inspector. Cherwell may NOT make substantial amendments to the Green Belt boundaries as proposed in this partial review without conducting a joint review as required by the Inspector. This further evidences that the plan is premature. Reference to a letter from Cllr Barry Wood.

Changes Sought

The plan should be withdrawn as premature until there is a "full and accurate definition" of Oxford's needs, and its ability to meet them, taking into account the new DCLG methodology.

Reasons for Participation

Wish to be represented by Kidlington Development Watch at the oral examination in public.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-0836 09/10/2017 Chris Pack N

2264

Comments

Objection to Policy PR1 to build 4,400 houses in this area for Oxford overspill. This is not a proven requirement and not justified. It is based on a highly inflated estimate of housing need in the county. The review was carried out by a property company -GL Hearn Ltd. They can hardly be called independent when they state that their purpose is to " provide property advice to the public sector, developers, investors and occupiers" No wonder we have little trust in the SHMA. The shortcomings of the SHMA forecasts have been shown by recent changes from Government in the way in which housing need is calculated. The new housing methodology does indicate that the Oxford unmet need would shrink to about 9,000 (instead of 15,000), and that in Cherwell the 4400 proposed should be cut to about 2200.The whole basis for arguments demanding Cherwell supply 4400 new homes, and the case for exceptional circumstances justifying a release of high grade GB land is founded upon inaccurate figures. Therefore it is premature to make decisions on the CLPPR until accurate figures are available for unmet housing need in Oxford City. Once Green Belt land is released it can never return.Furthermore the sheer scale of the proposal to build 4400 houses in a relatively small part of the Cherwell closest to the city cannot be justified by the evidence base for the CLPPR showing GB land affected being of high or moderate value. Irreparable damage would be caused to the functions of the Green belt, individual identities of communities including Oxford itself, loss of open land separating communities and increased traffic congestion and pollution. Objection: premature in terms of the accuracy of Unmet Housing Need and therefore Not Justified in terms of the scale of proposed development across a small area damaging the key functions of Green Belt.

Changes Sought

Reasons for Participation

PR-C-0837 05/10/2017 Dr James Jocelyn N

2272

Comments

The Plan promises to deliver unsustainable growth in housing supply and promote unsustainable commuting patterns. The Plan has considered housing development in isolation as the one and only solution to Oxford's need for affordable housing. It has only considered various housing development schemes in this 'all or nothing' context, when the proportionate evidence suggests that wider policy responses may present more justifiable strategies for addressing the Unmet Need identified by the SHMA. Paragraph 1.11 reads: "Oxford has a high level of housing need and problems of affordable access to the housing market." This bland but no doubt carefully considered sentence encapsulates the Plan's overall lack of integrity. It immediately establishes an erroneous context for all that follows. It seeks to establish the level of housing need as the primary issue with the question of affordability as secondary. It is immediately followed by Table 2, which notes that is "adapted" from the source document, the 2014 SHMA. "Adapted" indeed: most grievously, this table defines its figures for Housing Need as "net" numbers. Thus Oxford is presented in Paragraph 1.14 as having an "objectively assessed" net need for 28,000 new homes for the period 2011-2031. This is a serious misrepresentation of the data presented by the SHMA - a misrepresentation that underpins every argument and conclusion in the Plan. The Plan and the Sustainability Assessment both lack integrity because every part of them proceeds from this misrepresentation. Detailed comments provided on the SHMA. The policy seems entirely self-serving and moreover is in in no way consistent with the government's guidance on defining sustainable development. The development proposed in the Partial Review, by imposing a minimum of 2,200 surplus market homes on Cherwell, will cause harm to the delivery of the Cherwell Local Plan by rendering its outcomes unsustainable (for e.g. in terms of commuting patterns, increased congestion and pollution). Thus even by its own definition, the Partial Review is unsustainable and thus Unsound.

Changes Sought

The Plan can only be made Sound by addressing the issue of sustainability - and that means addressing the issue of housing affordability in a wider context than that of new construction. This approach would deliver thousands of unnecessary market homes to Cherwell - a result that flatly contradicts the guiding principle of sustainability in National Planning Policy. The Plan can only be made Sound by recognising the whole range of data in the Evidence Base and basing action upon a reasonable interpretation of that data, rather than cherry picking and misrepresenting data in the tendentious fashion of the Plan as currently presented. It must be noted that certain documents in the Evidence Base, notably the Sustainability Appraisal, are compromised by the fact they explicitly proceed from such tendentious misrepresentations.

Reasons for Participation

Page 1998

PR-C-0842 10/10/2017 Duncan Chadwick David Lock Associates on behalf of University of Oxford, Merton College and a private landowner N Y Y Y

2279

Comments

The Tripartite supports Policy PR1. Also supports the reference in paragraph 5.20 that development 9via the Partial Review) must not adversely affect the delivery of the Council's spatial strategy in the adopted Local Plan Part 1, which also contains policies relevant to development proposed via the Partial Review (also if necessary via Policy PR12b). However, as drafted, the Tripartite considers that the Policy is not consistent with Section 70(2) of the Town and Country Planning Act 1990 and Section 38 (6) of the Planning and Compulsory Purchase Act, 2004 (as amended), which provide that in dealing with any planning application the Council shall have regard to, inter alia, any other material considerations, which would include the National Planning Policy Framework, other national policy guidance and other considerations.

Changes Sought

Proposed changes suggested to PR1: …..Development proposals to meet Oxford's needs will be supported if they:
(1) Accord with the Vision, Objectives and Policies of this Partial Review;
(2) Comply with other relevant Development Plan policies;
(3) Pay regard to other material planning considerations (e.g. NPPF); and
(4) Demonstrate that they will achieve sustainable development

Reasons for Participation

The land owned and controlled by the Tripartite comprises some 86% of the largest draft allocation within the Plan and as such, occupies a unique and vitally important role in meeting Oxford's Unmet Housing Needs. As such, the Tripartite consider it is essential that it is present (and/or represented) and participates at the Examination in order to assist the inspector by responding to any queries that may arise and supporting the assessment of the soundness of the Plan.

PR-C-0846 10/10/2017 Alison Noel N

2283

Comments

Object to policy PR1(a) to build 4,400 houses in this area to satisfy Oxford's alleged "unmet housing need"because:• Oxford's Local Plan has not yet been finalised so Cherwell's allocation of homes is premature and is not an appropriatestrategy • The government has recently produced a new method for calculating housing need. This indicates that the "housingneed" is much lower than indicated by the Strategic Housing Market Assessment. This needs to be assessed andhousing allocations adjusted accordingly • Believes this proposal is unjustified and unsustainable.

Changes Sought

Reasons for Participation

PR-C-0847 10/10/2017 Dr Michael Fraser N N N Y

5289

Comments

The local planning process is sovereign and this includes not only the Cherwell Local Plan review but also the development of Oxford City's Local Plan. Given that the Partial Review concerns Oxford City's unmet housing need it would seem illogical that Cherwell may proceed with accepting the SHMA recommendation and determining the development sites whilst Oxford City has only just completed a consultation on the options for its Local Plan. This unreasonable situation is compounded by Cherwell's selection of Green Belt sites for the vast majority of the 4,400 houses. Our view is that exceptional circumstances will, of necessity in this context, have little basis in the absence of Oxford City's Local Plan. Partial Review should wait until Oxford City Council has confirmed their unmet housing need. Oxford City Council should explore all options including capacity. Detailed comments provided on the Housing and Economic Land Availability Assessment (HELAA).

Changes Sought

For the reasons given above AND the Representations made by the Begbroke & Yarnton Green Belt (BYG) Campaign which are additionally supported, the Plan in its current form cannot be changed to make it legally compliant or sound and should therefore be withdrawn and NOT be submitted for Inspection.

Reasons for Participation

Would like the Begbroke & Yarnton Green Belt (BYG) Campaign to represent meat the Examination should it take place.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-0847 10/10/2017 Dr Michael Fraser — N N N Y

5290

Comments

Referenced the 5 purposes of the Green Belt and NPPF paragraphs 82-84. Quotes provided on the Elmbridge Local Plan and Poole Local Plan. Quotes provided on NPPG's guidance on the Housing and Economic Land Availability Assessment (HELAA). Reference to Policy ESD14 of the adopted Local Plan Part 1. it is reasonable to conclude that whilst local districts may have accepted an apportionment of Oxford's unmet housing need the actual number is not absolute and the Local Plan process may determine that Cherwell, for example, is unable to accommodate the apportioned figure due to existing national policies, such as Green Belt. Conversely, Oxford City, through the development of its own Local Plan and consideration of urban density, re-allocation of land previously earmarked for employment use, etc. may determine that the total unmet housing need is lower than that recommended by the SHMA and post-SHMA work. The latter point will especially apply should Oxford City seek to justify exceptional circumstances to remove Green Belt land that falls within its own jurisdiction. Reference to Oxford's Preferred Options document.

Changes Sought

For the reasons given above AND the Representations made by the Begbroke & Yarnton Green Belt (BYG) Campaign which I additionally support and adopt as part of my own Representation in this document, the Plan in its current form cannot be changed to make it legally compliant or sound and should therefore be withdrawn and NOT be submitted for Inspection.

Reasons for Participation

"Would like the Begbroke & Yarnton Green Belt (BYG) Campaign to represent meat the Examination should it take place"

PR-C-0848 08/10/2017 Plamen Petroff — N N

2287

Comments

Object to policy PR1(a) to build thousands of houses in this area to satisfy Oxford's alleged "unmet housing need" because:- The chosen area is not justified. With reference to the National Planning Policy Framework (NPPF), (Para 7) removing a gap between Oxford and Kidlington does NOT 'support strong, vibrant and healthy communities'. The facts are :- it reduces the Green Belt (by ignoring 'healthy); provide houses for commuters (not to local people in need) to London (ignoring 'vibrant'); higher population and density do not automatically bring strength (ignoring 'strong'); it brings tension, because of the noise, traffic, pollution, inequality.- Merging cities (in this case Oxford and Kidlington) and making megacities is against the government policy.- Does not show a robust understanding of housing requirements in Oxfordshire.- Does not take into account any changes in population projections, migration and demographic trends after Brexit.- Does not take into account the new methodologies produced by the Government for calculating house needs, as a result the assessment if house needs is not objectively assessed and it is not based on fact (i.e. against the National Policy).- The proposal is unjustified, unsustainable and irreversible, by providing quick win for authorities and bringing long term damage for the community, present and future generations.

Changes Sought

Revise the Plan

Reasons for Participation

PR-C-0850 10/10/2017 Colin Homans — N

2291

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought

Reasons for Participation

PR-C-0851 10/10/2017 Margaret Homans — N

2296

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought

Reasons for Participation

PR-C-0852 10/10/2017 D Homans — N

2301

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought

Reasons for Participation

PR-C-0856 10/10/2017 Anne Clifton — N

2313

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought

Reasons for Participation

PR-C-0857 10/10/2017 Elaine Oke — N

2318

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought

Reasons for Participation

PR-C-0858 10/10/2017 Katherine Andrews — N

2323

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-0859 10/10/2017 S Wentzel N

2328

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought

Reasons for Participation

PR-C-0860 10/10/2017 Daphne Hampson N

2333

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought

Reasons for Participation

PR-C-0861 10/10/2017 Walker N

2338

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought

Reasons for Participation

PR-C-0878 05/10/2017 Tim Davison N

2375

Comments

Object to policy PR1(a) to build 4,400 houses in this area to satisfy Oxford's alleged "unmet housing need" because: • Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature and is not an appropriate strategy.• The government has recently produced a new method for calculating housing need. This indicates that the "housing need" is much lower than indicated by the Strategic Housing Market Assessment. This needs to be assessed and housing allocations adjusted accordingly.

Changes Sought

Reasons for Participation

PR-C-0882 05/10/2017 Carl Smith N N N Y

2382

Comments

Objects based on the fact that the proposed number of 4,400 additional homes in Kidlington & surrounding area by 2031 has not been democratically assessed & scrutinised through public consultation. It is hoped that this will be addressed through any resulting public examination which should consider reducing the number of planned dwellings. The new Government method for calculating housing need has thrown doubt into the number of homes required to be built in Oxfordshire over this period. Particularly the need to build so many dwellings in the Green Belt (GB). Thus, a review of housing need, including an examination listening to local peoples concerns when making planning decisions is currently taking place. The results from this consultation is not scheduled to come into force until March 2018. It is therefore hoped that the proposals in the Cherwell Local Plan can be deferred until new directives have been published, along with revised housing numbers. It is also hoped that a redesign of the CDC proposals has taken place in order to preserve/protect as much of the GB as possible. However, in the event that CDC's proposed plan proceeds, then objections are made on the grounds that the partial review does not comply with national & local planning policies & will not meeting the proposed future visions & objectives. Increasing housing densities could reduce the amount of GB land taken and cause less degradation to the countryside. Concern is also expressed about CDC's proposals overwhelming the local infrastructure & overloading various public services. This would create risk to those who use them in Kidlington & surrounding area. The additional housing will also lead to increased congestion, pollution & accidents on the local road network.

Changes Sought

Reasons for Participation

Based on the representation, would like to reserve the right to respond if necessary.

PR-C-0885 06/10/2017 Don Manley N

2385

Comments

The homes Oxford "needs" should be found within Oxford's boundaries. The "needs" assessment in terms of numbers have not been convincingly proved. Moreover, there is no guarantee that the houses built between Oxford and Kidlington would be occupied by people working in Oxford - for whom they may well be too expensive. More likely the houses would be brought by London commutes.

Changes Sought

Reasons for Participation

PR-C-0892 10/10/2017 Brian Dempster N

2398

Comments

Object to PR1 (a). Not convinced that there is a real need for the 4,400 houses as proposed. This is based on two criteria. Firstly property prices in Kidlington are already inflated beyond the reach of many people. Cannot believe that, unless Cherwell DC will be effectively legislating for and controlling the selling price of the houses that are built, then this will be any different under the proposals. Secondly there are already vacant homes in Kidlington, -largely because they are over priced for local people.

Changes Sought

Reasons for Participation

PR-C-0895 10/10/2017 Mrs Joyce Morris

2409

Comments

Object to Policy PR1(a) to build 4000 houses in this area for Oxford overspill. The figures quoted in the estimate of Oxford's future housing needs have been highly inflated and is not justified. Little effort has been made to find areas within the City of Oxford where there could be new housing. Consider it unsustainable for Cherwell District to seek to build 4,400 homes to meet Oxford's housing need. The already considerable traffic problems on the roads leading to Oxford will become even worse. The main road through Kidlington, the A 4166 is already extremely slow moving in the rush hour. There will be pressure on the schools, the health centres and all local amenities. Building 4,400 houses will result in the destruction of many country walks and natural habitats. The pleasure and health benefits that local people experience by having access to these areas will be replaced by a less healthy, noisier and crowded environment.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-0898 10/10/2017 David Burt N

2416

Comments

Object to Policy PR1a to build 4400 houses in this area for Oxford overspill. The 4400 houses requirement is based on a "Guesstimate" of future growth which has been heavily criticised as being unreliable and not justified. Oxford City has been prioritising business premises over housing for years and has ignored the impact on surrounding districts and failed in its duty to cooperate. The City Council should do more to meet its own needs. The roads leading into Oxford are already congested and the extra traffic would make matters worse with increased air and noise pollution. Local Health facilities and schools which are already under pressure would be overwhelmed. The Green Belt's open countryside in which nearly 4400 houses are to be built would be lost for ever. The walks through the countryside in open air, so essential for the health and wellbeing of the population would disappear.

Changes Sought Reasons for Participation

PR-C-0899 10/10/2017 Prof John Morris N

2419

Comments

Strongly object to Policy PR1 (a) to build 4000 houses in this area for Oxford's overspill. The figures quoted in the estimate of Oxford's future housing needs have been inflated and the proposal not justified. Little effort has been made to find areas within the City of Oxford where there could be new housing. New housing should be provided as close as possible to where the jobs are and there is a good city bus service. It is unsustainable for Cherwell District to seek to build 4,400 homes to meet Oxford's housing need. The already considerable traffic problems on the roads leading into Oxford will become even worse. The main road through Kidlington, the A 4166 is already extremely slow moving in the rush hour. There will be pressure on the schools, the health centres and all local amenities. Building 4,400 houses will result in the destruction of many country walks and natural habitats. The pleasure and health benefits that local (and Oxford) people experience by having access to these areas, will be seriously eroded by a less healthy, noisier and crowded environment.

Changes Sought Reasons for Participation

PR-C-0900 10/10/2017 Kieran Brooks N

2422

Comments

Object to Policy PR1(a). The construction of 4,400 homes in this area for overspill from Oxford is not a justified or proven requirement. Oxford City should do more to meet its own housing needs. I don't believe that the duty to cooperate under the NPPF should be invoked to the proposed scale without further evidence that Oxford City cannot support further housing development within its own boundaries. The proposals place an unfair emphasis upon surrounding areas which will not benefit from their expansion in any way. The development & it's location will serve London Commuters, especially given the proximity to Oxford Parkway. The proposals are unsustainable. Oxford's "unmet housing needs" seem a convenient vehicle for Developers to service the 'Buy to Let' market & London Commuters.

Changes Sought Reasons for Participation

PR-C-0902 14/08/2017 Mrs Elizabeth C Mills N

2429

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-0903 14/08/2017 HF Way N

2434

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-0904 12/08/2017 Michael Cavey N

2439

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-0905 22/08/2017 David Elvidge N

2444

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-0906 07/08/2017 Patricia Ann Heath N

2449

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-0907	11/08/2017	David G	Hitchens				N	
2454	Comments							
	Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.							
	Changes Sought			Reasons for Participation				
PR-C-0908	11/08/2017	Susan H	Booker				N	
2459	Comments							
	Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.							
	Changes Sought			Reasons for Participation				
PR-C-0909	11/08/2017	Mrs A P	Aust				N	
2464	Comments							
	Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.							
	Changes Sought			Reasons for Participation				
PR-C-0910	08/08/2017	J E	Cox				N	
2469	Comments							
	Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.							
	Changes Sought			Reasons for Participation				
PR-C-0911	10/10/2017	Mrs D	Harrys				N	
2474	Comments							
	Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.							
	Changes Sought			Reasons for Participation				
PR-C-0912	08/08/2017	Michael	Sims				N	
2479	Comments							
	Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.							
	Changes Sought			Reasons for Participation				
PR-C-0913	07/08/2017	Mr A	Leake				N	
2484	Comments							
	Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.							
	Changes Sought			Reasons for Participation				
PR-C-0914	07/08/2017	Moya	Hermon				N	
2489	Comments							
	Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.							
	Changes Sought			Reasons for Participation				
PR-C-0915	06/08/2017	Fred Paul	Brightmore				N	
2494	Comments							
	Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.							
	Changes Sought			Reasons for Participation				
PR-C-0916	07/08/2017	Mrs Patricia	Watson				N	
2499	Comments							
	Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.							
	Changes Sought			Reasons for Participation				

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-0917 07/08/2017 Keith Watson N

2504

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-0918 10/10/2017 Kelly Balliu N

2509

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-0919 07/08/2017 Kevin & Natalie Brownsill N

2514

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-0921 14/08/2017 Ursula Dawson N

2524

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-0921 14/08/2017 Ursula Dawson N

2528

Comments

Object to PR1a, PR3, PR11, plus unreasonable consultation process. Object to CDC failing to commission and examine an environmental report. It is NOT good enough to leave it to contractors. Strongly Object to CDC not representing the people of Cherwell and choosing to give into pressure from Oxford. Not acceptable. On your website you have 4 priorities; 1. Sound budgets & customer focussed council. You are ignoring the customer. 2. Thriving communities. You are intending to smash the community to pieces. 3. District of Opportunities. Letting Oxford City Council pressure you makes this a ridiculous statement. 4. Safe, clean and green. You are proposing lots of traffic, fumes, getting rid of Green Belt. Why are you proposing to do the opposite of what you state on you website are your priorities?

Changes Sought Reasons for Participation

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PR-C-0922 10/08/2017 C R Masters N

2529

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-0923 09/08/2017 David Barber N

2534

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-0924 07/08/2017 Mr & Mrs M J Brown N

2539

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-0925 08/08/2017 Mrs S M Atkins N

2544

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-0926 10/10/2017 M C Makepeace N

2549

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-0927 07/08/2017 Moira Robinson N

2554

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-0928 07/08/2017 Michael C Warmington N

2559

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-0929 18/08/2017 P Newman N

2564

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-0930 02/08/2017 Michael Pollard N

2569

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

Page 2

PR-C-0931 08/08/2017 Mr & Mrs D G Nash N

2574

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-0932 08/08/2017 W L H Horlick N

2579

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-0933 11/08/2017 Clodagh Jakuborin N

2584

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-0934 23/08/2017 Jack Li N

2589

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-0935 24/08/2017 A Davenport N

2594

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-0936 10/10/2017 Sheila Nichols N

2599

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-0937 19/08/2017 Anne Sandy N

2604

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-0938 07/08/2017 Kate Rendle N

2609

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-0939 16/08/2017 J Hill N

2614

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-0940 16/08/2017 Felicity Peacock N

2619

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

Page 2605

PR-C-0941 14/08/2017 I Lyne N

2624

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-0942 11/08/2017 Mrs B Bellinger N

2629

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-0943 19/08/2017 Madelaine Demport N

2634

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-0944 20/08/2017 Ylber Balliu N

2639

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-0944 20/08/2017 Ylber Balliu N

2643

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-0945 22/08/2017 Sidney Oretagu N

2648

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0946 19/08/2017 Michael Foster N

2653

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0947 19/08/2017 Mrs Michele Allen N

2658

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0948 16/08/2017 P E Clayton N

2663

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0949 11/08/2017 John Holding N

2668

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0950 10/08/2017 Mr R M Gynes N

2673

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0951 10/10/2017 Julia Middleton N

2678

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0952 10/10/2017 Mr & Mrs F A Williams N

2683

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0953 06/08/2017 S Wells N

2688

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0954 09/08/2017 Mr Martin Long N

2692

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-0955 17/08/2017 M Blake N

2696

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-0956 13/08/2017 Margaret Russell N

2700

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-0957 17/08/2017 Erdogan Mustafa N

2077

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-0958 19/08/2017 Jane Brooks N

2081

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-0960 10/10/2017 Mr & Mrs P Bray N

2090

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

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PR-C-0963 11/08/2017 R Hardwick N

2714

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-0964 10/10/2017 C K Peddy N

2719

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-0965 24/08/2017 Nicky & Patrick Forsythe N

2724

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-0966 25/08/2017 Mrs J D Spacksman N

2729

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-0967 29/08/2017 A W White N

2734

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-0968 30/08/2017 Jane Green N

2739

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0969 10/10/2017 Kim Weitzel N

2744

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0970 31/08/2017 G M Brooke N

2749

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0971 08/11/2007 Mrs Claire Ring N

2754

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0973 31/08/2017 Dr Guy Harrison N

2764

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0973 08/10/2017 Guy Harrison N

1920

Comments

:Object to Policy PR1(a) to build 4,400 houses in this area for Oxford overspill. In the light of recent government revisions of the number of houses needed, this is a highly inflated estimate of need which is unsustainable. Quotes Leyla Moran MP's call at the parish council meeting for the whole consultation to be stopped until an accurate estimate of need has been made. The current plan would hugely worsen already unmanageable traffic congestion. It would increase air pollution and therefore be directly detrimental to the health and wellbeing of residents in the area. No funding has been identified for infrastructure and essential public services and already underfunded and struggling health and education services will deteriorate further. Oxford City Council has been allocating land for employment instead of housing in a county where there is very low unemployment and no urgent need to create new jobs. It has ignored the impact on surrounding Districts and failed in its duty to cooperate. The City Council could and should do more to meet its own needs which would obviate the need for the proposed development. Moreover, very few of the houses would be affordable in reality given the track record of developers (witness prices at Barton Park). It is likely that most of the new houses will serve London commuters and that Kidlington's young people and the county's key workers still won't get the affordable housing they need.

Changes Sought | Reasons for Participation

PR-C-0974 22/08/2017 Mrs Pamela Lampard N

2769

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0975 24/08/2017 Mrs J Franklin N

2774

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0976 23/08/2017 S P Spacksman N

2779

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-0977 23/08/2017 R Lewis N

2784

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0978 23/08/2017 Mrs L Gregory N

2789

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0979 24/08/2017 Mrs Margaret Eynon N

2794

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0980 10/10/2017 Ruth Higginson N

2799

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0981 13/08/2017 K Middleditch N

2804

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

Page 2009

PR-C-0982 14/08/2017 Paul Blake N

2809

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0983 16/08/2017 Mr & Mrs J & M Smith N

2814

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0984 17/08/2017 Trevor Cuss N

2819

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0985 18/08/2017 Jenifer Beesley N

2824

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0986 19/08/2017 Farimah Zarrivi N

2829

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-0987 20/08/2017 Timothy Kenneth Simmons N

2834

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0988 20/08/2017 Mrs M Simmons N

2839

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0989 14/08/2017 Heather Field N

2844

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0990 17/08/2017 Mr & Mrs G J Barrett N

2849

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0991 07/08/2017 P W Harvey N

2854

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0992 21/08/2017 Paul & Olga Jones N

2859

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0993 19/08/2017 R Prowton N

2864

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0994 21/08/2017 Mr M Bennett N

2869

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0995 11/08/2017 Marian Adams N

2874

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0996 19/08/2017 D Grant N

2879

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-0997 22/08/2017 Mrs B M Brown N

2884

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-0998 12/08/2017 Geoffrey Ayres N

2889

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-0999 13/09/2017 Malcolm Williams N

2894

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1000 20/09/2017 Joan Leech N

2899

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1001 06/09/2017 Paul Burgess N

2904

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

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PR-C-1002 20/08/2017 Peter & Amanda Clarke N

2909

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1003 10/10/2017 Mr & Mrs M J Goodin N

2914

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1004 20/08/2017 G W McIntyre N

2919

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1005 21/08/2017 Nicola King N

2924

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1006 21/08/2017 Mrs S Amiralai N

2929

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-1007 21/08/2017 Chris & Diane Hodgkins N

2937

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1009 16/08/2017 Mrs A Emberton N

2946

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1010 20/08/2017 James Philpott N

2951

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1011 23/08/2017 Tony Norris N

2956

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1012 24/08/2017 T Norris N

2097

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1013 23/08/2017 Reg Bendall N

2102

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1015 03/09/2017 Michael Trinder N

2966

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1016 03/09/2017 Christine Trinder N

2971

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1017 17/08/2017 Mrs Newing N

2976

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1018 24/08/2017 John & Maire Walden N

2981

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-1019 30/08/2017 Mrs Janet Jeffreys N

2986

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1020 31/08/2017 Raymond Suter N

2991

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1021 30/07/2017 Jenny Cooper N

2996

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1022 25/08/2017 George Wakefield N

3001

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1023 24/08/2017 Ann Ayris N

3006

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

Page 2013

PR-C-1024 24/08/2017 Rodger Ayris N

3011

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1025 08/08/2017 Eileen Bloomer N

3016

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1026 19/08/2017 Mrs C L Roberts N

3021

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1027 24/08/2017 A A Green N

3026

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1028 24/08/2017 Mrs C Green N

3031

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-1029	24/08/2017	Mrs S	Higgins				N	
3036								

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1030	01/09/2017	F L G	Ratford				N	
3041								

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1031	24/08/2017	David	Blackwell				N	
3046								

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1032	11/09/2017	Mr & Mrs	Mayling				N	
3051								

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1033	17/09/2017	Peter	Gough				N	
3056								

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1034	15/09/2017	Emma	Gough				N	
3061								

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1035	18/08/2017	Jo	Gough				N	
3066								

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1036	18/09/2017	Andrea	Van Rooyen				N	
3071								

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1037	25/09/2017	J P	McArdle				N	
3076								

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1038	02/10/2017	Mrs G	Honey				N	
2112								

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-1039 09/08/2017 David Payne N

2117

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1040 05/10/2017 Dr J D Priddle N

2122

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1041 05/10/2017 Deborah Quare N

3079

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1042 03/10/2017 Rosemary Werlinger N

3084

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1043 04/10/2017 Beccy McKenna-Jones N

3089

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

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PR-C-1044 13/08/2017 Dennis, Wendy, Steve Richens N

3094

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1045 09/10/2017 T J Soanes N

3099

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1046 09/10/2017 Tim Madge N

3104

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1047 15/08/2017 G E Dunn N

3109

Comments

Objects to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1048 14/08/2017 D Pittick N

3114

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-1049 15/08/2017 Emma Luo N

3119

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1050 18/08/2017 Ann & Phil Smith & Urquhart N

3124

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1051 18/08/2017 Robert Bruce N

3129

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1052 18/08/2017 Mrs Elizabeth Bruce N

3134

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1053 17/08/2017 TJ White N

3139

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1054 19/08/2017 Sandra Whitfield N

3144

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1055 08/08/2017 Barry Hiles N

3149

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1056 24/08/2017 Mrs Valerie Brennan N

3154

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1057 10/10/2017 S D Rugg N

3159

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1058 23/08/2017 Mr & Mrs Moore N

3164

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-1059 04/10/2017 Clare Phillips N

3169

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1060 01/10/2017 Mrs F M Boolt N

3174

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1061 02/10/2017 Peter Druce N

3179

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1063 24/08/2017 L & CF McKeever N

3189

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1064 20/08/2017 E Morris N

3194

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

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PR-C-1065 23/09/2017 Norma Aubertin-Potter N

3199

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1066 28/09/2017 Anthony Andrews N

3204

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1067 21/09/2017 Gordon Tasker N

3209

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1068 10/08/2017 Mrs Joyce Ruiz N

3214

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1069 23/08/2017 Louise M Green N

3219

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-1070	10/10/2017	A V	Smith				N	
3224	Comments							
	Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.							
	Changes Sought			Reasons for Participation				
PR-C-1071	24/08/2017	Matt	Bassett				N	
3229	Comments							
	Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.							
	Changes Sought			Reasons for Participation				
PR-C-1072	27/08/2017	Julia	Cameron				N	
3234	Comments							
	Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.							
	Changes Sought			Reasons for Participation				
PR-C-1073	17/08/2017	Mr CW & Mrs PS	Armstrong				N	
3239	Comments							
	Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.							
	Changes Sought			Reasons for Participation				
PR-C-1074	08/08/2017	David	Bloomer				N	
3244	Comments							
	Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.							
	Changes Sought			Reasons for Participation				
PR-C-1075	21/08/2017	J	Mills				N	
3249	Comments							
	Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.							
	Changes Sought			Reasons for Participation				
PR-C-1076	21/08/2017	Pauline	Kearney				N	
3254	Comments							
	Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.							
	Changes Sought			Reasons for Participation				
PR-C-1077	24/09/2017	John	Sear				N	
3259	Comments							
	Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.							
	Changes Sought			Reasons for Participation				
PR-C-1078	21/09/2017	Glenda	de la Bat Smit				N	
3264	Comments							
	Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.							
	Changes Sought			Reasons for Participation				
PR-C-1079	22/07/2017	Chris	Eyre				N	
3269	Comments							
	Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.							
	Changes Sought			Reasons for Participation				

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-1080 22/07/2017 Mrs S Connell N

3274

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1081 22/07/2017 D Knott N

3279

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1082 22/07/2017 George A Innes N

3283

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1083 22/07/2017 D Jones N

3287

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1084 04/10/2017 Mr R G & Mrs C Littlewood N

3292

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

Page 2019

PR-C-1085 04/10/2017 Mrs S Morton N

3296

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1086 25/08/2017 Michael S Bradley N

3301

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1087 11/09/2017 C Sherriff N

3306

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1088 28/09/2017 Mrs Sheila Churchill N

3310

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1089 25/09/2017 Wendy Cowley N

3315

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-1090 28/09/2017 R E Hunt N

3320

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1091 June Boffin N

3325

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs. We need the green spaces for us and our children.

Changes Sought Reasons for Participation

PR-C-1092 25/09/2017 Bernard Boffin N

3330

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1093 29/09/2017 Simon Godsave

3335

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1094 28/09/2017 Mrs Godsave N

3340

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1095 05/09/2017 Jackie & Steve Garlick N

3345

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1096 05/10/2017 Sue Wrist

3350

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1097 05/10/2017 Mr & Mrs Hand N

3355

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1098 05/10/2017 Betty Laitt N

3360

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1099 10/10/2017 Turid Walsh N

3365

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-1100 09/10/2017 Vassilis Karatzios N

3569

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1100 10/10/2017 Vassilis Karatzios N

3370

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1101 10/10/2017 Brian Beesley N

3375

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1102 09/10/2017 Sarah Karatzios N

3564

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1102 10/10/2017 Sarah Karatzios N

3380

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

Page 2021

PR-C-1103 12/09/2017 A E Dudley N

3385

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1105 10/10/2017 Mrs Alison Machin N

3398

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1105 10/10/2017 Mrs Alison Machin N

3403

Comments

Oxford should be considering the many GB spaces that are available to build affordable homes in and around the city and should not be considering Cherwell as the answer to it's own housing problem.

Changes Sought | Reasons for Participation

PR-C-1106 10/10/2017 Katrina Jenkins N

3405

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1107 10/10/2017 V Butcher N

3410

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-1108 10/10/2017 Roy Hounslow

3415

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1109 10/10/2017 Hilary Watkins N

3420

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1110 25/09/2017 Miss L Smith N

3425

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1111 10/10/2017 Norman Davies N

3430

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1112 10/10/2017 Miss P Edgington N

3435

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1113 10/10/2017 Linda Brogden N

3440

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1114 10/10/2017 RK Brogden N

3445

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1115 10/10/2017 William Norton N

3450

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1116 10/10/2017 J Nelson N

3455

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1117 10/10/2017 P Clarke N

3460

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-1118 10/10/2017 Bryan Franks N

3465

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1119 10/10/2017 R Wheeler N

3470

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1120 10/10/2017 Mrs R Brown N

3475

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1121 10/10/2017 L Sullivan N

3480

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1122 10/10/2017 Mrs Josephine Lee N

3485

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

Page 2023

PR-C-1123 10/10/2017 Mr & Mrs K & J Abraham N

3490

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1124 10/10/2017 Mr M Stringer N

3495

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1125 13/09/2017 C M Jackson-Houlston N

3501

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1126 06/09/2017 Kim Bennell N

3505

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1127 14/09/2017 P & B J Wood N

3510

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-1128 25/09/2017 Mark Gardner N

3515

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1129 18/09/2017 Mrs M G Kibbey N

3520

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1130 24/09/2017 Richard L Eddy N

3525

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1131 24/09/2017 Amy & Michael Shorter N

3529

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1132 10/10/2017 Sonya Willoughby N

4358

Comments

Objection to building 4,400 houses in this area for Oxford overspill. This is not a proven requirement. It is based on a highly inflated estimate of housing need in the county. It is not sustainable. Consultation should be deferred until true figure known. Currently property is not selling locally as people cannot afford it - why build more unaffordable houses - this will only attract London commuters.

Changes Sought | Reasons for Participation

Page 2024

PR-C-1132 26/08/2017 Sonya Willoughby N

3534

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1133 06/10/2017 Mrs J & Mr C Floyd N

3539

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1134 06/10/2017 Margaret & David Dee N

3544

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1135 05/10/2017 R D Walton N

3549

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1136 06/10/2017 G Furry N

3554

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-1137 09/10/2017 David Lee N

3559

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1140 06/10/2017 Sheila E Middleton N

3574

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1141 08/09/2020 Lawrence J Middleton N

3579

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1142 30/09/2017 Mrs Patricia Shaw N

3584

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1143 04/10/2017 Ray Norrie N

3589

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1144 01/10/2017 M J Elliott N

3594

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1145 01/10/2017 Mrs M Elliott N

3599

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1146 04/10/2017 Daria Nastri N

3609

Comments

Objection to build 4400 houses in this area for Oxford overspill. This is not a proven requirement, not justified and not sustainable. It would worsen pollution and traffic problems, overstretch schools and hospitals even more.

Changes Sought Reasons for Participation

PR-C-1146 04/10/2017 Daria Nastri N

3604

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1147 04/10/2017 Mik Ashfield N

3617

Comments

Objection to build 4400 houses in this area for Oxford overspill. This is not a proven requirement, not justified and not sustainable. It would worsen pollution and traffic problems, overstretch schools and hospitals even more.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-1147 04/10/2017 Mik Ashfield N

3612

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1148 02/10/2017 Lucy Pilgrim N

3619

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1148 02/10/2017 Lucy Pilgrim N

3624

Comments

The Strategic Housing Management Assessment report is discredited and incorrect. These figures are unsustainable.

Changes Sought | Reasons for Participation

PR-C-1149 03/10/2017 Mary Franks N

3627

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1150 25/09/2017 Robin Cowley N

3632

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1151 09/09/2017 Ida D Leach N

3637

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1152 12/08/2017 Georgina Ashton N

3642

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1153 12/08/2017 G Pollard N

3647

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1154 16/08/2017 Lianne O'Sullivan N

3652

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1155 11/08/2017 Emma & Gary Billingham & Sargent N

3657

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-1156 12/08/2017 N H Crombie N

3662

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1157 12/08/2017 Joanna Towersey N

3667

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1158 11/08/2017 Richard Priscott N

3672

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1159 10/10/2017 Mrs J Riordan N

3677

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1160 06/07/2017 S Tonkin N

3682

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1161 05/09/2017 Mr & Mrs J Holland N

3687

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1162 24/08/2017 Mr & Mrs L Lacey N

3693

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1163 11/07/2017 Mrs Bettina Lewington N

3698

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1164 24/08/2017 Stephen Mundy N

3703

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1165 23/08/2017 Dr Nika, Jiri Abu, Faytl N

3709

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-1166 24/08/2017 Mr Ken Morris N

3714

Comments

Objects to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1167 21/08/2017 Mrs Pauline Rushby N

3719

Comments

Objects to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1168 08/08/2017 Christopher Cosby N

3724

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1169 11/08/2017 Jan & Andy Hodgson N

3729

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1170 09/08/2017 Mr & Mrs M Fennymore N

3734

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1171 12/08/2017 Matthew Hunt N

3739

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1172 08/08/2017 Robin Carey N

3744

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1173 30/08/2017 Mrs M Henton N

2127

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1174 30/08/2017 Larysa Yurkova N

2132

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1175 14/08/2017 Mrs J Townsend N

2137

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-1176 23/08/2017 Eileen & Allan Nicholls N

3750

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1177 18/08/2017 Mr D Townsend N

3755

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1178 11/08/2017 Christina Allen N

3760

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1179 09/08/2017 Mrs S E Bullock N

3765

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1180 10/08/2017 Mrs A Brenan N

3770

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

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PR-C-1181 09/08/2017 Mrs Baggett N

3775

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1182 19/08/2017 Mrs F Haley N

3780

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1183 19/08/2017 Mrs Celia Wilson N

3785

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1184 19/08/2017 M O'Mahoney N

3790

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1185 19/08/2017 N O'Mahoney N

3795

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-1186 12/08/2017 Heather Eustice N

3800

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1187 14/08/2017 Mrs J Butler N

3805

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1188 10/08/2017 N B Tinnion N

3810

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1189 05/08/2017 Terence Yeatman N

3815

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1190 14/08/2017 Mrs A Wyatt N

3821

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1191 18/08/2017 Mark Dilks N

3826

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1192 23/08/2017 David & Alison Cook N

3831

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1193 08/08/2017 Robert Craig N

3836

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1194 19/08/2017 Lauren Bates-Brownsword N

3841

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1195 23/08/2017 D Dean N

3846

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-1196 08/08/2017 Dianne Bates-Brownsword N

3851

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1197 08/08/2017 Darryl Bates-Brownsword N

3861

Comments

Objection to building 4,400 houses in the Kidlington area. This is unsustainable and will worsen traffic problems and pollution. GB will be lost to future generations and natural habitat of many wildlife and plans will be destroyed.

Changes Sought | Reasons for Participation

PR-C-1197 08/08/2017 Darryl Bates-Brownsword N

3857

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1198 23/08/2017 Malcolm & Joy Axtell N

3863

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1199 10/10/2017 Le Brun N

3868

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1200 21/08/2017 Yvonne Bunn N

3873

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1201 20/08/2017 Alison Turner N

3877

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1202 08/08/2017 Mary Timms N

3881

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1203 13/08/2017 Richard Hutchinson N

3889

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1204 13/08/2017 Bridget Blyth N

3893

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-1205	13/08/2017	Jake	Bennett				N	
3897	Comments							
	Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.							
	Changes Sought			Reasons for Participation				
PR-C-1206	13/08/2017	Sean	Blyth				N	
3901	Comments							
	Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.							
	Changes Sought			Reasons for Participation				
PR-C-1207	13/08/2017	Kate	Blyth				N	
3905	Comments							
	Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.							
	Changes Sought			Reasons for Participation				
PR-C-1208	10/10/2017	Mrs	Gonelt				N	
3909	Comments							
	Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.							
	Changes Sought			Reasons for Participation				
PR-C-1209	12/08/2017	Andrew & Caroline	Luckraft & Blunear				N	
3913	Comments							
	Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.							
	Changes Sought			Reasons for Participation				
PR-C-1210	11/08/2017	Jacqueline	Palmer				N	
3917	Comments							
	Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.							
	Changes Sought			Reasons for Participation				
PR-C-1211	15/08/2017	J M	Dow				N	
3921	Comments							
	Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.							
	Changes Sought			Reasons for Participation				
PR-C-1212	14/08/2017	M	Dimech				N	
3925	Comments							
	Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.							
	Changes Sought			Reasons for Participation				
PR-C-1213	10/10/2017	Rennie	Kennedy				N	
3929	Comments							
	Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.							
	Changes Sought			Reasons for Participation				
PR-C-1214	18/08/2017	S	Brain				N	
3933	Comments							
	Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.							
	Changes Sought			Reasons for Participation				

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-1215 17/08/2017 Mrs T R Brodie N

3937

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1216 14/08/2017 Mrs A Pearce N

3941

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1217 17/08/2017 E Lambourne N

3945

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1218 17/08/2017 R Lambourne N

3949

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1219 10/10/2017 Mrs Frances Clinkard

3953

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1220 16/08/2017 F Boult N

3957

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1221 16/08/2017 Janet Stevens N

3961

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1222 17/08/2017 Thom Murton N

3965

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1223 16/08/2017 Diana Lintott N

3969

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1224 18/08/2017 Mr B May N

3973

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-1225 18/08/2017 Mr & Mrs L B Darcey N

3977

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1226 08/08/2017 Daniel Mason N

3981

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1227 17/08/2017 C Blake N

3985

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1228 15/08/2017 H & C Wardrop N

3989

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1229 17/08/2017 Jane Rendle N

3993

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1230 07/08/2017 Elizabeth R Rendle N

2143

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1231 17/08/2017 Kim Lee N

2150

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I object to Policies, PR1(a), PR3, PR11 and it is an unreasonable consultation process. Countryside, landscape and walks will disappear. The current infrastructure will not cope with increased population. Traffic congestion during peak periods will be much worse.

Changes Sought Reasons for Participation

PR-C-1231 17/08/2017 Kim Lee N

2147

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1232 17/08/2017 Lucy Tarrant N

2151

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1233 05/09/2017 Mrs I Thatcher N

2155

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-1234 24/08/2017 Steph Bishop N

3996

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1235 12/08/2017 L Ayres N

4000

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1236 26/08/2017 Chris Grace N

4004

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1237 28/08/2017 Peter B Jeffreys N

4008

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1238 22/09/2017 Dr G P Maddison N

4012

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1239 04/09/2017 Mr & Mrs F Sarvari N

4016

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1240 10/10/2017 W Brown N

4020

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1241 14/08/2017 Thomas Pilgrim N

4024

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1242 22/08/2017 Zita Quinn N

4028

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1243 21/08/2017 Steve Burbridge N

4032

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-1244 13/08/2017 Pascal Godard N

4036

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1245 20/08/2017 Mrs M H Ford N

4040

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1246 22/08/2017 Mr B E Braley N

4044

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1247 10/10/2017 Maureen Gale N

4048

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1248 22/08/2017 Mrs D Gregory N

4052

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1249 22/08/2017 Sandy Lord N

4056

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1250 25/08/2017 Marcy Yousaf N

4060

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1251 18/08/2017 Catherine Sykes N

4064

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1252 15/08/2017 Joan Hadaway N

4068

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1253 21/08/2017 Mr & Mrs R S White N

4072

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-1254 21/08/2017 Mr A Bishop N

4076

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1255 17/08/2017 Philppa Burrell N

4080

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1256 16/08/2017 Margaret Crick N

4084

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1257 17/08/2017 Gerald Whitehouse N

4088

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1257 17/08/2017 Gerald Whitehouse N

4091

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I object to Policies PR1(a), PR3, PR11 and the unreasonable consultation process. What is proposed is rash and ill advised. Please reconsider. Prudence is paramount.

Changes Sought | Reasons for Participation

PR-C-1260 17/08/2017 D R Pickvance N

2165

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1261 23/08/2017 Mr & Mrs A Sinnott N

2171

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1263 11/08/2017 Mr B Hosier N

4098

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1264 10/08/2017 Brian Parkinson N

4102

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1265 10/08/2017 Mrs P & Miss S Cranfield N

4106

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-1266 23/08/2017 Margaret Beavan N

4110

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1267 23/08/2017 Mr W A Edgington N

4114

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1268 22/08/2017 S Bevis N

4118

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1269 22/08/2017 Mrs I Kabat N

4122

Comments

Objects to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1270 10/10/2017 Derek & Barbara Luke N

4127

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1271 24/08/2017 G M Waddle N

4132

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1272 19/08/2017 Mr & Mrs J Lloyd N

4137

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1273 20/08/2017 June Taylor N

4142

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1274 21/08/2017 Gordon Wyles N

4147

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1275 18/08/2017 Mrs Marjory Kilby N

4152

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-1276 19/08/2017 Mr M Pratley N

4157

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1277 19/08/2017 Miss B Pratley N

4162

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1279 20/08/2017 D Williams N

4171

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1280 20/08/2017 Mrs Williams N

4176

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1281 18/08/2017 Dawn Williams N

4181

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

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PR-C-1282 14/08/2017 Mr & Mrs B Knight N

4186

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1283 22/08/2017 NP Barrett N

4191

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1284 22/08/2017 Mrs J Barrett N

4197

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1285 17/08/2017 Diana Bouckham N

4201

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1286 17/08/2017 Mr & Mrs R Shepherd N

4205

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-1287 15/08/2017 Mr & Mrs R Harris N

2179

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. We object to PR1 and PR3. Green Belt means Green Belt forever.

Changes Sought | Reasons for Participation

PR-C-1287 15/08/2017 Mr & Mrs R Harris N

2176

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1288 14/08/2017 Kim Martin N

2180

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1289 14/08/2017 Ann Martin N

2184

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1290 15/08/2017 David & Janet Davis N

4210

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1291 15/08/2017 Mr D Myers N

4214

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1292 14/08/2017 Mr B & Mrs J Higgins N

4218

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1293 10/10/2017 L Howard N

4222

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1294 14/08/2017 C Howard N

4226

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1295 12/08/2017 E Bolden N

4230

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-1296 10/08/2017 Alison Ingram N

4234

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1297 09/08/2017 A Kelly N

4238

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1298 10/10/2017 M J Kelly N

4242

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1299 15/08/2017 S M Rawlings N

4246

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1300 13/08/2017 Mr & Mrs M Evans N

4250

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

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PR-C-1301 11/08/2017 Mrs K J Mansfield N

4254

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1302 22/08/2017 Mrs M Duffield N

4258

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1303 18/08/2017 P Foyle N

4262

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1304 02/10/2017 Graham Perks N

4266

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1305 07/10/2017 Catherine Mary MacRobert N

4270

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-1306 02/10/2017 Lucy Moore N

4274

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1307 04/10/2017 Dr Robert McGurrin N

4278

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1308 06/10/2017 Carolina & Peter Laitt N

4282

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1309 06/10/2017 Alicia Gardner N

4286

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1309 06/10/2017 Alicia Gardner N

4289

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I agree with reasons PR1(a), PR3, PR11 and unreasonable consultation process. Therefore, I oppose construction on the Green Belt.

Changes Sought | Reasons for Participation

PR-C-1310 06/10/2017 Douglas Roberts N

4290

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1310 06/10/2017 Douglas Roberts N

4293

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I agree with objections, PR1(a), PR3 and PR11 and to help save the Green Belt, the local countryside and our rural villages in Cherwell and Oxford's unmet housing needs. I support the stance CPRE Oxfordshire have taken that the city could meet most, if not all of it's housing needs within its own boundaries by prioritising land for housing and making sure houses are genuinely affordable homes that people are hoping for. This could be achieved by making better use of brownfield sites and taking a step increase in density targets. Extra housing would require extra transport requirements, but there appears to be no proposals to cope with increased traffic and congestion. Plans should be put on hold until this is addressed. Also Sandy Lane should be improved, not closed to vehicles. I believe CDC can do better with regard to building the required houses without concreting very the Green Belt we require for future generations.

Changes Sought | Reasons for Participation

PR-C-1311 05/10/2017 Adrian Thomas N

4294

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1312 09/10/2017 Anita Bayne N

4297

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-1313 09/10/2017 Simon Barnard N

4301

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1314 05/10/2017 M A Collier N

4306

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1315 07/10/2017 S J W McFarlane N

4310

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought Reasons for Participation

PR-C-1323 10/10/2017 Erlinda Boyle

4336

Comments

Object to PR1(a), building 4,400 homes to satisfy Oxfords alleged 'unmet housing needs' because this would exacerbate the worsening traffic problems to and form Oxford City, particularly during peak hours. This is not well thought out and unsustainable.

Changes Sought Reasons for Participation

PR-C-1343 09/10/2017 Miss Josephine Willoughby N

4393

Comments

Objects to building 4,400 houses to satisfy Oxfords alleged "unmet housing need" because: Oxfords LP has not yet been prepared so Cherwell's allocation of homes is premature & is not an appropriate strategy. The Govt. has recently produced a new method for calculating housing need. This indicates that the "housing need" is much lower than indicated in the SHMA. This needs re-assessment & housing allocation adjusted accordingly. It is unjustified & unsustainable

Changes Sought Reasons for Participation

PR-C-1360 09/10/2017 Dr Graciela Iglesias Rogers N

4431

Comments

PR1(a) to build 4,400 houses in this area under the argument that such a measure will provide affordable housing to Oxford City. Such view is based on a highly inflated estimate of housing needs as recognized by a recently released national government study which shows that the current SHMA housing targets are perhaps double of what is needed. It is therefore, unjustified and unsound. The plan has also not been positively prepared and as a result is not effective and unsustainable. Far from helping Oxford City, the present plan seems designed to satisfy London's housing and leisure demand – and in the process, it may well put many lives at risk. Practically all the areas selected for development are located near the newly opened Oxford Parkway railway station which offers a direct link to London Marylebone station and to the so-called 'London-Oxford Airport', a vast brown site surprisingly overlooked by this development plan, yet Oxford's need of a commercial airport is highly questionable considering that the city is located within easy reach of Heathrow, Birmingham and Gatwick airports. Instead, the Green Belt's open countryside will be sacrificed for ever and its walks and views lost. Natural habitats and wildlife will be destroyed. Locating 4,000 houses in its place and under the flight-path of a growing number of private jets and helicopters taking off and landing in the vicinity seems to be tempting providence. The name of the village of Begbroke ('Beg-broke') and those of its streets ending on 'Quarry' and 'Spring' are not accidental. The fields surrounding them are areas known for suffering occasional flooding and were once the site of a quarry (thus liable to subsidence). Home insurance there – if provided at all – could be very costly. Additionally, the present proposal will turn the relatively peaceful historic villages of Yarnton and Begbroke into an anodyne London commuting suburb (the north of Oxford City will become part of a vast urban sprawl encompassing Kidlington, Cutteslowe, Wolvercote, Yarnton, Begbroke and Bladon) that will become breeding grounds for social discontent. Developers across the country consistently default on their affordable housing quota. Predicted prices for so called starter homes at Barton Park, for example, are already beyond the reach of first-time buyers. Most of the new houses are likely to serve the London-commuter and buy to-let markets. Oxford City young people and the county's key workers still won't get the truly affordable housing they need.

Changes Sought Reasons for Participation

PR-C-1361 09/10/2017 Mrs Lorna Logan N

4432

Comments

Objects to PR1(a) because: Oxford's LP has not yet been prepared so Cherwell's allocation of homes is premature & is not an appropriate strategy. The Govt. has recently produced a new method for calculating housing need. This indicates that the "housing need" is much lower than indicated by the SHMA. This needs to be re-assessed & housing allocations adjusted accordingly. Believes the proposal is unjustified & unsustainable.

Changes Sought Reasons for Participation

PR-C-1366 09/10/2017 Dr & Mrs Charles Steiner N

4437

Comments

Object to PR1a, building 4,400 houses to satisfy Oxford's alleged 'un-met need' because; Oxford's LP hasn't been prepared yet, so CDC's allocation of homes is premature. The Government's new calculation method for housing need indicates less homes are needed, thus it should be adjusted accordingly. Proposal is unjustified & unsustainable.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-1368 09/10/2017 Helen Allen

4449

Comments

The justification for building 4,400 homes in the GB cannot be proved, and Oxford could build houses on the Northern Gateway development instead of making it a business development and thereby increasing the need for housing. Surely the problem is that too many local jobs cannot be filled due to a lack of affordable housing. Oxford City Council is putting economic development before the retention of the GB, which is not consistent with government guidance. Oxford could do more for its housing problem by reducing and enforcing the cap on the number of Oxford Brookes' students in private rented accommodation, which would release housing for families and could even be bought by the Council to provide another option. They could also ensure that the Oxford Brookes development for 800 students in Cowley is used to house students currently occupying Oxford's housing stock and not enable it to recruit more students. Oxford Council should also enquire as to why neither Oxford University nor Oxford Brookes was interested in student flats for several hundred students being built at West Way in Botley. Oxford is too small to accommodate two universities. Building on the GB area north of Oxford will not solve Oxford's housing problem but, with its proximity to Oxford parkway station, will create housing for London commuters.

Changes Sought

Reasons for Participation

PR-C-1368 09/10/2017 Helen Allen

4444

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought

Reasons for Participation

PR-C-1376 10/10/2017 Fay Curtis N

4462

Comments

Objection to building of 4,400 homes in this area for Oxford overspill. This is not a proven requirement, not justified and is based on a highly inflated estimate of housing need in the county. It is unsustainable, would worsen traffic problems and pollution and would overstretch schools and health services. The walks and views of the GB sacrificed for the building of nearly 4,00 of the houses would be lost forever and natural habitats and wildlife destroyed. Oxford City Council has allocated land in the city for employment instead of housing; it has ignored the impact on surrounding districts and failed in its duty to cooperate. The city Council should do more to meet its own needs.

Changes Sought

Reasons for Participation

PR-C-1387 10/10/2017 Shoha West N

4485

Comments

Object to building 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought

Reasons for Participation

Page 29044

PR-C-1396 09/10/2017 Paul Walker Oxford Bus Company Y

5160

Comments

SUPPORT the policy. With regard to meeting Oxford City's objectively assessed housing need (OAN), it is evident that the vastmajority of travel demands arising from this, wherever it is located, will by definition be seeking destinations within the City. It would be a great deal easier to provide attractive public transport options if housing were to be located adjoining the City. Nearby high-frequency bus routes could be made available to early and successive phases by incremental extensions with journey time advantages over private car use can be achieved owing to existing bus priority. Some of the locations closer to the existing edge of development will better enable this than some of the distant sites in transport terms. This approach is reflected in our response.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-1400	10/10/2017	Ms Deidre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council			N	Y

4506

Comments

Until the Oxford CC LP has been Examined & completed, the exact level of unmet need is uncertain, due to the mismatch between the 2031 date in the SHMA, & the 2036 date in the Plan. The Government's recent "Planning for the Right Homes in the Right Places" document on how OAN should be calculated means both Oxford & CDC's Partial Review Plans (CPRLP) will be subject to the new guidance. Thus, revisions may be required to update the 2014 SHMA. The Government indicate that both CDC & Oxford have overestimated the level of new housing required, & significantly less growth is needed. It is premature to make decisions on the (CPRLP), which only concerns accommodating Oxfords unmet need, until the Authorities have progressed to accurate conclusions on an updated OAN for Oxford, & tested this through the Examination into the Oxford CC LP. Only then can the scale of unmet need be established. KPC notes that the emerging Oxford Plan continues to allocate land for economic growth within its boundaries, thus reducing land available for housing growth. Representations have been made to Oxford CC, requesting a review of this strategy. It is not considered that sufficient priority is given to accommodating urgent housing need, in preference to further employment growth which will further exacerbate housing need. The distribution of unmet need between the neighbouring Authorities is currently guidance by the Oxfordshire Growth Board, to be tested in individual LPs against the reality of whether it can be accommodated. It states this is 'a working figure', within which CDC has been 'asked to consider 'accommodating 4400 units as its share. KPC do not consider the apportionment to CDC is reasonable, considering the short length of common boundary & adopted policies which seek to protect the separation of settlements close to the Oxford City boundary. The evidence base for the CPRLP demonstrates the scale of development proposed can't be accommodated in this area without harm to important interests, & is therefore unsustainable. I.e.. (i) Unacceptable harm to the integrity, functions & scale of the Green Belt (GB), (ii) Unacceptable congestion & worsening of air quality on local roads, (iii) Unacceptable damage to the individual character of local settlements, (iv) Unacceptable loss of open land which preserves a separation between settlements & is valued open land. PR1 confirms that development will only be sustainable if it 'does not cause harm to the delivery of the Cherwell Local Plan 2015'. It should also take account of the 2016 Kidlington Masterplan, which has as its core the essential need to preserve the separate identity of Kidlington. We considers PR1 does not represent sustainable development, & thus conflict with NPPF advice. The proposals are inconsistent with policies of the existing Development Plan including Policy ESD13 of the adopted Local Plan in terms of the impact on local landscape character, & ESD14 regarding separation of settlements. By increasing visual intrusion & harming the local landscape, development on this huge scale would be contrary to these policies. ESD15 seeks to respect an area's unique built, natural & cultural context. Development on this scale is incompatible with adopted Policy in the Cherwell LP. We object on grounds of prematurity. It is not possible to take the enormous & irreversible step of releasing land from the GB for development until it is demonstrated: (a) that exceptional circumstances exist to justify development in the GB, & (b) that the scale of 4,400 new homes in CDC is proven to be necessary.

Changes Sought

More detailed work is essential to determine the up to date OAN for Oxford City, & to maximise the use of land within the City boundary for new housing. The scale of unmet need can then be properly established.The Oxford Growth Board needs to consider afresh the distribution of newly calculated unmet need between the neighbouring Authorities, giving greater weight to the importance of avoiding the release of Green Belt (GB) land in Cherwell in particular, where studies have confirmed that existing GB land performs an essential GB function in terms of the NPPF. Until these processes have been completed, PR1 cannot be proven to be justified or in accordance with the NPPF in relation to the permanence of GB. PR1 provides an unacceptable starting point for the remainder of the Plan, & is premature in advance of up to date research. The scale of growth proposed at 4400 dwellings is too high & needs to be reduced in order to better achieve sustainable development. The Parish Council considers that any further development will lead to detrimental effects on the community and environment. However, if development has to be accepted then the quantum of growth should be restricted to a capacity which does not significantly adversely impact on the separation & separate identity of settlements, valued landscapes, local character and local transport congestion. If adopted PR1 should include an additional requirement that all new allocated development makes adequate provision for all relevant infrastructure, unless other arrangements have been secured. Development should not proceed in advance of certainty about the delivery of off-site infrastructure.

Reasons for Participation

KPC is an elected body, representing the views of a large number of people inthe part of the District which will be most affected by the proposed alteration to the Development Plan. In addition to having a statutory role in the Planning process, the Parish Council has an in depth understanding of the local area where new development is proposed, and is well placed tocontribute to the Local Plan process. It is essential for the KPC to be actively involved in the Examination, in order to be able to represent local views, fully respond to submissions made by others, and to address any modifications discussed in advance of the Examiners report.

PR-C-1401	10/10/2017	Alan	Lodwick	Alan Lodwick on behalf of Kidlington Development Watch	N	N	N	Y

5301

Comments

Object to the proposal for 4,400 homes in Cherwell to meet Oxford's needs.The 4,400 figure is not justified because it is based on the discredited calculationsof the Oxfordshire SHMA which have been heavily criticised since they were madepublic in early 2014 (see objections to the Local Plan Pt 1, including the report byProf. A Wenban-Smith). We contend that these calculations suffer from numerouserrors including projections of jobs growth that are exaggerated in order to supportfunding bids from the (unelected and unaccountable) Local Enterprise Partnership.3.4 By relying on the full SHMA figures, the plan overemphasises economicconsiderations at the expense of social and environmental considerations and theoutcome of this will be an unbalanced, unsustainable and unsound plan. Byaccepting the full figures without taking into account constraints such as Green Belt –as indicated by the NPPF - the plan is not consistent with national policy andguidance. The existence of Green Belt, as provided for in the NPPF, is a reason notto meet assessed need and the Council should have considered this in itsassessment of alternatives.3.5 The criticisms of the SHMA referred to above would appear to be borne out bythe figures calculated using the proposed methodology In the recent (Sept 2017)Government consultation "Planning for the right homes in the right places".3.6 The method proposed by DCLG in the consultation, which includes uplifts toaccount for affordability, results in an annual housing need for Cherwell of 762(compared with 1142 in the SHMA) and for Oxford City of 746 (compared with arange of 1200-1600 in the SHMA). We note that the Oxfordshire SHMA deemed thatno uplift for economic growth was necessary for Oxford City even on the mostoptimistic scenario. The new DCLG figures indicate that the SHMA numbers for bothDistricts are excessive as we, and others, have consistently argued since they werepublished.3.7 Oxford's need and its ability to accommodate it, has not yet been tested througha local plan examination. Its local plan is under preparation and is due to besubmitted in December 2018. The new DCLG method is intended to apply to planssubmitted after March 2018, so should apply to Oxford's local plan. It would clearlybe premature for Cherwell to plan now to meet Oxford's unmet need on the basis of any number higher than 746 per annum. To plan for more would run the serious risksof over-allocating land and unnecessarily damaging the Green Belt.3.8 Indeed, an examination of Oxford's proposals, taking into account the Council'sover allocation of employment land, might conclude that Oxford is capable ofaccommodating all of its need for housing. Furthermore, as Cherwell's own provisionin its approved Part 1 plan is considerably higher than the new DCLG figures, it maywell be that Cherwell's approved plan will also require review in order to reduce itshousing provision. We consider therefore that Cherwell's Partial Review is nowclearly rendered premature because it is not justified and therefore unsound. Anyconsideration of it should be deferred until after the Inspector's report into Oxford'splan is available.3.9 In further support of this we note that the proposed submission document quotesfrom the Pt1 Inspector's requirement to "Add a formal commitment from the Council,together with other relevant Councils, to undertake a joint review of the boundaries ofthe Oxford Green Belt, once the specific level of help required by the city of Oxford tomeet its needs that cannot reasonably be met within its present confines, is fully andaccurately defined" (para 1.20, p17). As outlined above, the "level of help" referred tohas not yet been "fully and accurately defined" as required by the Inspector. It alsocannot be appropriate for Cherwell to make substantial amendments to its Green Beltboundaries as proposed in this partial review, in advance of the joint review referredto by the Inspector. This plan is premature

Changes Sought

"The plan should be withdrawn as premature pending the "full and accurate definition" of Oxford's needs, and its ability to meet them, taking into account the new methodology proposed by DCLG."

Reasons for Participation

"We (Kidlington Development Watch – KDW) consider this is necessary because of:our extensive involvement with the consultations at all stages of the Cherwell LocalPlan to date; the considerable work we have undertaken to publicise the consultationourselves; of the feedback we have received from Kidlington residents; and, the largenumbers of them who have responded as a result of our efforts.KDW is a voluntary organisation run by Kidlington residents with experience andinterest in planning issues. We believe that effective, informed public participation inplanning consultations is vital to democratic policy making. We publiciseconsultations that directly affect Kidlington and offer advice on how people can bestmake their views known. In relation to this and the previous options consultation weprinted and distributed leaflets, put up posters, ran a stall on many Saturday marketsand at other events, participated in public and parish council meetings, provided information on our website and responded to requests for information from Kidlingtonresidents.As a result, we have gained a very good understanding of the views of Kidlingtonresidents, a large number of whom have made representations because of ouractivities. KDW's representations therefore reflect the views of much of the Kidlingtoncommunity."

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-1401	10/10/2017	Alan	Lodwick	Alan Lodwick on behalf of Kidlington Development Watch	N		N	Y

5302

Comments

The Council's definition of "Sustainable Development" is elastic. It meanswhatever the Council chooses it to mean. Interestingly it is not defined in theglossary. In policy PR1 the Council even chooses to say what is included in thedefinition "for the purpose of the Partial Review". The use of the phrase in this plan ismeaningless.4.4 We object to the proposal for 4,400 houses in the Green Belt as it is notsustainable because it would mean that:- traffic problems would get much worse (separate representation on PR4a)- public services and other infrastructure would be even more stretched (seealso separate representation on PR11)- open countryside in the green belt, which is intended to be permanent, wouldbe sacrificed for ever. Countryside walks and views would be lost to localresidents in Kidlington, Begbroke and Yarnton who do not have the benefit oflocal parks, and for whom the countryside is currently a substitute.- Natural habitats would be destroyed. The natural environment will be a majorcausality. Loss of habitat and increased recreational use of the green spacesthat remain will stress and endanger wildlife. We think that the Council'scontention that the development will result in a net increase in biodiversity isimplausible and not supported by evidence.- Environmental quality and quality of life for existing residents will suffer as air,noise and light pollution would increase.

Changes Sought

The plan should be withdrawn because it does not constitutesustainable development and is therefore unsound. A co-ordinated, balanced and sustainable spatial strategy should be developed co-operatively by the Oxfordshire authorities.

Reasons for Participation

We (Kidlington Development Watch – KDW) consider this is necessary because of:our extensive involvement with the consultations at all stages of the Cherwell LocalPlan to date; the considerable work we have undertaken to publicise the consultationourselves; of the feedback we have received from Kidlington residents; and, the largenumbers of them who have responded as a result of our efforts.KDW is a voluntary organisation run by Kidlington residents with experience andinterest in planning issues. We believe that effective, informed public participation inplanning consultations is vital to democratic policy making. We publiciseconsultations that directly affect Kidlington and offer advice on how people can bestmake their views known. In relation to this and the previous options consultation weprinted and distributed leaflets, put up posters, ran a stall on many Saturday marketsand at other events, participated in public and parish council meetings, provided information on our website and responded to requests for information from Kidlingtonresidents.As a result, we have gained a very good understanding of the views of Kidlingtonresidents, a large number of whom have made representations because of ouractivities. KDW's representations therefore reflect the views of much of the Kidlingtoncommunity."

PR-C-1405	10/10/2017	Donna	Palmer	Turley on behalf of landowner of northern parcel of land at south east Kidlington and Hill Residential Developments	Y	Y	Y	Y

4511

Comments

Oxford City Unmet Needs - Paragraph B.95 of the adopted Cherwell Local Plan (2015) committed the Council to undertaking a partial review of the Local Plan in the event that the work of the Oxfordshire Growth Board concluded that Cherwell and other Districts needed to meet additional need for Oxford. The current consultation document is the latest stage in the Council seeking to fulfil this commitment. The Partial Review Plan makes provision for the delivery of 4,400 new homes to meet Oxford City's identified needs. The 4,400 homes target represents the agreed apportionment by the members of the Oxfordshire Growth Board, with the exception of South Oxfordshire District Council, at its meeting on 26th September 2016. The proposed apportionment had been determined on the basis of a report from Land Use Consultants (LUC), which provided a spatial assessment of options for accommodating the unmet needs of the City, as well as other evidence relating to economic, education and transport considerations. It had been expected that the authorities would confirm a Memorandum of Cooperation at the meeting on the 26th September 2016 to the effect that the six authorities 'agree' that the apportionment figures "represent the agreed apportionment." However SODC was unwilling to agree to the Memorandum on the basis that the areas of search within their administrative area included in the LUC report had not been put forward by the District Council. Although the recognition by CDC of the need to make provision to assist in meeting Oxford City's unmet needs is supported, there remains significant uncertainty as to whether the 4,400 dwellings proposed to be provided for is in fact the correct level of development to be planning for. Since the Growth Board Meeting in September 2016, agreement has still yet to be reached with South Oxfordshire District Council in particular, although the emerging SODC Local Plan does make some provision of 3,750 dwellings towards meeting the needs of the City. The 4,400 dwellings figure is based upon an assumption that the unmet needs of Oxford City totals 15,000 dwellings. Notably, the Oxford City First Steps consultation (August 2016) itself appears to identify a shortfall of 22,000 rather than the 15,000 which was planned for by the Growth Board. There therefore remains a question as to whether the high level apportionment figure is correct, and consequently what implications there may be for the Local Plan Partial Review. The matter was the subject of discussion at the West Oxfordshire Local Plan Examination in Public however the Inspector's findings on this matter have yet to be published. In refusing to agree the apportionment proposed by the Growth Board, South Oxfordshire did raise that in their view Oxford City may be able to accommodate more of its own needs than is currently being allowed for. Whether this would equate to the additional 7,000 dwellings which appear to potentially be unaccounted for at this stage, and additionally reduce the currently proposed apportionment figures would appear to be unlikely. At this stage therefore, as a minimum, there are 1,250 dwellings (the proposed apportionment for South Oxfordshire excluding the level of provision they are currently planning for) for which provision is not currently being made for within Oxfordshire, and this could potentially increase to 8,250 dwellings, if the unmet need is ultimately determined to be 22,000 dwellings rather than 15,000. Following the Growth Board meeting on 26th September 2016 there has been no published update as to how matters are to be progressed following the failure to agree the apportionment figures with all authorities. As such it is unclear, leaving aside the question of the true scale of Oxford City's unmet needs, how the additional 1, is to be provided for. Notably the Growth Board papers for the 26th September meeting themselves highlighted that "it remains for individual authorities to test the SHMA results and its application in their respective local circumstances and to determine whether their Local Plans can sustainably accommodate development to meet the housing need identified." The proposed apportionment has not been subject to Sustainability Appraisal and as such there remains uncertainty that having agreed to the apportionment figures whether these authorities will in fact be able to deliver these requirements. As such, whilst we commend Cherwell for agreeing to accommodate 4,400 dwellings of Oxford City's unmet needs and consider it to be a pro-active response which potentially complies with the Duty to Cooperate, due to the remaining uncertainties sufficient flexibility should be built in to allow the Plan to respond to changing circumstances in order to make the Plan sound. The proposed requirement should be treated as a minimum figure and no phasing restriction should be applied to the delivery of the sites.

Changes Sought

Reasons for Participation

Our client has important land interests in the District and has raised matters important to the delivery of the Local Plan Partial Review which it would benefit the Inspector to discuss further at the Examination in Public.

PR-C-1405	10/10/2017	Donna	Palmer	Turley on behalf of landowner of northern parcel of land at south east Kidlington and Hill Residential Developments	Y	Y	Y	Y

5519

Comments

We support the commitment to meeting the needs of Oxford City. We agree with the proposed spatial distribution of development to meet those needs and consider this to be a sound approach.

Changes Sought

Reasons for Participation

Our client has important land interests in the District and has raised matters important to the delivery of the Local Plan Partial Review which it would benefit the Inspector to discuss further at the Examination in Public.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-1405 10/10/2017 Donna Palmer Turley on behalf of landowner of northern parcel of land at south east Kidlington and Hill Residential Developments Y Y Y Y

5387

Comments

Approach to meeting Oxford City Unmet Needs - In determining the appropriate spatial strategy to meet the needs of Oxford City, the Council have considered nine areas of search across the District as broad locations for accommodating the additional growth. Within these areas of search were 147 possible sites. Clearly the Council have undertaken a comprehensive review of potential areas to meet the needs of Oxford City. Importantly the Council has not sought to simply rely on the work undertaken on behalf of the Oxfordshire Growth Board which led to the proposed apportionment across the authorities. Whilst the work on behalf of the Growth Board did consider the availability of potential sites to accommodate development across the authorities and identify some potential locations, the report to the Growth Board made clear that it was for the individual authorities to test and conclude on suitable sites to meet the apportionment. Indeed, as noted above, the Growth Board papers made clear that it is was for the individual authorities to test whether the agreed apportionment could be accommodated in a sustainable manner, thereby allowing for a circumstance when individual authorities identified that they were ultimately unable to accommodate the agreed apportionment figures. In narrowing the areas of search, Cherwell have set out at paragraph 2.14 the six reasons why Options C to I were discounted. Importantly, proposed areas of search, and subsequently the sites themselves, must have a functional relationship with Oxford City in order for the new homes to actually make a contribution to the unmet needs of the City. This is reflected in the Council's recognition that the areas of search, amongst other matters, needed to build communities associated with Oxford and have good transport connections to the City. Importantly the Kidlington/Begbroke area also a functional economic relationship with Oxford given the location of the London-Oxford Airport, the University of Oxford's Begbroke Science Park, Oxford Spires Business Park and other commercial development along Langford Lane (north Kidlington). In light of this, the two options which the Council determined to proceed with were: Option A Kidlington & Surrounding Area and Option B North & East of Kidlington. This conclusion is supported by the Sustainability Appraisal of the Plan which identifies that: "Areas of Search A and B perform best in sustainability terms; … SA objectives related to sustainable transport and access to Oxford's employment areas are most influential in the differences between options. Areas A and B benefit from sustainable transport factors and access to services and facilities and jobs." Support is given for the proposed spatial strategy which reflects the importance of the interrelationship of the allocations with Oxford city whilst also not prejudicing the existing spatial strategy to meet the needs of Cherwell District as set out in the adopted Local Plan Part 1. A total of seven sites are proposed for allocation within the two areas of search in order to meet the unmet needs of Oxford City which have been apportioned to Cherwell District. The merits of the proposed allocation of the client's site as part of the wider South East of Kidlington allocation (Policy PR7a) are provided.

Changes Sought

Reasons for Participation

Our client has important land interests in the District and has raised matters important to the delivery of the Local Plan Partial Review which it would benefit the Inspector to discuss further at the Examination in Public.

PR-C-1426 10/10/2017 Kathleen Hayes N Y

4545

Comments

Please note that this response, though separate and my own, should be read in conjunction with the Representations made by the Begbroke & Yarnton Greenbelt Campaign "BYG" In my view the case for building 4,400 houses in this area of Cherwell District for Oxford overspill (Policy PR1) has not been adequately proved and it would now appear that the accuracy of the figures quoted in the Plan are in doubt, thereby making this policy unsound and not justified. It is also unsustainable as it will exacerbate existing traffic problems and put local services and amenities, which are already overstretched and struggling, under even greater pressure.

Changes Sought

Reasons for Participation

I would like the Begbroke and Yarnton Green Belt Campaign to act as my representative during the Examination by the Planning Inspector.

PR-C-1430 10/10/2017 Michael Marshall N

4558

Comments

Objection to Policy PR1(a) to build 4,400 houses in this area for Oxford overspill. This is not a proven requirement and not justified. It is based on a highly inflated estimate of housing need in the county. Oxford have not even produced their Local Plan so no housing need has yet been established by them in order for the surrounding authorities to address. The level of housing being proposed by Cherwell is unsustainable. It would hugely worsen traffic problems and pollution. Recent works to both the Wolvercote & Cutteslowe Roundabouts have not improved the morning congestion from Kidlington all the way through to Summertown along the Banbury Road. Traffic gridlock and air pollution will undoubtedly worsen due to thousands more vehicles on our roads. This is in addition to the extra traffic from the 22,000 houses already approved elsewhere in the District by Cherwell, and over 10,000 more houses to be built in the other Districts just for Oxford overspill. Construction traffic and road works will add to this chaos for years while the development takes place. The current road infrastructure is poor and, despite the modifications to the roundabouts on the ring road, without major investment and new relief roads adding more houses onto a system that cannot cope with existing levels of traffic is unsound. Health services would be overstretched. Waiting times to see your named GP in Kidlington – currently 3 to 4 weeks. This will only get worse with a further 4,400 households to accommodate and puts intolerable strain on current services. The Green Belt's open countryside in which nearly 4,000 of the houses would be built would be sacrificed for ever and its walks and views lost. Natural habitats and wildlife would be destroyed. Oxford City Council has been allocating land in the city for employment instead of for housing. It has ignored the impact on surrounding Districts and failed in its duty to cooperate. The City Council should do more to meet its own needs.

Changes Sought

Reasons for Participation

PR-C-1431 10/10/2017 Mrs Malini Perera N N

4563

Comments

Building 4,400 houses is not a justified or proven requirement (but a projection). It is not sustainable. Insufficient detail has been provided as to why Oxford's population increased by 13% compared to 8% in Cherwell in the decade from 2001 - 2011; a more detailed demographic breakdown is required for this; a significant proportion are students in full time education (i.e. not keyworkers). What measures/incentives have the university take to accommodate their students within their accommodation? There is no detail provided as to how it can be ensured that the proposed houses will be for workers key to Oxford. With the Oxford Parkway station opening, the proposed new houses will be attractive to people commuting to London daily thereby not contributing to Oxford's unmet housing need. The proposals are not balanced. Many points relate to building communities that relate to Oxford. What about integration into the existing communities? E.g.. building 200 new homes on proposed plan PR7a will be a dramatic rise from Gosford's current close community.

Changes Sought

More detail needs to be provided as to how the proposed increase to 2031 was reached and as to what the Universities and Oxford can achieve through development.

Reasons for Participation

PR-C-1436 10/10/2017 Patsy Dell Oxford City Council

4571

Comments

Welcomes that the Partial Review makes provision to accommodate sustainable development to deliver the Cherwell apportionment (as agreed by the Oxfordshire Growth Board) of 4,400 homes, in full & by 2031 (Policy PR1). The lead-in time for such large sites is noted in the Growth Board memorandum, & as such it seems appropriate to prepare the trajectory with a delivery start date of 2021 as the plan also supports earlier delivery where possible. Encourages earlier delivery where possible on the sites allocated in the Partial Review, & is keen to continue the positive joint working & enhanced collaboration as the sites progress towards more detailed design & delivery.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-1437	10/10/2017	Cllr Paul	Buckley	Councillor for Wolvercote and Summertown Division of Oxfordshire County Council	Y	N	N	Y
4583								

Comments

The entire Partial Review is predicated on the claim (by the Oxfordshire Growth Board) that 4400 homes need to be created in Cherwell District, to meet Oxford's unmet housing need. It is not consistent with a sustainable, or positive approach to meeting Oxford's housing need, & it could only be achieved by ignoring NPP. There are two obvious flaws in its justification. It was arrived at by the Growth Board deciding (a) that Oxford's unmet housing need (for 2011-2031) is roughly 15000 homes, & (b) that CDC should provide roughly 30% of this.
Notes the figure of 15,000 is unreasonably high and it has never been justified publicly & objectively. Refers to how the Growth Board calculated the figure including references to the SHMA and the SHMA's assumptions which notes highly sensitive to decisions Oxford CC chooses to make about the use of land for employment purposes or for housing, in the emerging Oxford City LP. Notes the figure of 30% is unreasonably high, never been publicly justified, & cannot be defended. Refers to the Growth Board proposing that housing to meet Oxford's unmet need be shared among the districts surrounding Oxford city and explains the sensitivity of the a number of commuting routes into Oxford and particularly in Cherwell District noting all commuters from the additional homes would need to enter Oxford through this already chronically congested corridor, due to be made even more congested by commuters from the additional 2650 homes planned for Eynsham (West Oxfordshire's proposed contribution to meeting Oxford's unmet need), & those commuting to the Northern Gateway. Refers to LP1 PR Figure 6 and explains that a further reason the 30% figure should be reduced is that the far north of Oxford and beyond is one of the least effective directions in which to provide housing to meet Oxford's unmet need sustainably. Notes the 4400 homes to be provided in CDC is not a positive, sustainable solution to meeting Oxford's unmet need and the number must be reduced. Explains Oxford's unmet housing need could be met much more sustainably by almost all of it being provided in South Oxfordshire District and refers to Flood Zones, approach routes to employment and P&R and insufficient engagement with SODC. Consider unacceptable that the most sustainable solution to meeting Oxford's unmet housing need should be ruled out by lack of cooperation. Notes that Policy 1(a) is not in accordance with NP as it conflicts with the NPPF's 'presumption in favour of sustainable development'.

Changes Sought

Oxford's unmet housing need should be re-distributed as described above, by further negotiation between the district councils. In particular, means must be found of persuading SODC to accept most of the housing required to meet Oxford's unmet need, & (inter alia) of greatly reducing that to be provided by CDC. Policy 1(a) should then be revised accordingly, to give it a sound basis consistent with NP.

Reasons for Participation

Because the figure 4400 needs to be challenged, in order to achieve a more sustainable version ofPolicy 1(a)

PR-C-1439	10/10/2017	Sharon	Yendle				N	
4592								

Comments

Objection to build 4,400 houses in this area for Oxford overspill. This is not a proven requirement and not justified. It is based on a highly inflated estimate of housing need in the county. It is unsustainable. It would hugely worsen traffic problems and pollution. Schools and health services would be overstretched. The GB's open countryside in which nearly 4,000 of the houses would be built would be sacrificed for ever and its walks and views lost. Natural habitats and wildlife would be destroyed. Oxford City Council has been allocating land in the city for employment instead of for housing. It has ignored the impact on surrounding Districts and failed in its duty to cooperate. The City Council should do more to meet its own needs.

Changes Sought

Reasons for Participation

PR-C-1442	10/10/2017	Tim	Lund	Oxford YIMBYs	Y	Y	N	N
4604								

Comments

We very much welcome that, per 5.13, the "strategy is Oxford specific; to provide homes where people can most readily connect to Oxford and sustainably access the city's employment areas, its universities and its services and facilities". This readiness to co-operate with neighbouring authorities is essential for coherent planning, and recognises the needs of both existing and future residents. The weakness of the plan arises from its acceptance of the current low densities of the area. The numbers of homes per hectare on the sites proposed in Table 4, around 20, are in line with those for existing 'fully developed' areas of Kidlington, but less than half in parts of Oxford, without any high rise development, and also without the outstanding existing and potential public transport options
discussed in this plan. Planning for unnecessarily low densities means that new homes will, immediately via the open
market, or over time as they are resold, be unaffordable by the keyworkers for whom they are meant. Measures to keep new homes affordable are welcome, but will be hard to maintain in the long run as long as there are not enough homes overall. The realism of para 5.13 should mean policies for Kidlington, Begbroke and Yarnton which allow the
development of a new, distinct identities as local centres, so that they do not become low density dormitory suburbs, whether of Oxford or London. Higher densities should also apply to currently developed areas, in a way which works for existing residents, and reduce the area needed for new development. This would mean less loss of Green Belt, which will be welcomed by many, although this should not be an overriding objection. A gap between Oxford and these local centres risks undermining their connectedness with Oxford, as required by 5.13, so some Green Belt land will have to be re-designated. New policies suggested above for identities as local centres can offset this any loss in
this regard. We strongly support policies for the encouragement of environmentally sustainable transport, such
as the proposed new rail station at Yarnton, infrastructure required for rapid transport schemes, and better cycling facilities, especially allowing access to Oxford. Higher densities will also encourage walking, which is the most environmentally sustainable transport mode of them all.

Changes Sought

Reasons for Participation

PR-C-1453	10/10/2017	Chris	Dodds	Planning Prospects	N	N	N	Y
4617								

Comments

Proposes site south of Tadmarton Rd, Bloxham for residential development. Site is 9.67 hectares and approximately 1.5km west of Bloxham. Site location plan attached. Detailed outline of development plan context. Objects to the proposed strategy as its unnecessarily restrictive approach would result in a Plan that is not positively prepared, not effective and ultimately will fail to deliver the housing needed for Oxford or Cherwell. The suggested strategic allocations require significant loss of Green Belt and rely too heavily on large strategic sites, which are often faced with substantial difficulties and delays in delivering the homes required of them. In contrast, development of the site at Tadmarton Road, Bloxham will meet the requirements of sustainable development set out in the NPPF, in respect of the social, economic and environmental aspects of sustainability. It has limited constraints and it is not covered by any restrictive policy designations (including Green Belt). Moreover, and contrary to the Council's reasoning for discounting Options C to I, the allocation of this site will directly assist the Council(s) in their commitment to meet Oxford's full allocation of unmet housing need in a location that is highly accessible and well related to Bloxham and other urban centres, and is readily accessible to Oxford by public transport (including by fast and regular train service), thereby enabling people to affordably live in Bloxham and to work in Oxford. We believe the site at Tadmarton Road, Bloxham should be allocated for residential development within the Partial Review. It represents a logical extension to Bloxham and forms a sustainable development proposal that can contribute towards Cherwell and Oxford's housing needs going forward, and it does not require the loss of Green Belt. Any potential adverse impacts are minor and can be readily mitigated through the development management process.

Changes Sought

Reasons for Participation

Planning Prospects represent the landowner in promoting the allocation of land at Tadmarton Road, Bloxham for residential development, and have detailed comments with regard to its suitability and deliverability to meet Oxford's unmet housing needs. We also have detailed comments with regard to the suitability and deliverability of the Partial Review, including those options put forward by Cherwell District Council.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-1467 10/10/2017 Terry Tossell

4631

Comments

The Policy PR1a to build 4,400 houses in Kidlington and the surrounding area for Oxford's overspill is not a proven requirement and therefore not justified and not properly prepared and ineffective. It is based on an outdated, suspect and highly inflated estimate which recent Government figures have disproved. Their new targets could be met by the city by adopting policies to build houses not commercial premises; by building more affordable homes rather than the current low density dwellings; by attracting the already resident unemployed job seekers in the city and county; and by utilising unoccupied dwellings in the city. By continuing to follow its current unsustainable policies, the city has failed in its duty to cooperate because it has ignored the potential impact of its policies on surrounding councils. Now is the time to halt the Northern Gateway plans and use the land more appropriately. A more detailed analysis is included in the rep - see Section 1 - "The claim by Oxford City Council that it has an unmet housing need of 28,000 homes by 2031 is flawed." - discusses SHMA and examines how Oxford's need could be met by Oxford.

Changes Sought Reasons for Participation

PR-C-1472 10/10/2017 David Tighe N N N

4636

Comments

Oxford's "unmet housing need" as put forward in the SHMA is unproven and, in all probability, materially overstated. The Govt. has recently been consulting on a new methodology & the calculation of housing need produced by this is a much lower figure. Surely we cannot proceed on the basis of Cherwell Local Plan Review when there are Govt. figures which seem to undermine the whole basis of CDC's figures. OCC in its Preferred Options document has shown that it wishes to allocate land to new employment which obviously will exacerbate the housing the problem. If it wishes to address housing needs as a priority surely it should earmark land such as the Northern Gateway to housing in preference to employment. It could then make a better fist of meeting its own housing needs without requiring surrounding councils like CDC to build on its Green Belt. I understand that Oxford's Local Plan is in only at Preferred Options stage, so it is jumping the gun to allocate 4,400 houses to Cherwell when it is not yet clear how much land is available for housing in Oxford itself.

Changes Sought Reasons for Participation

PR-C-1485 09/10/2017 Emma Worthington

4656

Comments

Object to policy PR1(a) to build 4,400 houses in this area to satisfy Oxford's alleged "unmet housing need"because:• Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature and is not anappropriate strategy.• The government has recently produced a new method for calculating housing need. This indicates that the "housingneed" is much lower than indicated by the Strategic Housing Market Assessment. This needs to be assessed andhousing allocations adjusted accordingly.• I believe this proposal is unjustified and unsustainable.

Changes Sought Reasons for Participation

PR-C-1486 09/10/2017 Lawrence E Coupland

4660

Comments

Object to policy PR1(a) to build 4,400 houses in this area to satisfy Oxford's alleged"unmet housing need" because:• Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes ispremature and is not an appropriate strategy.• The government has recently produced a new method for calculating housingneed. This indicates that the "housing need" is much lower than indicated by theStrategic Housing Market Assessment. This needs to be assessed and housingallocations adjusted accordingly.• I believe this proposal is unjustified and unsustainable

Changes Sought Reasons for Participation

PR-C-1488 09/10/2017 Genevieve Coupland N

4668

Comments

Object to policy PR1(a) to build 4,400 houses in this area to satisfy Oxford's alleged "unmet housing need" because:• Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature and is not anappropriate strategy.• The government has recently produced a new method for calculating housing need. This indicates that the"housing need" is much lower than indicated by the Strategic Housing Market Assessment. This needs tobe assessed and housing allocations adjusted accordingly.• Believe this proposal is unjustified and unsustainable.

Changes Sought Reasons for Participation

PR-C-1490 09/10/2017 Ian and Helen Kingsley N N

4673

Comments

Objection to Policy PR1 Oxford City has not demonstrated the exceptional circumstances to force a review of the Local Plan. They have also not shown its commitment to accommodate the numbers expected to be drawn to the City by the offer of new employment opportunities. They should be asked to do more to meet its own needs and should find accommodation in its own empty housing stock /infill sites. Alternatively, houses should be built on land that the Council has allocated for "economic and employment growth". It cannot keep encouraging businesses to come to the City and not cater for the housing requirements of people drawn to the area for employment. The University should not be allowed to create any more departments/ science parks without providing accommodation for its own staff. We believe Cherwell District Council (CDC) has not done enough to test the need for this number of houses and see if this number is appropriate, proportionate or, indeed, sustainable. We believe 10,000 people would swamp our community and have a detrimental impact on local amenities e.g.: doctors, schools etc.

Changes Sought Reasons for Participation

PR-C-1491 10/10/2017 Marcus Lloyd N N

4681

Comments

Object to Policy PR1(a) to build 4,400 houses in this area for Oxford overspill. This is not a proven requirement and not justified. It is based on a highly inflated estimate of housing need in the county. It is unsustainable. It would hugely worsen traffic problems and pollution. Schools and health services would be overstretched. The Green Belt's open countryside in which nearly 4,000 of the houses would be built would be sacrificed for ever and its walks and views lost. Natural habitats and wildlife would be destroyed.Oxford City Council has been allocating land in the city for employment instead of for housing. It has ignored the impact on surrounding Districts and failed in its duty to cooperate. The City Council should do more to meet its own needs. When a city/area has such high employment rates, why does it insist on building more employment opportunities to the detriment of housing for those employees to live? There is no sound reason for this housing to be built on Oxford's Green Belt, and the council's current policy is trying to artificially createmore demand in order to gain more weight on needing to supply this.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-1492 10/10/2017 Olga Lascano Choperena N N

5452

Comments

Object to Policy PR1(a) to build 4,400 houses in this area for Oxford overspill. This is not a proven requirement and not justified. It is based on a highly inflated estimate of housing need in the county. It is unsustainable. It would hugely worsen traffic problems and pollution. Schools and health services would be overstretched. The Green Belt's open countryside in which nearly 4,000 of the houses would be built would be sacrificed for ever and its walks and views lost. Natural habitats and wildlife would be destroyed. Oxford City Council has been allocating land in the city for employment instead of for housing. It has ignored the impact on surrounding Districts and failed in its duty to cooperate. The City Council should do more to meet its own needs.

Changes Sought

Reasons for Participation

PR-C-1493 10/10/2017 Valentina Lloyd Lascano N N

4687

Comments

Object to Policy PR1(a) to build 4,400 houses in this area for Oxford overspill. This is not a proven requirement and not justified. It is based on a highly inflated estimate of housing need in the county. It is unsustainable. It would hugely worsen traffic problems and pollution. Schools and health services would be overstretched. The Green Belt's open countryside in which nearly 4,000 of the houses would be built would be sacrificed for ever and its walks and views lost. Natural habitats and wildlife would be destroyed.Oxford City Council has been allocating land in the city for employment instead of for housing. It has ignored the impact on surrounding Districts and failed in its duty to cooperate. The City Council should do more to meet its own needs. When a city/area has such high employment rates, why does it insist on building more employment opportunities to the detriment of housing for those employees to live? There is no sound reason for this housing to be built on Oxford's Green Belt, and the council's current policy is trying to artificially createmore demand in order to gain more weight on needing to supply this.

Changes Sought

Reasons for Participation

PR-C-1497 09/10/2017 Frances Colles N N

4693

Comments

Object to policy PR1(a) as I do not think building an additional 4,400 homes has been justified. Evidence suggests that additional housing will add to the buy to let market and London overspill - now made more accessible by the new station - rather than fulfilling local needs.

Changes Sought

Reasons for Participation

PR-C-1498 10/10/2017 Mrs J Wright N N

4696

Comments

Object to Policy PR1(a) to build 4,400 houses in this area for Oxford overspill. This is not a proven requirement and not justified. It is based on a highly inflated estimate of housing need in the county. It is unsustainable. It would hugely worsen traffic problems and pollution. Schools and health services would be overstretched. The Green Belt's open countryside in which nearly 4,000 of the houses would be built would be sacrificed for ever and its walks and views lost. Natural habitats and wildlife would be destroyed. Oxford City Council has been allocating land in the city for employment instead of for housing. It has ignored the impact on surrounding Districts and failed in its duty to cooperate. The City Council should do more to meet its own needs.

Changes Sought

Reasons for Participation

PR-C-1503 09/10/2017 David Burridge N N

4724

Comments

Object to Policy PR1(a) to build 4,400 houses in this area for Oxford overspill. This is not a proven requirement and not justified. It is based on a highly inflated estimate of housing need in the county. The Green Belt's open countryside in which nearly 4,000 of the houses would be built would be sacrificed for ever and its walks and views lost. Natural habitats and wildlife would be destroyed. Oxford CityCouncil has been allocating land in the city for employment instead of its housing requirement. The purpose green belt is to check unrestricted sprawl, prevent neighbouring residential area merging and safe guard the countryside from encroachment, Oxford City clearly has land available but choose to use it for employment in an area with near 100% employment. The City Council should do more to meet its own needs. It has ignored the impact on surrounding Districts and failed in its duty to cooperate.

Changes Sought

Reasons for Participation

PR-C-1504 09/10/2017 Christine Lodge N N

4727

Comments

Strongly object and question the proposed plans and the criteria on which they are based. The plans are unsound and unjustified.Policy PR1 (a) – 4400 houses to be built to meet Oxford's housing need – is not justified. This estimate is not based on an unreasonable estimate of the housing requirements for present or future need and certainly not the housing requirements for Kidlington! Traffic congestion is already severe around and in Oxford and the road/infrastructure cannot cope. Schools and health services, already stretched, would not be adequate for this amount of expansion. Housing at GENUINELY affordable prices for the young should be given priority before land is given up to commercial and employment developments. There is not a need for this many houses in this area,. Oxford City Council should prepare plans to meet their own needs within the City rather than pass their problems to the surrounding areas.

Changes Sought

Reasons for Participation

PR-C-1505 09/10/2017 Mr Richard Lodge N N

4731

Comments

Object to Policy PR1 (a) building 4,400 houses in this area for Oxford overspill. It seems based on a hugely inflatedestimate of housing needs. It is unsustainable and would worsen already difficult traffic congestion. Schools andhealth services would be overstretched. Oxford City Council should allocate land for housing not for more employment. Housing first then employment when needed.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-1508	09/10/2017	Alan	Graham		N	N	N	N

4740

Comments

Objections to the Partial Review of the Cherwell Local Plan to address Oxford's Unmet HousingPolicy PR1 – achieving Sustainable Development for Oxford's Needs. The 4400 dwellings proposed in the Plan are not justified. The 2014 SHMA on which this figure is based is now outdated and to take this forward is now premature in view of:The current consultation being undertaken by DCLG (Planning for the Right Homes in the Right Places) to take forward a new methodology to assess the housing requirement demonstrates a substantial reduction in the number of houses required during the plan period. If the current number is taken forward there is a real danger of a substantial over supply of housing and in locations that would otherwise not be considered appropriate for housing development. The plan for Cherwell needs to be taken forward in conjunction with other plans to demonstrate a cohesive approach to planning. The Oxford Local Plan is being taken forward on a later timescalethan this plan and the same goes for the other districts in Oxfordshire that are also addressing the housing need for Oxford. The Cherwell Plan is therefore premature. The co-ordinated approach to ensure comprehensive planning to address Oxford's housing needs should be undertaken in a co-ordinated manner with all plans taken forward at the same time, preferably through a single Public Examination in front of one Inspector to ensure the approach is co-ordinated. Therefore a further obstacle is that South Oxfordshire DC needs to be actively involved in the process as well. The entire approach towards the allocation of 4400 dwellings within Cherwell DC has been takenforward with a proper justification in terms of evidence and development in the Green Belt because of the time pressure places up Cherwell DC by the Planning Inspector's directive on the Part 1 of the Local Plan.

Changes Sought

Reasons for Participation

PR-C-1511	09/10/2017	Richard	Morris		Y	Y	N	N

4751

Comments

Planning for the right homes in the right place Sept 2017 considers that the current process for producing housing needs assessments "lacks transparency" and uses "different and inconsistent methods". The 4,400 homes to help meet Oxford City's unmet need is based on SHMA 2014, therefore do not believe this part of the Partial Review to be positively prepared, since the assessment of unmet housing need in Oxford City on which this partial review is based is fundamentally flawed, and not based on objectively assessed development requirements. 'Planning for the right homes in the right places' concludes that a more realistic assessment of the housing needs of Oxford City is15,000 homes over the period 2011-2031, rather than the 28,000 from the SMHA on which the requirement for 4,400 homes in Cherwell District is based. I therefore do not believe this part of the Partial Review to be justified, since it is not based on proportionate evidence.
Policy PR1 states that "Cherwell District Council will … deliver: … b) the Vision, Objectives and Policies set out in this Partial Review of the Local Plan." And that "Development proposals to meet Oxford's needs will be supported if … it is demonstrated that they will achieve sustainable development." Where "For the purpose of the Partial Review, the definition of sustainable development includes development that meets Oxford's housing needs and does not cause harm to the delivery of the Cherwell Local Plan 2011-2031 (adopted July 2015)." The Key Objectives of the Cherwell Local Plan 2011-2031 include: "SO6 - To accommodate new development so that itmaintains or enhances the local identity of Cherwell's settlements and the functions they perform" and "SO12 – To focus development in Cherwell's sustainable locations, making efficient and effective use of land, conserving and enhancing the countryside and landscape and the setting of its towns and villages." Paragraph 3.4.10 of the Category A Village Analysis which forms one of the supportingdocuments for the Partial Review states of Begbroke village that "The surrounding rural landscape forms the setting to the village and makes a contribution to its character." In addition, paragraph 3.4.12 states that "The area to the west of the A44 Woodstock Road is considered of highest sensitivity in terms of its character and historic sensitivity and as such should be protected with areas to the east". The developments proposed in the Partial Review would remove this rural land which is identified as being critical to the character, identity and setting of the villages of Begbroke and Yarnton, and would therefore contradict the Key Objectives of the Local Plan. I believe this means that the Partial Review is not effective, since the proposals will not be deliverable in accordance with the stated goals of the Local Plan and the Partial Review.
Similarly, this makes the Partial Review inconsistent with the National Planning Policy Framework, which states in paragraph 17 that planning should "take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving ruralcommunities within it" and in paragraph 123 that planning policies and decisions should "identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason." The removal of open space and Green Belt land proposed by the Partial Review would contradict these requirements. It is therefore my opinion that the Partial Review is inconsistent with the National Planning Policy Framework, in addition to the other objections raised above.

Changes Sought

Believes the plan should be amended with a significant reduction in the number of houses to be built in Cherwell District in order to accommodate the unmet housing need of Oxford City. "Planning for the right homes in the right places" estimates the housing need of Oxford City to be approximately 15,000 homes over the period 2011-2031. Paragraph 1.26 of the Partial Review states that Oxford City is estimated to be able to provide 10,212 homes over the period 2011-2031, leaving an unmet need of approximately 5,000 homes. Based on the proportions by which the unmet need was distributed over the districts of Oxfordshire in Table 3 of the Partial Review, this would reduce Cherwell District's apportionment by two-thirds to approximately 1,500 homes. Believes that this represents a more appropriate scale of developments, which would make the Partial Review more positively prepared, by basing it on objectively assessed development requirements, and more justified, by basing it on proportionate evidence. However, this reduction alone would not also make the Partial Review effective, since it would not preserve the rural areas identified as being crucial to the identity and setting of the villages of Yarnton, Begbroke and Kidlington, and so the developments would still contradict the Key Objectives of the Local Plan. To make the Partial Review effective would also necessitate a significant reduction in the size of the developments and the areathey cover.

Reasons for Participation

PR-C-1514	10/10/2017	Councillors Neil Prestidge and Maurice Billington	Prestidge and Billington				N	N

4760

Comments

Unsound. We believe that it is too early to determine the number of houses required to meet Oxfords Unmet Need, the government has now released a consultation detailing new methodology for determining future housing requirements. The initial figures in the consultation indicate that the housing need for Oxfordshire will be drastically reduced. We urge the Council to put a hold on the Review of the Local Plan until the new housing need figures are released in 2018. In the developing Oxford City Council Local Plan the City Council are allocating large areas of land for economic/employment growth reducing the land available for housing within the City. This housing strategy giving preference to employment growth without providing housing is not sustainable and will only exacerbate Oxfords unmet housing need. For the proposals to be sustainable adequate infrastructure needs to be in place before the development takes place. Provision needs to be made in PR1 so that all infrastructure is provided before the development is completed, without the infrastructure all development. in the area will be unsustainable as current infrastructure is not adequate.

Changes Sought

Reasons for Participation

PR-C-1516	09/10/2017	Councillor Gillian	Hopcroft				N	

4773

Comments

Unsound

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-1521	09/10/2017	Alaric	Rose				N	N

4778

Comments

Objection to Policy PR1 – UNSOUND: Prematurity in apportionment of substantial growth to CDC. With the commencement of consultation for the new Oxford City Local Plan, the level of unmet need cannot be assessed until the new Plan has been examined and completed, and we have a five year gap between the 2031 date in SHMA and the 2036 date in Oxford's Local Plan. The new government document (Planning for Right Homes in the Right Places) has a formula which indicates that the overall figure for housing need is much less than that allocated by the Growth Board – indicating that the Oxford unmet need would shrink to about 9,000 (instead of 15,000), and that in Cherwell it pretty much halves the number to meet Oxford's Unmet Needs. The Oxford Local Plan outcome and the new government document should be taken into account before allocating valuable GB land to large swathes of housing which almost joins Kidlington, Oxford, Begbroke and Yarnton. The GB left in many areas is so small that there is no sound argument to say that the villages and Oxford are not being joined in one urban sprawl. It is premature to make decisions on the Cherwell Partial Review Local Plan (CPRLP), which only concerns accommodating Cherwell's apportion of Oxfords unmet need, until we have accurate numbers on an updated OAN for Oxford, and these numbers are tested through the Examination into the Oxford City Local Plan. Only then can the unmet need be calculated. Despite Oxford's need for housing, the emerging Oxford Plan continues to allocate sites for economic/employment growth, further reducing land available for housing growth. In an area with very low unemployment, bordered by areas with a similarly low unemployment figure, this can only lead to attracting people from areas that are not within commuting distance, exacerbating the need for housing. There are representations to the Oxford City Local Plan consultation requesting a review of this strategy, as sufficient priority is not given to Oxford's urgent housing need. Cherwell should assess any areas of housing need before making land available for economic use. The distribution of Oxford's unmet need between its neighbouring Authorities has been determined as guidance by the Oxfordshire Growth Board, and has to be tested in the Authorities individual Local Plans to determine if it can be accommodated. It is clearly stated that this is 'a working figure', and that Cherwell has been "asked to consider" accommodating 4400 homes as its share of the unmet need. Cherwell's share is not reasonable in scale, when you take into account the adopted policies protecting the separation of settlements so close to Oxford City and the very short length of common boundary. Other local authorities are not meeting the need on the boundary, but in sites further from Oxford. The evidence base for the CPRLP demonstrates that the scale of proposed development cannot be met in the part of Cherwell closest to Oxford without unacceptable harm to interests of importance, and therefore proposes unsustainable development. Interests of importance include: (i) Unacceptable harm to the integrity, functions and scale of the GB (ii) Unacceptable congestion and worsening of air quality on local roads (iii) Unacceptable damage to the individual character of local settlements (iv) Unacceptable loss of open land which preserves a separation between settlements and is valued open land.
Policy PR1 confirms that development will only be sustainable if it 'does not cause harm to the delivery of the Cherwell Local Plan 2015'. In my opinion, it should also take account of the 2016 Kidlington Masterplan, the core of which is the essential need to preserve the separate identity of Kidlington as a Settlement. The proposals in PR1 do not represent sustainable development, and therefore conflict with NPPF advice. The proposals are inconsistent with policies of the existing Development Plan including Policy ESD13 of the adopted Local Plan in terms of the impact on local landscape character, and ESD14 regarding separation of settlements. By increasing visual intrusion and harming the local landscape development of the huge scale proposed would be contrary to these policies. Policy ESD15 seeks to respect an area's unique built, natural and cultural context. Development on the scale proposed is incompatible with adopted Policy in the Cherwell Local Plan.

Changes Sought

C.1 More detailed work is essential to determine the up to date OAN for OxfordCity, and to maximise the use of land within the City boundary for new housing.The scale of unmet need can then be properly established.C.2 The Oxford Growth Board needs to consider afresh the distribution of newlycalculated unmet need between the neighbouring Authorities, giving greaterweight to the importance of avoiding the release of Green Belt land in Cherwell in particular, where studies have confirmed that existing Green Belt landperforms an essential Green Belt function in terms of the NPPF.C.3 Until these processes have been completed, Policy PR1 cannot be proven tobe justified or in accordance with the NPPF in relation to the permanence ofGreen Belts. Policy PR1 provides an unacceptable starting point for theremainder of the Plan, and is premature in advance of up to date research.C.4 The scale of growth proposed at 4400 dwellings is too high and needs to bereduced in order to better achieve sustainable development. The ParishCouncil considers that any further development will lead to detrimental effectson the community and environment.C.5 However if development has to be accepted then the quantum of growthshould be restricted to a capacity which does not significantly adversely impacton the separation and separate identity of settlements, valued landscapes,local character and local transport congestion.C.6 Policy PR1 should include an additional requirement that all new allocateddevelopment makes adequate provision for all relevant infrastructure, unlessother arrangements have been secured. Development should not proceed inadvance of certainty about the delivery of off-site infrastructure.

Reasons for Participation

PR-C-1528	09/10/2017	Dr Lynne	Cox		N	N	N	

4798

Comments

Objection to build 4,400 houses in the Kidlington and Yarnton area for Oxford overspill. This is not justified and is based on unsound and unrealistically inflated estimates of housing need which have since been demonstrated in the Government's Planning for Homes consultation (14th September) to be false: recent recalculations show there is no need for housing to accommodate Oxford residents that cannot be met by higher density city centre building. On 31st March 2018 the government will make an announcement on planning consultation which will allow Cherwell district council to assess real need at that time. The city has been allocating land in the city for employment rather than housing and by passing the burden for housing the city's employees to neighbouring councils, has failed in its duty to co-operate. The City Council should more to meet its own needs. There is no infrastructure to support this scale of increased housing, making it unsustainable, and an impossible drain on local services including schools and GP surgeries. The recent roadworks to improve traffic flows at peak times around Cuttleslowe and Wolvercote roundabouts have had limited effect and the traffic models employed in the plan are highly erroneous, averaging projected traffic increases across the day instead of taking into account that the majority of traffic flow occurs during short rush hour periods in the morning and evening. An increase in traffic at peak times would lead to much slower journeys for all, as well as greatly increasing congestion and pollution: it would not be effective. New houses in the vicinity of the Oxford Parkway railway station would be favoured by London commuters (and market forces will ensure that local first time buyers will not be able to afford such housing, as has already happened at Barton Park) destroying the sense of community and negating the supposed use to house Oxford city spill over and provide affordable homes for local people. Already, Oxford Parkway station car park is full every morning, to the point of commuters blocking access routes around the car park. Any further increase in numbers would simply be untenable.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-1529 08/10/2017 David Stone N N N Y

4802

Comments

1. It's completely ignores the consequently impacts of Oxford City's new Local Plan, which is still in the "melting pot," and yet to be determined. It does not show a duty to co-operate, quite the reverse. This is significant because these two plans need to work together, not in isolation. Otherwise, Oxford and the setting of it's immediate northern communities could lose even moreprotected Greenbelt land than so far proposed. The sheer scale and amount of Greenbelt proposed for removal is breath-taking and totally in contravention of National Planning Policy Framework, Paragraphs 79 and 80, which define the need and purpose of Green Belts. As already mentioned, the number of houses on the sites mentioned above, are unsustainable, and contrary to Cherwell's own Summary Document page 4, they will do exactly the opposite to "limiting Oxford's Outward Growth." Indeed, this will, propel further 'ribbon development' in the future. The Plan is deeply "flawed," there is no mention of how it will safeguard and aid the needs, environment,and access to free-movement of present communities, adjoining the A4165, from the Cuttleslowe roundabout to the Kidlington roundabout by bus, car, cycle or on foot, the same applies across the Wolvercote area to the west end boundaries, where the ultimate impacts of development at the Northern Gateway, Barton Park (further to the east) is as yet unknown. To suggest it meets with the Country Council's Oxford Transport Strategy, is a misnomer, because this strategy is not sufficiently robust to deal with present excessive traffic congestion and health damaging pollution. Further more it is reliant on speculative funding, which may never arrive. TheLink road from Loop Farm A40 to A44, has been promised, but the funding is not is place. The congestion on the A40 is unstainable and a northern link road is needed north of Kidlington to relieve the over-whelming volume of traffic. Travel from the Park and Ride designated for Eynsham, will be constrained by the reduced width of the bridge on the approach towards the Wolvercote roundabout, so traffic coming to Oxford will remain at a standstill. This is aspiration of close proximity and connection to Oxford, is a fallacy.It is not clear, from the evidence given, that Cherwell District Council have considered any alternative Brownfield sites, the review of sites, is distinctly prejudicial and unbalanced. The distribution of housing numbers next to north Oxford, while attractive on paper, is distinctly flawed.For example, Bicester is on the train route, so people could travel from there to Oxford, they do NOT have to live next to Oxford. It is regrettable that the County Council policy has cut bus services from villages, whom also need access to employment, perhaps if some of these villages were a little larger, bus services might be more sustainable?According to Cherwell District Council's Local Plan Summary Document:-It will create balanced and sustainable communities? NO! It will overwhelm north Oxford and Kidlington.It will be supported by necessary infrastructure? NO! No concrete evidence to deal with existing infrastructure, let along any new infrastructure. It will contribute to improving health and well-being? NO! It will increase detrimental health of existing residents in northern Cutteslowe, north Oxford, Wolvercote and Kidlington. Traffic will be at gridlock all day, everyday, pollution all day, everyday at EXCESSIVE LEVELS in addition to present Oxford Air Quality, non- compliance. Elderly crossing the road or accessing the shops in our area will find it completely impossible.

Changes Sought

Remove the need for affordable housing, because, there is no way it will be affordable next to northOxford. Be honest with people, tell them their lives in Kidlington and north Oxford are to be blightedwith complete traffic gridlock and damaging vehicle pollution.Be legal by NOT destroying Greenbelt land next to Cutteslowe Park, The Golf course, (an essentialrecreational resource currently), and stopping coalesce with Kidlington and north Oxford.

Reasons for Participation

Believes, with respect, the Inspector would much benefit from really listening seriously to ordinary people, regarding the very real experience and particularly genuine concerns of how these 'grand proposals' to 'illegally' destroy all the immediate greenbelt land around Kidlington and north Oxford, will have a completely devastating impact on the lives, health, well being and free movement of wellestablished existing communities.

PR-C-1532 09/10/2017 Helen Broxap N N

4806

Comments

Object to Policy PR1(a) to build 4,400 houses in this area for Oxford overspill. This is not a proven requirement and not justified. It is based on a highly inflated estimate of housing need in the county. It is unsustainable. It would hugely worsen traffic problems and pollution. Schools and health services would be overstretched. The Green Belt's open countryside in which nearly 4,000 of the houses would be built would be sacrificed for ever and its walks and views lost. Natural habitats and wildlife would be destroyed. Oxford City Council has been allocating land in the city for employment instead of for housing. It has ignored the impact on surrounding Districtsand failed in its duty to cooperate. The City Council should do more to meet its own needs.

Changes Sought

Reasons for Participation

PR-C-1533 09/10/2017 Janet Warren N

4810

Comments

Policy PR1(a) Legality of/Justification of the number
1. The overall number (4400 for Cherwell) has been created by the Oxfordshire GrowthBoard, itself unelected and unaccountable.
2. The proposals refer to Oxford City's aspirations rather than the County of Oxfordshire's needs.
3. The number is not justified by present need alone but by aspirations for the future
4. Needs and aspirations cannot be dealt with as one and the same.
5. The Government is now working on a new formula for planning housing needs whichcould come into come into effect as early as March 2018 yet the proposals are plannedto cover a period up to 2031. It would be unsound to embark on a building programmethat would be based on erroneous, and most likely inflated, figures from the start.

Changes Sought

None

Reasons for Participation

PR-C-1534 10/10/2017 Alan Lodwick N Y

4815

Comments

4 Objection.The figure of 4,400 houses in PR1 is not justified because the underlying calculations in the Oxfordshire SHMA are highly exaggerated and incorrect. They were drawn up by a development consultancy which earns significant income from advising property developers about obtaining planning permission and it was undoubtedly in the consultancy's interests to exaggerate the need. Furthermore theprincipal authors of the SHMA have appeared at the Cherwell and West Oxfordshire local plan examinations representing developers which is a clear and massive conflict of interest, discrediting the entire analysis. The SHMA has been widely criticised including by several planning consultants, and those criticisms have not been seriously addressed. The recent DCLG consultation on "Planning for the right homes in the right places" also suggests that the SHMA figures are incorrect. Of particular relevance is the figure for Oxford of 746 houses per annum compared with the SHMA figure of 1200- 1600 (from which the requirement for Cherwell of 4400 is derived). As the DCLG figure includes a substantial increase (40%) to take account of affordability it is hard to see how the much higher SHMA number can be justified. The new calculation method will apply to Oxford's Local Plan which is not due to be submitted until December 2018.

Changes Sought

Changes needed. The basis of the plan – namely the requirement of 4400 houses – is clearly flawed. It should be withdrawn pending a review of all of the Districts' needs in the light of the DCLG methodology.

Reasons for Participation

Examination. I wish to participate in the public examination only if KidlingtonDevelopment Watch is not invited. I have taken an interest in the development ofCherwell's Local Plan since 2013 and have acquired some understanding andknowledge of the issues involved. I participated in the December 2014 examinationand consider it necessary that an alternative view is presented to that of thedevelopment industry which will inevitably be over represented at the examination.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-1535 10/10/2017 Layla Vidal-Martin Lichfields on behalf of Taylor Wimpey (Oxfordshire) Y Y N Y

4820

Comments

Taylor Wimpey (TW) considers the Submission Plan is not sound as it is not "justified" or "consistent with national policy". This is because : 1. CDC acknowledge (Submission Plan Executive Summary para XV) that "under national policy Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of a Local Plan". The Submission Plan (para 5.17) sets out why CDC consider that exceptional circumstances exist for the release of these sites from the Green Belt & their allocation for residential development. TW contend that CDC have not thoroughly explored "all other reasonable options" &, where they have sought to do so, there are flaws in their evidence base (regarding their assessments of sustainability, transportation & alternative development locations). They have not demonstrated the "exceptional circumstances" required for the proposed release of the sites identified in Table 1 from the Green Belt; 2. CDC's approach is predicated on an assumption that "Oxford's Housing Needs" form a bespoke & identifiable source of housing need. This conflicts with the recognition in the Oxfordshire SHMA (2014) (para 9.2) that "the SHMA identifies an Oxford-focused Housing Market Area which extends across much of the County, reflecting the economic influence of the City. The county still remains the most appropriate geography for analysis of housing markets in terms of the 'best fit' of local authority boundaries to a functional housing market area." More recently the Inspectors Report into the Vale of White Horse Local Plan emphasised that (para 45) "it is not the role of, or possible for, the plan to prescribe where people live and work;" and; 3. CDC compound this assumption (Policy 12a) by seeking to pursue a "separate five year housing land supply . . . For meeting Oxford's needs." This, in conjunction with proposals not to support Sites Not Allocated in the Partial Review (policy PR12b) are not consistent with the NPPF's presumption in favour of sustainable development & risk substantially harming housing delivery in the District in the coming years. Scope of response (See Detailed 4 Section Report). This response amplifies TW's concerns regarding the soundness of the Submission Plan, & their view that their site at Bloxham (Site PR35) forms a "reasonable option" for residential development prior to the release of the proposed allocations from the Green Belt. Specifically • Section 2: Summarises the appropriateness of residential development on the TW site; (Section 2 encloses * Sustainability Analysis by Calibro, * Residential Potential of Site, * Assessment of site against constraints, * SHLAA Analysis) • Section 3: Summarises TW's concerns regarding the inadequacy of the evidence base, whilst emphasising their support for the level of residential development proposed. This underpins their contention that the Submission Plan does not establish "exceptional circumstances" for the proposed release of these sites from the Green Belt; • Section 4. Sets out TW's comments on emerging policies and the changes that they consider are necessary to make the plan sound.

Changes Sought

The Plan proposes that around 55 % of the housing proposed should be targeted within the Green Belt (GB). Para 3.26 "approximately 14 % of Cherwell lies within the Oxford GB". Thus CDC need to demonstrate "exceptional circumstances" as to why this housing cannot be located within non GB locations comprising 86 % of the District. We do not consider that CDC have appropriately addressed "reasonable alternatives" & therefore cannot be considered to have demonstrated "exceptional circumstances" for the release of all of these sites from the GB. * Whilst, as noted above, TW consider that it is appropriate to continue to plan to provide 4,400 homes to help meet Oxfords unmet housing needs by 2031 they consider that the references to the "vision," "objectives" and "policies" within the Submission Plan inappropriate and unsound. * Specifically the vision focusses on connectivity to Oxford instead of seeking sustainable locations for development. TW consider that this approach is based on the erroneous view that Oxfords unmet housing needs form a distinct and identifiable housing need. Conversely the evidence is that the County forms a single HMA and the resident population displays more fluid habits than assumed within the vision.

Reasons for Participation

We consider it necessary to participate at the part of the Examination to amplify the concerns and points raised within the representations.

PR-C-1536 09/10/2017 Elizabeth and Tamsin Leckie N

4821

Comments

Object to Policy PR1(a) to build 4,400 houses in areas around Kidlington to meet Oxford City's 'unmet housing needs'. This requirement is unproven and is based on an overinflated estimate of housing need in the county. The Government's recent revision of targets for new housing shows that the current SHMA housing targets for Oxford/Oxfordshire are overinflated by a third or even a half. Oxford City itself could and should meet most or all of its 'unmet housing needs' within the city itself on land it is reserving for business development, especially now that the housing targets for Oxford/Oxfordshire are being radically reduced. Sacrificing the Green Belt to accommodate Oxford City's housing needs is therefore unnecessary as well as unproven and unjustified. Putting 4,400 new houses around Kidlington is unsustainable. It would aggravate already serious congestion problemsand consequent air pollution. If the new houses are built in Oxford itself, they will not add to commuter traffic into Oxford. Schools and health services are already overstretched in the Kidlington area and could not cope with such a large increase in population.

Changes Sought

Reasons for Participation

PR-C-1538 09/10/2017 Dr Charles Riddell N

4831

Comments

Policy PR1(a), which proposes the building of 4,400 houses in the Kidlington-Yarnton area, is not justified and unsound, particularly following the government's Planning for Homes consultation in September, which has shown Cherwell District Council's estimate of housing need to be vastly over-inflated. Any additional and less exaggerated housing need can be met through use of land within Oxford city to increase house building, instead of using available land solely for employment use and imposing the building of unjustified accommodation for the city's own employees on protected GB land outside of the city. Oxford City Council should house its own additional employees within its own boundaries and not encroach on protected GB land.

Changes Sought

Reasons for Participation

PR-C-1539 10/10/2017 Tim Emptage N

4832

Comments

Object very strongly to the virtual loss of the green gap separating Kidlington, Yarnton and Begbroke from each other and North Oxford. The gap in some places is so small that these communities have in effect been joined in one large urban sprawl.The Oxford Plan continues to allocate land for economic/employment growth within its boundaries, thus reducing land available for housing growth. More priority should be given to accommodating urgent housing need, in preference to further employment growth which will further exacerbate housing need. There is a need for affordable housing in Cherwell for people who work in Oxford but how this willbe accessed by local people is not made clear in the plan. The figure of 4400 homes is totally unrealistic and the plan does not give any clear proposals for the infrastructure developments that will be required to support such a massive development.Object in relation to PR1 on the grounds of Prematurity as the true unmet housing number has not yet been properly assessed. The lack of a clear, deliverable infrastructure plan. There are no exceptional circumstances to justify development on this scale.

Changes Sought

Reasons for Participation

PR-C-1541 09/10/2017 Maurice White

4840

Comments

Object to PR1a to build 4,400 houses in this area for Oxford overspill. This is not justified and an unproven requirement. There is no evidence for this being due to current employment need or overspill related to housing existing population. This appears to be more to do with generating new growth as areas which could be used for housing within Oxford City boundary e.g. Oxford Gateway development near Peartree emphasise new commercial new population generating commercial growth of a kind which is not essential to key functions of Oxford (Education, Science Tech or High Order Services). Revised government figures for housing growth based on existing need suggest that a high proportion of speculative building opportunity has been included in these figures.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-1544	09/10/2017	Paul	Slater	Edgars on behalf of Mr & Mrs Tomes				Y

4850

Comments

Edgars object to Policy PR1 in that the 4,400 homes should be regarded as a minimum figure and should not preclude comprehensive sustainable development proposals which accord with the plan's vision and strategy (including land at 14 -16 Woodstock Road, Yarnton) even if these may exceed the 4,400 apportionment. Detailed justification and site description for 14-16 Woodstock Road, Yarnton included in rep.

Changes Sought

Policy PR1 should refer to at least 4,400 homes.

Reasons for Participation

Mr and Mrs Tomes have (and land under their control at 14-16 Woodstock Road, Yarnton. This land falls with plan proposal PR3a and adjoins plan proposal PR8. As such Mr and Mrs Tomes have a particular interest in the plan and reserve the right to participate at the oral part of the plan examination.

PR-C-1547	10/10/2017	Annie	Kotak				N	

4854

Comments

Object to Policy PR1(a) to build 4,400 houses in this area for Oxford overspill. This is not a proven requirement and not justified. It is based on a highly inflated estimate of housing need in the county. It is unsustainable. It would hugely worsen traffic problems and pollution. Schools and health services would be overstretched. The Green Belt's open countryside in which nearly 4,000 of the houses would be built would be sacrificed for ever and its walks and views lost. Natural habitats and wildlife would be destroyed. Oxford City Council has been allocating land in the city for employment instead of for housing. It has ignored the impact on surrounding Districts and failed in its duty to cooperate. The City Council should do more to meet its own needs. This land was protected as Green Belt for a reason and once it's been developed upon we can NEVER go back. The changes are absolute and truly detrimental to our Oxfordshire countryside. If we allow an urban sprawl to be built over our Green Belt we are endangering Green Belt land all over the country and setting a terrible precedent for building and development on protected land. Plus, if this proposal were to go through then what of the land left around it? It will only be a matter of time before other proposals for development are put forward using the arguments made in this proposal. Where is the end?

Changes Sought

Reasons for Participation

PR-C-1548	10/10/2017	Naresh	Kotak				N	

4862

Comments

Object to Policy PR1(a) to build 4,400 houses in this area for Oxford overspill. This is not a proven requirement and not justified. It is based on a highly inflated estimate of housing need in the county. It is unsustainable. It would hugely worsen traffic problems and pollution. Schools and health services would be overstretched. The Green Belt's open countryside in which nearly 4,000 of the houses would be built would be sacrificed for ever and its walks and views lost. Natural habitats and wildlife would be destroyed. Oxford City Council has been allocating land in the city for employment instead of for housing. It has ignored the impact on surrounding Districts and failed in its duty to cooperate. The City Council should do more to meet its own needs. This land was protected as Green Belt for a reason and once it's been developed upon we can NEVER go back. The changes are absolute and truly detrimental to our Oxfordshire countryside. If we allow an urban sprawl to be built over our Green Belt we are endangering Green Belt land all over the country and setting a terrible precedent for building and development on protected land. Plus, if this proposal were to go through then what of the land left around it? It will only be a matter of time before other proposals for development are put forward using the arguments made in this proposal. Where is the end?

Changes Sought

Reasons for Participation

PR-C-1549	10/10/2017	Bella	Kotak				N	

4878

Comments

The proposed development sites will destroy the Green Belt (GB) countryside around these villages & set a terrible precedent. Objects to PR1(a). This is not a proven requirement & not justified. It is based on a highly inflated estimate of housing need in the county. It is unsustainable. It would hugely worsen traffic problems & pollution. Schools & health services would be overstretched. The GB's open countryside would be sacrificed for ever losing walks & views. Natural habitats & wildlife would be destroyed. Oxford CC has been allocating land in the city for employment instead of for housing. It has ignored the impact on surrounding Districts & failed in its duty to cooperate. Oxford CC should do more to meet its own needs. This is something that should not happen. This land was protected as GB for a reason. Once it's been developed we can never go back. The changes are absolute & truly detrimental to Oxfordshire countryside. It will allow urban sprawl to endanger Green Belt land all over the country & set a terrible precedent for building & development on protected land. If this proposal were to go through then what of the land left around it? It will only be a matter of time before other proposals for development are put forward using the arguments made in this proposal. Where is the end?

Changes Sought

Reasons for Participation

PR-C-1560	09/10/2017	Aubrey	King					

4892

Comments

Objects because: 1. Oxford's LP has not yet been prepared so Cherwell's allocation of homes is premature & is not an appropriate strategy. 2. The Govt. has recently produced a new method for calculating housing need. This indicates that the "housing need" is much lower than indicated by the SHMA. This needs to be assessed & housing allocations adjusted accordingly. 3. I believe this proposal is unjustified & unsustainable.

Changes Sought

Reasons for Participation

PR-C-1566	10/10/2017	Omattage G	Kumara				N	

4904

Comments

Objection to the Policy PR1(a) to build 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. Paragraph 2.2 of the submission states that it is objectively assessed and justified by evidence having considered reasonable alternatives. No evidence of any comprehensive study into alternatives that has been used in London and other major cities in the world to reduce building foot print and make optimum use of brownfield sites for medium rise (7/8 storey high) apartment blocks.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-1576 09/10/2017 Heidi Lancaster

4917

Comments

Objects to the proposed submission plan because there is a lack of strong evidence for such a large number of houses needed. In order f or our villages, towns & cities to remain distinct entities the amount they can expand should be limited. With no mechanisms to prevent this the end result could be one large urban conurbation. The GB is one way in which the individual character of our villages, towns & cities can be retained. If Oxford cannot meet its own housing need, then it has expanded as much as is possible. It should not be looking to neighbouring LA's to meet that demand. A false demand for housing is being created by proposed business developments. If Oxford cannot supply the amount of housing required by the business developments then the business development plans need to be re-visited. They should be scaled down so that the housing needs created by the development can be met on land within Oxford City. Building on the Green Belt: The Government's NPPF , Section 9 "Protecting GB land" states: "The govt. attaches great importance to GB's. The fundamental aim of GB policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of GB's are their openness & their permanence." Only in "exceptional circumstances" should there be any change to the GB. As there is not a real demand for this number of houses, I do not consider the circumstances to be anywhere near exceptional. I would consider the need for housing to be exceptional if there were no empty houses in or around Oxford & if new developments sold out immediately. This is not the case. E.g.. there is a perfectly habitable empty house, 2 doors away from us for nearly 18 months. The loss of character to Oxford & the surrounding areas would be irreversible if the GB were to be developed. Open space is important for human well being. Affordable housing: The area severely lacks this. Many families are moving away due to high house prices. The plans do not address this need. The proposed density of housing would only be profitable for the developers if sold at market rates. A higher density would be required for affordable housing. The amount of affordable housing proposed in plans does not get enforced so even if a suitable amount was being proposed, it is unlikely they will be built as developers will look at profit first. Transport: There have been many large & expensive projects over the last 2 decades attempting to address Oxford's transport problems, including the "Oxford Transport Strategy", work on most of the major ring road roundabouts & the Frideswide Square re-modelling. While these projects have made differences to some of the traffic flow & helped some areas, transport around Oxford still remains a major issue. There is no capacity within the ring road to add more infrastructure & the ring road is extremely busy during rush hours. If the new houses are to serve those working in Oxford, it will create even more congestion. I urge you to consider the impact that this number of houses would have on the area & go back to the beginning to consider if such a demand really exists.

Changes Sought

Reasons for Participation

PR-C-1577 09/10/2017 Jane Irving N N N

4918

Comments

The consultation document paras 3.6 and 3.7 state that the project team met from January 2015 to September 2016 to progress projects including an understanding of Oxford's unmet housing need, resulting in a decision on apportionment on 26 September 2016. The recent re-evaluation of Oxford's unmet housing need in August/Sept 2017 means that the decision referenced in para 3.7 is irrational, as are the housing proposals by the council based on that apportionment. This means the plan is not sound.

Changes Sought

Reasons for Participation

PR-C-1580 09/10/2017 Janet and Tim Stott N

4923

Comments

Objection to policy PR1(a) to build 4,400 houses in this area to satisfy Oxford's alleged "unmet housing need" because: i) Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature and is not an appropriate strategy. ii) The government has recently produced a new method for calculating housing need. This indicates that the "housing need" is much lower than indicated by the Strategic Housing Market Assessment. This needs to be assessed and housing allocations adjusted accordingly. Iii) We believe this proposal is unjustified and unsustainable.

Changes Sought

Reasons for Participation

Page 2056

PR-C-1581 24/09/2017 Dr Ratna Thakar

4928

Comments

Objection to Policy PR1(a) to build 4,000 houses in this area for Oxford overspill. This is not a proven requirement and not justified. The impact on traffic and services would be immense. No thought appears to have been given to the significant impact on local schools and healthcare provision, both of which are already overstretched.

Changes Sought

Reasons for Participation

PR-C-1589 01/10/2017 Professor Peter Robbins N N

4962

Comments

Object to Policy PR1(a) in connection with the proposal to build 4,400 homes in the green belt on the grounds that it is not a justified or proven requirement. New Government methods for calculating housing need indicates that some 30% fewer houses are required in Oxfordshire than previously forecast with the consequence that the basis for housing allocations in Cherwell to accommodate its needs and the City of Oxford's requirements are no longer valid. Less land will be required to accommodate development and there are no exceptional circumstances to warrant the release of land from the Green Belt. Without prejudice to the above point, any proposals by Cherwell to release land from the Green Belt to meet the Oxford's needs are premature and unjustified given that the City of Oxford is in the process of reviewing its Local Plan and has not yet determined how much housing development can be accommodated on land within the City's boundaries.

Changes Sought

Delete PR6a housing allocation on land to the east of Oxford Road; delete PR6b housing allocation on land west of Oxford Road; delete PR7a housing allocation on land south east of Kidlington; delete PR7b housing allocation on land at Stratfield Farm; delete PR8 housing allocation on land east of the A44.

Reasons for Participation

PR-C-1593 09/10/2017 Miss Carol Davey N N

4972

Comments

Object to Policy PR1 to build 4,400 houses in this area to fulfil Oxford's unmet housing needs. In view of the recent Government announcement, which supports the argument that this is not a proven requirement and is not justified, the numbers of houses required must be reviewed before plans are progressed any further. The proposed number of houses is unsustainable in an area which already suffers from traffic problems. Health services are already overstretched and this would cause further detriment to local services. The Green Belt open countryside would be lost for ever. Oxford City Council should be doing more to meet its own needs. Concerned that any housing provided would meet the proposed housing needs, in particular with respect to affordable housing. Developers frequently default on their affordable housing quota. As evidenced by the new development at Barton Park, the suggested prices are already well beyond the reach of first-time buyers and many others who are employed within the NHS and academia whoearn around the national average.

Changes Sought

The numbers of houses required must be substantially reduced to ensure that any development is sustainable for many years to come.

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-1618 10/10/2017 Harry Fletcher

5531

Comments

Object to policy PR1(a) to build 4,400 houses in this area to satisfy Oxford's alleged "unmet housing need"
because: - Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature and is not an
appropriate strategy. - The government has recently produced a new method for calculating housing need. This indicates that the "housing need" is much lower than indicated by the Strategic Housing Market Assessment. This needs to be assessed and housing allocations adjusted accordingly. - Believe this proposal is unjustified and unsustainable.

Changes Sought

Reasons for Participation

PR-C-1619 10/10/2017 Gary dáLuz Vieira

5532

Comments

Object to policy PR1(a) to build 4,400 houses in this area to satisfy Oxford's alleged "unmet housing need" because: - Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature and is not an appropriate strategy. - The government has recently produced a new method for calculating housing need. This indicates that the "housing need" is much lower than indicated by the Strategic Housing Market Assessment. This needs to be assessed and housing allocations adjusted accordingly. - Believe this proposal is unjustified and unsustainable. - The unmet housing requirement is predicated on growth which, given the low unemployment in Oxford, is unnecessary and the affordable housing could be placed where commercial developments are currently being planned, e.g. Northern Gateway.

Changes Sought

Reasons for Participation

PR-C-1623 09/10/2017 Jane, Elizabeth and Kate Rendle N

5536

Comments

We consider that the proposed submission plan is Unsound, Not Positively Prepared, Not Justified, and Not Effective for the reasons given in the specific objections below. We object to Policy PR1(a) to build 4,400 houses in this area for Oxford overspill. This is not a proven requirement and not justified. It was based on a highly inflated estimate of housing need in the county which was unsustainable. The number of 4,400 houses now needs revisiting as does the
28,000 figure previously quoted as Oxford's unmet housing need. This latter figure equates to a population increase of 100, 000 people, a 40% increase and not at all realistic. We understand the increase to be more likely in the range of 10-20%. We demand that any development proposals be put on hold until pending the outcome of the current Government Planning for Homes Consultation - Right Homes in Right Places - which could result in halving the number of new homes the council has to build In addition the effects of Brexit are at present unknown, adding weight to the argument to STOP THE CONSULTATION NOW. A complete rethink of growth strategy is needed. All unsustainable expansion must certainly be stopped. Oxford is a beautiful, historic city which has already been spoiled by ugly developments including the new Westgate shopping centre which will bring more traffic to the already congested and polluted area. Kidlington and the area around it must be protected. We all have a duty to preserve the city and surrounding area for future generations. We were told of an "urgent and pressing need to find homes for Oxford." But there are more jobs than residents in Oxford so in fact there is no "pressing need". The Oxford Profile 2016 shows a job density ratio 1.08. i.e. there are more jobs than current residents! Oxford City Council is finding 15k homes anyway. There is no justification for building homes for people who do not already live here at the expense of the people who do! The "exceptional high need for affordable homes" is disproved by the Barton development where a
3 bedroom home will cost £600k! Homes like these are certainly not affordable for the average person who works in Oxford. For example, the new Westgate shops are paying staff £8 per hour which is below the Oxford living wage of £9.26 which Oxford City Council has committed to. These workers will not be able to afford housing in the area, either to buy or rent! What is needed is affordable housing in the immediate surrounding areas of large scale employment like the Westgate! Expansions outside the city would hugely worsen traffic problems and pollution which are already
cause for great concern. According to the Oxford Profile 2016 , 46k people currently commute into Oxford for work, causing daily congestion and pollution, Infrastructure needs to be put in place before any more developments are permitted. Health services are already overstretched; schools are oversubscribed and struggle with budgets; children
travel across congested Oxford daily to get to school. There is little confidence in local government management of traffic issues, e.g. £10m spent on Cutteslowe and Wolvercote roundabouts has resulted in even longer journey times!
The Green Belt's open countryside is at risk of being sacrificed for ever and its walks and views lost. Natural habitats and wildlife could be destroyed. Oxford City Council has been allocating land in the city for employment instead of for housing. It has ignored the impact on surrounding districts and failed in its duty to cooperate. The City Council needs to do more to meet its own needs.

Changes Sought

Reasons for Participation

PR-C-1640 26/12/2017 Qiuojuan Yuan N

5611

Comments

I object to Policy PR1(a) to build 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable.

Changes Sought

Reasons for Participation

PR-C-1641 27/10/2017 J Dear N

5612

Comments

I object to Policy PR1(a) to build 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought

Reasons for Participation

PR-C-1642 08/10/2017 Richard Bamprey N

5613

Comments

I object to Policy PR1(a) to build 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought

Reasons for Participation

PR-C-1644 11/10/2017 Kate Berney N

5615

Comments

I object to Policy PR1 (a) to build 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR1 - Achieving Sustainable Development for Oxford's Needs

PR-C-1645 11/10/2017 A M Foley N

5616

Comments

I object to Policy PR1(a) to build 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1646 11/10/2017 R Hopcroft N

5617

Comments

I object to Policy PR1(a) to build 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1647 11/10/2017 Mrs Fowler N

5628

Comments

I object to Policy PR1(a) to build 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-1648 11/10/2017 Laura Morgan N

5619

Comments

I object to Policy PR1(a) to build 4,400 houses in this area for Oxford overspill. 4,400 houses is not a justified or proven requirement. It is unsustainable. Oxford should do more to meet its own needs.

Changes Sought | Reasons for Participation

Proposed Submission Plan - Policy PR2 - Housing Mix, Tenure and Size

PR-C-2019 24/07/2017 Daniel Scharf N

22

Comments

PR2 exclusively promotes self-contained dwellings. This is unjustified. The opportunities represented by purpose built HMOs & co-housing have been overlooked/excluded. These forms of housing are prevalent in many parts of the world but almost entirely absent in Oxfordshire. The Plan should include a policy to reserve (reference 5 - see original doc) land from larger sites for these alternative forms of housing (refers to Oxford C-Housing Group) in order to 'deliver' choice as is required by NPPF para 50. The fact that the SHMA finds the need for smaller dwellings to be greater in the affordable sector than the open market (and also supports 'upsizing') shows that the SHMA is actually an assessment of housing demand which reflects the market for housing for investment purposes (which should not be a matter to be taken account by the Plan) rather than the need for space in which to live that is the main purpose of the Plan (refers to website). Confusing these measures invalidates the Plan as an instrument for the meeting of real housing needs in both the City & Cherwell Districts.

Changes Sought | Reasons for Participation

The Plan should be amended to include the necessary support and privileging of co- housing or community led housing

PR-C-0107 20/08/2017 Mr Jeffrey Lyes N

310

Comments

If the old definition of "affordable" is used; the numbers are way over post performance; if they're using the currant definition, they're almost meaningless. Ref gives full definition of "affordable homes" in the letter. This is an extremely unsound plan! Cannot be effective.

Changes Sought | Reasons for Participation

PR-C-0237 15/09/2017 Karen East TMP Planning Ltd on behalf of Gosford and Water Eaton Parish Council N Y

813

Comments

Object to the level of housing proposed and do not consider that Green Belt sites in the Parish should be released for development.Notwithstanding this view the Parish Council supports the overall approach to providing high levels of affordable housing. A minimum of 50% affordable housing should be provided on any approved housing allocation to this area. Concerns regarding the delivery of these proposals. Know from our residents that there are significant problems for people trying to access affordable housing within Gosford and Water Eaton. Main concerns are as follows:1. How will affordable housing be defined so that it is truly affordable for those in need?2. The same affordability problems exist for residents of Gosford and Water Eaton as for those in Oxford. The Plan should ensure that new affordable housing is equally available to residents in Gosford and Water Eaton.3. It is important that affordable housing is delivered in accordance with the policy and not watered down as a result of developer pressure. Appropriate mechanisms need to be in place to secure the affordable housing in perpetuity.4. Providing housing for key workers is welcomed however how this will be made is unclear in the policy and would welcome explicit and secure inclusion.5. In the case of market housing there is concern that an appropriate mix is provided and not just executive homes. The mix of housing type is not set out in the policy. In addition, are concerned that buy to let landlords may purchase market housing making it less affordable.

Changes Sought | Reasons for Participation

There should be greater detail in the Policy and supporting text regarding how affordable housing will be defined and delivered such that it continues to remain affordable both for local residents and those from Oxford. Further details should also be given on the mix ofmarket housing type and how key worker housing will be provided.

The Parish Council would wish to take part in order to explain the potential impact of the proposed development on local communities and why this should be better reflected in the draft vision.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR2 - Housing Mix, Tenure and Size

PR-C-0265 09/10/2017 Ellis Davies N N N Y

5548

Comments

This policy seems flawed by the fact that no agreement on the mix of housing that is required and yet they say that there is an unmet need. Surely there would have been some form of knowledge on what kind of housing mix would be needed when calculating the assumed unmet need for Oxford. This seems more of satisfying the developers and the proponents for the incursion into the Greenbelt. It needs to be recognised that over 70% to 75% is left to market forces and could easily be nothing to do with fulfilling Oxford unmet housing needs.

Changes Sought

Reasons for Participation

I would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-0499 30/09/2017 Alan Oliver N N

1189

Comments

1. The sites are on Oxford GB. GB's remain Govt. policy. Land between N Oxford & Kidlington is unique as it fully accords with the 5 GB purposes as per para 80 of the NPPF. GB's are designated to manage the location of new development, they would not exist were there not pressure to develop on them. Such pressures cannot be considered exceptional circumstances. As per para 84 of the NPPF there's no evidence of alternatives being considered i.e.. using allocated, undeveloped employment land in Oxford for housing & promoting employment growth outside Oxford, creating a better balance between where people live & work. Have the LA's co-operated in looking at alternatives? This land being GB also complies with para 81 of the NPPF. It is used for sport & recreation, is biodiverse & visually pleasing. 2. The identified housing needs rely on an outdated study which has never been independently assessed. Revised Govt. figures indicate a reduced requirement. It now seems there is no need to build on GB. Even if there is a need on this scale, it is a poor location to meet Oxford's needs, being adjacent to a London commuter rail line & in the expensive part of Oxford. The private housing will likely attract London commuters & wont provide affordable homes for people with jobs in Oxford. It is evident that many house buyers in N Oxford are those moving from London & continuing to work there. 3. Unsound in allocating NOGC for housing & not taking into account NPPF para 74. Understand NOGC weren't involved in discussions prior to this. NPPF Para 74 says existing sports facilities shouldn't be built on unless it assessed as surplus to requirements or replaced by equivalent or better provision. No such assessment has been made. NOGC, a well established & thriving club with 475 members & 3000 visitors p.a. Its clubhouse is used by the wider community. As a flat course, it is especially suitable for seniors. NOGC is needed. It is not sound practice to propose allocating land for housing & to carry out a retrospective assessment of the need for a golf course. We need this space for the health & wellbeing of locals. The land at Frieze Farm as a replacement GC, appears to be an afterthought. It is too small. Building a new GC on a similar sized site to NOGC would cause H & S issues unless mature trees were in all the right places. No indication shown on how it could be financed or developed. Apparently the landowners have stated to NOGC that they have no intention of providing another GC or providing the level of funds that would be needed. The mature landscape central to the current GC couldn't be replace in reasonable time & therefore the 2nd criterion of para 74 cannot be met.

Changes Sought

The housing allocations in the Kidlington Gap should be removed from the Plan & the Green Belt designation of the Killington Gap retained.

Reasons for Participation

PR-C-0499 30/09/2017 Alan Oliver N N

1190

Comments

4. NOGC is a biodiverse landscape. Containing different tree species & 55 recorded bird species & pond life. The NPPF states this is important for health & wellbeing. It is much valued by locals. Land N of Cutteslowe Park is also important in this respect, changing the open nature the Parks. It is a well used facility. 5. The development will put further pressures on transport & other infrastructures. Seemingly funding bids for infrastructure are being made to cater for growth, but funding has not been secured. Growth shouldn't be approved until infrastructure can be provided & it's demonstrated that any proposed measures will be effective. Traffic in the N Oxford area is already severe. Work on the 2 roundabouts hasn't improved this. More housing will add to congestion & air pollution. Oxford has good public transport provision, but not all who work/live locally will use this. Increased housing & employment levels will add to congestion with its health implications. It will reduce Oxfords' attractiveness as a business location & place to live. Putting more housing & employment in this area cannot be viewed as sustainable. There are also severe existing pressures on other services including health and education.

Changes Sought

The housing allocations in the Kidlington Gap should be removed from the Plan & the Green Belt designation of the Kidlington Gap retained.

Reasons for Participation

PR-C-0500 30/09/2017 Gill Oliver N N

1191

Comments

1. The sites are in the Oxford GB. GBs remain Government policy. The Kidlington Gap land is in GB and fully meets all 5 of the purposes of GB set out in para. 80 of the NPPF. GB's are designed to manage the location of new development and would not exist were there not pressure to develop within them. The existence of such pressures cannot therefore be considered exceptional circumstances. There is no evidence (as per para 84 National Planning Policy Framework) that serious consideration and cooperation by local authorities has been given to alternatives such as using allocated and underdeveloped employment land in Oxford for housing and promoting employment growth outside Oxford to create a better balance between where people live and work. This land is also used positively for outdoor sport, recreations and has value for biodiversity and visual amenity. 2. The identified need is based on an outdated study and revised Government figures indicate a much reduced requirement. This is a poor location to meet Oxford's needs as it is adjacent to a commuter rail line to London and in the most expensive part of Oxford for housing. Therefore will likely cater for London commuters rather than provide the required affordable housing. 3. Para. 74 of the National Planning Policy Framework says that existing sports facilities should not be built on unless an assessment is undertaken showing it is surplus to requirements of replaced by equivalent or better provision. No such assessment as been made. It is understood that the Golf Club were not involved in discussions prior to the allocation. The Golf Club is well established, thriving club whose facilities are also used by the wider community. As a flat course it is particularly suitable for senior members. This facility is clearly needed for the health and well-being of residents. The allocated land at Frieze Farm as a replacement golf course is seemingly an afterthought with no indication of how it could be developed or financed. The mature landscape central to the current course could not be replaced within a reasonable timescale. This creates major health and safety issues and does not meet the second criterion of Para 74. 4. The golf course is valuable in terms of biodiversity and landscape, containing 25 different tree species and 55 regularly records bird species as well as pond life. There would also be a negative impact on the open nature of the land to the north of Cutteslowe Park. 5. Further pressures will be put on transport and other infrastructures. No funding has been secured for further infrastructure and growth should not be approved until it can be demonstrated that any proposed measures will be effective. It has been reported that the recent works on the 2 roundabouts have not improved queue times. More housing will add to congestion and air pollution, put pressure on health and education services, as well as reduce the attractiveness of Oxford. It is difficult to understand that putting more housing and employment in this area can be viewed as sustainable.

Changes Sought

Housing allocations in Kidlington Gap should be removed from the Plan and GP designation of Kidlington Gap retained.

Reasons for Participation

PR-C-0578 07/10/2017 Cllr Carmen Griffiths

1456

Comments

There is no visible process for how the Affordable housing allocation will work in practice.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR2 - Housing Mix, Tenure and Size

PR-C-0578 07/10/2017 Cllr Carmen Griffiths

1454

Comments

There is insufficient certainty that affordable homes are in fact deliverable

Changes Sought

Reasons for Participation

PR-C-0578 07/10/2017 Cllr Carmen Griffiths

1455

Comments

Only land owned by the Universities should afford key worker status to University staff. If not local key workers will not benefit from schemes on offer (if they materialise).

Changes Sought

Reasons for Participation

PR-C-0660 07/10/2017 Carol Matheson N

1628

Comments

There is no affordable housing (layman's definition) being offered for purchase. It is disingenuous saying affordable housing is being offered. Public/Layman believe affordable housing means cheaper housing, available for purchase for local residents and their families. Affordable housing is owned by the Housing Association rented out at 80% of the market value. Even the house, some of which can be part purchased, remain mainly owned by the Housing Associations. 50% purchase only.

Changes Sought

Reasons for Participation

PR-C-0682 08/10/2017 Tara J Prayag N

1679

Comments

You have still not explained the need for such huge areas of development in Gosford and Water Eaton. Nor should you be allowed on any greenbelt or green land in this area. Gosford and Water Eaton do not have their own park – we rely on the greenbelt land that forms a part of the Oxford Greenbelt walk for our leisure.The pans that you have included put in a small green field – if you leave the green belt alone it is not required. Quotes website on Oxford Green belt in the letter. In terms of affordable housing – please define what you consider to be affordable and how this might tie intothings like nurse's wages?

Changes Sought

Reasons for Participation

PR-C-0758 10/10/2017 Susan Cooper Yes Yes No

1902

Comments

The effectiveness is hampered by the national definition of "affordable" as 80% of market value, which in the Oxford area is not in fact affordable for most people working in Oxford. This co-option of the term means that the word has become meaningless and using it just angers members of the community who know it can't be trusted to have its original meaning, and it leaves you appearing to be making meaningless promises. Requiring some 80%-of-market housing just means the developers need the rest to be even more expensive, so is counter-productive. Also housing which is initially sold at 80% of market price can be sold for full market price later, so is only a short-term help, except for those lucky few people who can get on 80% house and make a nice profit upon selling it. What we need is housing that is "affordable for people working in Oxford", so suggest you use that phrase, perhaps defining it as "Oxfordable" for short, e.g. in paragraph 5.24 and Policy PR2: paragraphs 2, 3, 5. Alternatively, in paragraph 5.24 and PR2-2 make it 100% social rent instead of leaving the mix between social and "affordable" rent undefined. The large unmet need for social housing would justify this at least initially. Perhaps it isn't needed for the full period so a phrase such as "as long as requested by Oxford City Council" could be added.In PR2-3, welcomes the shift of the mix toward smaller properties compared to that in the SHMA as quoted in paragraph 5.27, as smaller size should mean more affordable for Oxford workers, but suggest you go further and include some studio flats as a lowest cost option for buyers and renters.

Changes Sought

Suggest that PR2 be expanded to allow for provision of employer-funded housing for their workers as a broader scope than just key workers, and also for student housing. Given the good bus service into the city centre, this could be attractive for Oxford University employees and graduate students, as well as other city-centre employees. Ring-fencing housing in such ways prevents it from being taken by people working in London and attracted to living in the North Oxford / Kidlington area by the new train station.

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR2 - Housing Mix, Tenure and Size

PR-C-0773	10/10/2017	Philip	Rawle	Greenlight Developments	Y	Y	N	Y

1951

Comments

Does not consider the Partial Review of Cherwell Local Plan to pass the 'tests' of soundness, in terms of being positively prepared, justified, effective and consistent with National policy. This is because the Partial Review does not make reference to the need for C2 units (residential institutions, including care homes), nor to care/nursing homes more generally. Policy PR2 deals with C3 uses only. Further limitations on current local planning policies (adopted and emerging) are outlined in the accompanying Note prepared by Lichfield's. In terms of National policy, the Government's National Planning Practice web-based resource in the section on 'Housing and economic development needs assessments' provides guidance to the plan-making process on how to deal with 'housing for older people'. Failure of the Partial Review to meet the care needs of the District will clearly have significant implications on housing options for Cherwell's increasingly ageing population. The accompanying Note prepared by Lichfield's quantifies that like the rest of the UK there is a clear need for care homes in Cherwell. Examples are found in the Oxfordshire SHMA, which projects the number of people with dementia and mobility issues in Cherwell and Oxfordshire will roughly double by 2031 (end of this Plan period). The latest DCLG figures project the number of people in Cherwell living in communal establishments to double by 2031. The Lichfield's' Note sets out the care need for Cherwell as follows: • In Cherwell District itself, the latest DCLG projections show growth in the number of people over age 75 living in communal establishments of 565, i.e. this is the number of care home bed spaces needed (2011 – 2031). However, as the Council are planning for housing growth well in excess of demographic trends, which will lead the population growth in excess of demographic trends, 565 bed spaces should be considered a minimum to plan for up to 2031. • In terms of Oxford City's need, the DCLG projections suggest a need for a further 305 bed spaces by 2031, and (as with its housing need) a proportion of this may well go unmet. Cherwell will inevitably import some of Oxford's care home needs, as those additional residents (who otherwise would have lived in Oxford) age and move into care homes. This further justifies the use of the 565 figure for Cherwell as a minimum, which may need to be increased if unmet care home need for Oxford is identified. Lichfield's' Note on Care Home Need provided.

Changes Sought

Greenlight asserts that it in order for this clear 'need' for care bed spaces to be met in Cherwell over the Plan period, specific policies are required to:(a) Set the delivery of this need over the Plan period as a requirement - this requirement being a minimum of 565 bed spaces by 2031; and(b) To identify and allocate sites to accommodate this need in the Plan and on the Policies Map.To this end, Greenlights' land interest at Skimmingdish Lane, Bicester, which is currently subject to planning application 17/01428/F, provides an opportune site to be allocated for a 64-bed care home; thus accommodating some 11.3% of the bed space requirement (based on a total requirement of 565 bed spaces) over the Plan period (by 2031).To demonstrate how the site at Skimmingdish Lane, Bicester can accommodate a 64-bed care home, and therefore to assist in informing its allocation as a care home site in the Plan, enclosed with this letter is the site location plan and proposed site layout plan, both of which form part of the current planning application on the site.

Reasons for Participation

The matters raised in these representations are of a strategic nature to the plan.

PR-C-0775	10/10/2017	Jon	Alsop	Savills on behalf of Christ Church, Exeter & Merton Colleges and Oxford University				Y

523

Comments

Objection. In relation to Affordable Housing the consortium requests a different policy approach to that in the Partial Review. Given that the specific purpose of this component of the Local Plan is to meet the housing needs of Oxford, it is right that the policy reflects the dynamics of that housing market. However, the prescribed approach is now a dated one and the City Council is in the process of reviewing it through the preparation of a new Local Plan. In this regard, the consortium requests that within the definition of affordable housing specific allowance is made for the key workers employed by the University and Colleges. As with other employers of key workers in the City, such as the hospitals and schools, members of the consortium frequently experience the challenge of recruiting new staff and retaining existing staff that the unaffordability of housing presents. This can be a deterrent to the consortium members attracting the brightest and the best young researchers coming to work in Oxford. This is a direct threat to the University maintaining its status as the Number 1 University in the World; to remain the best it must attract and retain the best academic minds. Meeting the needs of the University's key workers is not currently addressed in the affordable housing policies that apply in Oxford. However, the members of the consortium are in discussions with the City Council through the University to introduce such an amendment to the City's policies. The University is asking the City Council to recognise, in the definitions used in the Local Plan, that its academic staff, early career research staff and technical and support staff should be identified as key workers. The University has many academic, technical and support staff on lower incomes who cannot afford to buy a house at current market prices, whether that be in Oxford or in the adjacent districts.Key worker housing is intermediate housing that includes a condition of tenancy or lease that at least one full time occupier of each unit or sub-unit must, at the point of that person's first occupation, be in paid employment within one or more of the following occupations:• University and Colleges;• Academic staff;• Early career research staff; and• Other priority staff (both technical and support) at any College, Division or the Administration within the University of Oxford and Oxford University Press.It is intended that, through this mechanism, sites (or part of sites) that are being brought forward specifically to meet the requirements of key workers of the University and Colleges should be exempt in the Local Plan from the affordable housing policy quota.

Changes Sought

The Partial Review will need to reflect the most up-to-date position and that is the one that is emerging within Oxford, rather than the one contained in the 'Sites and Housing Plan'. The consortium therefore requests that Cherwell Council works closely with Oxford City to better define the requirement and composition of Affordable Housing for these sites as well as the provision to be made for key worker housing as a component of affordable housing.

Reasons for Participation

On behalf of the consortium, given the significance of their land interests, would wish to participate in the oral examination.

PR-C-0813	08/10/2017	Jennifer	Betts				N	

2202

Comments

Support for 50% allocation of affordable housing on all sites together with provision for rented homes and allocation for key workers. Concern that affordable rented property will be allocated to Oxford residents not working in Oxford. There are many Kidlington and Cherwell District Council residents who work in Oxford. Nomination rights should be in the control of Cherwell District Council for rented property. The University who own much of the proposed development land should use these sites for university employees. Objection as some elements are unsound. There should be more clarity about how the affordable housing is to be achieved which will not be to the detriment of residents in Cherwell and more clarity about the provision of key worker housing and nomination rights.

Changes Sought

Reasons for Participation

PR-C-0814	07/10/2017	David	Betts				N	

2218

Comments

Support for 50% allocation of affordable housing on all sites together with provision for rented homes and allocation for key workers. No clarity in relation to how the affordable housing will be allocated to Cherwell District Council residents who work in Oxford. Nomination rights should be in the control of Cherwell District Council for rented property. It should be built into the plan that the University who own much of the proposed development land should use these sites for university employees. Objection as some elements are unsound.

Changes Sought

There should be more clarity about how the affordable housing is to be achieved which will not be to the detriment of residents in Cherwell and more clarity about the provision of key worker housing and nomination right.

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR2 - Housing Mix, Tenure and Size

PR-C-0836	09/10/2017	Chris	Pack				N	

2265

Comments

Objection to Policy PR2:Understand that the principal premise of the CLPPR is to provide for Oxford City's unmet housing need and to ensure that 50% are affordable. I support that 50% figure but it is not included in this policy-only for individual sites. Further there is no clarity about how new affordable housing will be accessed bearing in mind that all the sites are in Cherwell. I would worry that CDC housing clients might be displaced from the waiting list by Oxford clients such as University key workers. Object on the grounds that it is Unsound since there is a lack of clarity and detail concerning matters of affordable housing.

Changes Sought

Reasons for Participation

PR-C-0842	10/10/2017	Duncan	Chadwick	David Lock Associates on behalf of University of Oxford, Merton College and a private landowner	Y	Y	N	Y

5007

Comments

The Tripartite supports the objective of Policy PR2 to require affordable housing from the strategic development sites. Also supports the provision of 50% of homes as affordable housing subject to the representations, set out in relation to Policy PR8. Detailed comments provided (including for key work housing).

Changes Sought

Changes to the following PR2 points: 1. All housing to be provided as self-contained dwellings (use class C3) only, which shall include flats or apartments, for the avoidance of doubt. 2. Provision of 80% of the affordable housing as affordable rent/social rented dwellings and 20% as other forms of intermediate affordable homes unless otherwise agreed with Cherwell District Council. 3. Delivery of 25 to 30% of the affordable homes as one-bedroomed properties, 30 to 35% as two-bedroomed properties, 30 to 35% as three-bedroomed properties and 5 to 10% as four+ bedroomed properties unless otherwise agreed with Cherwell District Council in consultation with Oxford City Council. 4. Delivery of a mix of sizes of market homes to meet current and future needs and to create socially mixed and inclusive communities. The mix of housing is to be agreed with Cherwell District Council in consultation with Oxford City Council having regard to the most up-to-date evidence on Oxford's housing need and available evidence on local market conditions. The mix of housing shall be generally agreed and set out in the Development Brief, which will then inform an outline application and subsequent reserved matters applications that will determine the final mix. 5. Provision for key workers as part of the affordable housing mix. The provision shall be made in accordance with Oxford City Council's definition of key workers unless otherwise agreed with Cherwell District Council in consultation with Oxford City Council. 6. Provision of an opportunity for community self-build or self-finish housing to be agreed with Cherwell District in consultation with Oxford City Council unless otherwise agreed with Cherwell District Council. Amend the 'definition of key worker' as set out in the Plan and supporting text for Policy PR2, as follows in respect of the University/Colleges: "Key worker housing is intermediate housing that includes a condition of tenancy or lease that at least one full-time occupier of each unit or sub-unit must, at the point of that person's first occupation, be in paid employment within one or more of the following occupations: Universities and colleges: academic staff, early career research staff and other priority staff (both technical and support) at any College, Division or the Administration within the University of Oxford and Oxford University Press."

Reasons for Participation

The land owned and controlled by the Tripartite comprises some 86% of the largest draft allocation within the Plan and as such, occupies a unique and vitally important role in meeting Oxford's Unmet Housing Needs. As such, the Tripartite consider it is essential that it is present [and/or represented] and participates at the Examination in order to assist the Inspector by responding to any queries that may arise and supporting the assessment of the soundness of the Plan.

PR-C-0382	05/10/2017	Carl	Smith		N	N	N	Y

5207

Comments

Affordable Housing. Questions the amount of affordable housing in the plan. The level of at least 35% per development in the Kidlington area should be substantially raised, but depending on circumstances to at least 50%, as in the Oxford Local Plan. This will then assist in meeting the housing need for people in Kidlington & surrounding area, and for that matter in Cherwell district as a whole. Between at least 5% & 7% of the total housing development should be allocated to Kidlington & surrounding area residents. Densities. Consideration should be given to using the housing densities associated with the Oxford Local Plan with its incorporated Strategic Land Availability and Unmet Housing Need Assessment (December 2014 & October 2016). This shows the density for dwellings in new Oxford residential, suburban development areas as 67 being the high value, 51 as the median value & 35 the low value. Generally an accepted proposal could be 50 dwellings per hectare. In contrast, the Cherwell Local Plan considers the BSC Policies should apply for the Green Belt being comparable to the effective & efficient use of Brownfield sites, being of at least 30 dwellings per hectare. This should apply as a low value. There are recent examples that support increasing the density of dwellings in order to reduce the size of identified development areas in Kidlington & surrounding areas, which create a planning precedence, e.g.. Bramley Close, Kidlington. A table & accompanying notes are provided. These form part of the objection & make a comparison between the basic details of CDC's identified residential development areas against the proposal set out in this objection for increasing housing densities to reduce development areas in order to protect as much as the Green Belt as possible and particularly preserve the "green gap" between north Oxford & Kidlington.

Changes Sought

The objection is based on removing paragraph 2 of Policy PR2 and replacing it with "Depending on circumstances the reduction in size development areas PR6a to PR10 shall be at a density of between 35 & 50 homes/ hectare and each will consist of providing between 45% to 65% of affordable housing. Where at least 5% to 7% of this total is reserved for allocating to local people in Kidlington and surrounding area. The affordable]e housing shall consist of a mix of affordable rent/social rented dwellings and 20% as other forms of intermediate affordable housing.

Reasons for Participation

Based on the representation, would like to reserve the right to respond if necessary.

PR-C-1185	19/08/2017	N	O'Mahoney				N	

3796

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR2 - Housing Mix, Tenure and Size

PR-C-1400 10/10/2017 Ms Deidre Wells Red Kite Development Consultancy on behalf of Kidlington Parish Council N Y

5350

Comments

The entire premise of the Plan is that additional land is required to be allocated in Cherwell to accommodate Oxfords unmet housing needs, & to ensure that a high proportion of that new housing is genuinely affordable. Kidlington Parish Council (KPC) supports a requirement for 50% of new housing to be genuinely affordable. For clarity, it would be helpful if this requirement was included in PR2, rather than in each individual allocation. It is noted that it is not yet included in the Policy concerning unallocated sites (PR12B). PR2 gives insufficient certainty to the delivery of affordable housing for Cherwell residents who are employed in Oxford, & facing similar affordability problems. The Plan proposes that the definition of Key workers used in the Oxford City Plan should be adopted. KPC has concerns that CDC housing clients might be displaced from the Housing Waiting List by Oxford clients - in particular, by University Key workers to the detriment of other clients in housing need who are employed in local schools, the health service & other jobs which serve the whole community. Mindful of the fact that the Universities own much of the land proposed for new housing, it is suggested that only these sites should afford Key worker status to University staff. KPC has been unable to access any clarity from the relevant Authorities on how the allocation of new affordable housing will work in practice – the houses will be within CDC, but there is no visible process for shared nomination rights with Oxford City Council. As this is such an integral part of meeting Plan objectives, the principles to be adopted should be an annex to the Plan. Fuller information on the proposed strategy is essential before the Policy is adopted. It is not sufficient to defer this arrangement to a later stage.

Changes Sought

There needs to be greater detail in the Policy & supporting text (or an Appendix) regarding how affordable housing will be defined & delivered such that it continues to remain affordable for all local residents working in Oxford. Further details should also be given on the mix of market housing type and how key worker housing will be provided.

Reasons for Participation

KPC is an elected body, representing the views of a large number of people inthe part of the District which will be most affected by the proposed alteration to the Development Plan. In addition to having a statutory role in the Planning process, the Parish Council has an in depth understanding of the local area where new development is proposed, and is well placed tocontribute to the Local Plan process. It is essential for the KPC to be actively involved in the Examination, in order to be able to represent local views, fully respond to submissions made by others, and to address any modifications discussed in advance of the Examiners report.

PR-C-1405 10/10/2017 Donna Palmer Turley on behalf of landowner of northern parcel of land at south east Kidlington and Hill Residential Developments Y Y N Y

5520

Comments

Have a number of detailed comments on the proposed Policy wording. In particular we consider that the tenure split requirements should be consistent with those applied for the wider District. In addition, the criterion for self-build/self-finish units should be removed.

Changes Sought

The criterion for self-build/self-finish units should be removed.

Reasons for Participation

Our client has important land interests in the District and has raised matters important to the delivery of the Local Plan Partial Review which it would benefit the Inspector to discuss further at the Examination in Public.

PR-C-1405 10/10/2017 Donna Palmer Turley on behalf of landowner of northern parcel of land at south east Kidlington and Hill Residential Developments Y Y N Y

5388

Comments

The Policy sets a series of detailed requirements which the proposed allocations are required to meet. Recognise the importance of the proposed allocations meeting the identified needs for Oxford City however it is also important that the proposals are also responsive to the context of the part of Cherwell in which they will be located. Considers some of the specific requirements of the Policy in turn. 1) "All housing to be provided as self-contained dwellings (use class C3) only" - Whilst the clarification that only use class C3 dwellings will count towards the housing requirement is helpful, concern is raised regarding the description of these as 'self-contained dwellings'. It is considered that the use of this terminology may lead to unnecessary confusion as to whether flats with communal accesses; amenity space etc. would be counted towards this provision. 2) "Provision of 80% of the affordable housing as affordable rent/social rented dwellings and 20% as other forms of intermediate affordable homes" - The overall percentage requirement for affordable housing is set in the separate allocation policies and this is discussed in relation to the client's land. It is noted that the adopted Cherwell Local Plan requires a 70:30 split between affordable rent/social rented and intermediate affordable homes, as opposed to the 80:20 split proposed in the current consultation document. At this stage there is no clarity provided as to how the affordable housing units will be allocated and how this will be coordinated between Cherwell District and Oxford City Council. Whilst it is important that the proposed developments meet the identified needs of Oxford City, they will form part of Cherwell District and as such it is considered that the same approach should be applied to all new developments across the District to form a cohesive approach. Indeed it is noted that no differential in the quantum and mix of affordable housing has been proposed in the West Oxfordshire Local Plan which is currently at an advanced stage in its Examination. Under the currently proposed approach, concern is raised that this will hinder the delivery of the allocated Oxford City sites as clearly the delivery of the sites to meet Cherwell's needs would be economically preferable to developers under the current proposed approach. Whilst the consultation is supported by a viability appraisal, it is considered that flexibility should be included in the policy to allow for the mix or quantum of affordable housing to be amended should this be proved to be unviable. Furthermore whilst the individual policy allocations set out the level of affordable housing which will be sought, this is not applied to the sites not allocated in the Partial Review covered under Policy PR12b. As such an affordable housing requirement should be identified for sites coming forward under these circumstances. 3) "Delivery of 25 to 30% of the affordable homes as one-bedroomed properties, 30 to 35% as two-bedroomed properties, 30 to 35% as three-bedroomed properties and 5 to 10% as four+ bedroomed properties unless otherwise agreed with Cherwell District Council in consultation with Oxford City Council" - As discussed, whilst the identified needs for Oxford City it is also important that the proposals are responsive to the context of the part of Cherwell in which they will be located. Furthermore, flexibility should be included in the policy to allow for the mix of housing to be amended should the combination of policy requirements be shown to be unviable and to allow for changes in Government policy. 4) "Provision for key workers as part of both the affordable and market housing mix" - The provision shall be made in accordance with Oxford City Council's definition of key workers unless otherwise agreed with Cherwell District Council in consultation with Oxford City Council - Key workers are critical to the functioning of the local economy. We support an approach which recognises that key workers who cannot access market housing should be provided for. Whilst key-worker housing is not currently specified as a defined form of affordable housing in the NPPF, we consider it us appropriate to plan to meet those needs and we support an approach which prioritises key workers as occupants of affordable housing. Paragraph 5 implies that the Council may restrict elements of the market housing to key workers. That would be inappropriate as key worker who are not in need of affordable housing will have their needs met by the market. We consider greater flexibility is needed in terms of tenure mix to allow for changes in the affordable housing forms depending on the definitions which will be included in the new NPPF in due course, to maximise affordable housing delivery, and ensure wide ranging needs are met. 5) "Provision of an opportunity for community self-build or self-finish housing to be agreed with Cherwell District in consultation with Oxford City Council" - The Council have taken a clear lead in making provision for meeting demand for self build or self-finish housing across the District which is to be commended. This is particularly exemplified through the opportunity presented by Graven Hill and the work of the Build! programme. Clearly these programmes do however relate to meeting the needs for such forms of housing within Cherwell District. The evidence base to the Partial Review Proposed Submission Plan provides no clarity on whether the unmet need from Oxford City includes unmet demand for self-build or custom-build housing. Furthermore a copy of the Oxford City self-build register is also not provided and indeed from the City Council's website the only option for registering for self/custom build housing is for locations within the City itself therefore it is unclear whether those individuals on the register would indeed be interested in locations outside the City. Given the identified need for market and affordable housing and the commitment of Cherwell to assisting in meeting this demand, it is these needs which should be prioritised to be met. As such it is considered that this criterion should be removed.

Changes Sought

Suggests clarification of the description of 'self-contained dwellings'. Flexibility should be included in the policy to allow for the mix or quantum of affordable housing to be amended should this be proved to be unviable. Furthermore whilst the individual policy allocations set out the level of affordable housing which will be sought, this is not applied to the sites not allocated in the Partial Review covered under Policy PR12b. As such an affordable housing requirement should be identified for sites coming forward under these circumstances. Flexibility is needed in terms of tenure mix to allow for changes in the affordable housing forms depending on the definitions which will be included in the new NPPF in due course, to maximise affordable housing delivery, and ensure wide ranging needs are met. Criterion relating to self build should be removed.

Reasons for Participation

Our client has important land interests in the District and has raised matters important to the delivery of the Local Plan Partial Review which it would benefit the Inspector to discuss further at the Examination in Public.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR2 - Housing Mix, Tenure and Size

PR-C-1408	10/10/2017	Andy	Pearce	Barton Willmore on behalf of A 2 Dominion Housing Group Ltd	N	N	N	Y

5499

Comments

We note that the Local Plan Part 1 Partial Review proposes policies applicable to sites which meet Oxford's unmet need only. All policies in the Partial Review should be consistent with the adopted Local Plan and its policies. Adopted Local Plan BSC 3: 'Affordable Housing' requires 30% affordable housing (target mix of 70% affordable/social rented and 30% as other forms of intermediate affordable homes) at Banbury and Bicester on sites that propose or can accommodate 11 or more dwellings (gross). Policy BSC 3 requires 35% affordable housing (target mix 70% affordable/social rented and 30% as other forms of intermediate affordable homes) at Kidlington and elsewhere on sites that propose or can accommodate 11 or more dwellings (gross). Local Plan Policy BSC 4: 'Housing Mix' 24 requires new residential development to provide a mix of homes to meet current and future housing needs. The Policy does
not specify the target mix of housing. Partial Review Policy PR2 introduces an affordable mix of 80% affordable/social
rented and 20% as other forms of intermediate affordable homes. It also introduces controls on the type of affordable housing with the delivery of 25-30% of the affordable homes as one bedroom properties, 30-35% as two bedroom properties, 30-35% as three bedroom properties and 5-10% as four+ bedroom properties. A2D query whether the affordable housing provision will meet the needs of Oxford City or CDC's waiting lists from which nominations are made. In any affordable housing policy, the flexibility to adjust quantum and tenure to reflect site circumstances and need (site location and scheme characteristics as well as viability) is essential. As already stated, all policies in the Partial Review should be consistent with the adopted Local Plan and its policies. A2D therefore objects to this draft policy.

Changes Sought

Reasons for Participation

Our objections in part relate to the proposed growth strategy to address Oxford City's unmet need, which we consider to be unsustainable and inconsistent with national policy. This is contrary to the adopted Growth Strategy set out in the Cherwell Local Plan 2011-2031 (Part 1), which focuses new development at key settlements, as identified in Cherwell's settlement hierarchy. The Council has not discharged its duty to demonstrate exceptional circumstances to release the identified sites from the Green Belt, pursuant to paragraph 82 of the National Planning Policy Framework. Further, there is insufficient evidence to suggest that opportunities to increase capacity at existing allocated housing sites have been robustly tested. Finally, there should be a single housing requirement for the Cherwell Local Plan. There is no justification for a separate figure to be applied to meet Oxford City's unmet need, as is currently proposed.

PR-C-1436	10/10/2017	Patsy	Dell	Oxford City Council				

4577

Comments

Affordable Housing It is welcomed that the Partial Review sets a target for 50% of development to be affordable, & that within the 50%, that priority is given to tenures which help those most in need (Policy PR2). The policy proposes the priority should be affordable rent or social rent. Please note that of those tenures, the City Council's priority for addressing the needs of those on the housing register would be for social rent homes. Welcomes the ongoing dialogue with CDC planning & housing colleagues, to discuss delivery of affordable housing at the sites allocated through the Partial Review, & particularly the allocations policy for rented affordable housing. It is envisaged that these discussions will culminate in an agreed strategy or process for allocating nomination rights to the City Council for those on its housing register. It is supported that 'key worker' housing may be delivered as part of the remaining 20% intermediate affordable housing. Oxford CC is proposing to take a new approach to this issue & not using the term key worker in its emerging policy approaches in the Oxford Local Plan; the Preferred Options proposes an approach aligned more with income & affordability rather than specific employers or sectors.

Changes Sought

Reasons for Participation

PR-C-1437	10/10/2017	Cllr Paul	Buckley	Councillor for Wolvercote and Summertown Division of Oxfordshire County Council	Y	Y	N	Y

4585

Comments

Oxford's chronic need is for housing affordable to people living & working in Oxford, on Oxford rates of pay. The SHMA showed the need is most acute for people on modest incomes. Oxford CC therefore has a policy of requiring 50% of housing provided to be 'affordable', of which 80% is affordable rent/social rented housing. Para 5.23 claims encouragingly 'we sought to meet Oxford's requirement for 50%..'. However, policy PR2 unacceptably fails to commit to this aim, without providing any justification. It is inevitable that, unless this requirement is adhered to rigorously, the majority of housing will not positively contribute to meeting the urgent needs of Oxford's workers. In the site-specific policies, the 50% requirement is included as being one of the conditions that, if met, will allow developments to be permitted. The policy should be changed to make clear that this condition MUST be met before developments are permitted. A hazard of aiming to meet some of Oxford's need in Cherwell District, is the proximity to easier London commuter trains, e.g. Bicester/ Oxford Parkway (& not Oxford City station). This option did not exist in 2014 when the SHMA was produced. Therefore, housing provided won't contribute Oxford's unmet need at all, as assessed by the SHMA but house London commuters instead. Recent experience of Barton Park shows that prices in the open market will be out of reach of almost all Oxford workers, & will only be affordable to workers in London city. There are 2 consequences; First, this in one reason Cherwell District is a bad location choice for providing the extra housing for Oxford's unmet need. Second, access to this housing must be restricted as much as possible to Oxford workers, e.g. by encouraging rentable key worker housing to be provided by big local employers, e.g. BMW, the hospitals, universities & school multi-academy trusts. Policy PR2 omits to mention this need, without justification, & needs to be changed.

Changes Sought

PR2 should be changed in two respects.1. It should make clear that the requirement to provide 50% 'affordable' housing is a non-negotiable condition for developments to be permitted by CDC.2. It should propose means to encourage development of housing for Oxford workers, e.g. by encouraging major Oxford employers (e.g. BMW, hospitals, universities, school multi-academy trusts) to develop housing for rent by their keyworkers.

Reasons for Participation

Because the need to change Policy PR2 needs to be emphasised.

PR-C-1442	10/10/2017	Tim	Lund	Oxford YIMBYs	Y	Y	N	N

4604

Comments

We very much welcome that, per 5.13, the "strategy is Oxford specific; to provide homes where people can most readily connect to Oxford and sustainably access the city's employment areas, its universities and its services and facilities". This readiness to co-operate with neighbouring authorities is essential for coherent planning, and recognises the needs of both existing and future residents. The weakness of the plan arises from its acceptance of the current low densities of the area. The numbers of homes per hectare on the sites proposed in Table 4, around 20, are in line with those for existing 'fully developed' areas of Kidlington, but less than half in parts of Oxford, without any high rise development, and also without the outstanding existing and potential public transport options
discussed in this plan. Planning for unnecessarily low densities means that new homes will, immediately via the open
market, or over time as they are resold, be unaffordable by the keyworkers for whom they are meant. Measures to keep new homes affordable are welcome, but will be hard to maintain in the long run as long as there are not enough homes overall. The realism of para 5.13 should mean policies for Kidlington, Begbroke and Yarnton which allow the
development of a new, distinct identities as local centres, so that they do not become low density dormitory suburbs, whether of Oxford or London. Higher densities should also apply to currently developed areas, in a way which works for existing residents, and reduce the area needed for new development. This would mean less loss of Green Belt, which will be welcomed by many, although this should not be an overriding objection. A gap between Oxford and these local centres risks undermining their connectedness with Oxford, as required by 5.13, so some Green Belt land will have to be re-designated. New policies suggested above for identities as local centres can offset this any loss in
this regard. We strongly support policies for the encouragement of environmentally sustainable transport, such
as the proposed new rail station at Yarnton, infrastructure required for rapid transport schemes, and better cycling facilities, especially allowing access to Oxford. Higher densities will also encourage walking, which is the most environmentally sustainable transport mode of them all.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR2 - Housing Mix, Tenure and Size

PR-C-1449 10/10/2017 Janet Rowley WYG on behalf of Barwood Development Securities Ltd — Sound: N

5545

Comments

Barwood Development Securities Ltd object to Policy PR2 of the Proposed Submission Plan, on the basis that it is neither justified nor effective, contrary to the paragraph 182 of the NPPF. With regard to affordable housing, we acknowledge the role of the SHMA in identifying the appropriate mix within the wider housing market area, and the inclusion of key worker housing within this mix. However, it is considered that Policy PR2 requires more flexibility to allow housing mix to be determined on a site by site basis, and a departure from policy where adequate justification and evidence is submitted as part of individual planning applications. This approach would allow individual developments to respond directly to local needs and requirements at the time. In terms of market housing, it should fall to commercial property developers to determine, within the parameters of Government policy, the housing mix appropriate for each individual development based on site specific circumstances and local market conditions

Changes Sought

Reasons for Participation

PR-C-1490 09/10/2017 Ian and Helen Kingsley — Sound: N — Participate: N

4674

Comments

Objection to Policy PR2 Affordable Housing is 80% of the price of a house. Developers have said they will build 50% such houses for key workers. Kidlington ALREADY houses people working in the University, in the City centre; in the Hospitals in Headington and in the car factory in Cowley. It accommodates a huge number of Oxford's key workers. No provision has been given to these people living in Kidlington who face similar affordability issues. Please see the Oxford's new development at Barton Park. A 3-bedroom house is £600,000 and a flatis priced at £300,000. 80% of these prices are £480,000 and £280,000. The reality is no first-time buyers can afford to buy these houses and developers of the site are defaulting on their affordable housing quota. It will be the same scenario here. First-time buyers willbe priced out of the market; houses will be bought for Buy to Let or by commuters. Oxford's Unmet needs will not change and young people trying to get on the housing ladder will still not find housing they can afford. These plans are undeliverable. Would also ask why Kidlington residents must defer to Oxford's residents - why is it the City solely allocating this housing?

Changes Sought

Reasons for Participation

PR-C-1508 09/10/2017 Alan Graham — Legally Compliant: N — DtC Compliant: N — Sound: N — Participate: N

4741

Comments

Policy PR2 – Housing Mix, Tenure and SizeOverall support the provision of 50% affordable housing provision to meet local need and with the predominant form of tenure as social rented housing. The objective of achieving 80% rented housing is generally supported, but should only be for social rented housing, excluding affordable rented housing. There also needs to be recognition within the Plan that this should go towards meeting the local housing need within Cherwell DC. This is not stated in the Plan and this policy is not justified without nomination rights clarified.

Changes Sought

Reasons for Participation

PR-C-1514 10/10/2017 Councillors Neil Prestidge and Maurice Billington Prestidge and Billington — Sound: N — Participate: N

4761

Comments

Unsound. The entire reason for the plan is to provide additional housing for Oxfords unmet need and that a high proportion of this housing is genuinely affordable. Policy PR2 does not provide adequate provision of affordable housing for Cherwell residents who are employed in Oxford and are driving Oxfords economic growth. We support the 50% affordable housing target that has been set in these proposals, details need to be added into policy PR2 so that developers cannot get out of providing the required 50% affordable housing target. This target already exists in Oxford and is very rarely met by developers. In the current proposals, we understand that for the purpose of the local plan process all of the affordable housing in these proposals will allocated for Oxford City residents. We find this unacceptable, a proportion of the housing needs to be allocated for people living in Kidlington, Gosford, Yarnton and Begbroke who are also affected by the inflated housing prices in the area.

Changes Sought

Reasons for Participation

PR-C-1516 09/10/2017 Councillor Gillian Hopcroft — Sound: N

5102

Comments

How the allocation of new affordable housing will work in practice between OCC & CDC has not been established satisfactorily, & therefore it is essential there is a proposed strategy in place before the Policy is adopted.

Changes Sought

Reasons for Participation

PR-C-1521 09/10/2017 Alaric Rose — Sound: N — Participate: N

4780

Comments

The entire premise of the CPRLP is that additional land is required to be allocated in Cherwell to meet Oxfords unmet housing needs, and to ensure that a high proportion of that new housing is genuinely affordable. Full support a requirement for 50% of all new housing to be genuinely affordable, but it is not yet included in the Policy concerning unallocated sites (PR12B). Policy PR2 gives insufficient certainty to the delivery of affordable housing for Cherwell residents who are employed in Oxford, and face similar affordability problems. The Plan proposes that the definition of Key workers used in the Oxford City Plan should be adopted. Concern that Cherwell's residents may be displaced from the Housing Waiting List by Oxford clients - in particular, by University Key workers to the detriment of other clients in housing need who are employed in local schools, the health service and other jobs which serve the whole community. Mindful of the fact that the Universities own much of the land proposed for new housing, it is suggested that only these sites should afford Key worker status to University staff. Of concern is that Oxford University and its colleges may be exempted from any infrastructure contributions through charitable exemption. There has been no guidance as to how nomination rights will work in practice for the new affordable homes; the houses will be within Cherwell, but there is no visible process for sharing nomination rights with Oxford City Council. As this is such an integral part of meeting Plan objectives, the principles to be adopted should be an annex to the Plan. Fuller information on the proposed strategy is essential before the Policy is adopted. It is not sufficient to defer this arrangement to a later stage.

Changes Sought

C.1 There should be greater detail in the Policy and supporting text (or anAppendix) regarding how affordable housing will be defined and deliveredsuch that it continues to remain affordable both for local residents and thosefrom Oxford. Further details should also be given on the mix of market housingtype and how key worker housing will be provided.

Reasons for Participation

PR-C-1533 09/10/2017 Janet Warren — Participate: N

4814

Comments

1. Developers have a right to appeal any agreements they may have accepted regardingthe proportion of 'affordable homes' on the basis that their profit margins would becompromised
2. Caveat emptor, comes to mind. If the cost of the land mitigates against sticking tooriginal agreements then clearly too much was paid for the land. The residents ofCherwell cannot be expected to fund the profits of landowners and builders, local orotherwise.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR2 - Housing Mix, Tenure and Size

PR-C-1535	10/10/2017	Layla	Vidal-Martin	Lichfields on behalf of Taylor Wimpey (Oxfordshire)	Y	Y	N	Y

5259

Comments

Taylor Wimpey (TW) considers the Submission Plan is not sound as it is not "justified" or "consistent with national policy". This is because : 1. CDC acknowledge (Submission Plan Executive Summary para XV) that "under national policy Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of a Local Plan". The Submission Plan (para 5.17) sets out why CDC consider that exceptional circumstances exist for the release of these sites from the Green Belt & their allocation for residential development. TW contend that CDC have not thoroughly explored "all other reasonable options" &, where they have sought to do so, there are flaws in their evidence base (regarding their assessments of sustainability, transportation & alternative development locations). They have not demonstrated the "exceptional circumstances" required for the proposed release of the sites identified in Table 1 from the Green Belt; 2. CDC's approach is predicated on an assumption that "Oxford's Housing Needs" form a bespoke & identifiable source of housing need. This conflicts with the recognition in the Oxfordshire SHMA (2014) (para 9.2) that "the SHMA identifies an Oxford-focused Housing Market Area which extends across much of the County, reflecting the economic influence of the City. The county still remains the most appropriate geography for analysis of housing markets in terms of the 'best fit' of local authority boundaries to a functional housing market area." More recently the Inspectors Report into the Vale of White Horse Local Plan emphasised that (para 45) "it is not the role of, or possible for, the plan to prescribe where people live and work;" and; 3. CDC compound this assumption (Policy 12a) by seeking to pursue a "separate five year housing land supply . . . For meeting Oxford's needs." This, in conjunction with proposals not to support Sites Not Allocated in the Partial Review (policy PR12b) are not consistent with the NPPF's presumption in favour of sustainable development & risk substantially harming housing delivery in the District in the coming years. Scope of response (See Detailed 4 Section Report). This response amplifies TW's concerns regarding the soundness of the Submission Plan, & their view that their site at Bloxham (Site PR35) forms a "reasonable option" for residential development prior to the release of the proposed allocations from the Green Belt. Specifically • Section 2: Summarises the appropriateness of residential development on the TW site; (Section 2 encloses * Sustainability Analysis by Calibro, * Residential Potential of Site, * Assessment of site against constraints, * SHLAA Analysis) • Section 3: Summarises TW's concerns regarding the inadequacy of the evidence base, whilst emphasising their support for the level of residential development proposed. This underpins their contention that the Submission Plan does not establish "exceptional circumstances" for the proposed release of these sites from the Green Belt; • Section 4. Sets out TW's comments on emerging policies and the changes that they consider are necessary to make the plan sound.

Changes Sought

The Plan proposes that around 55 % of the housing proposed should be targeted within the Green Belt (GB). Para 3.26 "approximately 14 % of Cherwell lies within the Oxford GB". Thus CDC need to demonstrate "exceptional circumstances" as to why this housing cannot be located within non GB locations comprising 86 % of the District. We do not consider that CDC have appropriately addressed "reasonable alternatives" & therefore cannot be considered to have demonstrated "exceptional circumstances" for the release of all of these sites from the GB. Taylor Wimpey are concerned that this draft policy is too prescriptive and fails to allow sufficient flexibility for specific circumstances that may apply. They consider that additional text should be added at the end of the first paragraph stating "except where such provision is not feasible or viable."

Reasons for Participation

We consider it necessary to participate at the part of the Examination to amplify the concerns and points raised within the representations.

PR-C-1539	10/10/2017	Tim	Emptage				N	

4833

Comments

Object in relation to PR2 on the grounds of lack of clarity on key worker housing and nomination rights.Lack of clarity on how Cherwell residents will benefit from the affordable housing. The allocation of 50% affordable housing and the allocation for key workers and provision for rented homes is to be welcomed but the plan does not make it clear on how this will be achieved. The plan does not detail how the affordable housing will be allocated with regard to Cherwell residents, many of whom work in Oxford. It would not be right for Oxford City council to have nomination rights on rented housing in Cherwell DC area. This issue should be resolved before proceeding with the plan.

Changes Sought

Reasons for Participation

PR-C-1542	10/10/2017	Cllr Andrew	Gant	Oxford City Council Liberal Democrat group	Y	N	N	Y

4847

Comments

The plan talks in several places about provision of balanced housing. It uses the term "affordable" in a variety of ways, sometimes in inverted commas. The plan should be clear where it means social rented housing. Specific to this point, there is reference at several places to a good balance between "affordable", market and "key worker" housing. However there is no commitment to the detail of how "key worker" housing will be provided. Planning matters such as size, density, tenure, ownership, price, qualification and other factors are simply ignored. Without them the commitment to "key worker" housing is meaningless, and the policy and associated statements cannot therefore be regarded as sound. The plan states that it will use Oxford City's percentages of housing types, and that it expects this policy to deliver balanced communities. It will not. Barton Park has delivered a large amount of much-needed and extremely welcome housing for social rent, and a slightly larger amount of market housing, currently priced at an average of £450,000. There is therefore no housing for those who do not qualify for social rent, and cannot afford the market prices. This accounts for the large majority of people in Oxford and surrounding, including "key workers" and others who represent the real housing need for Oxford. This model does not provide for them. If the plan aims to provide social rented housing, market housing, and little in-between, it should say so. The current plan does not meet its own aspiration to provide sufficient homes for those on average incomes. It cannot therefore be regarded as sound

Changes Sought

The plan must give more detail in planning terms of how the aspiration to house "key workers" and others on average incomes is to be met.

Reasons for Participation

To ensure full representation of the views and concerns of local people by their elected representatives

PR-C-1542	10/10/2017	Cllr Andrew	Gant	Oxford City Council Liberal Democrat group	Y	Y	N	Y

4845

Comments

Paragraph 5.26 states that "an overall increase in supply will facilitate movement in the housing market and 'free up' housing stock within Oxford". Although all commentators agree that a simple increase in numbers is an important part of addressing the housing crisis nationally, the local context clearly shows that this statement is simply wrong. It therefore renders the policy concluding drawn from it unsound on the basis that it is not positively prepared, justified or effective.An overall increase in the supply of market housing in and around North Oxford will not, by and large, facilitate movement within the existing market, because the prices are not within reach of most participants in the economy of Oxford and its surrounding regions. Instead, an increase in supply will increase the attractiveness of Oxford to commuters to London, families relocating to take advantage of Oxford's environment and schools, and investors. Familiarity with the housing market in North Oxford, which will be directly comparable, and with estate agents, many of them based in my ward in Summertown, confirms this. Cambridge has built large numbers of houses in recent years. Analysis printed in Oxford City Council's recent Annual Monitoring report reveals that between 2004 and 2017 average house prices in Cambridge rose from 9 x average income to 16 x, putting it on a level with Oxford and London . This does not support the inference that, within a local context, simply adding numbers to the housing stock will relieve pressure on the market. The plan cannot therefore be regarded as sound if it relies on that inference.

Changes Sought

Housing need is people, not numbers. The plan needs to address how its housing projections relate to real employees and families. It does this for those in the social rented sector. It does for high-end market housing. It does not do so sufficiently for those not in either of those categories.

Reasons for Participation

To ensure full representation of the views and concerns of local people by their elected representatives

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR2 - Housing Mix, Tenure and Size

PR-C-1576 09/10/2017 Heidi Lancaster

4917

Comments

Objects to the proposed submission plan because there is a lack of strong evidence for such a large number of houses needed. In order f or our villages, towns & cities to remain distinct entities the amount they can expand should be limited. With no mechanisms to prevent this the end result could be one large urban conurbation. The GB is one way in which the individual character of our villages, towns & cities can be retained. If Oxford cannot meet its own housing need, then it has expanded as much as is possible. It should not be looking to neighbouring LA's to meet that demand. A false demand for housing is being created by proposed business developments. If Oxford cannot supply the amount of housing required by the business developments then the business development plans need to be re-visited. They should be scaled down so that the housing needs created by the development can be met on land within Oxford City. Building on the Green Belt: The Government's NPPF , Section 9 "Protecting GB land" states: "The govt. attaches great importance to GB's. The fundamental aim of GB policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of GB's are their openness & their permanence." Only in "exceptional circumstances" should there be any change to the GB. As there is not a real demand for this number of houses, I do not consider the circumstances to be anywhere near exceptional. I would consider the need for housing to be exceptional if there were no empty houses in or around Oxford & if new developments sold out immediately. This is not the case. E.g.. there is a perfectly habitable empty house, 2 doors away from us for nearly 18 months. The loss of character to Oxford & the surrounding areas would be irreversible if the GB were to be developed. Open space is important for human well being. Affordable housing: The area severely lacks this. Many families are moving away due to high house prices. The plans do not address this need. The proposed density of housing would only be profitable for the developers if sold at market rates. A higher density would be required for affordable housing. The amount of affordable housing proposed in plans does not get enforced so even if a suitable amount was being proposed, it is unlikely they will be built as developers will look at profit first. Transport: There have been many large & expensive projects over the last 2 decades attempting to address Oxford's transport problems, including the "Oxford Transport Strategy", work on most of the major ring road roundabouts & the Frideswide Square re-modelling. While these projects have made differences to some of the traffic flow & helped some areas, transport around Oxford still remains a major issue. There is no capacity within the ring road to add more infrastructure & the ring road is extremely busy during rush hours. If the new houses are to serve those working in Oxford, it will create even more congestion. I urge you to consider the impact that this number of houses would have on the area & go back to the beginning to consider if such a demand really exists.

Changes Sought

Reasons for Participation

PR-C-1578 09/10/2017 Robert B Sim

4920

Comments

Objections to the whole “Land Grab” between Oxford and Kidlington1 The land being claimed for housing development is all in the GB. Filling in the green belt between Oxford and Kidlington is a ribbon development and will result in Kidlington being absorbed into Oxford. Leaving a derisory small gap between the two settlements is a cynical gesture. 2 The land area being “grabbed” is much too large for the number of houses proposed, suggesting that many large detached houses will eventually be built. This is not what is required by local young people who hope to be employed in the Oxford area. 3 Recent recalculation of housing need in the UK has shown that the calculation of number of houses planned in this application is much too high. 4 Houses in the area around Oxford Parkway Station are likely to be bought largely by London commuters, not by people who plan to work in the local area. This will not satisfy local housing needs, and will push up prices. 5 Predicted house prices in the new Barton development near Oxford seem to be inflated by at least 50% above prices of existing comparable housing in the area. Artificial price inflation will result in any “low cost housing” being inflated in price also, so there will eventually be very little “low cost housing” suitable for essential workers in the Oxford area. 6. Local traffic around the south end of Kidlington and around Oxford Parkway Station is already very heavy, and there are very long delays in the morning rush hour. Very substantial re-planning of traffic flow would be required to accommodate cars from hundreds of new homes. Substantial land would have to be set aside for bus and cycle lanes and the local rail station car park would have to be greatly enlarged. This would contribute to the ugliness of the ribbon development, and use up valuable agricultural GB land.

Changes Sought

Reasons for Participation

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0003 24/07/2017 Julie and Albert Nutbrown

3

Comments

Protesting against plans to build 4,400 new houses on GB around Begbroke and Yarnton. It seems GB does not stand for anything anymore. All wildlife habitat will be destroyed. A thriving bat population will go. A40 traffic is horrendous now what will another 8000 plus cars create, plus the pollution. The Oxford's unmet housing need has nothing to do with CDC so not on our GB.

Changes Sought

Reasons for Participation

PR-C-0044 08/08/2017 Mrs M A Read N

54

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0045 08/08/2017 Patricia Hook N

59

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0048 07/08/2017 Mr S Beckett N

66

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0049 09/08/2017 David Meara N

71

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0050 09/08/2017 Lee Gumbrell N

76

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0051 07/08/2017 Huw Morgan N

81

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0052 06/08/2017 Melanie Snelling N

86

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0053 08/08/2017 Ora Sapir N

91

Page 2068

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0055 11/08/2017 Mr Ronald Lloyd N

97

Comments

The golf course is a green space that alleviates city pollution, sustains biodiversity, and provides an amenity for many residents of all ages in conformance with the National Planning Policy Framework, Mar 2012 (NPPF) paras 73, 74 and CLPPR Executive Summary ix.4 These guidelines are being ignored simply to reach a target number of houses that aligns with an old plan, based on figures which are distinctly provisional and now being seriously challenged.

Changes Sought

Reasons for Participation

PR-C-0055 11/08/2017 Mr Ronald Lloyd N

98

Comments

The arguments against invading the Green Belt are well rehearsed. The view expressed in CLPPR that meeting the city's housing targets creates 'exceptional circumstances' to justify damage to the GB and loss of a golf course is unsubstantiated and not explained in para 5.17 as claimed. More attention might be given to what local residents want and apply that analysis to comparisons of residential rather than commercial developments in the City!

Changes Sought

Reasons for Participation

PR-C-0056 08/08/2017 Mr C Norridge N

101

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0057 09/08/2017 Philip & Rebecca Cobden N

106

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0058 06/08/2017 Nigel Francis N

111

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0059 09/08/2017 Fleur Yerbury-Hodgson N

116

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0060 10/08/2017 Michele Lodge N

121

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0061 07/08/2017 S Hooker N

126

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0062 11/08/2017 Jane Gould N

131

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0063 12/08/2017 K R Fuller N

136

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0064 G Hellman N

141

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0069 12/08/2017 Shaun Waine N

151

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0071 14/08/2017 D Rudd

156

Comments

Objection to using Kidlington Greenbelt land. Daily walks with dog on the Green Belt areas would be a great loss of pleasure. The villages do not have the infrastructure to support this expansion without serious loss of standard of services delivered (Schools / Roads / Doctors). Traffic gridlock already very bad, which will only increase and cause increased notice and air pollution. If this is not stopped now-where will it end, not until all the countryside habitat is gone.

Changes Sought

Reasons for Participation

PR-C-0072 14/08/2017 M F Fawcett N

158

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0073 14/08/2017 Mr & Mrs Williams N

163

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0074 14/08/2017 Tony Gregory N

168

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0075 14/08/2017 Vivienne Brucker N

173

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0076 14/08/2017 Joan Davies N

178

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0077 10/08/2017 Edmund Isanski N

183

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0078 14/08/2017 Mrs E Witchelo N

189

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0079 12/08/2017 Trevor Elford N

193

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0080 17/08/2017 Mrs Cynthia Hall N N N

197

Comments

Objections on: 1. Place is based on data collected in 2014. Since that time we have had the Brexit vote, which will radically alter the country's economic needs and its prosperity. The data cannot be used to assess future needs in the light of this huge change. 2. Not sensible to embark on major house building programme until the Barton Estate is completed and inhabited, since that will have a major impact on housing need. 3. It is naive to suppose that builders will respect council requirements for social housing. In no recorded cases under the present government has this happened-but social and affordable housing is what is needed. 4. The Green Belt should not be encroached upon at all. 5. Oxford traffic is already virtual stationary during rush hours. Public transport is crucial -but there is no guarantee that builders will make the streets in new developments wide enough for buses. 6. Infrastructure. Vast engineering works will be needed, Will the builders pay of this? The taxpayer - no - will be footing the bill.

Changes Sought

1. The GB should be preserved at all costs. 2. Up to date statistics should be used. 3. No development should be allowed which does not have adequate road widths and infrastructure. 4. Development should not be allowed that results in Oxford becoming a dormitory suburb of London.

Reasons for Participation

PR-C-0082 17/08/2017 B J Wintour N

200

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0083 17/08/2017 Mrs F M Berry N

205

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0084 17/08/2017 Mrs M Leach N

209

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0085 17/08/2017 Adrian Smith N

214

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0086 17/08/2017 C & E Rogers N

219

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0087 12/08/2017 Mrs D Innes N

224

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-0088 06/08/2017 Petr Stepan N

229

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-0089 16/08/2017 Margaret Middleditch Middleditch N

233

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-0090 14/08/2017 S Kerry N

238

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

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PR-C-0091 11/08/2017 Mr & Mrs C Dabney N

243

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-0095 12/08/2017 L Brennan N

251

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-0096 17/08/2017 Mr N & Dr J Donoghue & Broderick N

259

Comments

We very much understand pressure to build new houses, given the national and local shortage. However, we strongly object to PR3 building on GB land, and green countryside was a big decision maker for us moving to this area. Aside from the proven health benefits of green spaces, building on GB sets a precedence and it will never be reclaimed. There are brownfield/non-GB areas around Oxford that would not pose the problem. Also strongly object to PR11. Traffic on the Oxford Road and A44/A40 is already at a standstill most mornings. New houses on the scale proposed is not viable and will leave the area gridlocked. Air pollution and well being of residents will be sacrificed.

Changes Sought | Reasons for Participation

PR-C-0096 17/08/2017 Mr N & Dr J Donoghue & Broderick N

256

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0097 21/08/2017 Margaret Smith N

261

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-0098 21/08/2017 Michael Clapson N

266

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-0099 19/08/2017 Margaret Grain N

270

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-0100 18/08/2017 Kenneth Clarke N

275

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-0101 22/08/2017 Mr D Norris N

280

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-0102 21/08/2017 D Burns N

284

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-0103 14/08/2017 Anne Hine N

289

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-0104 19/08/2017 A Wood N

294

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0105 19/08/2017 B & J Boffin N

299

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-0106 20/08/2017 Ellen & Dan Fallows N

304

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-0107 20/08/2017 Mr Jeffrey Lyes N Y N

311

Comments

The Plan is inconsistent with the National Policy as it treats the Green Belt (GB) with contempt. The national Planning Policy Framework (NPPF) only permits loss of GB in "very special" circumstances. Rep refers to government policy on GB in his letter. Unmet housing is not one of these. The Plan depends on the destruction of a significant portion of Green Belt. The NPPF states " The fundamental aim of the Green Belt is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belt are their openness and permanence". The identities of the three villages of Kidlington, Begbroke and Yarnton are characterised by open settings. They will be destroyed and become subsumed in a piece of what Cherwell Council calls "space shaping" - basically the urban sprawl the Government claims it wants to prevent. Cherwell seem to have a political approach to sustainability and have decided to simply offset the environmental loss of Green Belt by saying in Para 1.206 of their Sustainability Assessment: The overall impact on the Green Belt and its purposes, including the amount of land that needs to be removed to effectively implement the Plan, has been considered by the Council in the context of the outcomes of the SA for example in relation to the significant positive effects for affordable housing provision in locations which best help to meet Oxford's unmet housing needs." On that basis the Green Belt might as well not exist. It becomes by definition unsustainable.

Changes Sought | Reasons for Participation

PR-C-0109 22/08/2017 Liam Robbins (& Family) N

321

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-0110 14/08/2017 Lisa & Mark Smith N

326

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-0111 21/08/2017 Jean W S Moir N

331

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-0112 21/08/2017 Ian James N

336

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-0113 18/08/2017 Mr & Mrs William Snyder N

341

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0114 23/08/2017 Abby Thomson N

346

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0118 22/08/2017 D J White N

354

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0119 30/08/2017 Ailsa J Allen N

359

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0120 29/08/2017 Fiona Garratt N

364

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0121 24/08/2017 Michael Winterbottom N

369

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0122 25/08/2017 Stella Maidment N

374

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0123 23/08/2017 K Palowska-Benda N

379

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0124 24/08/2017 Mrs Lauren Wellard N

384

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0125 18/09/2017 Martin & Pamela Palmer

1010

Comments

Objection to building on North Oxford Golf Club. The thought of this whole area losing its identity and becoming urban sprawl, with no break between Oxford and Kidlington, fills me with despair. As we move towards a more congested and possibly overpopulated country, the green belt breaks between populations will be even more important than they are now, and must be retained.

Changes Sought | Reasons for Participation

PR-C-0125 24/08/2017 Martin & Pamela Palmer N

389

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-0126 23/08/2017 Mrs Audrey Archer N

393

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-0127 18/08/2017 S Byles N

398

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-0128 25/08/2017 Tracey Wyse N

403

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-0129 25/08/2017 Mr A C Bunce N

408

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-0130 22/08/2017 David Sloan N

416

Comments

Particularly object to PR1(a) and PR3. There is seemingly plenty of land on unused property in Oxford itself. If there is a need for more housing, this should be exploited first, before destroying the countryside. This decision seems to have been made on a financial basis with a number of organisations and people standing to make significant sums. The ultimate irony is destroying and building on a golf course (owned by a college in Oxford?) to then build a golf course later. It seems that the additional traffic has not been factored in to this plan, and the local infrastructure can only just cope as it is. Additional building will only bring more of the roads to a standstill.

Changes Sought | Reasons for Participation

PR-C-0130 22/08/2017 David Sloan N

413

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0131 10/10/2017 Fiona Gibson N

2309

Comments

Objection to the removal of land from the Oxford Green Belt. The Green Belt preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought — Reasons for Participation

PR-C-0131 25/08/2017 Fiona Gibson N

418

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought — Reasons for Participation

PR-C-0132 24/08/2017 Ms MA Harwood N

423

Comments

Reason: Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought — Reasons for Participation

PR-C-0133 25/08/2017 Mrs Mary Laina N

428

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought — Reasons for Participation

PR-C-0134 25/08/2017 Laura Ugolini N

433

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought — Reasons for Participation

PR-C-0135 23/08/2017 Henrietta Batchelor N

438

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought — Reasons for Participation

PR-C-0136 16/08/2017 Anthony Gladstone N

443

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought — Reasons for Participation

PR-C-0137 23/08/2017 Ann Gladstone N

528

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought — Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0138 24/08/2017 Mr J M Ward N

533

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-0139 19/08/2017 Anthony Lyne N

538

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-0140 19/08/2017 Mrs Evans N

543

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-0141 23/08/2017 Mrs G P Savin N

548

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

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PR-C-0142 30/08/2017 Mrs Christine Howard N

553

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-0146 30/08/2017 Paul Holmes N

566

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-0147 06/09/2017 J Wilson N

571

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-0148 04/09/2017 Mr D J A Hamblen N

576

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0149 31/08/2017 Noel Heaven N

581

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-0150 03/09/2017 Christine Brooks N

586

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-0151 22/08/2017 Denise McDonagh N

591

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-0152 22/08/2017 A & A R Walton N

596

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-0153 05/09/2017 Sally Hope N

600

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-0154 05/09/2017 Bethan Gawthorne N

605

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-0155 05/09/2017 Melanie Greene N

610

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-0156 05/09/2017 Mr Charles Henry Pilcher N

615

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0157 10/09/2017 Mr & Mrs N Barrett N

620

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-0158 10/09/2017 E M & C G Brooks N

624

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-0159 11/09/2017 Mrs Jan Lyes N Y N

449

Comments

The plan fails to prove that 'very exceptional circumstances' exist for breaching the GB. If the stated 'housing need' here is accepted any local authority will be able to build in the GB anywhere and override the intention of the legislation. Non-GB sites should be used up first and the situation reviewed at that stage when exceptional circumstances might be proven.

Changes Sought | Reasons for Participation

PR-C-0164 Margaret Rockall N

631

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-0165 14/09/2017 Nicola & Ian Timbrell & East N

636

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-0166 18/09/2017 Linda M Tayler N

641

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-0167 18/09/2017 Tim Butler N

646

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-0168 18/09/2017 C R Swift N

651

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0169 19/09/2017 Mrs M Sammons N

656

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0171 22/09/2017 Stephen Paul & Jacqueline Margaret Dewhurst

661

Comments

Object to Policy PR3 to remove land from The Green Belt. The Green Belt is not there for you to destroy. Government guidance states building on The Green Belt is only an option, when all other avenues have been exhausted. This surely is an untruth as Oxford City council has the land to build its so called 'unmet housing need' but is sitting on it, waiting for the right price from commercial developers. This surely must be investigated further. The Green Belt is the lungs of the Country and therefore should be protected, not only for now, but for future generations. You will destroy many wildlife habitats. We believe the Green Belt is precious and gives a life line to many wild animals and birds, as a member of the RSPB and BBOWT have a great love of the countryside, this whole proposal makes me very sad, the very thought of it is quite sick making at the very least. You will over populate our villages, and in this case, merging us all into an ugly extended Oxford City, we will no longer be a village. I believe removing our Green Belt, building on it is so very morally wrong and strongly object to it.

Changes Sought

Reasons for Participation

PR-C-0172 20/09/2017 David Bevis N

664

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0173 21/09/2017 Tom Phillips N

669

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

Page 2081

PR-C-0174 19/08/2017 Jacqueline Bevis N

674

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0175 21/09/2017 Sue Crisp N

679

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0176 18/08/2017 R Aust N

684

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0177 21/09/2017 Philip Hine N

689

Comments

The GB preserves open spaces, protects both the historic city of Oxford from overdevelopment and neighbouring villages. It is against National Policy. Once even some of the land is used there would be no stopping future requests resulting in a concrete jungle.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0179 21/09/2017 William Underhill N

694

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-0181 20/09/2017 Kevin Newton

700

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-0185 22/09/2017 Sarah Wood N

711

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-0186 25/09/2017 Mrs K Bartlett N

716

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-0187 22/09/2017 Pauline Steele N

721

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-0188 Mrs M Cooper N

726

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-0190 01/10/2017 Bob McGurrin Woodstock Action Group

1898

Comments

Concerns over Cherwell District Council's plans to build 4,400 houses to meet Oxford's so called "Unmet Needs" by building 3,990 of these houses on Green Belt land surrounding Oxford. Strenuously object to Policy PR3. The Plan purports that there are exceptional circumstances for building on the Green Belt, viz, "to help Oxford's needs. The reasons why the Green Belt exists are fivefold and the Government has said that it "attaches great importance to Green Belts" (NPPF para 79) except for one escape clause that in, "very special circumstances" it will allow inappropriate and harmful development to the Green Belt to be approved. (para 87) However, 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations." (para 88) Furthermore, NPPF policy, (para 89) states definitively that, "A local planning authority (such as Cherwell District Council) should regard the construction of new buildings as inappropriate in Green Belt." Referring back to the fivefold reasons for the GB, the plan will actually:- cause and perpetuate the unrestricted sprawl of large built up areas; cause the melding of Yarnton and Begbroke into Kidlington and Kidlington being subsumed as a suburb of the city of Oxford; encroach extensively on open fields along the A44 "growth" corridor extending from North Oxford to Woodstock; cause the deterioration of the setting and approach to the Blenheim World Heritage site and the diminishing of the special character of local villages, in particular that of the historic town of Woodstock. The Plan should focus on regenerating and recycling of land within Oxford, e.g., the former Dog Racing Stadium, University Parks, Christ Church Meadow, Magdalen Deer Park, Oxpens Ice Rink, golf course, derelict farmland, increasing density and height of buildings, and prioritising affordable housing over employment sites. The Plan (PR 3) is excessive and unsound and now untenable and superfluous in the light of the national government's more reasonable calculation of housing needed by more than 30% i.e., from 100,000 to 68,000. The so-called "Unmet need" for Oxford would be reduced by about 50% thus neutralising the supposed "very special circumstances" upon which PR3 was concocted. These proposed reductions in housing need would also reduce the number of housing contributions required by local authorities for Oxford's "needs." Ex., Cherwell -33%, Oxford City -47%, South Oxfordshire -20%, Vale of White Horse -33%, West Oxfordshire -9%. Total for Oxfordshire -32%. We know that the these new national government housing projections are not yet official policy and will not be until at least March 2018 around which time there will be a public consultation on these projections. That is why some local authorities, despite these lower housing projections, prominent amongst them being the Cherwell District Council, have decided not to wait until these projections become policy and to rush ahead using current over-exaggerated figures. Why? Gross increases in taxable income? This makes this consultation nothing more than an expensive (to the tax payers) exercise in condescension and of placating the public.The Woodstock Action Group (WAG) in light of the national government's realisation that the current housing targets are flawed, over-calculated and in excess of those actually needed in Oxford, the Cherwell District and the other local authorities, calls for the deletion of policy PR3 from the CDC Local Plan.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0191 Trevor Langrish N

734

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-0192 25/09/2017 Helen Langrish N

739

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-0193 23/09/2017 Mr & Mrs Lodge N

744

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-0224 15/08/2017 Andrew Hadaway N

783

Comments

Objects to Policy PR3 to remove land from the Oxford Green Belt. The green belt preserves open spaces that are much appreciated by local residents, protects the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing is not a reason for building on it. The plan is therefore not consistent with National Policy.

Changes Sought | Reasons for Participation

PR-C-0230 14/09/2017 Lisa Bullock Network Rail

793

Comments

A public footpath runs through sites PR6a, PR6b and PR3c. The following level crossings will be impacted: 1. Colts, Banbury Road, Sleeping Dog – Footpath Crossing; 2. Water Eaton 5 - Public footpath crossing with whistle board; 3. Nesbitts, Near Wolvercote Tunnel – Footpath Crossing

Changes Sought | Reasons for Participation

PR-C-0231 31/08/2017 Kate Nash Hanwell Parish Council

797

Comments

The plan attacks the core principles on which GBs depend. Even if Oxford's inability to meet its own housing need is real and had been properly quantified this need it should be met elsewhere than in the GB, which three quarters if the Council's own voters want to see protected.

Changes Sought | Reasons for Participation

PR-C-0231 31/08/2017 Kate Nash Hanwell Parish Council

798

Comments

The council argues that building on the GB is the most sustainable option, but to lose GB is the very definition of unsustainability. The Council should develop on the sustainable sites it has already identified elsewhere in the district.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0237 15/09/2017 Karen East TMP Planning Ltd on behalf of Gosford and Water Eaton Parish Council — N Y

814

Comments

95% of the land within Gosford and Water Eaton Parish is within the Green Belt. The plan as proposed allocates 3 significant sites for housing and removes 2 others from the Green Belt. These are Water Eaton Park and Ride and land between the A34 and PR6b which the Plan states in 5.39 is not suitable for residential development. In total, this involves the removal of nearly 100 hectares of land from the Green Belt within the Parish Council's area which represents 12% of Green Belt in the Parish. This loss will occur in the narrow gap between Gosford and Water Eaton Parish and the village of Kidlington with north Oxford reducing the separation substantially leaving very little undeveloped land between the settlements. It will result in the urbanisation of Gosford and Water Eaton Parish with a 208% increase in the number of houses within the Parish. Noted that in the Green Belt Study (April 2017) all the site allocations in the Parish were identified as "High" or "Moderate High" in terms of harm to the Green Belt from their release for development. Indeed, of all the sites considered in the study within Gosford and Water Eaton the majority are also given a "High" or "Moderate High" ranking. It is clear that releasing this land for development of 1410 dwellings will lead to thecoalescence or near coalescence of Kidlington, Gosford and Water Eaton and Oxford. The remaining gap is heavily dominated by transport infrastructure (railways and major roads) and therefore does very little to preserve any real sense of openness which is a key function of Green Belt policy. With such a narrow gap it will be much more difficult to retain any real sense of separate identity for Gosford and Water Eaton and for Kidlington. Quotes the NPPF five purposes of the Green Belt.The proposals put forward in the Partial Review would fundamentally conflict with several of these objectives. They would lead to:• further sprawl from a large built up area through the northward expansion of Oxford urban area;• Gosford and Water Eaton, Kidlington and Oxford merging as a result of the development;• Encroachment onto the countryside within the Parish.• Damage to the setting of Oxford through development within the Cherwell Valley. The NPPF is clear in paras. 88 and 89 that new building within the Green Belt is "inappropriate" and should only be allowed in "very special circumstances". The Parish Council is not convinced that "very special circumstances" exist in relation to the proposed development of Green Belt in the Parish. Also refer to the statement in para. 034 of the Planning Practice Guidance (Stage 5 – Housing and Economic Land Availability Assessments):"In decision taking, can unmet need for housing outweigh Green Belt protection? Unmet housing need (including for traveller sites) is unlikely to outweigh the harm to the Green Belt and other harm to constitute the "very special circumstances" justifying inappropriate development on a site within the Green Belt." Would also highlight a clear inconsistency in the way Cherwell District and Oxford City have approached the review of Green Belt sites as part of their Local Pan process. Both authorities have carried out Green Belt Studies using the same consultants (LUC) and the same methodology which assesses the harm associated with releasing sites for development. In the Oxford City Council – Background Paper Preferred Options on Housing Needs and Supply June 2017 it states on page 5:"On balance, the proposed policy approach in the Local Plan is to exclude from the site allocations process any sites or parcels which would have a "high" harm or "moderate high" harm impact" These sites are therefore not to be taken forward for further consideration. By contrast all the sites allocated by Cherwell in Gosford and Water Eaton are scored "moderate high" or"high". This is a fundamental inconsistency in the approach adopted and begs the question as to whether Oxford City have really considered all options for development within the City boundary to an equal extent as within Cherwell. In our view this throws further doubt on the appropriateness of the figure of 1410 houses for Gosford and Water Eaton. In conclusion our view is that development of the three sites in the Parish for 1410 dwellings will fundamentally undermine the key purposes of the Green Belt and should not be permitted to go ahead.

Changes Sought

Wish to see all allocations removed and the land retained as Green Belt.

Reasons for Participation

The Parish Council would wish to take part in order to explain the potential impact of the proposed development on local communities and why this should be better reflected in the draft vision.
(

PR-C-0244 08/09/2017 Michael Groves — N N N

830

Comments

Strong disagreement to proposed plans. GB enables and encourages distinct identities and characteristics for towns and villages whilst providing valuable space for exercise and enjoyment of the countryside. This long held tradition that has been enshrined in law is put at risk, riding roughshod over planning laws and local inhabitants. Houses are needed for local young people doing vital work in the caring, emergency and low paid industries but, as in the case of Barton where affordable housing was used as a pretext for gaining planning permission - there is now no affordable housing for local young people. It is feared that this vast development will become a dormer town for the better off/well paid in Oxford and London. To help local people the landowners could donate portions of their gifted lands to help local councils with smaller and less divisive developments. Whilst people employed by these landowners may well receive subsidised accommodation, this will not help our hospitals, schools, nursing homes or council workers who are vital to support the local infrastructure and are currently being forced out of the locality in order to be able to afford to rent or buy their own property. These people far away from friends and families will not be able to give or receive help from their families at time of need, thus impacting further on social services. Development of this size is horrific when the A34 and A44 are currently totally inadequate and overwhelmed. Local schools, nurseries, GP surgeries and hospitals are all overstretched and unable to cope with current numbers. Cherwell District Council has a duty of care to plan responsibly for the inhabitants of Cherwell and not become a dormer city for the convenience of Oxford City.

Changes Sought

Reasons for Participation

PR-C-0253 10/10/2017 Layla Moran, MP — Y Y N Y

1986

Comments

Object to Policy PR3 to remove land from the Oxford Green Belt. The Green Belt around Kidlington preserves green spaces that are so greatly appreciated and enjoyed by local residents. It protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt. The plan is therefore ineffective and not consistent with National Policy. Would urge the inspector to listen to local residents on how much land would be needed to constitute separation. These proposals reduce the gaps so they are almost negligible.

Changes Sought

In light of the Government's consultation on its new approach to housing assessment, Cherwell DC should halt the current process and reassess its figures before continuing. If or when the process does continue, housing development on this scale is not justified on Green Belt sites around Kidlington, Yarnton and Begbroke and alternative sites in the district should be reassessed. Local residents strongly express the view that should building happen on the Green Belt, it should be a last resort, meet local need, is fully supported by infrastructure and be affordable to the community. This plan meets none of these criteria.

Reasons for Participation

In my role as Member of Parliament for Oxford West & Abingdon constituency, which includes Kidlington, Yarnton & Begbroke, it is my job to represent the views of my constituents at the Examination.

PR-C-0256 13/08/2017 Frank E Busby — N

843

Comments

Objection to building on our Green BeltAbsolutely horrified at the idea of all this extra development in and around Kidlington. The notion of building on our Green Belt between Oxford Parkway and Cutteslowe Park is absolutely ludicrous. Our Green Belt is precious, Kidlington would lose its individual identity and one of the joys of walking through Cutteslowe Park is being able to appreciate the open fields and views to the north of the park. Oxford Golf Club must stay exactly where it is, it makes a natural green break between Kidlington and Jordan Hill. The new roundabout at Cutteslowe doesn't work, it can take half an hour to drive my son the mile and a half from our home to his work in Cutteslowe Park. Traffic, especially in term time for some reason, can build right back into the Garden City estate. He has to travel by car as he is disabled. Those people who say these roundabout improvements work presumably don't have to sit in this traffic every morning. The extra load that these developments would put on the roads would be untenable. Our doctors' surgeries and schools are at breaking point now. Would these homes be for the benefit of local people? NO, it would encourage commuters and buy-to-let investors, not people who work in the area. My daughter had to move 17 miles from Kidlington because she couldn't afford to stay in the village in which she was born!

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0265 09/10/2017 Ellis Davies N N N Y

5549

Comments

The plan is not consistent with the National Planning Policy Framework that was politically agreed and defended in the last election. It is not consistent with Cherwell District Council own stated Local Plan policy. The plan hasn't given an exceptionally proven reason for building within greenbelt. It is not an exceptional reason for building in the greenbelt so that it can be close to Oxford. People have and are currently commuting from Banbury, Bicester, Chipping Norton, Woodstock and surrounding areas in Cherwell District for many years. The Oxford University Hospital Trust do not allow employees to park cars at the Trust sites in Oxford if they are near a bus route so any additional expansion of housing elsewhere in the district is not an issue other than the failure of Oxford County Council management of the bus routes and their way of tendering to bus companies. The university of Oxford could do more to ensure that many of its employees and students could do likewise. Destroying the greenbelt by building houses and then saying that it will enhance it by having green spaces within it is to hoodwink the general public. The allocated greens spaces will not bring back the wildlife including frogs, newts, bats, woodpeckers and butterflies despite all the emphasis on saying that they will enhance the greenspace. The greenspaces is a pre-tense of underestimating the huge impact on the ecology of the existing flora and fauna within the area and those parts that are adjacent to it. Once build upon they are destroyed forever. Fifty metres green space between developed areas does not protect the ecology of wild life. The effect of light pollution on night insects has a huge detrimental impact on the ecology of the flora and fauna in the vicinity. One of the key purposes of the greenbelt is to prevent urban sprawl and what this plan effectively does is to create an urban sprawl merging three separate villages with North Oxford. Begbroke parish will lose a substantial portion of its parish to building and will effectively merged into Yarnton. It is noted that land will be allocated for employment purposes at Begbroke Hill Science Park. When Begbroke Hill was given planning permission for building the new road it was stated that no development was to occur in the greenbelt. How can it be now overturned and one suspects that this was the real objective for building the road. Objection to policy PR3a - Why is this being protected as greenbelt and, possibly, be allocated for a golf course. This is closer to the city so why this was not selected in the first place. Objection to policy PR3e - This policy is nothing to do with the unmet need of Oxford Housing needs. This is a ploy to place additional business premises, be it for University of Oxford, technological or other businesses to build in the Greenbelt. Objection to policy PR3b - Reserving a small amount for development of railway stop is in the wrong place. Surely it ought to be nearer to the Kidlington Centre. This is only to suit Oxford University aspirations and not for the good of three village communities. This will involve future infrastructure for linking to other sites and nothing seem to have been planned in.

Changes Sought

Reasons for Participation

I would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-0271 09/10/2017 Lynne Whitley N

4410

Comments

Not consistent with National Policy. Not Justified. The 'exceptional circumstances' justifying this removal of GB listed at para 5.17 (page 66) are implausible and represent a bad planning exercise to shoehorn in a sufficient number of homes close to Oxford City without regard to the identity of the existing villages of Yarnton and Begbroke and without effective infrastructure.

Changes Sought

Reasons for Participation

PR-C-0280 22/09/2017 Dr Chrishan Thakar N N N

868

Comments

Object to Policy PR3 to remove land from Oxford Green Belt. This policy is ineffective and not consistent with National Policy. The Green Belt around Kidlington preserves green spaces that are so greatly appreciated and enjoyed by local residents. It was for this reason that I chose to move to this area. Now I face raising my family in an urban sprawl!

Changes Sought

Reasons for Participation

PR-C-0281 21/09/2017 Andrew Grimley N

5064

Comments

Object to Policy PR3 to remove land from the Oxford Green Belt. The Green Belt around Kidlington preserves green spaces that are so greatly appreciated and enjoyed by local residents. It protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt. The plan is therefore ineffective and not consistent with National Policy.

Changes Sought

Reasons for Participation

PR-C-0282 16/09/2017 Deborah Davies N

5073

Comments

Objects PR3. The Green Belt is a permanent designation & the plan is inconsistent with National Policy. The policy is ineffective. The Green Belt is an essential resource for local people, it must be preserved for environmental reasons, for cutting pollution, for social reasons and as part of a health policy that encourages outdoor activities.

Changes Sought

Reasons for Participation

PR-C-0283 14/09/2017 Samantha Hayes N

5112

Comments

Object to Policy PR3 to remove land from the Oxford Green Belt. The Green Belt around Kidlington preserves green spaces that are so greatly appreciated and enjoyed by local residents. It protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt. The plan is therefore ineffective and not consistent with National Policy.

Changes Sought

Reasons for Participation

PR-C-0284 29/08/2017 Mrs N K Wallace N

874

Comments

Object to Policy PR3 to remove land from the Oxford Green Belt. The Green Belt around Kidlington preserves green spaces that are so greatly appreciated and enjoyed by local residents. It protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt. The plan is therefore ineffective and not consistent with National Policy.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0316 01/08/2017 Sandra Cockburn N

928

Comments

Very strong objection to Policy PR3 which threatens to remove land from the Oxford GB. Once protection of the GB is breached, a 'slippery slope' will lead to the complete destruction of the Belt as we know it. Village identity will be lost as the City spreads out, eventually destroying boundaries and all that we love about village life in Oxfordshire. Bear in mind too that much of the GB sits on flood plain. Why do you think there has been so much flooding in this country in recent years? It's because of incompetent planning and development of houses on areas of land that function primarily to control flood water, a function that is completely misunderstood by modern planners and greedy developers who only think about how best they can line their pockets. Just think for a moment about how you'll be able to meet the huge costs of introducing flood defence systems in the future as a result of incompetent decision-making now.

Changes Sought

Reasons for Participation

PR-C-0318 19/08/2017 Judy Davies

937

Comments

Objection to Policy PR3 as the houses would be developed on 'GB' land which is not consistent with National Policy to preserve green spaces for all. If the plans go ahead, our local area will become 'a mass urban sprawl'. The disadvantages of this are endless, as we would all suffer increased air, noise and light pollution and a devastating loss of wildlife habitats and precious green spaces. The 'GB' is supposed to be preserved across the UK, so why is it now at risk? Many people would be distraught if future generations were left without the priceless positive impact that nature has on them. Without the ability to walk their dogs, discover wildlife and get regular exercise, then we couldn't expect them to grow into caring or environmentally friendly adults. Therefore, ruining vital green spaces would have a lasting effect on both the UK's scenery, and generations to come.

Changes Sought

Reasons for Participation

PR-C-0319 04/09/2017 Mrs Philippa J Nelson N

939

Comments

Objection to remove land from the Oxford GB. This preserves open spaces that proved mental and physical health benefits for local residents, protects the City of Oxford from overdevelopment and neighbouring villages from coalescence into a vast urban sprawl. Government and (until now, Cherwell's) policy is that GB is permanent and unmet housing need is not a reason for building on GB. Once lost to development it can never be recovered and sets a very dangerous precedent. Alternatives are to make better use of previously developed land in Oxford and to use some of the proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB.

Changes Sought

Reasons for Participation

PR-C-0320 22/08/2017 Dr Maria Carmen Giraldez

945

Comments

Objection to removing land from GB. GB preserves open spaces for local residents, protects both the historic City of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance states GB is a permanent designation and the unmet housing need is not a reason from building on GB. Plan not consistent with national policy. Recent application to build 48 houses in Yarnton Garden Centre was rejected by both Cherwell District Council and Plan Inspectorate/Secretary of State after appeal. Comments from the Inspectors were "Woodstock Road and Sandy Lane are residential in character with both single and two-storey dwellings sitting front the highway and are set in large plots with long rear gardens and mature landscaping. These features contribute to the spacious and sylvan landscape setting of the area". "Given the character of the area the location of the proposed dwelling would be out of keeping with the prevailing pattern of residential development on Sandy Lane and Woodstock Road, it would transform the appearance of the area as a 'buffer' between the residential properties and the GB beyond". Both Inspectors dealing with this application said the new development would conflict with saved Policies C27, C28 and C30 of the Cherwell Local Plan (2006), which require that development respect historic settlement patterns and are sympathetic to the character and appearance of the area. The development would also fail to meet the requirement of para. 58 of the National Planning Policy Framework. There are other concerns regarding living conditions of neighbouring and potential noise.

Changes Sought

Reasons for Participation

PR-C-0341 10/10/2017 Mrs Suzanne McIvor Y Y N N

4455

Comments

UNMET HOUSING NEED': The figures put forward by Oxford City as unmet housing need are highly questionable, and Oxford City does not yet know how much of its 'unmet housing need' it can cater for as it has only just finished consulting on its Preferred Options and its Local Plan has not been prepared. It also continues to allocate land for employment and expects other authorities to meet its 'unmet housing need'. The Government's new method for calculating Objectively Assessed Housing Need suggests that Oxford has significantly over-stated its housing need. Cherwell's current proposals seem to have been produced with undue haste and this approach is not justified Site PR6a is adjacent to an area of GB land put forward for development by Oxford City, and neither council has considered or publicised the cumulative effect of both parcels of land being removed from the GB. The Councils have not demonstrated effective joint working on cross-boundary strategic priorities so these policies are not effective.

Changes Sought

The Cherwell Plan is fundamentally unsound and I suggest it should be rejected. Cherwell should re-start the process at a future time when the amount of housing needed has been realistically calculated. Cherwell should have due regard for the NPPF an in particular the parts of the framework which apply to the Green Belt.

Reasons for Participation

PR-C-0341 10/10/2017 Mrs Suzanne McIvor Y Y N N

4456

Comments

GREEN BELT: Over the past 50 years or so the Kidlington Gap has been steadily eroded with a large part now earmarked for the norther Gateway development, and the remaining gap largely comprised of PR6a and PR6b. The Cherwell Green Belt Study by LUC in April 2017 judged that the level of harm in releasing these two sites would be high. Paragraph 80 of the National Planning Policy Framework sets out the five purposes of the GB in checking unrestricted sprawl, preventing towns merging, safeguarding the countryside, preserving historic towns and assisting in urban regeneration. PR6a and PR6b prevent Kidlington and Oxford merging, and the LUC report states that "this release would result in the A34 becoming the Green Belt boundary from the Northern Gateway up to Oxford Parkway station, leaving only the width of a single field to separate Oxford from Kidlington". and that the "physical prominence of the golf course makes it an important buffer feature on the urban edge...". Development of these sites would also damage the rural setting of an important City with a rich heritage of history, architecture and culture. Cherwell considers the that the removal of these sites is justified by exceptional circumstances, but has failed to realise both the international importance of Oxford as a city and the likelihood of these homes providing for London commuters rather than Oxford. Cherwell has also failed to give proper consideration to other sites in its area that are not in the GB.

Changes Sought

The Cherwell Plan is fundamentally unsound and I suggest it should be rejected. Cherwell should re-start the process at a future time when the amount of housing needed has been realistically calculated. Cherwell should have due regard for the NPPF an in particular the parts of the framework which apply to the Green Belt.

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0344 22/08/2017 Prof John Batchelor N

5293

Comments

The Green Belt preserves open spaces that are much appreciated by local residents, protects both the history city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt. The Plan is therefore not consistent with National Policy. The proposal under Policy PR3 promises huge financial profit for landowners, builders and developers and misery for the rest of us. The Green Belt legislation was put in place for excellent reasons, and have seen no persuasive argument for any violation of the Green Belt by district and county councils and by planners and developers. The argument that says that the villages round Oxford should be forcibly enlarged to ease Oxford's housing problem has no force. There are brown field sites within the boundaries of the city of Oxford which should be used for housing not for spinoff from Oxford university's own projects, especially the development of business and science parks and the like. I have heard an argument to the effect that destruction of the green belt round Kidlington, Begbroke and Yarnton would be justified by the need to house employees of the businesses and science parks indicated above. This is wholly without justification; such employees would require housing in Oxford itself. Oxford city should (a) look to higher density housing on its own brown field sites to meet its
supposed needs and (b) oppose the demand for additional building land stemming from the university's
innovations. Policy PR3 is based on a brutal and destructive assumption, namely that the city has some kind of
'right' to wreck small and stable communities in the surrounding villages by dumping its traffic pollution and its
surplus population on them.

Changes Sought

Reasons for Participation

PR-C-0344 02/10/2017 Professor John Batchelor N

498

Comments

Object to Policy PR3 to remove land from the Green Belt. I would add that it is well known that a company called Bloombridge is still lobbying for to have Green Belt land to the north of the Moors reinstate as land to be considered for building in Kidlington. This is particularly precious Green Belt land which is a habitat for skylarks, short eared owls, skylarks, and a rich and varied range of animal and insect wild life. It is valued by all the residents of Kidlington and the surrounding communities.

Changes Sought

Reasons for Participation

PR-C-0350 23/09/2017 Dr M J Wallace N

5066

Comments

Objection to the removal of land from the Oxford Green Belt. The Green Belt around Kidlington preserves green spaces that are so greatly appreciated and enjoyed by local residents. It protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt.

Changes Sought

Reasons for Participation

PR-C-0350 23/09/2017 Dr M J Wallace N

467

Comments

Object to remove land from the Oxford Green Belt. The Green Belt around Kidlington preserves green spaces that are so greatly appreciated and enjoyed by local residents. It protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt. The plan is therefore ineffective and not consistent with National Policy.

Changes Sought

Reasons for Participation

PR-C-0354 15/08/2017 Maura Cordell

986

Comments

Object to the proposal to build on Green belt land which is supposed to be protected and this looks to build across a number of different sections of Green belt - which is one of the benefits of Kidlington is that it has a green belt that one feels should be protected. The proposal has also identified areas which are flood plains close to the rivers. Many trees and open spaces will be lost to development and have a big impact on an area that is boosted by the fact it is close to countryside and pleasant walks. Open space will be greatly reduced by these developments, there will also be a greater demand on these spaces by the increased population. Cherwell have not invested in the Kidlington parks and open spaces to any great extent with very old play equipment in the parks and poorly maintained tennis courts. Many other areas boast very good and modern park spaces for children and young people and sadly Kidlington is a big let-down in this area and certainly not equipped for the impact of many more users of these facilities. Nature conservation - Less open areas and grasslands will reduce the wildlife without areas of natural habitat for them, less birds, insects, foxes etc. will mean a less enriched life for both the wildlife and the residents that treasure this aspect of village life.

Changes Sought

Reasons for Participation

PR-C-0368 13/08/2017 Geraldine Knox

1003

Comments

Building on green belt goes against everything we stand for in this country. Maybe more pressure should be put on the Universities to release some of their farms for development instead of building on green belt. Specifically object to the Stratfield Farm development because this along with the sports field and nature reserve is the buffer between Kidlington and Oxford and I do not agree with the golf course being developed either. Housing should be built for local people and should be affordable and not built for people who work in London. The only people who will benefit from these proposed developments are the developers and their shareholders. How can this proposed development deal with an issue which actually goes beyond more housing development but truly relates to escalating costs of housing and salaries that are, and have been far too low, for far too long, this is the problem.

Changes Sought

Reasons for Participation

PR-C-0370 05/09/2017 Mrs Patricia Watson

1005

Comments

It is totally wrong to build on Green Belt land - once its built on it is lost forever. We will loose not only the beautiful countryside and delightful walks but also the loss of habitat and beautiful wildlife. Finally - a lot of folk when needing to see a GP, have to wait at least 3 to 4 weeks for an appointment. How much worse it will be if Cherwell Council allow the population to increase?

Changes Sought

Reasons for Participation

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Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0374 18/09/2017 Duncan Hedley

1009

Comments

Very concerned by a proposal to build houses on North Oxford Golf Club even though I am not a golfer. My concern is due to this being "green belt" land. If such a proposal is approved, then we will have "urban sprawl" which effectively joins Oxford and Kidlington.

Changes Sought | Reasons for Participation

PR-C-0385 27/08/2017 Susan Pfunder

1020

Comments

Strong objection to the use of Green Belt land. If the population is to increase, the 'lungs' of the city are even more important. Any development will increase traffic in the area and Green Belt helps to absorb some of the resulting pollution. It would be favoured to plant more trees in the whole of the city to attempt to absorb pollution all round, particularly near busy roads.

Changes Sought | Reasons for Participation

PR-C-0389 06/08/2017 Jackie Orton

1025

Comments

Concern over the building on the green belt land between Kidlington, Yarnton and Begbroke. Where is the evidence to build this amount of new homes? The transport links cannot cope with the amount of traffic now. How will it cope with the proposed plan and the extra number of traffic that will be on the roads.

Changes Sought | Reasons for Participation

PR-C-0391 03/08/2017 Corrie Gray

1027

Comments

Objection to the development of 4,400 new homes in the green belt around the villages of Begbroke, Yarnton and Kidlington. The primary reason for objection is that no development should be permitted on the green belt fields which border our historic villages, define their shape and are essential to their character.

Changes Sought | Reasons for Participation

PR-C-0393 29/08/2017 Miss Ruth Johnson N

1029

Comments

Objection made to Policy PR1(a) to build 4,400 houses in this area for Oxford overspill. This is not a justified or proven requirement and is unsustainable. Objection made to Policy PR3 to remove land from the Oxford Green Belt, we should not lose our Green Belt to meet Oxford's needs. The Green Belt preserves open spaces which are proven to benefit people and nature. The Government has stated that Green Belt is a permanent designation and therefore the plan is not consistent with National Policy. It is believed that the development cannot be guaranteed to provide truly affordable housing to the local community's young people and key workers, and that the vision of the council to make half of the development "affordable" will not be honoured due to previous developments failing to deliver this. An objection is also made to Policy PR11 on infrastructure because it is unsound. No costs are shown on the schedule. There is no indication of how the already congested roads will cope with the additional vehicles from these new houses and the other developments planned for the wider area. A further objection is made to the complexity of the consultation and its timing over the school summer holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0394 30/08/2017 Caroline Johnson N

1030

Comments

Objection made to Policy PR1(a) to build 4,400 houses in this area for Oxford overspill. This is not a justified or proven requirement and is unsustainable. Objection made to Policy PR3 to remove land from the Oxford Green Belt, we should not lose our Green Belt to meet Oxford's needs. The Green Belt preserves open spaces which are proven to benefit people and nature. The Government has stated that Green Belt is a permanent designation and therefore the plan is not consistent with National Policy. It is believed that the development cannot be guaranteed to provide truly affordable housing to the local community's young people and key workers, and that the vision of the council to make half of the development "affordable" will not be honoured due to previous developments failing to deliver this. An objection is also made to Policy PR11 on infrastructure because it is unsound. No costs are shown on the schedule. There is no indication of how the already congested roads will cope with the additional vehicles from these new houses and the other developments planned for the wider area. A further objection is made to the complexity of the consultation and its timing over the school summer holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0397 24/08/2017 Katie Rhymes N

1033

Comments

Objection to proposal to build on Oxford's green belt and surrounding areas. Lives in Kidlington and chose to do so because of the close and easy access to open, green and natural spaces which we use and appreciate on a daily basis. These open spaces within our county are invaluable for our physical and mental well-being. What would be the benefits for the residents and visitors to Oxford if this land be built on and the promise of Green Belt protected land broken. High levels of pollution in Oxford is affecting health and in particular to the younger generations.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0398 20/09/2017 Ross Francis

1034

Comments

Objection to the plan as a member of North Oxford Golf Club. The fact that the course is on a greenbelt which was put in place to preserve a barrier between Oxford and Kidlington should be reason enough to stop the urban sprawl. Another important point is that continual development of Oxford is bringing ever increasing numbers of cars and associated traffic to our roads which is becoming intolerable to bear. Objects from a golfers point of view if golf courses are to become a target for developers then where are we supposed to enjoy the game we love. Are we also going to see development of more schools in the area I'm sure Cherwell will soon be bulging at the seems and perhaps their playing field on the south site will be bulldozed and more buildings built there. That space is very important to the community as Oxford Harlequins use it as their training ground and also for matches. The point is that a stand has to be made to stop the urban sprawl that is driven by house prices in Oxford, we are suffering enough as it is as a result of this. So once again I object to the proposed development in the strongest terms and hope Cherwell council will refuse any applications for this site and any others in the area. A further concern is the impact on the infrastructure and pressure on local facilities. Is there adequate provision for doctors and schools? Overall, it is the size of this development that is most concerning along with the loss of the green belt land. Yarnton, Begbroke and Kidlington will be sucked into the Oxford urban area and the character of these villages will be lost.

Changes Sought

Reasons for Participation

PR-C-0403 27/09/2017 Todd Huffman N

1040

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National Policy.

Changes Sought

Reasons for Participation

PR-C-0405 11/08/2017 Christopher Haigh N

1050

Comments

Object

Changes Sought

Reasons for Participation

PR-C-0405 11/08/2017 Christopher Haigh N

1052

Comments

Principal objection is to the erosion of Green Belt, and the removal of open spaces which are an important amenity for local residents and others, a crucial buffer against urban sprawl, and a means of preserving the distinct communities of Kidlington, Yarnton and Begbroke. If development goes ahead, these communities will be absorbed into a 'greater Oxford', and lose their identities, while a semi-rural area of mixed housing and countryside will become another concrete jungle. The green-belt areas now designated for development and those which have (for the moment?) been rejected are well-used recreational spaces, and should be preserved for posterity not sacrificed to developers.Cherwell Council should be serving the interests of the residents of the threatened communities, not the interests of Oxford City Council and developers.

Changes Sought

Reasons for Participation

PR-C-0428 14/09/2017 Emma Wright N

1084

Comments

Objection to removing land from Oxford GB. This preserves green spaces that are so greatly appreciated and enjoyed by local residents. It protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The plan is therefore ineffective and not consistent with National Policy.

Changes Sought

Reasons for Participation

PR-C-0432 06/08/2017 Daniel Poffley

1090

Comments

Objection to the development of 4,400 houses in the Green Belt area around the villages of Begbroke, Yarnton and Kidlington. Would prefer the green belt to remain.

Changes Sought

Reasons for Participation

PR-C-0434 09/08/2017 Alan Nottage

1093

Comments

Strongly object to remove any land from the Oxford greenbelt areas as this will have a severe impact on our wildlife preservation and the wellbeing of your constituents that rely on this countryside for their recreational walks away from the polluted main roads that the building proposals will make even worse!!

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0436	05/10/2017	Steve	Pickles	West Waddy ADP on behalf of JA Pye (Oxford) Ltd	Y	Y	N	Y

1099

Comments

The proposals conflict with the National Planning Policy Framework, one of the core planning principles of which is 'protecting Green Belts,' (para 17) and the advice in paragraphs 79 and 80, which state that 'The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.' This is particularly the case with the proposals on site PR38 which would lead to virtual coalescence between Oxford and Kidlington, leading to substantial erosion of Kidlington's identity as a separate settlement and the creation of a large area of urban sprawl on the northern edge of Oxford. This impact could be reduced by allocating areas around Kidlington which have a moderate or low harm to the Green Belt, such as my client's land at Webb's Way (site PR32) thereby reducing the number of dwellings that have to be allocated in areas where development would have a high impact on the Green Belt. Even if some development is still required on the PR38 land in order to accommodate Cherwell's allocation of 4,400 dwellings towards Oxford's unmet need, the detailed site Assessment on page 123 of Appendix 1 to the Cherwell Green Belt Assessment indicates that there would be substantially less harm to the Green Belt if only the areas closest to the Oxford City Council boundary were released, as indicated on the plan entitled 'Harm to Green Belt resulting from partial release of site'. The current strategy, which would lead to urban development over most of the 'Kidlington Gap', thereby leading to urban sprawl and significantly eroding the distinct identity of Kidlington as a separate settlement, is contrary to the purposes for which the Oxford Green Belt was designated and due to the scale of development proposed would cause significant harm to it. Given that there are other sites where development could be promoted, which would have less harm on the purposes of the Green Belt, it is not the most appropriate strategy.

Changes Sought

Amend the strategy to remove, or at least minimise, the amount of land to be removed from the Green Belt in the 'Kidlington Gap' by instead removing other areas, such as the J A Pye (Oxford)Ltd land at Webb's Way, Kidlington (PR32), which the Cherwell Green Belt Study (April 2017) has identified would cause less harm to the Green Belt.

Reasons for Participation

J A Pye (Oxford) Ltd owns land at Webb's Way, Kidlington and wishes to ensure that the argumentis strongly made for the removal of this site from the Green Belt and its allocation for housingdevelopment, which would help to address Oxford's unmet need.

PR-C-0436	05/10/2017	Steve	Pickles	West Waddy ADP on behalf of JA Pye (Oxford) Ltd	Y	Y	N	Y

1096

Comments

The Partial Review of the Cherwell Local Plan 2011 - 2031 (Part 1) proposes to remove a number of parcels of land from the Green Belt whose contribution to the five purposes of including land in the Green Belt was assessed in the Cherwell Green Belt Study (April 2017). This assessment has looked at land owned by J A Pye (Oxford) Ltd at Webb's Way Kidlington (Site Ref: PR32) and come to the conclusion that it only makes a 'low moderate' contribution to Green Belt purposes. It concluded that it did not make a significant contribution to any of the five purposes of including land in the Oxford Green Belt. With regard to purposes 1 and 2 (checking sprawl of Oxford & preventing merger of settlements) it concludes that the parcel plays no role with regard to these purposes. With regard to Purpose 3 of Safeguarding the Countryside it acknowledges that 'the southernmost field [which is the part of the site where J A Pye (Oxford) Ltd are proposing development] is contained by inset development on three sides and so has a stronger relationship with the settlement edge than the surrounding countryside.' On Purpose 4 it is acknowledged that 'The Parcel has insufficient relationship with Oxford to be considered to contribute significantly to its historic setting or special character.' While it is stated that there could be some detracting influence in terms of the wider rural setting of the city through the sites relationship with the Cherwell Valley, the only part of the site proposed for development, as indicated on drawing ASP1 B in the accompanying Landscape & Visual Appraisal, is the inner field which is well screened from the Cherwell valley by a tall, dense hedgerow.

Changes Sought

Amend the strategy to remove, or at least minimise, the amount of land to be removed from the Green Belt in the 'Kidlington Gap' by instead removing other areas, such as the J A Pye (Oxford)Ltd land at Webb's Way, Kidlington (PR32), which the Cherwell Green Belt Study (April 2017) has identified would cause less harm to the Green Belt.

Reasons for Participation

J A Pye (Oxford) Ltd owns land at Webb's Way, Kidlington and wishes to ensure that the argumentis strongly made for the removal of this site from the Green Belt and its allocation for housingdevelopment, which would help to address Oxford's unmet need.

Page 2090

PR-C-0438	07/10/2017	Jim	Briden				N	

1112

Comments

Object to Policy PR3 to remove land from Green Belt. Unmet housing need is not a reason for building in the Green Belt. The plan is therefore ineffective and not consistent with National Policy. The claims of exceptional need are unsound, indeed false. The proposals to destroy Yarnton and Begbroke as villages and create urban sprawl from Oxford through Cutteslowe to Woodstock are outrageous violations of National Policy. Object to PR3a and the adjacent secondary school proposal, where they nearly close the gap between Yarnton and Begbroke.

Changes Sought

Reasons for Participation

PR-C-0443	10/10/2017	Linda	Browning				N	

3185

Comments

5 purposes of the Green Belt quoted. If housing goes ahead then it will be contrary to the 5 purposes.

Changes Sought

Reasons for Participation

PR-C-0443	01/10/2017	Linda	Browning					

1122

Comments

PR3 refers to the use of green belt land. In the document, National Planning Policy Network, Section9, Para 79-92. If this housing goes ahead everything said in that policy is completely ignored.

Changes Sought

Reasons for Participation

PR-C-0445	08/10/2017	Andrew	Varney		N	N	N	Y

1125

Comments

These comments should be considered in conjunction with the Representations made by the Begbroke & Greenbelt Campaign "BYG". The plan needs to be considered in the context of the many proposed building projects circling Oxford, which threaten to inflict permanent damage on the Oxford environs. Eating into the GB land in such a substantial way is non-reversible and make a mockery of the whole concept of GB in protecting the countryside from encroachment in order to protect wildlife, maintain space to 'get away' from the urban environment (e.g. walking on rural footpaths) and to keep settlements as separate entities. From a personal viewpoint we settled in Yarnton due to its semi-rural character with a close-knit sense of community and countryside right on our doorstep. Being away from the city, in a village situation with access to footpaths has been essential at time for my mental health. Even the thought of the permanent loss of this resource for me, my family and the wider community has caused me significant anxiety to the point where it has been hard to respond in a meaningful way. To take away this resource permanently in response to a perceived need which appears to have been significantly exaggerated cannot be prudent.

Changes Sought

For the reasons in my representation AND the representation made by the Begbroke & Yarnton Green Belt Campaign which I additionally support and adopt as part of my own representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0449 09/10/2017 Lynne Tighe

1131

Comments

It is believed these proposals are not consistent with National Policy because they do not take into account the detrimental effect that removing these large areas of Green Belt will have. These proposals therefore fail to meet the test of soundness as defined in paragraph 182 of the NPPF. Oxford's local plan has not yet been prepared so Cherwell's allocation of homes is premature and is not an appropriate strategy and is unjustified.

Changes Sought | Reasons for Participation

PR-C-0454 22/08/2017 Hilary Lord N

316

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-0459 06/10/2017 Tim del Nevo Y Y N N

1471

Comments

Policy PR3 seeks, to misrepresent one important but basic fact. It states that only 3% of the Green Belt is proposed for release. Whilst that is probably true, the 3% is concentrated in one small area and within that area the percentage loss would be very high and would very significiently change the feel and outlook of the areas for ever more. Its like stating that a bomb going off would not affect most of the UK. Correct, but it would be of great concern to those living close by! The Green Belt was established to prevent urbal sprawl and to ensure that neighbouring towns do not merge into one another. It is also to preserve the setting and special character of historic towns. It seems to me that the present proposals would complete ignore the basic tenets contained within NPPG paragraph 80. In particular, the proposals contained within PR6a and PR6b would cause Oxford to effectively merge with Kidlington and would at the same time cause the present traffic congestion and air polution to worsen considerably and to what objective ? The outcome would provide expensive houses for comuters into London. Indeed, Cherwell's Proposed Submission Plan July 2017 states that "Protecting and respecting the identity of individule settlements is an important aim of the existing Local Plan's policies for the built environment". The proposal to remove PR6a and PR6b from the Green Belt is clearly at odds with this stated aim.

Changes Sought | Reasons for Participation

Does not think that Green Belt land should be released and that the City of Oxford and Cherwell DC should be instructed to examine all other options.

PR-C-0465 08/10/2017 Colin & Sarah Fletcher

1139

Comments

Permanent Loss of Green Belt Land: In the words of the Council's own Green Belt Report, the area "is critical to the maintenance of High separation between Kidlington, Yarnton and Begbroke, and despite the proximity of urban edges retains a relatively strong countryside character, development of which would represent significant encroachment on the countryside and would potentially detract from the generally rural character of the high ground surrounding Oxford." It is on this basis that the soundness of the plan to use green belt land can be questioned. The concern is that the villages will lose their own identities if they merge into one and that the loss of the Green Belt will have a detrimental effect on farming, wildlife and recreation. This will have an impact on the air quality which together will increase traffic pollution which will affect the health of village residents. There is the added concern that the bats, a protected species, which currently live in the area, will be disrupted. Rather than destroy the Green Belt, it would seem wiser to reconsider using the 'brown field sites. The Council must use these in order to preserve the Green Belt as the "exceptional circumstances" required have not been proven.

Changes Sought | Reasons for Participation

PR-C-0487 07/10/2017 Brigadier M J F & Dr A R Stephens N

5408

Comments

Object to Policy PR3 to remove land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The NPPF (para74 under "Health") says that sports facilities should not be built on unless equivalent or greater provision is made elsewhere. Policy PR6c makes provision for a new golf course, but from the land available at Frieze Farm the replacement would be a lesser facility than provided by NOGC which is a tightly designed 18-hole course with virtually no provision for highly desirable safe practice areas. Anything provided at Frieze Farm would be substantially less acceptable than the cleverly-developed and well-kept facility that is NOGC. If land has to be taken from the GB for housing why not use Frieze Farm? NOGC is clearly the most important part of the GB separating the village of Kidlington and the creeping urban expansion of Oxford City.

Changes Sought | Reasons for Participation

PR-C-0488 06/10/2017 John Pilgrim N

1228

Comments

Strong objection to remove land from Oxford GB. GB preserves open spaces, protects both the historic City of Oxford from overdevelopment and neighboroughing villages from coalescence. Government guidance (and the conservative manifesto) says that GB is a permanent designation and that unmet housing need is not a reason for building on the GB. National Planning Policy Framework, March 2012 states five purposes of including land within the GB: • To check the unrestricted sprawl of large built-up areas. • To prevent neighbouring towns from merging into one another. • To assist in safeguarding the countryside from encroachment. • To preserve the setting and special character of historic towns. • To assist in urban regeneration, by encouraging the recycling of derelict and other urban land. GB around Kidlington, Yarnton and Begbroke is mainly attractive, unspoilt countryside with many well-used footpaths and 'green spaces'. It is appreciated and enjoyed by many and will be lost forever if built on. Not a legacy to leave for our young people. There are alternatives to housing development in GB including making better use of some previously developed land in Oxford and using some proposed employment sites in the City for housing instead. The reduced estimate of housing required in Oxford should be located in or adjacent to the City. Peartree Park & Ride could be used for residential development alongside new residential areas forming part of the Northern Gateway site. The Northern Gateway land allocated for business use could be better used for residential purposes and is contiguous with Oxford's built-up area. Land at Southfield Golf course should be considered as a potential site for "affordable housing" in the centre of Oxford. It is not reasonable to develop within the GB.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0497 08/10/2017 Philip Towler N

1184

Comments

Objection to Policy PR3 to remove land from the Oxford GB. OCC seems to regard the GB as merely an inconvenient barrier to its inflated growth plans, and it is hugely disappointing that CDC seems content to accept that view. However, the GB is more important now than ever. It was created to preserve for posterity open spaces near to cities, and to prevent urban sprawl. The GB around Oxford comprises open spaces that are very important to local residents. People who live in neighbouring villages should not have to accept the coalescence that would result from the destruction of the GB, as that would effectively destroy the identity of their local communities. If the proposed plan were to be implemented, Kidlington, Yarnton, Begbroke, Wolvercote and Cutteslowe would all be swallowed up in one large Oxford conurbation. Countryside, landscapes and walks would disappear forever, and pressures on what little green space remains will inevitably increase. The environment will be damaged by loss of habitat, and local residents' quality of life will suffer from increased air, noise and light pollution. Moreover, Government policy states that the GB is a permanent designation, and that development in the GB should only be considered if there is no alternative. It also states that unmet city housing need is not a reason for building in the GB. The proposed plan is therefore inconsistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0499 30/09/2017 Alan Oliver N N

1189

Comments

1. The sites are on Oxford GB. GB's remain Govt. policy. Land between N Oxford & Kidlington is unique as it fully accords with the 5 GB purposes as per para 80 of the NPPF. GB's are designated to manage the location of new development, they would not exist were there not pressure to develop on them. Such pressures cannot be considered exceptional circumstances. As per para 84 of the NPPF there's no evidence of alternatives being considered i.e.. using allocated, undeveloped employment land in Oxford for housing & promoting employment growth outside Oxford, creating a better balance between where people live & work. Have the LA's co-operated in looking at alternatives? This land being GB also complies with para 81 of the NPPF. It is used for sport & recreation, is biodiverse & visually pleasing. 2. The identified housing needs rely on an outdated study which has never been independently assessed. Revised Govt. figures indicate a reduced requirement. It now seems there is no need to build on GB. Even if there is a need on this scale, it is a poor location to meet Oxford's needs, being adjacent to a London commuter rail line & in the expensive part of Oxford. The private housing will likely attract London commuters & wont provide affordable homes for people with jobs in Oxford. It is evident that many house buyers in N Oxford are those moving from London & continuing to work there. 3. Unsound in allocating NOGC for housing & not taking into account NPPF para 74. Understand NOGC weren't involved in discussions prior to this. NPPF Para 74 says existing sports facilities shouldn't be built on unless it assessed as surplus to requirements or replaced by equivalent or better provision. No such assessment has been made. NOGC, a well established & thriving club with 475 members & 3000 visitors p.a. Its clubhouse is used by the wider community. As a flat course, it is especially suitable for seniors. NOGC is needed. It is not sound practice to propose allocating land for housing & to carry out a retrospective assessment of the need for a golf course. We need this space for the health & wellbeing of locals. The land at Frieze Farm as a replacement GC, appears to be an afterthought. It is too small. Building a new GC on a similar sized site to NOGC would cause H & S issues unless mature trees were in all the right places. No indication shown on how it could be financed or developed. Apparently the landowners have stated to NOGC that they have no intention of providing another GC or providing the level of funds that would be needed. The mature landscape central to the current GC couldn't be replace in reasonable time & therefore the 2nd criterion of para 74 cannot be met.

Changes Sought

Reasons for Participation

The housing allocations in the Kidlington Gap should be removed from the Plan & the Green Belt designation of the Killington Gap retained.

PR-C-0499 30/09/2017 Alan Oliver N N

1190

Comments

4. NOGC is a biodiverse landscape. Containing different tree species & 55 recorded bird species & pond life. The NPPF states this is important for health & wellbeing. It is much valued by locals. Land N of Cutteslowe Park is also important in this respect, changing the open nature the Parks. It is a well used facility. 5. The development will put further pressures on transport & other infrastructures. Seemingly funding bids for infrastructure are being made to cater for growth, but funding has not been secured. Growth shouldn't be approved until infrastructure can be provided & it's demonstrated that any proposed measures will be effective. Traffic in the N Oxford area is already severe. Work on the 2 roundabouts hasn't improved this. More housing will add to congestion & air pollution. Oxford has good public transport provision, but not all who work/live locally will use this. Increased housing & employment levels will add to congestion with its health implications. It will reduce Oxfords' attractiveness as a business location & place to live. Putting more housing & employment in this area cannot be viewed as sustainable. There are also severe existing pressures on other services including health and education.

Changes Sought

Reasons for Participation

The housing allocations in the Kidlington Gap should be removed from the Plan & the Green Belt designation of the Kidlington Gap retained.

PR-C-0500 30/09/2017 Gill Oliver N N

1191

Comments

1. The sites are in the Oxford GB. GBs remain Government policy. The Kidlington Gap land is in GB and fully meets all 5 of the purposes of GB set out in para. 80 of the NPPF. GB's are designed to manage the location of new development and would not exist were there not pressure to develop within them. The existence of such pressures cannot therefore be considered exceptional circumstances. There is no evidence (as per para 84 National Planning Policy Framework) that serious consideration and cooperation by local authorities has been given to alternatives such as using allocated and underdeveloped employment land in Oxford for housing and promoting employment growth outside Oxford to create a better balance between where people live and work. This land is also used positively for outdoor sport, recreations and has value for biodiversity and visual amenity. 2. The identified need is based on an outdated study and revised Government figures indicate a much reduced requirement. This is a poor location to meet Oxford's needs as it is adjacent to a commuter rail line to London and in the most expensive part of Oxford for housing. Therefore will likely cater for London commuters rather than provide the required affordable housing. 3. Para. 74 of the National Planning Policy Framework says that existing sports facilities should not be built on unless an assessment is undertaken showing it is surplus to requirements of replaced by equivalent or better provision. No such assessment as been made. It is understood that the Golf Club were not involved in discussions prior to the allocation. The Golf Club is well established, thriving club whose facilities are also used by the wider community. As a flat course it is particularly suitable for senior members. This facility is clearly needed for the health and well-being of residents. The allocated land at Frieze Farm as a replacement golf course is seemingly an afterthought with no indication of how it could be developed or financed. The mature landscape central to the current course could not be replaced within a reasonable timescale. This creates major health and safety issues and does not meet the second criterion of Para 74. 4. The golf course is valuable in terms of biodiversity and landscape, containing 25 different tree species and 55 regularly records bird species as well as pond life. There would also be a negative impact on the open nature of the land to the north of Cutteslowe Park. 5. Further pressures will be put on transport and other infrastructures. No funding has been secured for further infrastructure and growth should not be approved until it can be demonstrated that any proposed measures will be effective. It has been reported that the recent works on the 2 roundabouts have not improved queue times. More housing will add to congestion and air pollution, put pressure on health and education services, as well as reduce the attractiveness of Oxford. It is difficult to understand that putting more housing and employment in this area can be viewed as sustainable.

Changes Sought

Reasons for Participation

Housing allocations in Kidlington Gap should be removed from the Plan and GP designation of Kidlington Gap retained.

PR-C-0505 08/10/2017 Charlotte Christie

1200

Comments

Wish to object to Policy PR3 to remove land from the Oxford GB. Government guidance states that unmet housing need is not a reason to build on the GB and this should be a permanent designation. This proposal is not consistent with national policy and is therefore ineffective. Oxford is recognised across the world as a beautiful city. It is the responsibly of this generation to find solutions to our housing needs without destroying that beauty by surrounding it with an urban sprawl. Particularly as most large urban developments going up across the country look exactly the same, with no distinctive local design.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0506 07/10/2017 David Blowers N

1203

Comments

Objection to removing land from GB. GB around Kidlington preserves open spaces for local residents, protects both the historic City of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance states GB is a permanent designation and that unmet housing need is not a reason for building on GB. The plan is ineffective and not consistent with national policy.

Changes Sought

Reasons for Participation

PR-C-0507 08/10/2017 Dr Bridget Atkins N

1206

Comments

Objection to removing land from GB. The GB is specifically for leisure, recreation, wildlife and if built on is irreversibly ruined for future generations. Reducing it's size has many long term effects on health, wellbeing, climate and local ecologies that often take a while to be apparent but are cumulative. GB has been designated by this conservative government as permanent. Unmet housing needs are not a reason to build on it. The plan is ineffective and not consistent with national policy.

Changes Sought

Reasons for Participation

PR-C-0509 06/10/2017 Laura, John & Benito Wainwright N

1212

Comments

Objection to build on GB around Kidlington - this is totally unjustified.. GB set up in the 1947 Town and Country Planning Act to prevent urban sprawl and the coalescence of neighbouring towns and villages, as well as providing a valuable amenity for local residents. Relentless expansion/urbanisation over ensuing 70 years makes GB more valid than ever. Government policy states that GB is a permanent designation and that unmet housing need is not an exceptional circumstance which would allow building on it. Government's commitment to GB is reaffirmed in September review of housing needs making this proposal not consistent with national policy and indefensible. Vast Swathes of open countryside around these villages would be lost and rural character and village identity irrevocably harmed. Wildlife habits would be destroyed and green spaces, walks and views lost forever. Development in Cherwell should be on non GB sites identified elsewhere in the District, While Oxford City Council could meet its housing need by using land it has earmarked for commercial use. Unemployment is not a great problem in this area so why is Oxford prioritising business development over housing development? It is highly irresponsible to exacerbate housing demand by business development only to then please huge 'unmet housing needs', expecting neighbouring councils to destroy GB to accommodate this need. There are numerous brown field sites in Oxford City and surrounding districts suitable for housing development. Density targets set by Cherwell are unduly low; a higher density would mean less land required.

Changes Sought

Reasons for Participation

PR-C-0510 08/10/2017 Rachel Walton N

1217

Comments

Objection to removing land from GB. Government guidance says GB is a permanent designation and that unmet housing need is not a reason for building in GB. Cherwell District Council has failed to prove exceptional circumstances that are requisite to take land out of GB. It has not demonstrated that: Oxford has urgent and pressing need to the extent of the number of homes - calculations are now in question. The clear inability for Oxford to meet its own needs - as volume of unmet need will now be lower than previously calculated, Oxford City could meet its own housing need without applying to other Councils for assistance. There are an absence of sustainable, deliverable and appropriate alternative sites - brownfield sites and other non GB sites (including Oxford City's own Golf club) in and around Oxford that could be investigated and used (probably not as cost efficient to developers). Brown field sites should be inexhaustibly researched before removal of GB is even an option. There is a need to improve the quantity and quality of new open public open space, green infrastructure, sport and recreation facilities in terns of access to the countryside - this will not be needed i the current GB is left in place. As there is no robust evidence supporting these points land cannot be justifiably removed from the GB. The plan is ineffective and not consistent with National Policy.

Changes Sought

Reasons for Participation

PR-C-0515 06/10/2017 Jeffrey Wright Begbroke Parish Council N Y

1248

Comments

3 photographs provided to clarify Green Belt around Begbroke & Yarnton (PR8), Footpath Begbroke and Spring Hill (PR3e). Reduction of green belt in Begbroke & Yarnton1. Cherwell claim in figure 3, page 31 of its summary booklet, that the total area of Cherwell that comprises green belt would fall from 14.3% to 13.9%2. They also claim a 3% reduction in affected green belt. Whilst this is probably true it is not reflecting the real change in affected areas such as Begbroke, Yarnton and Kidlington!! Site PR08 will remove approximately 52% of green belt in Begbroke and Yarnton. Site PR09 will remove approximately 16% of green belt. Our residents do not want organisations or other landowners with vested interests to destroy out pleasant environment to satisfy their own interests.

Changes Sought

Reasons for Participation

Please review our PowerPoint presentation for the comments of Begbroke parish council. This is necessary as we believe Cherwell Executive will ignore any representations as they have already made their mind up. We believe that The Planning Inspectorate will take more notice of what we have to say.

PR-C-0515 06/10/2017 Jeffrey Wright Begbroke Parish Council N Y

1250

Comments

Gives pictures in the letter to demonstrates Sites PR9 PR8 & PR3e together rather than in isolation and the devastating effect on the green belt. Does policy PR3e protect Begbroke? No.

Changes Sought

Reasons for Participation

Please review our PowerPoint presentation for the comments of Begbroke parish council. This is necessary as we believe Cherwell Executive will ignore any representations as they have already made their mind up. We believe that The Planning Inspectorate will take more notice of what we have to say.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0515 06/10/2017 Jeffrey Wright Begbroke Parish Council N Y

1251

Comments

1. Cherwell Policy PR3 is removal of areas of land in association with the Green Belt.2. Removal of areas of land in association with the strategic development sites3. Safeguarding of land beyond plan period for development4. Establish clear permanent boundaries to the Green Belt5. PR6a – 32.09 ha PR6b – 31.5 ha PR7a – 10.75 ha PR8 –111.79 ha PR9 – 17.6 ha PR3a – 7.5 ha PR3b – 0.7 ha PR3c –12.77 ha PR3d – 9.2 ha PR3e – 14.7 ha6. Safeguarding of land identified in the policy Begbroke -There is a clear boundary already but much more of Begbroke is inThe strategic development sites as demonstrated in statement 3. We have no confidence the green belt will be sustained and that land adjacent to Begbroke lane will be proposed for future development. Is the area shown in green on the Policies map appendix 1 really going to be a permanent local nature reserve? There is no guarantee of future green belt expansion – see page 151policyPR12b – "CDC has taken a formal decision that additional land beyond that allocated in the review is required to ensure the requisite housing supply"

Changes Sought

Reasons for Participation

Please review our PowerPoint presentation for the comments of Begbroke parish council. This is necessary as we believe Cherwell Executive will ignore any representations as they have already made their mind up. We believe that The Planning Inspectorate will take more notice of what we have to say.

PR-C-0518 25/09/2017 Zoe Christodoulou N

1237

Comments

Objects to removing land from the GB. It is unjustified & inconsistent with NP. References the 5 reasons for GB's implementation. Releasing land from the GB, will lead to the growth & urbanisation of the city. More alarmingly, the identity of 3 historic villages will be lost & they will become suburbs of Oxford. Allowing development on the "Kidlington gap"(PR6a & b) will remove Kidlington's identity as a separate village. All of the proposed sites will encroach on the countryside, which once gone will be lost forever. CDC's LP 2015 pledged to maintain the GB, so this current submission contravenes their own policy. Government policy states that land can only be released from the GB under exceptional circumstances. CDC have rejected other non-GB sites within their district, so this submission is not "exceptional circumstances" as there are other sites they could use. Govt. guidance also states that unmet housing need is not a reason to build on the GB so this submission is inconsistent with NP.

Changes Sought

Reasons for Participation

PR-C-0519 25/09/2017 Sian Robbins N N

1243

Comments

Object to PR3, the removal of land from GB. It is not a justified or proven requirement & is inconsistent with national policy. New Govt. methods for calculating housing need indicates that 30% fewer houses are required in Oxfordshire than previously forecast. Thus the basis used for Cherwell & Oxford's City's housing requirements are overstated and invalid. Less land will be required to accommodate development. There are no exceptional circumstances to warrant the release of land from the GB. PR3 is in direct contravention of national policy. Without prejudice to the above point, any proposals by Cherwell to release land from the GB to meet Oxford's needs are premature & unjustified given Oxford City is in the process of reviewing its LP & has not yet determined how much housing development can be accommodated on land within the City's boundaries. The land to the west of Oxford Road lies in the Kidlington Gap which forms a core component of the GB separating Oxford & Kidlington. Development there would be in direct contravention of the fundamental aim of GB policy to prevent urban sprawl by keeping land permanently open. The Kidlington Gap serves all the five purposes of the Green Belt. The Oxford GB, & Kidlington Gap in particular, is strategically important. It is one of the clearest examples of a GB. It prevents the coalescence of settlements, checking unrestricted sprawl, safeguarding the countryside & safeguarding the setting & character of historic Oxford City. Removing large areas from the GB fundamentally undermines the long established principles of GB policy.

Changes Sought

Delete PR6a housing allocation on land to the east of Oxford Road. Delete PR6b housing allocation on land west of Oxford Road. Delete PR7a housing allocation on land south east of Kidlington. nDelete PR7b housing allocation on land at Stratfield Farm. Delete PR8 housing allocation on land east of the A44

Reasons for Participation

PR-C-0522 07/10/2017 Richard Payne

1268

Comments

Objection to policy PR 3 to remove land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents and act to protect both the historic city of Oxford from overdevelopment and the neighbouring villages from coalescence. Any development should be limited to brownfield areas.

Changes Sought

Reasons for Participation

PR-C-0525 02/10/2017 Lynne Whitley Yarnton Parish Council N Y

1272

Comments

Policies PR8 & PR9 propose removal of land from the Oxford GB. This is not consistent with National Policy and is unsound. The 'exceptional circumstances' justifying its removal para 5.17 (p66) are largely implausible. Shoehorning in a number of homes close to Oxford City without regard to the identities of Yarnton & Begbroke & without effective infrastructure. PR8 & PR9 are not justified & the Plan is unsound.

Changes Sought

Reasons for Participation

As the parish Council representing a village that will be affected greatly by the proposed developments, we would like the opportunity to participate in the oral part of the examination.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0528	06/10/2017	Chris	Sheehan	Suzi Coyne Planning on behalf of Sheehan Haulage & Plant Hire Ltd	N	N	N	Y

1292

Comments

An additional 13 hectares of land east of the railway line should be added to the area of the new urban neighbourhood identified under policy PR8 to provide employment land for B2 and B8 class uses, a consequential amendment to Policy PR3: The Oxford Green Belt would also be necessary. Without this change Policy PR3 would not be sound for the reasons given under the comments on Policy PR8. The rep also includes several appendices items: correspondence with Peter Day, Mineral and Waste Policy Team Leader at Oxfordshire County Council and with Julia Lyle, Strategic Asset Manager at Oxfordshire County Council, and previous reps for Scoping Consultation in January 2016.

Changes Sought

In order for the Plan to be sound Policy PR3 should be amended to include the following additional clause: "(f) 13 hectares of land east of the railway line (as shown on inset Policies Map PR8)."Further consequential changes would also be necessary to appendices 1 and 2 of the Plan. The change is necessary to remedy the failings in relation to the tests of soundness and to make the Plan legally compliant in respect of the requirement to have regard to national planning policy for the reasons identified at paragraph 11 of section 4 of the comments on Policy PR8.

Reasons for Participation

Local employer whose interests will be directly affected by the policies of the Plan, and considers that it is very important to be represented at the hearings into the relevant issues, in order to help inform the discussions and ensure that its views are fully taken into account.

PR-C-0533	09/10/2017	Mr P	Watson	Gosford Trust	Y	Y	N	Y

1309

Comments

Do not consider that the Proposed Submission Plan ('The Plan') has been positively prepared as it fails to remove from GB status a small area of land situated at Gosford Farm, Gosford, (Site plan provided) which has no justification in remaining within the GB. The Plan is therefore unsound in that it fails to address the removal of the Subject Site which forms part of Gosford Farm, Gosford despite the policies expressed in para.5.37 of Policy PR3. 2. Whilst we believe that The Plan is based on the most appropriate strategy when considered against the reasonable alternatives, we maintain that it can only be justified if it removes areas of the GB for unmet residential housing needs. Such areas are referred to in para. 5.37.2 of Policy PR3. The Subject Site at Gosford Farm has no reason to remain within the GB and could be used to meet the identified housing need. 3. We do not consider that The Plan is effective as it currently stands. Every area of the GB needs to be carefully considered for removal and the Subject Site that we are proposing to be removed has no justification in remaining as GB for those reasons set out in Section 5 below. 4. We do not consider that The Plan is consistent with the National Policy as it fails to address the purpose of the GB given that the small area of the GB (the Subject Site) that we are proposing should be removed has no justification for inclusion within the GB. 5. Paras. 5.37.4 and 5.39 of The Plan clearly state that the revised GB boundaries should be capable of enduring beyond the Plan period. We do not consider there is any planning justification in retaining the Subject Site within the GB and that its proposed continued inclusion could be overturned at a later date as being totally wrong and unjustified.

Changes Sought

1. It is necessary to amend the Local Plan to make it sound. 2. Our view is that to make the Local Plan sound, Policy PR3 needs to be amended as follows: ...'Policy PR7a Removal of 11.35 hectares of land as shown on inset Policy Map PR7a'..... 3. Policies Map PR7a will need to be amended on its northern extremity to show Gosford Farm, to include Gosford Farmhouse and the remainder of the land shown edged red on the attached plan. 4. This will comprise a minor amendment to "Policy PR3: The Oxford GB" and can be justified on the grounds that to retain the Subject Site within the GB would not meet the four basic purposes of GBs all as set out under Government Guidance (lists Green Belt principles). 5. The Subject Site is contained on three sides by existing development and on the fourth side by a long established and mature field boundary hedge which will be retained and enhanced.

Reasons for Participation

Wishes to participate at the oral Examination and consider this to be necessary so that the Inspector will be fully able to understand the justification for our proposed amendment to Policy PR7a and Policy PR7a - Proposals Map contained within the Proposed Submission Plan. 2. Acknowledges the Subject Site, comprising some 0.55 so hectares or thereabouts, hectares or thereabouts, is of minimal relevance to the Submission Plan and the Partial Review of the Cherwell Local Plan 2011 - 2031(Part One). For the reasons stated above, it is important that all areas of the GB are examined at this moment in time and we believe it is only right that the Subject Site should be excluded from falling within the boundaries of the future Oxford GB.

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PR-C-0536	06/10/2017	Judith	Haverty				N	

1318

Comments

Proposal not consistent with national policy because they do not take into account the detrimental effect removing large areas of GB will have. Proposal fails to meet the test of soundness as defined in para 182 of the National Planning Policy Framework. Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature, not an appropriate strategy and is unjustified.

Changes Sought

Reasons for Participation

PR-C-0537	06/10/2017	Joan	Tossell				N	

1328

Comments

To remove land from the GB is not justified. There are no exceptional circumstances to warrant contravening the National Planning Policy Framework or the Government's own policy pledges. This proposal contravenes Government guidelines that insist that the GB is a permanent safeguard to prevent the kind of urban sprawl that merges communities and threatens their special character. As such the plan is unjustified and inconsistent with national policy.

Changes Sought

Reasons for Participation

PR-C-0543	03/10/2017	Lynn	Pilgrim					

1344

Comments

Strong objection to PR3 to remove land from the Oxford GB. According to the National Planning Policy Framework, March 2012, there are five stated purposes of including land within the GB: • To check the unrestricted sprawl of large built-up areas • To prevent neighbouring towns from merging into one another • To assist in safeguarding the countryside from encroachment • To preserve the setting and special character of historic towns • To assist in urban regeneration, by encouraging the recycling of derelict and other urban land. Building on the GB around Oxford would completely disregard this framework. Once an area of land has been defined as GB, the stated opportunities and benefits include: • Providing opportunities for access to the open countryside for the urban population• Providing opportunities for outdoor sport and outdoor recreation near urban areas • The retention of attractive landscapes and the enhancement of landscapes, near to where people live • Improvement of damaged and derelict land around towns • The securing of nature conservation interests • The retention of land in agricultural, forestry and related uses. Why do the Councils involved consider that the well being of Oxfordshire residents, the legacy we leave to our children, the history and diverse environmental areas of outstanding beauty and scientific interest are of no value? Does money and greed supersede these basic rights for residents and the community as a whole? The proposal to develop in the GB is based on incorrect assumptions about the growth in jobs in Oxford. I think that there are alternatives to housing development in the GB including making better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the GB. The Government's Manifesto promise and Cherwell's existing policy to protect the GB must be upheld.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0544 02/10/2017 Malcolm P Hookman

1350

Comments

I object to POLICY PR3 as not consistent with National Planning Framework(para74 under health) concerning building on Recreational facilities unless an equivalent or greater provision is made elsewhere. The land Pr6c which is proposed as a future site for a Golf course is not big enough at Frieze Farm so does not meet this requirement. The cost of designing and building any golf course with all its infrastructure clubhouse, pro shop, equipment garages, green staff facilities, access roads and car parking some years ago was estimated close to a million pounds a hole. Where would this money come from?? As the Frieze Farm site is virgin farmland it would be better to build there than to move the golf course some 400 yards at such great expense.

Changes Sought

Reasons for Participation

PR-C-0547 09/10/2017 Hilary Fletcher N

1355

Comments

Objects to building on GB. These proposals are not consistent with NP. They don't take into account the detrimental effect of removing large GB areas. They fail to meet the test of soundness as per para 182 of the NPPF. Oxfords LP has not yet been prepared. Thus CDC's allocation of homes is premature & is not an appropriate strategy & is unjustified.

Changes Sought

Reasons for Participation

PR-C-0548 09/10/2017 Clive McDonnell N

1361

Comments

Objects to proposed designation of GB for housing and development. The existing GB preserves
natural environments widely appreciated and used by local residents and tenant farmers. Development of such
lands is to the detriment of the rural way of life and identities of the individual local communities, with historic
villages being subsumed into the overdevelopment of City of Oxford. The NPPF clearly states that unmet housing need is not a justification for building on GB land and removal of the permanent designation of land as GB.

Changes Sought

Reasons for Participation

PR-C-0553 09/10/2017 Douglas Williamson

1371

Comments

Objects to building 4,400 houses on GB around Kidlington, Gosford & Water Eaton to meet Oxford City's unmet housing need. The need for that number is not proven or justified. Central Govt. is suggesting revised methodology for calculating housing need, & is likely to reduce the number of homes required, possibly by half. Oxford & its surrounds has negligible unemployment. Proposed developments like Northern Gateway is likely to draw new workers into the area to fill jobs that cannot be filled by locals. Increasing the population contradicts the objective of meeting existing housing need. Oxford should re-designate land allocated for business use to housing use. Removing land from GB is inconsistent with the NPPF . Govt. states GB is a permanent designation. Overspill from Oxford is not an 'exceptional circumstance' to release GB from this permanence. Although I am expressing my concern about the impact of removing land around Kidlington and Gosford from the GB, I am nevertheless mindful that GB exists as much to protect the city of Oxford City from overdevelopment as it does to preserve the integrity of the surrounding rural settlements.

Changes Sought

Reasons for Participation

PR-C-0554 08/10/2017 Lesley Harding N

1376

Comments

Objects to PR3. These proposals are not consistent with NPPF. They don't take into account the detrimental effect that removing large areas of GB will have. These proposals therefore fail to meet the test of soundness as defined in paragraph 182 of the NPPF. Oxford's LP has not yet been prepared so Cherwell's allocation of homes is premature, is not an appropriate strategy & is unjustified. GB boundaries should be meaningful. The existing boundaries of the Oxford GB should be upheld wherever possible. Current citizens have a responsibility to future generations. Oxford's GB exists to protect the countryside & individual communities. Once built on, this & the environment will be lost forever. It is vitally important that the rural landscape & open space be preserved, as it currently is by GB designation. CDC's policies seem to have no regard to the importance of the Oxford GB, & don't take into account other current new developments, e.g. Barton Park, traffic, transport, the likely availability of affordable housing under their policies, all of which would have to be resolved by Oxford. As Oxford has not yet made available its LP, Cherwell's policies seem particularly ill-timed.

Changes Sought

Reasons for Participation

PR-C-0558 28/09/2017 Mrs Caroline Thompson N

5406

Comments

Object to policies PR3, (The Oxford Green Belt), PR6a (Land East of Oxford Road) and PR6b (Land West of Oxford Road). • Believe these proposals are not consistent with National Policy because they do not take into account the detrimental effect that removing these large areas of Green Belt will have. These proposals therefore fail to meet the test of soundness as defined in paragraph 182 of the NPPF. • Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature and is not an appropriate strategy and is unjustified.

Changes Sought

Reasons for Participation

PR-C-0560 04/10/2017 Anna Isles

1390

Comments

Object to the Partial Review. Understand that this plan proposes the removal of this land from the Oxford Green Belt. This goes against national policy. There are no exceptional circumstances in this case as Oxford City has many options for meeting their own needs within their boundary. Understand that the perceived number of houses required to meet the unmet need may not be a reliable figure and are likely to be reduced in the near future.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0562	05/10/2017	Helen	Marshall	CPRE Oxfordshire			N	Y

1428

Comments

THE GB STUDY No great weight should be given to the LUC GB Study. Its purpose was not to determine whether any of the GB made no, or an insignificant contribution to, the purposes of the GB since clearly all of the GB land contributes, and the loss of any would be harmful. Rather, in its own words, the GB Study has been commissioned by Cherwell District Council to assess the suitability of the strategic sites being promoted for development against the five purposes of the GB. In other words the sites had been pre-selected, as we showed above, in the face of GB policy, and targeting the most fragile point in the entire Oxford GB. LUC continue The considerations that will determine the most appropriate scenario, or combination of scenarios, will largely relate to the existing or potential environmental qualities and value of land, and to the sustainability of residential development. This will enable Cherwell District Council to consider whether there are 'exceptional circumstances' (under paragraph 83, NPPF) to justify altering GB boundaries through the Local Plan process, i.e. to enable existing GB land to contribute to meeting Oxford's unmet housing need. That is, value is not primarily judged against GB purposes at all, but against environmental ones, and the sustainability of the land for housing development. LUC found that Release of areas identified as making a low contribution to GB could provide only 5.8ha of potential development land 4.13). Release of areas identified as making a low or low-moderate contribution to GB could, subject to consideration of cumulative impacts, provide 34.6ha of potential development land(4.14). Release of areas identified as making a low, low-moderate or moderate contribution to GB could, subject to consideration of cumulative impacts, provide 166.7ha of potential development land (4.15). Although as noted above, the judgment was largely not on GB grounds, moderate harm was considered acceptable in order to release a larger amount of land. LUC acknowledge that release of fragile GB 4.16 GB that occupies only a small/narrow area between separate urban settlements will tend to rate highly in terms of its role in preventing settlement coalescence. This exactly describes the land chosen for release; but LUC went on. However, if environmental assessment determines that this land lacks significant value then a case could be made for accepting the coalescence, or near-coalescence, of settlements in order to maximise the scale of development in one area. That is the, subjectively assessed low environmental value trumps urban sprawl and severe coalescence, the two founding principles of the GB. Further, they have targeted the very point at which the GB is already narrowest – the Kidlington Gap between Kidlington and Oxford – for release, directly creating the coalescence of two distinct settlements (It is material that Oxford itself is proposing to breach that same area from the South with a proposed development of St Frideswide Farm). The sites concerned are all at the exact point in the GB where coalescence of settlements (Oxford and Kidlington) is most threatened, with the built areas separated presently by a few fields. The proposed GB reviews, together with the release of the Parkway Station and Park and Ride would effectively merge the two settlements. Although Kidlington (population 13,000, 2011) is statutorily a village, it is larger than many towns, notably Thame (11,600) and Henley (11,700) in Oxfordshire.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

Reasons for Participation

CPRE Oxfordshire represents a wide membership across the County, including many parish councils and local organisations, and seeks to influence development to protect and enhance the countryside. As one of the founders of the Oxford GB, we have considerable knowledge about its origins, purpose and ongoing relevance.

PR-C-0562	05/10/2017	Helen	Marshall	CPRE Oxfordshire	N

1422

Comments

The primary duty of a Local Authority must be to the people it represents. In an independent market research exercise, with a very high sample size, conducted across Oxfordshire by Alpha Research of Thame in April 2015 respondents were specifically prompted that there was considered to be a need for more housing, and of the extent and purpose of the GB, before being asked whether the GB, should be developed for that, or indeed any other, purpose. Their answers were therefore fully informed by recognition of housing need. 76% of respondents considered that the GB should remain undeveloped; 66% considered housebuilding the greatest threat. Although polls have something of a tarnished reputation, this has resulted from situations where marginal inaccuracy can lead to wholly incorrect forecasts in narrow binary decisions. In this case the sample size was so large and so representative, and the outcome so conclusive, that whilst there might be up to a 5% margin of error, this would not be capable of affecting the result, or its scale. Further, this is in line with previous polls, adding to confidence that it accurately reflects public opinion. The same exercise showed that in North Oxfordshire – closely correlating to Cherwell - the outcome was hardly less conclusive, with 71% of respondents supporting the proposition that the GB should not be developed for housing or any other purpose. This was despite years of constant media campaigning by the City Council that Oxford has "no option" but to spread over the GB unless people are to go homeless (a wholly fallacious claim). Despite the City's campaigning, 73% of non-homeowners, and 74% of C2DEs agreed that the GB should not be developed for housing. In other words, the people who would be expected to have been the most responsive to the City's campaigning rejected GB development almost as strongly as the general population. Indeed 73% of the City Council's own constituents rejected it. There can be no doubt that the people both of Oxfordshire, and of Cherwell itself, reject GB development in principle, and this must be given great weight in any consideration of doing so.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

Reasons for Participation

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PR-C-0562	05/10/2017	Helen	Marshall	CPRE Oxfordshire	N	Y

1424

Comments

OXFORD'S 'UNMET NEED' AND REASONABLE OPTIONS FOR MEETING IT. 1. Is the Oxford unmet need real or realistic? Cherwell argues that an "exceptional circumstance" exists in the Inspector approving the adopted plan having added a requirement for "a formal commitment from the Council, together with other relevant Councils, to undertake a joint review of the boundaries of the Oxford GB, "once the specific level of help required by the city of Oxford to meet its needs that cannot reasonably be met within its present confines, IS FULLY AND ACCURATELY DEFINED". (Our emphasis) It was our view at the time that the Inspector could have exceeded his remit as there was no evidence before him suggesting that further development in Cherwell was impossible without breaching the GB, nor of the precise quantum of Oxford's unmet need (if any existed) or the capacity of other Districts to accommodate it. However it is relevant that he proposed a Review only AFTER Oxford's unmet needs were fully and accurately defined. They still are not, and a review is therefore premature even on the Inspector's terms. According to the City Council in a report to Scrutiny Committee (12th June), the agreed unmet need allocation, is used as a working basis for current local plans in Oxfordshire which will be updated when the Oxford Local Plan is completed. In other words it is presently neither fully nor accurately defined, as the Inspector had required it should be. Oxford has only now started its own Local Plan process to reflect the Oxfordshire Strategic Housing Market Assessment (SHMA), three years after it was published, and long after Oxfordshire's other Districts. Its draft Local Plan gives no figure for unmet need, or for the City's capacity to meet it. However, taking Oxford's overall "need" to be for 28,000 houses over the plan period, CPRE argues that at least 26,000 could be provided inside the City itself by switching employment sites – the use of which for employment would only exacerbate the housing need the City Council describes as being its Number One priority to overcome – to housing, and increasing densities on all sites to compact city levels. That is even before the outcome of a review of further sites to which the City refers in its plan. (See Oxford/Densities paper attached) Consequently the Inspector's condition, that Oxford's unmet need should first be "fully and accurately defined" is nowhere near met, and, further, there would be little or no "unmet need" for other Authorities to consider. In any event, a "working assumption" of need cannot be an exceptional circumstance justifying GB release, especially when it is likely to be extremely inaccurate. Finally, during the course of this consultation the Government has proposed a new OAN formula to replace the SHMA (on which all the Review numbers are based). This new formula, if adopted, would reduce Oxford's total annual housing need from a SHMA mid-point of 1400 per annum to 746, that is by 47%. This would in turn reduce "unmet need" by two thirds, even before taking into account that the City should use employment land to satisfy existing housing need rather than exacerbate it and build at densities appropriate to cities. The new OAN is at the very least further evidence that the level of unmet need this review seeks to satisfy is neither fully nor accurately defined.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. Cherwell District Council should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the Green Belt.

Reasons for Participation

CPRE Oxfordshire represents a wide membership across the County, including many parish councils and local organisations, and seeks to influence development to protect and enhance the countryside. As one of the founders of the Oxford Green Belt, we have considerable knowledge about its origins, purpose and ongoing relevance.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N Y

1425

Comments

OXFORD'S 'UNMET NEED' AND REASONABLE OPTIONS FOR MEETING IT. 2. If Oxford's unmet need were realistic could it be met elsewhere in Cherwell than in GB? a. Yes, it could be met on non-GB sites. Cherwell found that the required number of houses could sustainably be built elsewhere, outside the GB, at Junction9 M40, Arncott, Bicester and surrounding area, Upper Heyford, Junction 10 M40, Banbury and surrounding area. They rejected these alternative sites because they might upset the evolution of the current adopted plan – although why competent planners would not be able to deal with that problem, if real, is not apparent; because there might be shortfalls, although why these should be greater for Oxford's unmet need than for Cherwell's own need was not explained; and more dispersed options provided less opportunity for strategic infrastructure investment (e.g. transport and education), although why this would be the case for, for example, Upper Heyford which is already targeted and developed, or for other centres which already benefit from services, is not explained. The overriding reason for their rejection however was clearly that they were less well situated (than the GB sites) to build communities associated with Oxford, to assist with the delivery of the Oxford Transport Strategy, to provide affordable transport options, and more likely to involve commuting. It is significant that even GB sites like the previously developed Shipton Quarry, were rejected as Development here would relate to Shipton-on-Cherwell, not Oxford. Therefore the parcel plays no role with respect to this purpose (Oxford's unmet need). Simply put, this amounts to saying that all reasonable alternatives were unacceptable because they were not in the GB, or, if they were in the GB, were too far from Oxford. It is an argument that urban sprawl into the GB is justified by the fact that only GB sprawl could (by definition) be close enough to the City; in other words it is an argument not just for nibbling at the GB but for undermining its core purpose. It is clearly unacceptable in its own terms. Further, the proposed new OAN calculation would reduce Cherwell's own need by 33%. The effect of this would be that 33% of the housing trajectory in the Council's adopted plan would be superfluous to Cherwell's own requirement and therefore available to satisfy any unmet needs of neighbouring authorities that might arise. b. The unmet need could be met by marginal density increases on generally low density allocated sites. Policy BSC2 in the adopted plan states New housing should be provided on net developable areas at a density of at least 30 dwellings per hectare unless there are justifiable planning reasons for lower density development. Yet Policy Bicester 1 allocates 380 hectares to just 6,000 homes which is 16 houses per hectare. Assuming for these purposes that 30 dwellings per hectare is the average across the District, the sites to which the present 22,800 homes are allocated would need to increase build density by just 5%, to 36%, to accommodate all of the "working assumption" of Oxford's unmet need. This would still be less than half the density of Central Paris or Barcelona, or Islington in London. Higher density build would also mean smaller houses, of which 63% of Oxfordshire's SHMA need is comprised, and thus better meet public requirements. High densities also reduce the need for car travel and create a stronger sense of community.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

Reasons for Participation

CPRE Oxfordshire represents a wide membership across the County, including many parish councils and local organisations, and seeks to influence development to protect and enhance the countryside. As one of the founders of the Oxford GB, we have considerable knowledge about its origins, purpose and ongoing relevance.

PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N

1426

Comments

OXFORD'S 'UNMET NEED' AND REASONABLE OPTIONS FOR MEETING IT (continuation)
c. Even if there were no reasonable alternative sites, and even if densities on allocated non-GB sites could not be increased, the release of GB land could be substantially reduced. The total GB land proposed to be released is 264 ha. 10 hectares is proposed to be released for the station and Park and Ride, which already exist on GB land. There is no obvious rationale for the release. The net GB land to be released for housing is 254 hectares However within this area only 153 hectares is proposed to be actually used for housing, with the rest being allocated for sport, nature, agriculture etc., all legitimate GB uses. On the residual land 3990 houses are proposed at a density of 26 dph (although an average of 34 is claimed in the Plan). If build densities were increased to urban levels – the Council's stated Policy is to treat these incursions for Oxford's unmet need as urban extensions – then 70 houses per hectare, utilising only 37% of the land would be appropriate. This would require only 57 hectares, all of which could be comfortably accommodated on PR8, the least damaging in terms of coalescence and the Kidlington Gap of all these sites.

Changes Sought

Reasons for Participation

PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N Y

1423

Comments

The NPPF states that one of its Core Planning Principles (para 17) is to take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the GBs around them, and noting (at para 79) that the fundamental aim of GB policy is to prevent urban sprawl by keeping land permanently open. Paragraph 83 states that once established, GB boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. The recent Housing White Paper, clarifies what the steps before a finding of "exceptional circumstances" should be, when local authorities can demonstrate that they have fully examined all other reasonable options for meeting their identified housing requirements. Amongst these "reasonable options" which Local Authorities must demonstrate they have considered before there can be the "exceptional circumstances" required for review/release of GB land are: • making effective use of suitable brownfield sites and the opportunities offered by estate regeneration; • the potential offered by land which is currently underused, including surplus public sector land where appropriate; • optimising the proposed density of development; and • exploring whether other authorities can help to meet some of the identified development requirement. Although not yet law, the White Paper illustrates how high the hurdle for exceptional circumstances must be, given that the NPPF's "fundamental aim is keeping GB land permanently open", and the need to show there are no "reasonable options" before considering GB release.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

Reasons for Participation

CPRE Oxfordshire represents a wide membership across the County, including many parish councils and local organisations, and seeks to influence development to protect and enhance the countryside. As one of the founders of the Oxford GB, we have considerable knowledge about its origins, purpose and ongoing relevance.

PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N Y

1427

Comments

DUTY TO CO-OPERATE - The SHMA is explicit that Authorities are not expected to meet OAN (Objectively Assessed Need) in full if e.g. it would necessitate Green Belt development. It has been the unforced choice – not the requirement – of Oxfordshire's Councils to agree to meet the SHMA need in full despite wide swathes of Oxfordshire being GB and AONB. It is therefore incumbent on Councils to take on each others' "unmet need" if it would otherwise require GB land to be released. As shown, Oxford's unmet need is very far indeed from being quantified or crystallised, but, if it were, it would be the duty of other Councils to assist Cherwell in meeting its part of that need without releasing GB land, not least by assisting Cherwell to understand how to do so within its own borders. There is no evidence that this has been attempted. Finally, the new OAN calculation proposed by the Government during the consultation defines "need" as the figure shown in the Government's own tables on household projections. This is overlaid in the proposed calculation with an arbitrary (and ill-conceived) uplift intended to reduce house prices. It is also accepted that local authorities may if they wish further inflate their housing targets to provide further economic growth than that already included in the government's base tables. However, it is submitted that these latter two elements cannot be defined as "need" and neighbouring Councils have no duty to co-operate in meeting them.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

Reasons for Participation

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Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N Y

1429

Comments

GB: CONCLUSIONS: 1. Government Policy and the Public Interest both require the GB to be permanent unless truly exceptional circumstances necessitate consideration of release. 2. Oxford unmet need is not an exceptional circumstance, firstly because it has not been defined and secondly because there are ample reasonable alternatives to accommodate it. 3. The LUC GB study was conducted on flawed principles and should be given little weight. 4. Cherwell have cited no other exceptional circumstances which hold any water – and their primary arguments – proximity to Oxford – is in fact a key argument for GB retention rather than release. 5. If at some future time an Oxford "unmet need" has been shown to exist and satisfactorily quantified, and if that requires any allocation to Cherwell, there are alternatives available to the District other than releasing GB land and therefore none should be released.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

Reasons for Participation

CPRE Oxfordshire represents a wide membership across the County, including many parish councils and local organisations, and seeks to influence development to protect and enhance the countryside. As one of the founders of the Oxford GB, we have considerable knowledge about its origins, purpose and ongoing relevance.

PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N Y

1419

Comments

Not Positively Prepared. Not Justified. Not Effective. Not Consistent with National Policy.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. Cherwell District Council should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the Green Belt.

Reasons for Participation

CPRE Oxfordshire represents a wide membership across the County, including many parish councils and local organisations, and seeks to influence development to protect and enhance the countryside. As one of the founders of the Oxford Green Belt, we have considerable knowledge about its origins, purpose and ongoing relevance.

PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N Y

1420

Comments

Government Policy requires development in the GB to be the very last resort, only to be considered if there is no alternative. Cherwell has stood that Policy on its head by making building in the GB its very first choice, rejecting what it accepts were reasonable alternatives. Cherwell says that building as close to Oxford as possible trumps all other considerations. Since Oxford is surrounded by GB, that has led them to select not just GB sites, but the very closest GB sites to the City, at the Kidlington Gap, where the GB is most fragile, just a few fields wide. It is those few fields the Council plans to build on, flatly contrary to GB policy, and the known wishes of the overwhelming majority of its electorate. If the Council gets away with this plan, it will also, again contrary to GB policy, cause the merger of Yarnton and Begbroke into Kidlington; expose Kidlington itself to being engulfed by the predatory City Council which has sought to subsume it for at least thirty years; and also, by declaring that proximity to Oxford is itself an exceptional reason to build on the GB which surrounds the City, fundamentally undermine its very purpose, risking opening the whole GB to development.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

Reasons for Participation

CPRE Oxfordshire represents a wide membership across the County, including many parish councils and local organisations, and seeks to influence development to protect and enhance the countryside. As one of the founders of the Oxford GB we have considerable knowledge about its origins, purpose and ongoing relevance.

PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N Y

1421

Comments

CPRE is opposed in principle to the release of GB land – as is national planning policy. A very strong case therefore has to be made to establish the exceptional circumstances required for the release of GB land. The Cherwell Plan goes nowhere near making such a case; Cherwell's electorate strongly supports retention of GB land as does Government Policy. There are a number of reasonable alternatives. The houses to satisfy Oxford's 'unmet need' targeted at the Cherwell GB could not only, on the Council's own admission, be sustainably built elsewhere in the District on other sites, or by increasing the density of build on existing sites, but also, at least to a considerable extent, within the City itself. Failing that, if there were genuinely no available option other than release of GB, national policy indicates that Cherwell would be expected to decline to do so and require other Councils to co-operate in meeting the unmet need Cherwell itself cannot satisfy. Additionally, during the course of the consultation, the Government published a revised Objectively Assessed Need (OAN) calculation, showing a total Oxford need of half that identified by the Oxfordshire Strategic Housing Market Assessment (SHMA). If adopted the new formula would make it certain that Oxford could accommodate all of its own housing need, and therefore there would be no "unmet need" for Cherwell to meet. The proposed OAN also reduces Cherwell's own need by a third, meaning that even if there were any Oxford unmet need to be covered, it could be met within the surplus the new OAN creates in Cherwell's adopted plan. This review is therefore premature and should be suspended at least until new "need" figures are crystallised.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

Reasons for Participation

CPRE Oxfordshire represents a wide membership across the County, including many parish councils and local organisations, and seeks to influence development to protect and enhance the countryside. As one of the founders of the Oxford GB, we have considerable knowledge about its origins, purpose and ongoing relevance.

PR-C-0566 10/08/2017 A Watson N

2086

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0567 09/10/2017 Dr Ian Scargill Oxford Green Belt Network N N Y

1440

Comments

This Plan is contrary to the NPPF which states in paragraph 14 that Local Plans should meet objectively assessed needs unless specific policies in the Framework indicate development – including land designated as GB - should be restricted. It is also contrary to the twelve core land use planning principles set out in Paragraph 17 of the NPPF one of which is that planning should take account of the different roles and character of different areas, promoting the vitality of our main urban areas and protecting the GBs around them. Furthermore, National Planning Practice Guidance makes clear that assessing need is just the first stage in developing a Local Plan and that once need has been assessed, the local planning authority should take account of any constraints such as GB, which indicate that development should be restricted and which may restrain the ability of an authority to meet its need. Cherwell has accepted (or, more accurately, been pressured to accept) the inflated figures of the Oxfordshire SHMA in full and has never followed this guidance to "take account of any constraints such as GB …. Which may restrain the ability of an authority to meet its need". The proposed submission plan is therefore not consistent or compliant with national policy.

Changes Sought

The plan should be withdrawn and a spatial strategy for Oxfordshire established which can address the issues addressed in this review in a co-ordinated and consistent way. Through such a strategy the Oxfordshire authorities should continue with their previous approach of actively encouraging further employment and housing growth away from Oxford.
Oxford City Council and Cherwell in particular should co-operate more effectively and as part of this Oxford should (a) discourage further employment generating development in the city unless it is absolutely essential and (b) use some of the land it has currently allocated for employment, together with other previously developed land, for well planned high density housing.

Reasons for Participation

OGBN was established in 1997 to help to protect the Oxford GB and to support those wishing to resist proposals for inappropriate development within it. It comments regularly on planning applications in the GB and in planning policy consultations, particularly on matters affecting the GB. OGBN has made representations on all stages of the Cherwell Local Plan Part 1 and participated in the Public Examination in December 2014. We have also commented on earlier stages of this Partial Review.
The membership of OGBN includes many of the Parish Councils whose areas include GB land. The OGBN fully supports the aims of GBs as set out in the NPPF and earlier planning guidance and in particular it strongly endorses the fundamental principle that GB is a permanent designation. We consider that our participation in the examination in necessary and justified because of our longstanding interest and understanding of the Oxford GB.

PR-C-0567 09/10/2017 Dr Ian Scargill Oxford Green Belt Network N N Y

1438

Comments

Strong objection to all of the proposed development in the Oxford GB which "was designated to restrain development pressures which could damage the character of Oxford City and its heritage through increased activity, traffic and the outward sprawl of the urban area." This quote is from paragraph B256 of Cherwell's adopted Local Plan Part 1 and we fully support it. We also support Policy ESD14 in the Plan to maintain the Oxford GB. The Oxford GB supports all five purposes set out in the NPPF and has been largely successful over the last sixty years. In particular it seeks to protect the setting and character of the historic city of Oxford. The reference to the character of the City, as referred to in Cherwell's Local Plan. is often overlooked but it is a crucial aim of GB policy. The historic city centre by its nature cannot be expanded or comprehensively redeveloped. It is already under substantial pressure and this is likely to become highly damaging if expansion on the edge of the city is not restricted. The City's never-ending traffic problems are testimony to this, and there have been calls for even the number of buses in the centre to be limited. The GB also provides accessible open space, footpaths and other recreational opportunities for residents of the city and for the communities within it. It is well used and supported as public opinion surveys have shown. GB is intended to be a permanent designation only to be changed in exceptional circumstances (NPPF). We think that that the overall levels of growth proposed are unnecessarily high and that alternatives to development in the GB are available. We therefore consider that exceptional circumstances do not exist to justify development in the GB.

Changes Sought

The plan should be withdrawn and a spatial strategy for Oxfordshire established in a co-ordinated and consistent way. Through such a strategy the Oxfordshire authorities should continue with their previous approach of actively encouraging further employment and housing growth, at realistic levels, away from Oxford. Oxford City Council and Cherwell in particular should co-operate more effectively and as part of this Oxford should a) discourage further employment generating development in the city unless it is absolutely essential and b) use some of the land it has currently allocated for employment, together with other previously developed land, for well planned high density housing.

Reasons for Participation

OGBN was established in 1997 to help to protect the Oxford GB and to support those wishing to resist proposals for inappropriate development within it. It comments regularly on planning applications in the GB and in planning policy consultations, particularly on matters affecting the GB. OGBN has made representations on all stages of the Cherwell Local Plan Part 1 and participated in the Public Examination in December 2014. We have also commented on earlier stages of this Partial Review.
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PR-C-0567 09/10/2017 Dr Ian Scargill Oxford Green Belt Network N N Y

1441

Comments

We note that the plan calculates the loss of GB to be 3%. There is an implication here that the loss is relatively small and therefore acceptable. This is fallacious as is illustrated by the following example taken from a paper by Professor Dieter Helm, Chair of the Government's Independent Natural Capital Committee "Think about St James' Park in central London, set between Buckingham Palace at one end and Whitehall at the other. Suppose a developer comes along with a proposal; to build on a small plot on one corner of St James' Park. This developer might argue as follows. The marginal value of the patch of grass in a small corner is not that great. After all, all the rest is left. Better still, the developer might pay such an enormous price for the small bit of land that perhaps a hospital could be built elsewhere with the proceeds. The marginal value to the ultimate owner of this house is so great relative to the marginal value of the small corner of St James' Park that it makes marginal economic sense to build on it. There are two problems with this argument. The first is that the same marginal case can be made for the next small bit of St James' Park. Indeed the value to the developer is even higher now because the Park is now slightly smaller. And for the next bit, the argument just gets stronger. Carried to its limits there is a great marginal case for incrementally building all over St James' – and Hyde Park, and Regent's Park and indeed all the green spaces in London. That is indeed what would have happened if the market had been left to allocate the land as if St. James' was a private good. It is what would happen to the GB too. The second problem is that the reason why the land is so valuable is because it is not surrounded by other houses in close proximity. The very rich person who buys this house on the corner of St James' is paying so much because others are not able to do so, and because it is St James'. We cannot all have green spaces around our houses – green space is in fixed supply. Carry both of these arguments across to the GB. Each marginal bit has a marginal economic case for developing it, and as each bit is chipped away, the value of the whole public good – the GB system – diminishes. The core point here is that the marginal case if carried through to its logical conclusion leads to no GB – there is a good marginal case for building on each and every marginal bit of land, as there is for building on each and every bit of St James' Park." The loss of a small proportion of GB therefore increases the likelihood of further loss. GB should be considered as an entity or system not as a collection of individual land parcels. This is a further reason why we fully endorse Government Policy (NPPF para 79) that GB is a permanent designation.

Changes Sought

The plan should be withdrawn and a spatial strategy for Oxfordshire established which can address the issues addressed in this review in a co-ordinated and consistent way.
Through such a strategy the Oxfordshire authorities should continue with their previous approach of actively encouraging further employment and housing growth away from Oxford.
Oxford City Council and Cherwell in particular should co-operate more effectively and as part of this Oxford should (a) discourage further employment generating development in the city unless it is absolutely essential and (b) use some of the land it has currently allocated for employment, together with other previously developed land, for well planned high density housing.

Reasons for Participation

The Oxford Green Belt Network (OGBN) was established in 1997 to help to protect the Oxford GB and to support those wishing to resist proposals for inappropriate development within it. It comments regularly on planning applications in the GB and in planning policy consultations, particularly on matters affecting the GB. OGBN has made representations on all stages of the Cherwell Local Plan Part 1 and participated in the Public Examination in December 2014. We have also commented on earlier stages of this Partial Review.
The membership of OGBN includes many of the Parish Councils whose areas include GB land. The OGBN fully supports the aims of GBs as set out in the NPPF and earlier planning guidance and in particular it strongly endorses the fundamental principle that GB is a permanent designation. We consider that our participation in the examination in necessary and justified because of our longstanding interest and understanding of the Oxford GB.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0567	09/10/2017	Dr Ian	Scargill	Oxford Green Belt Network	N		N	Y

1439

Comments

Strong disagreement with the assessment that “exceptional circumstances” exist. Twelve “circumstances” are listed. The final ten are not exceptional circumstances at all. Some of them might be described as “opportunities”, some of them are simply descriptions of how development might occur, and others are meaningless, for example “12.the ability to create a sustainable, holistic, joined up vision for the whole of the Oxford/Kidlington/A44 corridor area”. That statement certainly does not constitute an exceptional circumstance. Exceptional Circumstance 1 (urgent and pressing need for homes) is highly contentious. It is based on the assessment in the SHMA which has been heavily criticised and never validated. The proposed DCLG standardised methodology proposes a much lower level of need that takes account of affordability. Exceptional Circumstance 2 (clear inability of Oxford to meet its needs) is also unproven. Oxford’s needs have not been established through its own local plan process and neither has its ability to meet its own needs. It is clear that alternative development strategies could accommodate a significant number of additional dwellings within the city. The submission document in proposing to develop in the GB is in complete opposition to the purpose of the GB and contradicts Local Plan Pt 1. The main purpose of the Oxford GB, (Local Plan Part 1 para B256), is to limit the growth of Oxford to avoid damage to its character and heritage. Oxford City Council itself should have a part to play in this by restricting the growth of employment generating activities to the minimum necessary. This would have the double benefit of releasing some land for housing and reducing the demand for further housing. However its currently proposed policies do the opposite. We have made this point in our representations to the recent Options consultation on the Oxford Local Plan. Alternative development strategies – which have been successful in the past – are possible for Oxfordshire, and include the diversion of growth away from Oxford towards the country towns. Oxford City Council should play its part in this. We also think it would be possible for the Oxfordshire authorities to promote the diversion of some economic growth to other parts of the country which would welcome and benefit from it – possibly through formal ‘economic twinning’ arrangements.

Changes Sought

The plan should be withdrawn and a spatial strategy for Oxfordshire established which can address the issues addressed in this review in a co-ordinated and consistent way. Through such a strategy the Oxfordshire authorities should continue with their previous approach of actively encouraging further employment and housing growth away from Oxford.
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We consider that our participation in the examination in necessary and justified because of our longstanding interest and understanding of the Oxford GB.
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PR-C-0567	09/10/2017	Dr Ian	Scargill	Oxford Green Belt Network	N		N	Y

1442

Comments

We consider it to be a serious omission that at the options stage a question was not asked about the acceptability of development in the GB. This is probably the most important matter raised in this review. The plan may therefore be rendered procedurally noncompliant.

Changes Sought

The plan should be withdrawn and a spatial strategy for Oxfordshire established which can address the issues addressed in this review in a co-ordinated and consistent way. Through such a strategy the Oxfordshire authorities should continue with their previous approach of actively encouraging further employment and housing growth away from Oxford.
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The membership of OGBN includes many of the Parish Councils whose areas include GB land. The OGBN fully supports the aims of GBs as set out in the NPPF and earlier planning guidance and in particular it strongly endorses the fundamental principle that GB is a permanent designation.
We consider that our participation in the examination in necessary and justified because of our longstanding interest and understanding of the Oxford GB.

PR-C-0570	08/10/2017	B A	Hughes				N	

500

Comments

Believes the proposed submission to be unsound, not properly prepared, not justified and not effective. Objects to Policy PR3 The Oxford Green Belt, Policies PR8 and PR 9 propose removal of specified areas of land from the Oxford Green Belt. This is not consistent with national policy and therefore unsound.Particularly object to the building in the Kidlington Gap, the most vulnerable part of the Green Belt. This area need to be protected so that there is not a continuous urban sprawl from Kidlington to Oxford. There is not an exceptional case for building on the Green Belt as the housing overspill need for Oxford has been created by the City Council choosing not to use its own sites for housing and not ensuring that sufficient affordable houses are built.

Changes Sought

Reasons for Participation

PR-C-0578	07/10/2017	Cllr Carmen	Griffiths					

1457

Comments

The National Planning Policy Framework (NPPF) states " Green belt boundaries should only be altered in exceptional circumstance" All the sites proposed around Kidlington have been scored as High or Moderate High in the Green Belt Study. Exceptional circumstances have not been demonstrated and the areas should therefore be excluded from consideration of development.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0580 03/10/2017 Lorna Bennett

1464

Comments

Green Belt:CDC regard this land as green belt as you yourselves graded it as such not that long ago so how can this even be considered for such a grotesque venture as what you are planning? There has to be better sites which should be seriously considered such as brown belt land and land nearer better road links such as along the M40. For the amount of houses proposed, this would, in effect, create a whole new community. Why don't you therefore look for sites that would cater for such a "community". Building on 2 – 3 existing communities would actually "destroy and swamp" the communities that are already in place. The green belt land for which development is proposed is used greatly and widely for recreational purposes by many locals, including myself, and not so local. The walkways and footpaths are well worn and gives a lovely peaceful ambiance of being in the country. From a personal point of view this green belt is integral to my business. This green belt differentiates the villages and their own identities. That is the point of VILLAGE life and what a lot of people buy into. If this preposterous proposal continues we will just be another form of Oxford where one area just blends into another and you do not know where it starts or finishes and are all just clumped together. How can you take a village and then triple it in size. This is just madness. The new houses would GREATLY outnumber the housing already situated in these villages threefold. Yarnton itself over recent years has already had a substantial growth due to developments. If the proposed houses were to be built there is also a greater potential for flooding. As it is, both Yarnton and Begbroke are already prone to some flooding in certain areas and this does cause severe disruption. Once concrete has been laid down, to my mind at least, the water then has to go somewhere else thus making the potential for lots more flooding.Once this green belt has gone it has gone and is lost forever. You cannot turn back the clock.

Changes Sought

Reasons for Participation

PR-C-0592 07/10/2017 David Wintersgill N N N

1488

Comments

The ability to create a sustainable, joined-up vision for the whole of the north Oxford /Kidlington/ A44 corridor area. The green belt is there to do exactly the opposite of this vision. Ours is to retain what we have. This is not a joined up sustainable vision for North Oxford. It is the destruction of three villages being incorporated into North Oxford with the irrevocable loss of the green belt. It is the creation of an urban sprawl and the merging of three villages with Oxford. One can be cynical and believe that Cherwell interest has been to collected the additional revenue it will get by get these houses built.

Changes Sought

Reasons for Participation

PR-C-0593 04/10/2017 Fam Wagner

1491

Comments

Protest against any further development in the green belt of Oxford. Wants to point out that any green space around infill the land between Cutteslowe Park and Parkway Station and congested cities are vital for the environment, recreation, and general health of the residents and visitors, especially if they are also under official protection as in the case of Oxford.

Changes Sought

Reasons for Participation

PR-C-0599 04/10/2017 Imogen English N

1501

Comments

Object to policy PR3, (The Oxford Green Belt) because: • Believes these proposals are not consistent with National Policy because they do not take into account the detrimental effect that removing these large areas of Green Belt will have. The green belts purpose is to prevent urban sprawl and building on this gap will cause towns to merge into one another.

Changes Sought

Reasons for Participation

PR-C-0600 06/10/2017 Peter Wilks

1502

Comments

Objection to building multiple house on partial GB land named as Kidlington Gap on the following basis: 1. The distinction between the City and Kidlington has offered a community a district identity that should not be damaged. 2. Will increase already severe congestion and pollution to dangerous levels at the top end of Banbury Road to the new ring road roundabout. 3. Proposed homes would become London and weekend houses completely defeating the objective of providing increased housing. 4. No justification to using GB when there are many other opportunities to build on brown field sites in and around Oxford.

Changes Sought

Reasons for Participation

PR-C-0606 10/10/2017 Bryant & Margaret Ambrose N

3395

Comments

Totally opposed to 'easy option' of using GB land for housing. The proposals are not in accord with National Policy.

Changes Sought

Reasons for Participation

PR-C-0606 10/10/2017 Bryant & Margaret Ambrose N

3391

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

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Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0620 08/10/2017 Alison Haigh N

1539

Comments

Objection to PR3 on grounds they are unsound, not justified and not effective. Most important objection is removal of GB. This preserves open space used by local residents and others, providing necessary counteraction to urban air pollution. Government guidance states that GB is permanently set aside, providing a buffer against urban sprawl and preserving the distinct communities of Kidlington, Begbroke and Yarnton. The areas proposed for development should be preserved for the welfare of present and future generations, not sacrificed to Oxford's housing demands. Cherwell District Council has a duty to preserve the interest of it's own residents , not give in to pressure from Oxford and developers.

Changes Sought

Reasons for Participation

PR-C-0629 09/10/2017 Mrs Rosie Lodwick N N

1553

Comments

The Plan goes against NPPF Policy 9 Paras 79-92 which states that " The fundamental aim of GB policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of GBs are their openness and their permanence." It also states "…inappropriate development is, by definition, harmful to the GB and should not be approved except in very special circumstances." The Plan fails to establish the very exceptional circumstances for building on land designated to be permanently open. The Summary Booklet gives a list of exceptional circumstances which justify development in GB, most of these do not constitute 'exceptional circumstances' they are reasons why development can be justified. The very existence of the GB that has checked urban sprawl around Oxford and hence even greater congestion of the city centre, has instead stimulated regeneration within the city, and has preserved the setting and special character of the historic city. The Plan should recognise that the GB around Oxford is now needed more than ever. The Plan shows that a loss of only 3% of GB is proposed, while accurate, is dishonest. It gives the impression that the small loss from the total will make an equally small amount of difference to the whole GB. But the effect on the city and the area to the north would be disproportionate to the actual area of GB loss. The value of this land, in terms of its statutory roles, is far greater than land further away. Further growth would be heralded once the principle of incursion into GB was established. Whilst sustainability is a high priority in the Plan there are alternative areas beyond the outer GB boundary, where both housing and employment could be located far more sustainably.

Changes Sought

The Plan being unsound, what is required to make it sound is a deferral of the Plan in order to reconsider the choice of Options. In particular, I propose that a new settlement be developed beyond the outer Green Belt boundary. Using the Duty to Cooperate, areas outside Cherwell should be considered. Containing both employment and housing, it would be far more sustainable, would not require destruction of Green Belt status on land around Oxford, and could link in to the Oxford – Cambridge economic corridor that is gradually becoming a reality.

Reasons for Participation

PR-C-0638 09/10/2017 Peter Bridges N

1568

Comments

Proposals not consistent with National Policy because they do not take into effect the detrimental effect that removing large areas of the GB will have. Therefore do not meet the test of soundness as defined in para 182. Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature and not an appropriate strategy and is unjustified.

Changes Sought

Reasons for Participation

PR-C-0640 05/10/2017 Carole Walton N

1572

Comments

Objection to Policy PR3 to remove land from the Oxford GB. The GB around Kidlington preserves green spaces that are so greatly appreciated and enjoyed by local residents. It protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The plan is therefore ineffective and not consistent with National Policy. At a meeting arranged by Kidlington Parish Council on 21st September a representative of The Campaign to Protect Rural England said CDC had failed to provide the "exceptional circumstances" needed to take land out of the GB to put the proposed houses on. During this meeting our Local MP, Layla Moran, asked Cherwell District Council Leader, Barry Wood, to put the current Cherwell Local Plan on hold until the Government Report (The Right Homes in the Right Place) comes out in April 2018 because the Government have devised a new formula for calculating housing needs. It was also reported on recently in the Oxford Mail by Reporter Callum Keown and by Oxford BBC News on 29th September, that Oxfordshire housing needs could be cut by more than one third using the new Government formula. This obviously has implications for CDC's proposal to build 4,400 houses on the Green Belt areas in question. From this open meeting most people were left with the impression that Councillor Wood's idea of consultation was to attend the meeting and then carry on with the Local plan regardless of opposition from the public but for the good of landowners and developers who stand to make large profits.

Changes Sought

Reasons for Participation

PR-C-0641 09/10/2017 Carole Pack N

1577

Comments

Objection to PR3 on the grounds the plan is not consistent with National Policy when assessed against the purposes of the GB and its protection of community identities. The GB around Kidlington protects it and neighbouring villages from merging together and provides a rural setting for a large village. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The GB around Kidlington protects it and neighbouring villages from merging together and provide a rural setting for a large village. Unmet housing need figures have now been cast into doubt and all sites identified for development score high or moderate/high in the 2017 Cherwell GB study in terms of their value in preventing settlements merging and urban sprawl. Unsustainable as traffic problems and pollution would hugely worsen. Schools and health services would be overstretched. Kidlington will become part of a vast urban sprawl encompassing north Oxford. Major concern for the impact this would have upon the identity of Kidlington as a village. Kidlington people are very proud of their village status with a population of 15.046 contending for the largest village in England. The strength of our community includes large and varied number local clubs, societies and community organisations. One secondary, four Primary Schools, five churches serving the entire population helping weld together our community. Good performing High Street with 3 supermarkets, a variety of smaller shops including those in the purpose built Kidlington Centre and a thriving Friday and Saturday market. Main park is sited in Exeter Close which accommodates Parish Council Offices, a one stop shop, a large community hall and a smaller one, a pavilion for football and table tennis, tennis courts, a handball court, football pitch and children's recreation area. Exciting plans are emerging for the development of extra recreational provision on the site for children, teenagers and adults. This all helps to cement a strong community identity and feeling. This is reflected in the annual Kidlington in Bloom competition.

Changes Sought

Reasons for Participation

PR-C-0646 09/10/2017 Mr David Somers N

1587

Comments

I believe these proposals are not consistent with National Policy because they do not take into account the detrimental effect that removing these large areas of Green Belt will have. These proposals therefore fail to meet the test of soundness as defined in paragraph 182 of the NPPF. • Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature and is not an appropriate strategy and is unjustified.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0654	08/10/2017	Rose	Cross				N	

1613

Comments

Objection to new housing on GB. Much concern about loss of GB which keeps the villages of Yarnton, Begbroke and Kidlington separate and provides country walks and wildlife habitat. People need green spaces around them for mental and physical health. Quality of life will deteriorate considerably due to light pollution and increased air/noise pollution. Infrastructure will struggle to cope with increased people and vehicles; the A44 is already badly congested. What will be the impact of all this extra traffic on Sandy Lane, already much used. Public services are going to be stretched to the limit. GP surgeries are already strained - how will they cope with all the extra families? Where is the demand - there are already lots of properties on the market. There are brownfield sites in Oxford that can be used. Building on these sites would mean a more vital and lively city, and people would be able to use public transport, walk or cycle to work instead of driving. Object in principle to building on GB, these developments are too big and overwhelming for this area. I consider that the proposed submission is unsound, not positively prepared, not justified and not effective due to the reasons given above.

Changes Sought

Reasons for Participation

PR-C-0655	04/10/2017	Patrick	Forsythe				N	

1615

Comments

Objection to Policy PR3 to remove land from the Oxford GB. The GB around Kidlington preserves green spaces that are so greatly appreciated and enjoyed by local residents. It protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The plan is therefore ineffective and not consistent with National Policy.

Changes Sought

Reasons for Participation

PR-C-0658	09/10/2017	Giles	Hughes	West Oxfordshire District Council	Y	Y	N	Y

5417

Comments

Concern over the impact of the proposed Woodstock urban extension, including the potential adverse effects on the settings of important heritage assets. It is not clear that Cherwell have appropriately considered the cumulative impact of the proposed urban extension in combination with the proposals in the proposed West Oxfordshire Local Plan. The proposed West Oxfordshire Local Plan proposes 670 new homes on urban extension to Woodstock, including 300 homes to the immediate west of the Cherwell site which now have planning approval subject to a Section 106 agreement. The cumulative effects that need to be considered include the impact on the setting of the Blenheim Palace World Heritage Site. The site at present is a large open field, whose openness is readily apparent from the A44 as visitors travel towards Woodstock from the South, and this contributes to the setting of the World Heritage Site. A key issue to consider is the harm that the Cherwell proposal might cause in combination with the adjoining development in West Oxfordshire. Cherwell have not considered that already there is a woeful lack of parking available in Woodstock and there is a real fear that development of this site would create a satellite village whereby shoppers would use the private car to commute to and from Kidlington. Another important issue is the impact of the proposal on this setting of the Blenheim Villa Scheduled Ancient Monument which is within the site itself. Although the SAM itself will be protected from residential development, the proposed housing area would represent a significant change to the landscape just to the north of the SAM thereby adversely affecting its setting. There is a strong hedgerow feature on the western boundary of the site, which follows the alignment of a historic tract. The proposed urban extension would breach this natural boundary and extend development in an incongruous 'finger' to the east. As such it would not relate well to the existing urban form of Woodstock in this area. The proposed allocation is considered to cause harm to the settings of important heritage assets, it would also impact on the landscape and setting of Woodstock as a result of an incongruous urban extension which is poorly related to the characteristics of the location. The benefits of the proposed allocation do not outweigh these harms, given that there is scope to deliver housing to contribute towards Oxford's needs in alternative ways, such as through a modest increase in density on sites released from the GB, or by the development of the site Policy PR3a, which is to be removed from the GB but is not proposed for housing development in the proposed submission plan. More efficient use of the GB sites could deliver at least 410 additional homes and therefore eliminate the need for the proposed Woodstock urban extension As such the proposed allocation is contrary to the NPPF.

Changes Sought

Delete PR10 and the Woodstock allocation

Reasons for Participation

To address cross-boundary issues with West Oxfordshire

PR-C-0658	09/10/2017	Giles	Hughes	West Oxfordshire District Council	Y	Y	N	Y

5418

Comments

Concern over the impact of the proposed Woodstock urban extension, including the potential adverse effects on the settings of important heritage assets. It is not clear that Cherwell have appropriately considered the cumulative impact of the proposed urban extension in combination with the proposals in the proposed West Oxfordshire Local Plan. The proposed West Oxfordshire Local Plan proposes 670 new homes on urban extension to Woodstock, including 300 homes to the immediate west of the Cherwell site which now have planning approval subject to a Section 106 agreement. The cumulative effects that need to be considered include the impact on the setting of the Blenheim Palace World Heritage Site. The site at present is a large open field, whose openness is readily apparent from the A44 as visitors travel towards Woodstock from the South, and this contributes to the setting of the World Heritage Site. A key issue to consider is the harm that the Cherwell proposal might cause in combination with the adjoining development in West Oxfordshire. Cherwell have not considered that already there is a woeful lack of parking available in Woodstock and there is a real fear that development of this site would create a satellite village whereby shoppers would use the private car to commute to and from Kidlington. Another important issue is the impact of the proposal on this setting of the Blenheim Villa Scheduled Ancient Monument which is within the site itself. Although the SAM itself will be protected from residential development, the proposed housing area would represent a significant change to the landscape just to the north of the SAM thereby adversely affecting its setting. There is a strong hedgerow feature on the western boundary of the site, which follows the alignment of a historic tract. The proposed urban extension would breach this natural boundary and extend development in an incongruous 'finger' to the east. As such it would not relate well to the existing urban form of Woodstock in this area. The proposed allocation is considered to cause harm to the settings of important heritage assets, it would also impact on the landscape and setting of Woodstock as a result of an incongruous urban extension which is poorly related to the characteristics of the location. The benefits of the proposed allocation do not outweigh these harms, given that there is scope to deliver housing to contribute towards Oxford's needs in alternative ways, such as through a modest increase in density on sites released from the GB, or by the development of the site Policy PR3a, which is to be removed from the GB but is not proposed for housing development in the proposed submission plan. More efficient use of the GB sites could deliver at least 410 additional homes and therefore eliminate the need for the proposed Woodstock urban extension As such the proposed allocation is contrary to the NPPF.

Changes Sought

Delete PR10 and the Woodstock allocation

Reasons for Participation

To address cross-boundary issues with West Oxfordshire

PR-C-0658	09/10/2017	Giles	Hughes	West Oxfordshire District Council	Y	Y	Y	Y

1621

Comments

Support for Policy PR3. Exceptional circumstances have been demonstrated to justify the release of sites from the GB, including sites for housing to help meet Oxford City's unmet housing needs, and sites for necessary transport infrastructure. It is clear from the evidence base for Cherwell's proposed submission plan and from the Oxfordshire Growth Board evidence base that the release of sites from the GB is necessary to deliver the scale of housing required in a sustainable manner. It is important to consider the relationship of sites with Oxford and consider how well they contribute to helping meet Oxford's needs. The proposed housing sites to be released from the GB relate well to Oxford and to proposed or existing transport infrastructure.

Changes Sought

No changes to the list of sites that are proposed to be released from the GB.

Reasons for Participation

To address cross-boundary issues with West Oxfordshire

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0660 07/10/2017 Carol Matheson N

1629

Comments

Government guidance says the GB is a permanent designation and unmet housing need is not a reason to build on it. Policy PR3 assumes it is acceptable to take land from the GB to build houses, flouting National Policy. Building 1410 houses on the GB removes 12% of the GB within the narrow gap between Oxford and the urban area of Gosford and Water Eaton. In addition, it effectively merges Oxford with Gosford and Water Eaton. The purpose of the GB is to check the unrestricted sprawl of large built-up areas and to prevent neighbouring towns merging into one another. Brownfield sites have to be considered and used before GB land is used for housing. Cherwell have brown field sites which they have dismissed because it would take a while longer to deliver the housing. This is not effective, has not been positively prepared and is not justified.

Changes Sought Reasons for Participation

PR-C-0664 08/10/2017 Tom Butler-Bowdon N

1640

Comments

Objection to Policy PR3 to remove land from the Oxford GB. The GB around Kidlington preserves green spaces that are so greatly appreciated and enjoyed by local residents. It protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The plan is therefore ineffective and not consistent with National Policy.

Changes Sought Reasons for Participation

PR-C-0668 08/10/2017 Stephen Youngman

1645

Comments

Objection relating to Kidlington, Yarnton and Begbroke on the following grounds: Development could be located on sustainable sites identified elsewhere in the district rather than GB which Government says should only be used as a very last resort. A high proportion of the new homes should be affordable for young people and families from the local area. Infrastructure such as roads and schools should be put in place, as well as adequate parking facilities for the new residents. Traffic congestion and parking is already a major problem in Kidlington and the surrounding area, especially in the rush hour. Support for Cherwell's decision not to include land behind the Moors for development, as this is GB land used for recreation by local people, and would cause yet more traffic problems. I am appalled at the prospect of Kidlington and it's close neighbours becoming another suburbs of Oxford, with the consequential loss of revenue to Cherwell District Council.

Changes Sought Reasons for Participation

PR-C-0671 08/10/2017 Matthew Simpson N

1651

Comments

Building on GB is Not Justified: (a) Review says (p.10), this ought only to be done in “exceptional circumstances”, but there are no reasons in the Review matching this requirement. To say that other plans “would not deliver the Plan’s vision” is to imply, absurdly, that the ordinary planning process is itself an exceptional circumstance. This is more or less stated at the bottom of p.14, but GB is a national planning principle, not a local preference, and should not be overridden in this way. (b) The term “exceptional” surely implies that the loss of GB might be acceptable where an otherwise important or essential proposal elsewhere would not be viable without the loss of some GB land, but the Review admits (p.68, par 5.17) that “All the sites we have identified, other than land to the south-east of Woodstock, lie within the Oxford GB.” The proposal simply treats GB as development land. (c) The Review states (p.14, par 1.8) that “permanence” is one of the “essential characteristics” of GB land. Having overridden this characteristic, it then proposes as one of the purposes of overriding it (p.78, par. 5.37), to “ensure that the revised GB boundaries are capable of permanently enduring beyond the planned period”. It manages, then, to make violating the Oxford GB now a means of ensuring its permanence in future: this I regard as altogether unsound, in logic and in likely effect.

Changes Sought Reasons for Participation

PR-C-0675 04/10/2017 Gill Davidson N

1657

Comments

Appalled at intention to build 4,000 houses on Oxford GB. The GB is vital to protect the character of the City and prevent urban sprawl as well as providing a green lung that helps maintain environmental quality. Once it is gone it is lost forever. This is hardly sustainable development. These circumstances are not exceptional but have been artificially created by Oxford City Council choosing to develop commercial properties rather than housing and not insisting on affordable homes to be built at high density in the City. Sites within the city could be used for housing. It is irrational to protect green field sites within the City then destroy the GB and put neighbouring villages under pressure. Once the GB is breached for such spurious reasons the flood gates will be open for even more uncontrolled sprawl.

Changes Sought Reasons for Participation

PR-C-0676 01/10/2017 Mr G Thompson N

1660

Comments

PR3: The Oxford GB. Policies PR8 and PR9 propose removal of specified areas of land from the Oxford GB. This proposal is not consistent with National Policy which is Not Justified and UNSOUND. The ‘exceptional circumstances’ justifying this removal of the GB listed at para 5.17 (page 66) are largely implausible and represent a rather pathetic planning exercise to shoehorn in a sufficient number of homes close to Oxford City without regard to the identity of the existing villages of Yarnton and Begbroke, and without effective infrastructure. I believe if this plan is approved it will set a precedent that would see other authorities throughout England and Wales to override the GB Policy at will and render it redundant .

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0682 08/10/2017 Tara J Prayag N

1680

Comments

95% of the land within Gosford and Water Eaton Parish is within the Green Belt. The plan as proposed allocates 3 significant sites for housing and removes 2 others from the Green Belt. These are Water Eaton Park and Ride and land between the A34 and PR6b which the Plan states in 5.39 is not suitable for residential development. In total, this involves the removal of nearly 100 hectares of land from the Green Belt within the Parish Council's area which represents 12% of Green Belt in the Parish. This loss will occur in the narrow gapbetween Gosford and Water Eaton Parish and the village of Kidlington with north Oxford reducing the separation substantially leaving a very little undeveloped land between the settlements. It will result in the urbanisation of Gosford and Water Eaton Parish with a 108% increase in the number of houses within the Parish. We note that in the Green Belt Study (April 2017) all of the site allocations in the Parish were identified as "High" or "Moderate High" in terms of harm to the Green Belt from their release for development. Indeed ofall the sites considered in the study within Gosford and Water Eaton the majority are also given a "High" or "Moderate High" ranking.There is no justification for building on this land – as mentioned earlier 'Green belt' is not code for reserved for 'Reserved for Planning at the County's pleasure. With such a narrow gap it will be much more difficult to retain any real sense of separate identity for Gosfordand Water Eaton and for Kidlington. Quotes the purposes of the GB in Para' 80 of the NPPF. The proposals put forward in the Partial Review would in our view fundamentally conflict with several of these objectives. They would lead to:• further sprawl from a large built up area through the northward expansion of Oxford urban area;• Gosford and Water Eaton, Kidlington and Oxford merging as a result of the development.• Encroachment onto the countryside within the Parish• Damage to the setting of Oxford through development within the Cherwell Valley. The NPPF is clear in paras. 88 and 89 that new building within the Green Belt is "inappropriate" and should only be allowed in "very special circumstances". You have not made this argument. Refers to the statement in para. 034 of the PPG (Stage 5 – Housing and Economic Land Availability Assessments "In decision taking, can unmet need for housing outweigh Green Belt protection?Unmet housing need (including for traveller sites) is unlikely to outweigh the harm to the Green Belt and other harm to constitute the "very special circumstances" justifying inappropriate development on a site within the Green Belt."

Changes Sought

Reasons for Participation

PR-C-0687 06/10/2017 Tim Green Y Y N N

1693

Comments

GB was established to prevent urban sprawl and ensure neighbouring towns do not merge into one another. Also to preserve the setting and special character of historic towns. This proposal completely ignores the basic tenets contained with NPG para. 80. Would result in removal of large amount of LOCAL GB in one go - greatly changing the nature of the local area, contrary to purpose of the GB. In particular, the proposals contained within PR6a and PR6b would cause Oxford to effectively merge with Kidlington and would at the same time cause the present traffic congestion and air pollution to worsen considerably and to what objective ? The outcome would provide expensive houses for commuters into London. Cherwell's Proposed Submission Plan July 2017 states that "Protecting and respecting the identity of individual settlements is an important aim of the existing Local Plan's policies for the built environment". The proposal to remove PR6a and PR6b from the Green Belt is clearly at odds with
this stated aim.

Changes Sought

For the reasons stated, I do not think that GB land should be released and that the City of Oxford and Cherwell DC should be instructed to examine all other options.

Reasons for Participation

PR-C-0690 08/10/2017 David Hemingway N

1700

Comments

Objection to policy PR3 to remove land from the Oxford GB. The GB around Kidlington preserves green spaces that are so greatly appreciated and enjoyed by local residents. It protects the historic city of Oxford for overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The plan does not meet the threshold of "exceptional need", and is therefore ineffective and not consistent with National Policy.

Changes Sought

Reasons for Participation

PR-C-0692 09/10/2017 Mr Richard Clarke N

1707

Comments

Objection to remove land from the Oxford GB. The GB around Kidlington preserves green spaces that are so greatly appreciated and enjoyed by local residents. It protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The plan is therefore ineffective and not consistent with National Policy. 'Contributions to improvements to the environmental quality and accessibility of land remaining in the GB' can never compensate for the loss of GB. Our GB, particularly that separating Kidlington from Oxford, serves all the following purposes: - To check the unrestricted sprawl of large built-up areas. - To prevent neighbouring towns merging into one another. -To assist in safeguarding the countryside from encroachment. - To preserve the setting and special character of historic towns. - To assist in urban regeneration, by encouraging the recycling of derelict and other urban land. 'Exceptional circumstances' for removing land from our green belt are not proven. The circumstances that Cherwell 'consider' to be exceptional all need to be challenged further (legally if necessary), and should not include 'the urgent and pressing need to provide homes for Oxford including the exceptionally high need for affordable homes' and 'the clear inability for Oxford City Council to fully meet its own needs'.

Changes Sought

Reasons for Participation

PR-C-0694 09/10/2017 Elizabeth McDonnell N

1712

Comments

Objection to proposed designation of GB for housing and development. The existing GB preserves natural environments widely appreciated and used by local residents and tenant farmers. Development of such lands is to the detriment of the rural way of life and identities of the individual local communities, with historic villages being subsumed into the overdevelopment of City of Oxford. The National Planning Policy Framework clearly states that unmet housing need is not a justification for building on GB land and removal of the permanent designation of land as GB. Therefore the proposal is both ineffective and not consistent with National Policy.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0694 09/10/2017 Elizabeth McDonnell N

5423

Comments

Objection to the proposed submission plan and sustainability appraisal which are inconsistent with the National Planning Policy Framework in terms of failing to provide sustainable development which ensures a better life for both current and future generations, this is on the grounds that it fails to: • Promote realistic sustainable transport. • Protect green belt land. • Meet the challenge of climate change and resultant flooding. • Conserve and enhance both the natural and historic environments. The proposed submission plan, associated policy maps and sustainability appraisal are unsound, not positively prepared, not justified and not effective for the reasons detailed in specific objections. The sustainability appraisal indicates that Cherwell District is expected to accept
and allocation of 30% of the unmet housing need for Oxford City, which in comparison to other neighbouring
districts is excessive. This is supportive the assertion that the City council has failed in its duty to co-operate,
whilst Cherwell District has failed to ensure the proposal is effective, positively prepared and justified.

Changes Sought Reasons for Participation

PR-C-0695 07/10/2017 Prof Roger Davies

1719

Comments

Strong Objection: The areas for development are all in the GB – it is government policy to protect the GB. The specific purpose of the GB is to prevent urban sprawl, why are these areas being considered at all? Some of the areas, particularly to the north and east of Kidlington contain precious natural habitats and well used footpaths. These are widely appreciated and enjoyed by large numbers of local residents. The GB is a permanent designation and unmet housing need is not a reason for building in the GB. The Government and Cherwell's existing policy to protect the GB, must be upheld. If the sites along the Banbury Road between Oxford and Kidlington are built on, as proposed, then the Oxford conurbation will run continuously from Kennington in the south to Kidlington in the north specifically negating the purpose of the GB to prevent urban sprawl. What will have been the purpose of the green belt designation if it is sacrificed at the first significant challenge?

Changes Sought Reasons for Participation

PR-C-0697 07/10/2017 Ioana Davies N

1725

Comments

Strong objection to build housing on the GB. These areas are there to prevent urban sprawl and for residents to walk in and enjoy. These areas are extensively used. If they are built on there will be one large conurbation from Oxford thought to North Kidlington and Begbroke. Once lost ,it is lost forever. It is against national Government policy and guidance and should not be considered. It is an unsound plan.

Changes Sought Reasons for Participation

PR-C-0699 05/10/2017 Mrs. J A Burt N

1731

Comments

Objection to remove land from the Oxford GB. The GB around Kidlington preserves green spaces that are so greatly appreciated and enjoyed by local residents. It protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says the GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The plan is therefore ineffective and not consistent with National Policy.

Changes Sought Reasons for Participation

PR-C-0700 03/10/2017 Tony Churchill N

1736

Comments

Objection made to PR3 to remove Green Belt land which preserves green spaces around Kidlington that are appreciated and enjoyed by local residents. It protects the historic city from over development and neighbouring villages from coalescence. Government guidance says Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt. The plan is therefore ineffective and not consistent with national policy.

Changes Sought Reasons for Participation

PR-C-0701 03/10/2017 Prof Margaret Harris

1740

Comments

Objection to Policy PR3 to remove land from the Oxford Green Belt. The Green Belt around Kidlington preserves green spaces that are greatly appreciated and enjoyed by local residents. It protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. The plan is therefore not consistent with national policy.

Changes Sought Reasons for Participation

PR-C-0702 02/10/2017 Angela Knowlden N

1743

Comments

Objection to Policy PR3 because Government guidance says that Green Belt is a permanent designation and unmet housing need is not a reason for building on it. Ineffective and not consistent with National Policy. Loss of Green Belt will impact on healthy pursuits and habitats.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0703 29/09/2017 Roger Prince N

1747

Comments

Consider that the proposed submission plan is unjustified and unsound for the reasons given in my specific objections. Object to Policy PR3 to remove land from the Oxford Green Belt. The Green Belt was put in place for a very good purpose and the increasing pressure from developers makes the reasons for doing so even more important today than when it was first introduced. The Green Belt is a permanent designation and the Government's own guidance states that unmet housing need is not a reason for building in the Green Belt. This has been reinforced in the manifesto of the current administration where there is a commitment to protect the Green Belt. Cherwell's existing policy is also to protect the Green Belt and, given the number of development opportunities elsewhere in the district, there can be no justification for abandoning that policy.The Green Belt provides footpaths and green spaces that are used and enjoyed by many local residents. Another major advantage in having the permanence of the Green Belt is that it ensures that Oxford City does not suffer from over development and urban sprawl.If there is an unmet housing need, then Oxford City Council is largely to blame as it has been allocating land in the city for employment instead of for housing, even though there is little or no unemployment in the area. It has ignored the impact on surrounding Districts and failed in its duty to cooperate. The City Council should do more to meet its own needs before insisting that adjoining councils build on the Green Belt.

Changes Sought

Reasons for Participation

PR-C-0704 25/09/2017 Gitte Kragh N

1752

Comments

Object to Policy PR3 to remove land from the Oxford Green Belt. The Green Belt around Kidlington preserves green spaces that are so greatly appreciated and enjoyed by local residents. It protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt. The plan is therefore ineffective and not consistent with National Policy.

Changes Sought

Reasons for Participation

PR-C-0705 08/10/2017 Peter Trowles N

1755

Comments

Object to Policy PR3 to remove land from the Oxford Green Belt. The Green Belt around Kidlington preserves green spaces that are so greatly appreciated and regularly enjoyed by me and my family. It protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt. The plan is therefore ineffective and not consistent with National Policy. Alternative locations for housing development in Cherwell district, outside the Green Belt are available along good public transport corridors to Oxford. Even if a case for exceptional need to build in the Green Belt could be made, the amount of land proposed to be removed from the Green Belt is not justified as it far exceeds that which is necessary to satisfy Oxford's stated unmet housing need because of the proposed low density of dwellings. One suspects that after an area of Green Belt land is designated for development, much higher densities will be proposed and this area will be used to meet Cherwell's future housing needs in addition to Oxford's unmet need. I therefore also object to Policy PR12a which allows for permission to be granted for housing numbers that exceed Oxford's unmet need.

Changes Sought

Reasons for Participation

PR-C-0706 08/10/2017 Mary & Paul Layland

1759

Comments

Object to Policy PR3 to remove land from the Oxford Green Belt. Believes that the Green Belt should be protected from development, so that animal and plant habitats are not destroyed, and in order that we ensure our environment is sustainable for the future. Also thinks the Green Belt around Oxford should be protected to avoid urban sprawl and so that local residents can continue to enjoy green spaces, with Kidlington, Yarnton and Begbroke retaining a 'village' feel. Understands that the land behind The Moors is still at risk of development. Walks there very frequently as a local resident of Kidlington and would be heartbroken to lose this beautiful open space, not least as it is home to at least one family of deer. I do not believe we are at the point where there are no other options except building on the Green Belt - far from it, I believe we can easily avoid this by insisting Oxford City Council take some of the burden and bearing in mind the likelihood that this level of development is an exaggeration of what's actually required.

Changes Sought

Reasons for Participation

PR-C-0707 08/10/2017 Julia Trowles N

1762

Comments

Object to Policy PR3 to remove land from the Oxford Green Belt. The Green Belt around Kidlington preserves green spaces that are so greatly appreciated and regularly enjoyed by the respondent and family. It protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt. The plan is therefore ineffective and not consistent with National Policy. Alternative locations for housing development in Cherwell district, outside the Green Belt are available along good public transport corridors to Oxford. Even if a case for exceptional need to build in the Green Belt could be made, the amount of land proposed to be removed from the Green Belt is not justified as it far exceeds that which is necessary to satisfy Oxford's stated unmet housing need because of the proposed low density of dwellings. One suspects that after an area of green belt land is designated for development, much higher densities will be proposed and this area will be used to meet Cherwell's future housing needs in addition to Oxford's unmet need. Therefore also objects to Policy PR12a which allows for permission to be granted for housing numbers that exceed Oxford's unmet need.

Changes Sought

Reasons for Participation

PR-C-0708 09/10/2017 Trevor Campbell N

1766

Comments

Object to Policy PR3 to remove land from the Oxford Green Belt. The Green Belt around Kidlington preserves green spaces that are so greatly appreciated and enjoyed by local residents. It protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt. The plan is therefore ineffective and not consistent with National Policy.

Changes Sought

Reasons for Participation

PR-C-0709 09/10/2017 Victoria Campbell N

1770

Comments

Object to Policy PR3 to remove land from the Oxford Green Belt. The Green Belt land around Kidlington serves an extremely important purpose for residents in the village and surrounding villages in terms of leisure activities. This is particularly the case because, unlike Oxford, there are no public parks within Kidlington. Natural habitats and wildlife would also be destroyed. The Green Belt land protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt land is a permanent designation and that unmet housing need is not a reason for building in the Green Belt. The plan is therefore ineffective and not consistent with National Policy.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0710 27/09/2017 Katherine Pate N

1774

Comments

Consider that the proposed submission plan is Unsound, Not Positively Prepared, Not Justified, and Not effective for the reasons given in my specific objections. Object to Policy PR3 to remove land from the Oxford Green Belt. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt. The plan is therefore not consistent with National Policy.

Changes Sought

Reasons for Participation

PR-C-0711 08/10/2017 Gary Lancaster N

1778

Comments

Object to Policy PR3 to remove land from the Oxford Green Belt because:- The Green Belt around Kidlington preserves green spaces that are so greatly appreciated and enjoyed by local residents. It protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. - Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt. The Green Belt should only be given up in 'exceptional circumstances'. The plan is therefore ineffective and not consistent with National Policy. The proposed density of new housing is low by modern UK standards, at well under 20 dwellings per hectare. It is hard to avoid the conclusion that either very few of the new houses will be the promised affordable housing (and that they will instead be luxury housing for London commuters), or that many more houses will be built than have been announced.

Changes Sought

Reasons for Participation

PR-C-0712 08/10/2017 Sonia Morgan N

1782

Comments

Object to Policy PR3 to remove land from the Oxford Green Belt. The Green Belt around Kidlington preserves green spaces that are so greatly appreciated and enjoyed by local residents. It protects both the historic city of Oxford from overdevelopment and the neighbouring villages of Begbroke, Yarnton and Kidlington from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt. I believe designating Green Belt for development can only be justified if the case for new houses is absolutely and irrefutably sound – this is clearly not the situation in relation to the proposed new houses for Oxford's overspill. The plan is therefore ineffective and not consistent with National Policy.

Changes Sought

Reasons for Participation

PR-C-0713 09/10/2017 Elizabeth Hallett N

1786

Comments

Object to Policy PR3 to remove land from the Oxford Green Belt. The Green Belt around Kidlington preserves green spaces that are appreciated and enjoyed by local residents. It protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt. The plan is therefore ineffective and not consistent with National Policy.

Changes Sought

Reasons for Participation

Page 2009

PR-C-0714 05/10/2017 Mick Wilton

1790

Comments

Policy PR3 The greenbelt was established for a purpose namely to protect our quality of life. It protects the historic city of Oxford from overdevelopment and neighbouring villages from losing their unique identity. The government states that the Green Belt is a permanent designation, therefore this proposal is not in line with National Policy.

Changes Sought

Reasons for Participation

PR-C-0715 30/09/2017 Dr Victoria Slater N

1794

Comments

Object to Policy PR3 to remove land from the Oxford Green Belt. The Green Belt around Kidlington provides enjoyment and health benefits to local residents. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building on it. The plan is therefore ineffective and not consistent with National Policy. If the proposal goes ahead, Kidlington would become part of a vast urban sprawl encompassing north Oxford, Cutteslowe, Wolvercote, Begbroke and Yarnton with a consequent loss of identity for all these communities. The walks and physical and mental health benefits of the Green Belt's open countryside would be lost for good and important natural habitats and wildlife would be destroyed.

Changes Sought

Reasons for Participation

PR-C-0716 04/10/2017 Nicola Barnetson N

1799

Comments

Object to policies PR3, (The Oxford Green Belt), PR6a (Land East of Oxford Road) and PR6b (Land West of Oxford Road). • Believes these proposals are not consistent with National Policy because they do not take into account the detrimental effect that removing these large areas of Green Belt will have. These proposals therefore fail to meet the test of soundness as defined in paragraph 182 of the National Planning Policy Framework (NPPF)• Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature and is not an appropriate strategy and is unjustified.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0717 01/10/2017 Pierre Pazgrat N

1802

Comments

Object to policies PR3, (The Oxford Green Belt), PR6a (Land East of Oxford Road) and PR6b (Land West of Oxford Road). • Believes these proposals are not consistent with National Policy because they do not take into account the detrimental effect that removing these large areas of Green Belt will have. These proposals therefore fail to meet the test of soundness as defined in paragraph 182 of the NPPF. (National Planning Policy Framework) • Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature and is not an appropriate strategy and is unjustified. Further comments regarding the Green Belt: • Its purpose aims at preventing urban sprawl• If Green Belt boundaries are re-defined, the way to define those using physical features would need to be readily recognisable and permanent. This is not the case on the area to the east of the A4165 (Oxford Road) because there are no such features and therefore no eastern boundary. There is a high risk to lead to unrestricted sprawl of large built up areas – which is contrary to the Green Belt purpose. Further comments regarding housing needs: The proposal is focussing on being close to the Parkway Station; this is unlikely to fill the need to have affordable housing. The developers are likely to have to pay a premium because of its location. It is clear that these new homes are likely to be purchased by London commuters due to the proximity of the station.

Changes Sought

Reasons for Participation

PR-C-0718 01/10/2017 Daniel Walround

1806

Comments

Strongly object to the proposed plans of building on the Green Belt between Oxford, Kidlington, and Yarnton. This is a clear removal of the separation between then and with most certainly lead to both Kidlington and Yarnton becoming Oxford. This is exactly why Green Belts were created and the proposed plans are an unjustified use of Green Belt land which is not consistent with National Policy. Not only are these proposed plans intending to build on Green Belt land but the most precious Green Belt land between Oxford and Kidlington.

Changes Sought

Reasons for Participation

PR-C-0722 29/09/2017 Steve Handsley N

1813

Comments

Most of the proposed housing (about 3900 houses out of the 4400 proposed) is located on green belt land. Although it is only a small proportion of green belt land within Cherwell DC, it is an important part as it separates the villages of Kidlington, Yarnton and Begbroke from Oxford.Green Belt land is permanent (National Planning Policy Framework paragraph 79). The only way to release green belt land is to show that there are exceptional circumstances (paragraph 83). Meeting unmet housing need is not, in itself, an exceptional circumstance. In order to prove that there is an exceptional circumstance, there is a need to demonstrate that all the possible alternatives for development have been looked at (Housing White Paper "Fixing our Broken Housing Market" February 2017). This has not been demonstrated by Oxford City Council. In particular it is necessary to show :• Why land set aside for development cannot be re-zoned for housing• Why current brownfield land within Oxford cannot be used• Why surplus public sector land cannot be used• Why higher density housing cannot be use. A critical review of Oxford's recent proposed Local Plan 2036 by CPRE (CPRE Oxfordshire response to Oxford Local Plan 2036: Preferred Options Consultation August 2017) provides substantial evidence that Oxford CC has not demonstrated an exceptional circumstance for building on Green Belt land. If this is so, there is no justification for Cherwell DC to build on Green Belt land in order to meet Oxford's unmet housing need.The proposed submission is therefore is not justified.

Changes Sought

Reasons for Participation

Page 2110

PR-C-0724 09/10/2017 Stephanie White N Y

1818

Comments

The proposed submission plan is Unsound, Not Positively Prepared, Not Justified and Not Effective for the reasons given in my specific objections below.Development within the Green Belt: The green belt is intended to check urban sprawl and prevent towns and villages from merging. The current plans would see Kidlington, Yarnton and Begbroke absorbed into one continuous conurbation, running from Oxford almost all the way to Woodstock. At present, the villages of Kidlington, Yarnton and Begbroke are distinct, with their own individual communities and personalities. Knows neighbours in a way that the rep never did when living in Oxford. There are regular community events within the village, and there is a sense of familiarity with the people seen day-to-day. The drastic increase in population, and the merging of the villages, would destroy that identity

The Cherwell Local Plan 2011–2031 states that 'The Oxford Green Belt boundaries within Cherwell District will be maintained in order to… prevent the coalescence of settlements; assist in safeguarding the countryside from encroachment; [and] assist in urban regeneration, by encouraging the recycling of derelict and other urban land.' In addition, this Plan stated the intention to 'avoid the coalescence of settlements, protect the vulnerable Kidlington Gap, and otherwise have the least impact possible on the Green Belt.' The current plans seem in direct contravention of these aims.The government's own policies make it clear that the green belt should be built on only in exceptional circumstances: 'councils should use their Local Plan, drawing on protections in the National Planning Policy Framework, to safeguard their local area against urban sprawl, and protect the green lungs around towns and cities…Once established, green belt boundaries should only be altered in exceptional cases…' The 'exceptional circumstances' listed by Cherwell District Council in their Proposed Submission Plan are, in fact, nothing of the sort.

Changes Sought

Proposed changes to the plans
In light of the objections outlined above, I would suggest:
• reviewing the housing forecasts on which the current Local Plan is based. The calculations used to make these forecasts have been revised recently and the number of new homes required has fallen as a result.
• looking to build on brownfield sites within Oxford itself. This would significantly reduce the impact on local transport infrastructure, and provide housing where it is actually needed.
• looking to build on sites closer to the main industrial areas of Oxford (namely the City Centre, Headington and Cowley); again, this would reduce the impact on local transport infrastructure and increase the likelihood that these houses would be bought by people working in Oxford rather than people looking to commute to London.

Reasons for Participation

I would like the Begbroke and Yarnton Green Belt Campaign to act as my representative during the Examination by the Planning Inspector

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0724 09/10/2017 Stephanie White N Y

1819

Comments

The ‘exceptional circumstances’ listed by Cherwell District Council in their Proposed Submission Plan are, in fact, nothing of the sort. • ‘the urgent and pressing need to provide homes for Oxford’ and ‘the clear inability for Oxford City Council to fully meet its own needs’: Oxford City Council has not finished preparing its own local plan at the time of writing. It has not yet established exactly what its needs are, nor whether it will be able to meet them. Moreover, as quoted in the Bicester Advertiser on 19 September , A new method for working out housing need was released revealing that Oxfordshire – originally planning for 5,000 homes a year – actually needs 3,415 homes a year. Thus, the plans are Not Justified. • ‘the exceptionally high need for affordable homes’: ‘Affordability’ is usually based on a value that is 80% the average market value for a house in a given area. Oxfordshire house prices are at present around 9 times comparable incomes, so even so-called ‘affordable’ homes will remain out of reach for lower quartile buyers. Only 30% of the proposed development has been ‘earmarked’ for affordable housing and, given the proximity of the new developments to Oxford Parkway station, it is likely that many of these properties will be snapped up by commuters who cannot afford to live in London. This will have the dual effect of rendering these developments mere ‘dormitories’ for people working in London, and meaning that there is little improvement in the current housing crisis in Oxford. As a result, the plans are Not Sound. -the improvement of transport infrastructure in the north Oxford/A44 corridor area: Agrees that the transport infrastructure in this area needs to be improved. The roads into and around Oxford are already over-crowded; traffic conditions are so bad that rep choose to cycle into Oxford each day, rather than driving, even though the cycle path is unlit and littered with broken glass, mud and potholes. The extensive roadworks in the north of the city seem to have done little to improve the situation, and many bus routes have been discontinued in recent years, leaving people with no choice but to use their cars. However, the District Council’s Transport Assessment has assumed that its model of urban commuting is being applied to an urban environment (i.e. 25% walk, 25% cycle, 20% use buses). This is not even close to the true situation (as described above – cycling facilities are poor and many bus routes have been discontinued); the bulk of the affected areas for PR8 and PR9 have a majority Red or Amber status, meaning that more strategic transport investment will be required to mitigate the impacts of development. Furthermore, the roads between the proposed developments and the centre of Oxford include a railway bridge, a canal bridge and many adjacent properties, meaning that any attempts to widen or otherwise adapt the roads will necessitate length road closures and cause major disruption to roads that are already congested. Thus, the proposed development is Not Sustainable.

Changes Sought

Proposed changes to the plans
In light of the objections outlined above, I would suggest:
• reviewing the housing forecasts on which the current Local Plan is based. As mentioned above, the calculations used to make these forecasts have been revised recently and the number of new homes required has fallen as a result.
• looking to build on brownfield sites within Oxford itself. This would significantly reduce the impact on local transport infrastructure, and provide housing where it is actually needed.
• looking to build on sites closer to the main industrial areas of Oxford (namely the City Centre, Headington and Cowley); again, this would reduce the impact on local transport infrastructure and increase the likelihood that these houses would be bought by people working in Oxford rather than people looking to commute to London.

Reasons for Participation

I would like the Begbroke and Yarnton Green Belt Campaign to act as my representative during the Examination by the Planning Inspector

PR-C-0725 29/09/2017 John Carr N

1823

Comments

Object to Policy PR3 to remove land from the Oxford Green Belt. The Green Belt around Kidlington, Yarnton and Begbroke preserves green spaces that are so greatly appreciated and enjoyed by local residents. It protects both the historic city of Oxford from over development and the neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt. The plan is therefore ineffective and not consistent with the National Policy. The Government’s Manifesto promise and Cherwell’s existing policy to protect the Green Belt must be upheld.

Changes Sought

Reasons for Participation

PR-C-0726 05/10/2017 Dagmar Carr N

1827

Comments

Object to Policy PR3 to remove land from the Oxford Green Belt. The Green Belt around Kidlington, Yarnton and Begbroke preserves green spaces that are so greatly appreciated and enjoyed by local residents. It protects both the historic city of Oxford from over development and the neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt. The plan is therefore ineffective and not consistent with the National Policy. The Government’s Manifesto promise and Cherwell’s existing policy to protect the Green Belt must be upheld.

Changes Sought

Reasons for Participation

PR-C-0727 10/10/2017 Bridget Davidson N

1831

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0728 08/10/2017 Denis Roger N

1837

Comments

Object to policies PR3, (The Oxford Green Belt), PR6a (Land East of Oxford Road) and PR6b (Land West of Oxford Road). Believes that these proposals are not consistent with national policy because they do not take into account the detrimental effect that removing these large areas of Green Belt will have. These proposals therefore fail to meet the test of soundness as defined in paragraph 182 of the National planning Policy Framework (NPPF). Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature and is not an appropriate strategy and is unjustified.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0730 09/10/2017 Monik Rodger N

1842

Comments

Object to policies PR3, (The Oxford Green Belt), PR6a (Land East of Oxford Road) and PR6b (Land West of Oxford Road). Believe these proposals are not consistent with National Policy because they do not take into account the detrimental effect that removing these large areas of Green Belt will have. These proposals therefore fail to meet the test of soundness as defined in paragraph 182 of the National Planning Policy Framework (NPPF). Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature and is not an appropriate strategy and is unjustified.

Changes Sought

Reasons for Participation

PR-C-0735 08/10/2017 Christopher Rogers N

1849

Comments

Object to Policy PR3 to remove land from the Oxford Green Belt. The Green Belt around Kidlington, Yarnton and Begbroke preserves green spaces that are so greatly appreciated and enjoyed by local residents. It protects both the historic city of Oxford from over development and the neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt. The plan is therefore ineffective and not consistent with the National Policy.

Changes Sought

Reasons for Participation

PR-C-0736 01/10/2017 Liz & Roy Moore N

1852

Comments

Does not agree that Cherwell's preferred options of areas A and B are the most suitable sites of the nine 'Areas of Search' in which to locate the 4,400 houses allegedly necessary to meet Oxford's unmet housing need. All the land within areas A and B – with the exception of site PR10 – lies within Oxford's Green Belt, contravening both Cherwell's own adopted Local Plan and National Policy that designates the Green Belt as permanent. Land should not be released from the Green Belt unless it can be demonstrated that exceptional circumstances exist and that the scale of a 4,400 housing development in Cherwell District is proven. We welcome Cherwell's rejection of sites north and east of Kidlington, but consider all sites not currently selected for development as remaining endangered by ANY relaxation of Green Belt protection, since the Green Belt should be retained as an entity and not be subjected to piecemeal development, and we therefore oppose in their totality Cherwell's preferred search options A and B. States the NPPF (para 80) the Green Belt's five purposes in the letter. Oxford's Green Belt is an excellent example of the successful performance of these functions: it has preserved the size, setting, and character of the historic city of Oxford and of the villages surrounding it; it has prevented the merger of Oxford and surrounding settlements into an extended conurbation of urban sprawl; and it has ensured that the surrounding countryside and its landscapes – whether farmland or other open green spaces - have been protected and conserved. Local Plan Policy ESD 14: Oxford Green Belt quoted. Cherwell's positive intention to protect and preserve the Green Belt is sound and observes NPPG, and its rationale for doing is reiterated throughout the Local Plan. There could be few better defences of the Green Belt than Cherwell's own. Paragraphs of the adopted Local Plan Part 1 quoted. The requirement on Cherwell to add to its Local Plan an acknowledgement of its Duty to Cooperate to address the objectively assessed need for housing across the Oxfordshire Housing Market Area has resulted in an inherent contradiction in the Local Plan, which now both opposes and supports a strategic review of the Green Belt. Extracts of Section B of the adopted Local Plan Part 1 quoted. Cherwell states that its duty to cooperate with neighbouring authorities means that it is obliged to help meet Oxford's unmet housing need, and proposes that it should fulfil its obligation by development of 4,400 houses in selected sites in areas A and B. Areas A and B lie almost entirely within the Oxford Green Belt. Cherwell's stated policy is against development in the Green Belt. Locating these 4,400 houses in these areas (as opposed to the other areas of search that were considered) would therefore be a contravention of Cherwell's own Local Plan.

Changes Sought

Reasons for Participation

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PR-C-0737 01/10/2017 Pauline Alvarez

1865

Comments

Object to policies PR3, (The Oxford Green Belt), PR6a (Land East of Oxford Road) and PR6b (Land West of Oxford Road). Believe these proposals are not consistent with National Policy because they do not take into account the detrimental effect that removing these large areas of Green Belt will have. These proposals therefore fail to meet the test of soundness as defined in paragraph 182 of the national Planning Policy Framework (NPPF).

Changes Sought

Reasons for Participation

PR-C-0738 02/10/2017 Mrs Y Thompson N

1870

Comments

Object to Policy PR3: The Oxford Green Belt. Policies PR8 and PR9 propose removal of specified areas of land from the Oxford Green Belt. This proposal is not consistent with National Policy and is thus UNSOUND.

Changes Sought

Reasons for Participation

PR-C-0747 06/10/2017 Dr Elizabeth Fry N N N Y

1887

Comments

Lives adjacent to a field that supports much wildlife including barn owls. Very upset to think that the need to destroy the habitat of these creatures because we cannot build efficiently in the City! The farmland also provides oxygen and food for us and a beautiful environment in which we can walk and relax. If the villages are joined and this area becomes an urban sprawl then the individual identity of the villages will be lost and that of Woodstock. There is land available within the City and the Green Belt should be preserved at all costs for future generations.

Changes Sought

For the reasons given and the representations made by the Begbroke & Yarnton Green Belt Campaign which are additionally supported and adopt as part of this representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

Begbroke & Yarnton Green Belt Campaign to represent at the Examination should it take place.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0752 28/09/2017 Paul Lankford

1895

Comments

Strongly object to Cherwell District Council's plan to build 4,400 houses on the Green Belt surrounding the villages of Begbroke, Yarnton and Kidlington. 5 purposes of the Green Belt from the NPPF quoted. The NPPF emphasises that 'Green Belt boundaries should only be altered in exceptional circumstances' and I do not consider that Oxford City Council's inability to manage their own housing needs as 'exceptional circumstances'. Cherwell DC's plan also contravenes the NPPF's policy on the Green Belt and their reasons for 'exceptional circumstances' are not acceptable both to the Rep and to many other people. The main purpose of the Green Belt is to prevent urban sprawl. Cherwell's Local Plan which has been adopted states that that "The Oxford Green Belt was designated to restrain development pressures which could damage the character of Oxford City and its heritage through increased activity, traffic and the outward sprawl of the urban area." If these plans are instigated then Oxford City will engulf Begbroke, Yarnton and Kidlington creating 'urban sprawl' on an unprecedented scale. These villages, which have stood alone for hundreds of years, will become 'incorporated' into the suburbs of Oxford and the loss of the Green Belt which separates them will also be lost forever in a mass of bricks and concrete. Cherwell states that these areas override any other considered areas as they are closest to the City and this is why they have been selected for development. However it is these Green Belt areas which, by their very nature, are designed to halt the spread of urban sprawl and the incorporation of populations. Government policy states that development within the Green Belt should only be the very last resort and should only be considered if there is no other alternative. Does not accept that Cherwell District Council has taken into account the above statement. If these plans were to come to fruition Yarnton and Begbroke would be consumed by Kidlington and all would then be engulfed by Oxford city. These villages have their own historical significance and have stood alone for hundreds of years as already stated, this 'independence' would be lost along with each village's history. Cherwell District Council Green Belt Report (April 2017) - summary quoted from the site assessment for site PR51. This was only reported in April of this year so why are Cherwell going back on their original statement regarding the nature of our villages? Para B.256 of Cherwell's adopted Local Plan Part 1 quoted.

Changes Sought

Reasons for Participation

PR-C-0758 10/10/2017 Susan Cooper Yes Yes No

1903

Comments

In paragraph 5.35, replace "Oxford's unmet housing needs" by "the unmet need for housing for people working in Oxford". Only then is use of the Green Belt justified. Do not want to sacrifice the Green Belt just to provide a dormitory for London. The new train station makes the latter particularly a concern in the North Oxford / Kidlington area. However if this problem can be solved, then agrees that use of the Green Belt near the city of Oxford is justified by the need for housing for Oxford workers. It makes much more sense to provide housing close to their place of work than further out, which would require longer travel distances and reduce the fraction of people willing to cycle to work. The Oxford-Kidlington gap gets reduced, but Green Belts and separate villages elsewhere can be preserved.

Changes Sought

Reasons for Participation

PR-C-0759 10/10/2017 Barry Homans N

1911

Comments

Object to Policy PR3 to remove land from the Oxford Green Belt. The Green Belt preserves open spaces that are much appreciated by local residents. Protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt. The plan is therefore not consistent with National Policy.

Changes Sought

Reasons for Participation

PR-C-0765 10/10/2017 Eleanor Williamson

1935

Comments

Oxford Green Belt is sacrosanct and strongly oppose building in it. The Green Belt around Kidlington is vital to sustaining coherence and character of the conservation area around St Mary's Church (to north/east). It is essential in protecting Kidlington's separateness from Oxford (to south) and from other villages (to west). If the Green Belt were to be developed, Kidlington would no longer be a village: it would be a contiguous city suburb. The Green Belt is a permanent designation. Government guidance states that unmet housing need is not a reason for building in the Green Belt. The Government's promise must be upheld. Cherwell's official policy is to protect the Green Belt. Cherwell's commitment to us must be upheld. To fail to do so undermines Cherwell District Council's integrity. There are realistic alternatives to housing development in Oxford's Green Belt. Brown-field sites exist that should be made available. Redeveloping previously-developed land should be the first propriety. Where green-field sites are necessary, these should be non-greenbelt. Oxford City is creating false pressure on the Green Belt by reserving its own sites for commercial development. These should be repurposed for residential development. For example, the Northern Gateway should be used to provide housing within Oxford's own boundary. To offload residential development onto the Green Belt and villages, claiming Oxford "doesn't have possible sites", is disingenuous.

Changes Sought

Reasons for Participation

PR-C-0774 10/10/2017 Ailsa Reid N

1956

Comments

Object to the scale of the proposed housing developments in the Kidlington and Yarnton area. Aware that more housing is needed, spent several years hoping to find 'affordable' housing within Oxford, before deciding that this was not possible and had to buy elsewhere, with a lot of assistance from family. Does not think it is sensible that Oxford be allowed to dictate terms to the surrounding area, rather that it should be made to put its own house in order. Extremely alarmed by the plans to sacrifice Green Belt land for housing, in defiance of Government and Cherwell District Council's own policies. Not only will this permanently sacrifice open spaces to housing, it will set a precedent for further development. Particularly concerned by the possibility of development of land behind The Moors, Kidlington – this is a valuable open space much used by local people, and acts as a vital habitat reservoir for wildlife. It is particularly appreciated by the local deer herd – I have seen up to 14 visible at one time in a single space – but much smaller wildlife depends on this rarely cultivated land for winter food and shelter. A quick fix for Oxford's woes now will result in the loss of this amenity and habitat for ever. Much of the proposed development area is also low-lying and prone to flooding – new houses are already being built near Yarnton on floodplain land – with the rise in rainfall and extreme weather events this can only lead to more and worse flooding events. Building on this low-lying land will remove space which flood water could spread onto to prevent it from causing flooding further downstream in Oxford and other communities. Does not believe that there will be a meaningful amount of 'affordable' housing in the proposed developments. The Oxford area is bleeding talent at one end because young people cannot afford to live here, and increasing traffic at the other as those who can at least afford to live nearby commute in (aware of people commuting to Kidlington from Swindon, Didcot, and Aylesbury, despite relatively low wages by the area standards), and if situations such as that at Templar Square with just 20% of "affordable" units are allowed, this will not only continue but get much worse.Utterly astonished by the lack of plans to improve the road network. Traffic already regularly backs up well through Kidlington in the morning, and it only takes a single incident to cause major traffic problems through the area. Without major investment in infrastructure, the extra vehicles from the proposed developments will cause traffic chaos of the sort we have seen recently with the works at the Wolvercote and Cutteslowe roundabouts on a daily basis, clogging the Northern routes into the city, and causing gridlock on the roads feeding them. I know from long experience the effect this has on the A34 which is supposed to be a major transport artery bringing goods North and South across the country, but it seems is likely to become one huge traffic jam if these developments are allowed to go ahead. The growth in traffic they will cause is utterly unsustainable.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0775 10/10/2017 Jon Alsop Savills on behalf of Christ Church, Exeter & Merton Colleges and Oxford University Y

525

Comments

Support with amendments. The consortium supports the removal of 11.8 hectares of land south of the A34 and west of the railway line from the GB.The site shown as PR3© is enclosed by the A34 to the west and the railway line to the east. To the south, a collection of buildings associated with Peartree Hill Farm are also contained by these strong linear features and thereby isolated from the wider countryside. The main field is of pasture and is divided by PROW 299/10/20, which runs on an east-west alignment between a level crossing on the railway line and the A34 embankment. The character of this area is heavily influenced by views of the A34 and Peartree interchange and contained by embankment and vegetation.The supporting text to the policy states that following the development of land to the north of Oxford and to the west of Oxford Road, the A34 will form the logical, permanent Green Belt boundary is this location. PR3c, it states, is not considered to be suitable for residential development but connectivity will be expected through the site to Oxford's Northern Gateway site to the south.

Changes Sought

The consortium considers that, whilst the site may not be suitable for residential development, the Council should go further and that this site should be specifically allocated in the Partial Review as employment land, capable of access from the A44 to the south. Further detailed representations relating to this particular Policy and land parcel will be submitted by Merton College.

Reasons for Participation

On behalf of the consortium, given the significance of their land interests, would wish to participate in the oral examination.

PR-C-0775 10/10/2017 Jon Alsop Savills on behalf of Christ Church, Exeter & Merton Colleges and Oxford University Y

1958

Comments

In addition to its interests in sites PR6a and PPR6b, the University of Oxford and Merton College also have landownership interests in the following sites: • PR3c:land north of Oxford Service Area.• PR8: land East of the A44 at Begbroke/Yarnton.• PR9: land West of the A44 at Yarnton.

Given their shared interest across these sites, there has been careful co-ordination between the landowners and their advisory teams in the preparation of these representations and specifically comments in relation to these sites. In addition, the teams advising the landowners have met in order to start to formulate a co-ordinated approach to the sites in relation to common themes (e.g. transport) and in terms of planning phase and subsequent implementation. These parties will continue to work together on areas where their interests are aligned with the aim of achieving a comprehensive and co-ordinated approach to the delivery of these sites and the strategy for the A44 corridor overall.

Changes Sought

Reasons for Participation

On behalf of the consortium, given the significance of their land interests, would wish to participate in the oral examination.

PR-C-0775 10/10/2017 Jon Alsop Savills on behalf of Christ Church, Exeter & Merton Colleges and Oxford University Y

524

Comments

Support. As stated previously, and noting the case for exceptional circumstances, the consortium supports the principle of a revision to the boundary of the Oxford GB to facilitate the development of new, mixed-use communities to the north of Oxford and in the vicinity of Kidlington / Yarnton / Begbroke on the basis that these locations are closest to Oxford and therefore the best places at which to meet the housing needs of the city.

Changes Sought

Reasons for Participation

On behalf of the consortium, given the significance of their land interests, would wish to participate in the oral examination.

Page 207

PR-C-0791 10/10/2017 Keiron Ward N Y

2034

Comments

Object strongly to the proposal to remove land from the Oxford Green Belt. The Green Belt around Kidlington is mainly pleasant and unspoilt countryside with many well-used footpaths and 'green spaces'. It is much appreciated and enjoyed by large numbers of local residents. Kidlington does not have many green spaces within it, and no park, and the surrounding Green Belt helps to compensate for this. The Masterplan SPD notes that Kidlington's distinctive character is as a 'village set in the landscape' and specifically seeks to enhance that. The Plan does not sufficiently consider the Kidlington Masterplan. The pressure for release of Green Belt land for housing results from the City
Council's apparent and damaging strategy of attempting to direct employment growth towards and within Oxford. There are alternatives such as a continuing strategy of dispersal as outlined above. The city council could also do much more to meet housing needs within its own boundaries such as making better use of previously developed land in Oxford and using some protected employment sites in the city for housing instead.

Changes Sought

Green Belt land should not be released. The real housing need for Oxford should be assessed and validated. The Councils should cooperate to protect the Green Belt and to protect Oxford from over-development. The current draft plan should be withdrawn.

Reasons for Participation

Would like to be represented by Kidlington Development Watch at the oral examination in public. For the reasons given in the Kidlington Development Watch representation.

PR-C-0794 10/10/2017 David Watts

2050

Comments

Object to the building on the Green Belt land around Kidlington. Feel more open discussions and solutions need to be thought out before committing to a one way building project. Wants a more open response between residence and planning to ensure all aspects have been thought out.

Changes Sought

Reasons for Participation

PR-C-0795 10/10/2017 M J Hastings

2051

Comments

Don't build on the green belt. It's there for a reason.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0796 10/10/2017 Kevin & Laura Atkin

2052

Comments

Feel that it is totally unacceptable to use these sites for affordable housing or anything similar. It will certainly cause extensive issues in so many ways. • Urban sprawl, more crime etc.• Use brownfield sites first, Green Belt land should only be developed in exceptional cases and that economic growth is not in itself an 'exceptional case'.• The land that we overlook floods very badly and drains onto our garden, this will only be made worse as there will be nowhere for the rainwater to drain into the ground.• Greenbelt allows for excess rainwater to drain away, climate change is real and happening and building more houses will only make the situation worse, this will cause environmental impact that can't be reversed.There is a bat colony on the land and various wildlife like deer, beautiful rare birds, owls etc. where will they go if the land is used for development?• Wildlife populations depend on their environment or habitat to receive the basic needs for survival. An ecosystem or habitat provides populations of wildlife with food, water, shelter and space. If all four of these basic needs are not available in a suitable arrangement, populations of wildlife can not exist. Many examples were given to explain how the whole ecosystem will be affected.• More traffic on already congested roads, we already have far too much traffic on the roads, this will end up causing 'grid lock' the roads aren't properly maintained as it is, will the council outlay more money to cope with this or just charge us for it by increasing our council tax etc. • How do you know how much land is needed, this is unproven therefore use the Oxford and surrounding areas brownfield sites. Prove to us that you are unable to use the brownfield sites. Please think about what you are planning to do, this proposal can and will affect everything, you may not think that it will affect you but it will have a huge impact on so many things and once built on, there is no going back.

Changes Sought

Reasons for Participation

PR-C-0799 10/10/2017 Steven Sensecall Carter Jonas on behalf of Sheehan Group of Companies N Y N Y

5473

Comments

This submission relates to land at and adjacent to Knightsbridge Farm, Yarnton, and which is located on the south-east edge of Yarnton and immediately to the south-east of the Begbroke Policy PR8 - Land East of the A44 Proposed Urban Neighbourhood. The land is owned by the Sheehan Group of Companies and Cappagh and is previously developed land comprising a redundant sewerage treatment works, a haulage depot and storage land and a concrete batching plant. The land extends in all to some 13 hectares and is outlined in red on the attached plan. This submission should be read alongside and is put forward as an alternative to a separate submission made by Planning Consultant, Suzi Coyne, who has argued that, consistent with the existing use of the Sheehan land, the site as a whole should be allocated for employment land for B2 and B8 uses. Development at and adjacent to Knightsbridge Farm would be a logical addition to the Begbroke Urban Neighbourhood or the existing built up area of Yarnton and would assist further in meeting Oxford's unmet housing need. it is also less sensitive in GB terms than, for example, proposed allocations PR6a and PR6b both of which (a) cause a material diminution in the gap between Oxford and Kidlington (contrary to the GB purpose of preventing neighbouring towns from merging in to one another) and (b) seriously undermine the requirement to preserve the setting and special character of Oxford, central to which is its green backdrop. Key attributes for the land at and adjacent to Knightsbridge Farm listed.

Changes Sought

Remove the land at and adjacent to Knightsbridge Farm from the GB. Amend the boundary of the Begbroke Urban Neighbourhood (Policy PR8) so as to include the land at and adjacent to Knightsbridge Farm in the allocated site for residential development or a mix of residential and other uses.

Reasons for Participation

As drafted, and in so far as it relates to the land at and adjacent to Knightsbridge Farm, the Plan has not been positively prepared, is not justified and is not effective. This goes to its soundness and raises issues that should be explored fully at the oral part of the Examination.

PR-C-0799 10/10/2017 Steven Sensecall Carter Jonas on behalf of Sheehan Group of Companies N Y N Y

2061

Comments

It is considered that the Local Plan Partial Review has not been positively prepared as there is clearly additional capacity for the development of new homes at/adjacent to Yarnton. It is not considered that the draft Local Plan Partial Review is justified as the Council has failed to fully consider all reasonable alternatives/additional options such as land at and adjacent to Knightsbridge Farm, which is in a sustainable location and which does not need to be kept permanently open.

Page 2115

Changes Sought

Remove the land at and adjacent to Knightsbridge Farm from the GB. Amend the boundary of the Begbroke Urban Neighbourhood (Policy PR8) so as to include the land at and adjacent to Knightsbridge Farm in the allocated site for residential development or a mix of residential and other uses.

Reasons for Participation

As drafted, and in so far as it relates to the land at and adjacent to Knightsbridge Farm, the Plan has not been positively prepared, is not justified and is not effective. This goes to its soundness and raises issues that should be explored fully at the oral part of the Examination.

PR-C-0808 10/10/2017 Anne Denby Canal & River Trust

2073

Comments

This policy proposes to remove land adjacent to the canal corridor from the designated Green Belt, PR7b & PR8. In these locations, the canal currently enjoys picturesque rural outward views and development in these locations has the potential to significantly alter the character of this stretch of canal. It will be important that development of these sites retain a sense of the countryside along the canal and this appears to be considered with the areas for built development being set back with green space retained to the canal boundary. Opportunities for unlocking the potential of the canal should also be supported through the development of these sites. The provision of services for canal users, pedestrians/cyclists and boaters, could be explored within comprehensive Development Briefs. Open green landscapes adjacent to the canal could aid in retaining a sense of the rural feel within the surrounding landscape. Landscape proposals would need to demonstrate that they work to buffer the harder visual impacts of the development such as hardstanding, parking bays and structures from the canals outward views.

Changes Sought

The provision of services for canal users, pedestrians/cyclists and boaters, could be explored within comprehensive Development Briefs.

Reasons for Participation

PR-C-0809 02/10/2017 Philip Kemp

2197

Comments

Objection to proposed new housing on Kidlington Green Belt. Kidlington would just become part of Oxford losing it's identity. Not enough thought has gone into the infrastructure required (health facilities, schools and shops). Roads will not cope with extra traffic, already bad enough. The need for more housing needs careful and sensitive planning. Oxford is off loading its responsibility onto Cherwell which is totally unacceptable.

Changes Sought

Reasons for Participation

PR-C-0813 08/10/2017 Jennifer Betts

2209

Comments

Objection to the removal of PR3c and PR3d from Green Belt designation - concern that if PR3c is removed then it could be developed under PR12b at a later date. Concern that if PR3d is removed it could open the door to other development on the parkway site.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0813 08/10/2017 Jennifer Betts

2205

Comments

Propose the deletion of the following sites: Pr3c, PR3d, PR6a, PR6b, and PR8 (although some housing which preserves a substantial barrier between Begbroke and Kidlington may be acceptable).

Changes Sought

Deletion of the following sites: Pr3c, PR3d, PR6a, PR6b, and PR8 (although some housing which preserves a substantial barrier between Begbroke and Kidlington may be acceptable).

Reasons for Participation

PR-C-0813 08/10/2017 Jennifer Betts N

2203

Comments

The Oxford Green Belt was set up with the intention of permanently securing the separation of established settlements and to preserve areas of landscape value and prevent urban sprawl. It was not intended that they should be built on at all. The NPPF states that ' once established, Green Belt boundaries should only be altered in exceptional circumstances' Green Belt land should be seen as the last resort for development but it seems that CDC has proposed all but the land at Woodstock within the Green Belt. I am opposed to the scale of development in the GB for the following reasons: • The total quantum of Oxfords unmet need has not been proven and is premature. • The proposals constitute the joining up of Oxford Kidlington, Begbroke and Yarnton fully destroying any prevention of coalescence which was one of the key aims of the Green Belt. • CDC has accepted the 4400 figure without challenge and have assumed that it can be wholly fitted into the south part of the district with no other consideration. • CDC has not examined with Oxford City as part of the cross border working the utilisation of employment land such as the Northern Gateway employment land which is creating the pressure for more housing. • Oxford City are also proposing to build on Green Belt land within the city boundary. I object to this policy for the reasons stated. The arguments put forward by CDC for building in the Green Belt in paragraph 5.17 are weak. Of the 12 reasons only reason 1 and 2 could be justified as reasons for building in the Green Belt and even then they are premature until Oxford City Local Plan is completed and the outcome of the governments new paper is clearer. Do not consider that CDC have demonstrated that there is an exceptional circumstance to allow building in the Green Belt on the scale proposed.

Changes Sought

Reasons for Participation

PR-C-0814 07/10/2017 David Betts

2222

Comments

Propose the deletion of the following sites: Pr3c, PR3d, PR6a, PR6b, and PR8 (although some housing which preserves a substantial barrier between Begbroke and Kidlington may be acceptable).

Changes Sought

Propose the deletion of the following sites: Pr3c, PR3d, PR6a, PR6b, and PR8 (although some housing which preserves a substantial barrier between Begbroke and Kidlington may be acceptable).

Reasons for Participation

PR-C-0814 07/10/2017 David Betts

2226

Comments

Objection to the removal of PR3c and PR3d from GB designation - concern that if PR3c is removed then it could be developed under PR12b at a later date. Concern that if PR3d is removed it could open the door to other development on the parkway site.

Changes Sought

Reasons for Participation

PR-C-0814 07/10/2017 David Betts N

2219

Comments

The Oxford Green Belt was set up with the intention of permanently securing the separation of established settlements and to preserve areas of landscape value and prevent urban sprawl. It was not intended that they should be built on at all. The NPPF states that ' once established, Green Belt boundaries should only be altered in exceptional circumstances' Green Belt land should be seen as the last resort for development but it seems that CDC has proposed all but the land at Woodstock within the Green Belt. Opposed to the scale of development in the Green Belt for the following reasons: • The total quantum of Oxfords unmet need has not been proven and is premature. • The proposals constitute the joining up of Oxford Kidlington, Begbroke and Yarnton fully destroying any prevention of coalescence which was one of the key aims of the Green Belt. • CDC has accepted the 4400 figure without challenge and have assumed that it can be wholly fitted into the south part of the district with no other consideration. • CDC has not examined with Oxford City as part of the cross border working the utilisation of employment land such as the Northern Gateway employment land which is creating the pressure for more housing. • Oxford City are also proposing to build on Green Belt land within the city boundary. Objection as Cherwell District Council have not demonstrated that there is exceptional circumstance to allow building in the Green Belt on the scale proposed.

Changes Sought

Reasons for Participation

PR-C-0818 10/10/2017 Pamela Roberts Bicester Green Gym N

2238

Comments

The Oxford GB is a major part of Oxfordshire's Green Infrastructure. It is of immense value to city dwellers precisely because it is so near to the city boundary. The chosen sites are precisely where it is narrowest i.e. in the gap between Kidlington and North Oxford. Government policy dictates that the GB should prevent coalescence of settlements. The State of Nature in Oxfordshire 2017 report produced by Wild Oxfordshire quoted.

Changes Sought

The review of the Adopted Cherwell Local Plan is premature and should be suspended until Oxford City has completed its Local Plan and produced a robust figure for the number of houses that it is unable to build. The Inspector for the Local Plan Part 1 specified that a review of the Green Belt should happen but only after the unmet need is fully and accurately defined. If, after Oxford City has a Local Plan in place, Cherwell is called to co-operate with Oxford City by taking extra houses, then there are means for these to be accommodated without building on the Green Belt. Housing density could be increased on several sites in Cherwell as well as in Oxford City. Urban sites can take up to 70 houses per hectare. Higher density houses are necessarily smaller but 63% of Oxfordshire's need is for smaller units.

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0821 09/10/2017 Caroline Johnson — Y Y N N

2245

Comments

It is not right to follow the action proposed and remove such a large proportion of the Green Belt from such a small area. The policy does not take account of the detrimental effect that this will have and so is not consistent with National Policy. The National Planning Policy Framework aims for the Green Belt include: the prevention of urban sprawl; this plan would result in the coalescence of Oxford and Kidlington, preservation of the setting and special character of historic towns; this policy will be detrimental to the setting of Oxford, safe guarding the countryside from encroachment; this policy results in encroachment on the countryside and leaves open the opportunity for further encroachment, prevention of urban sprawl; this policy leads to urban sprawl, assists in urban regeneration; this policy does not. It is manifestly wrong to allow the Kidlington Gap to be built on and thus to allow the separate entities of Oxford and Kidlington to coalesce. The countryside that will be lost is of high value, with a great amenity value for the local populations.Of particular concern to me are the proposals PR6a and PR6 These effectively remove the Kidlington Gap. The cost to the local environment is incalculable yet Cherwell DC has other non-Green Belt sites available that are not part of the proposals.It is essential that it is noted that the proposed development area PR6a has no defined eastern boundary and so the potential for bids to take further land out of the Green Belt is obvious. Cherwell DC has failed in its duty to define a clear boundary using physical boundaries which are readily recognisable and likely to be permanent. The absence of the boundary leaves potential for unrestricted urban sprawl.The proposal PR6b is laughable. The proposal is to remove a golf course to make way for very low density housing and then to relocate the golf course a few hundred yards away on a site unsuitable for a golf course but which could be suitable for housing.

Changes Sought

The process should be restarted once the Oxford Local Plan has been completed and thus when any unmet housing need of Oxford is known. When Cherwell does this it should correct the errors made in this process and take account of the importance of the Green Belt and provide solutions which do not impact the Green Belt.

Reasons for Participation

PR-C-0822 09/10/2017 Iain Johnson — Y Y N N

2246

Comments

The amount of green belt land to be removed in such a small area is disproportionate. The removal of this green belt land goes against the UK government National Planning Policy Framework which is absolutely clear why Green belt exists. This plan will mean the merging of Kidlington and Oxford. It will create urban sprawl. It will not safeguard the countryside from encroachment. It will DEFINITELY NOT preserve the setting and special character of historic Oxford or the existing buildings of Water Eaton Manor. It will NOT assist in urban regeneration as the developers and landowners with vested interest can ignore existing land in the city or earmark it for "employment". Building on the green belt is meant to be a last resort. The current situation has other options and this last resort is not needed. The land that would be lost would mean losing high quality countryside we will never get back. The recreation value will be lost. we would lose nature and gain tarmac. Plans for PR6a and PR6b will completely eradicate the Kidlington gap. If Cherwell MUST build on green belt (which is debateable) then there are other places in the district with much less impact. Also, PR6a has no defined boundary to the east. This could lead to "creep" where more and more green belt is removed once anyone starts building on this area. Not having a recognisable permanent boundary represents a failing by Cherwell. PR6b means digging up a golf course and building a few houses on it (i.e. low density housing) with a half baked plan to move the golf course to a nearby site, totally unsuitable as a golf course (but quite usable for housing).

Changes Sought

The local plan should be scrapped and the investigation and research started again. The local plan should recognise the importance of the Green Belt. The Green belt isn't an inconvenient anachronism to be discarded. It is essential to the wellbeing of the citizens of Oxford and surrounding towns and villages. It is evident that the UK government values its green belt more than this local plan does … The Government national planning policy framework states that the Green belt exists to prevent urban sprawl, prevent neighbouring towns merging, safeguard countryside from encroachment, preserve setting and character of historic towns (such as Oxford!), assist in urban regeneration (by
forcing entities such as the Oxford city Council , the University and its colleges to consider land in the city for housing not more unnecessary jobs).

Reasons for Participation

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PR-C-0832 10/10/2017 David Flavin Oxfordshire County Council — Y

5049

Comments

The plan proposes to remove the Water Eaton Park & Ride (P&R) site from the Green Belt (site PR3d). This is a positive step and is strongly supported by OCC.

Changes Sought

Reasons for Participation

PR-C-0834 10/10/2017 Linda Ward — N Y

5172

Comments

Object strongly to the proposal to remove land from the Oxford Green Belt. The Green Belt around Kidlington is mainly pleasant and unspoilt countryside with many well-used footpaths and 'green spaces'. It is much appreciated and enjoyed by large numbers of local residents. Kidlington does not have many green spaces within it, and no park, and the surrounding Green Belt helps to compensate for this. The Masterplan SPD notes that Kidlington's distinctive character is as a 'village set in the landscape' and specifically seeks to enhance that. The Plan does not sufficiently consider the Kidlington Masterplan. The pressure for release of Green Belt land for housing results from the City
Council's apparent and damaging strategy of attempting to direct employment growth towards and within Oxford. There are alternatives such as a continuing strategy of dispersal as outlined above. The city council could also do much more to meet housing needs within its own boundaries such as making better use of previously developed land in Oxford and using some protected employment sites in the city for housing instead.

Changes Sought

Green Belt land should not be released. The real housing need for Oxford should be assessed and validated. The Councils should cooperate to protect the Green Belt and to protect Oxford from over-development. The current draft plan should be withdrawn.

Reasons for Participation

Wish to be represented by Kidlington Development Watch at the oral examination in public.

PR-C-0836 09/10/2017 Chris Pack — N

2266

Comments

Objection to Policy PR3 to remove land from the Oxford Green Belt. The Green Belt around Kidlington preserves green spaces that are so greatly appreciated and enjoyed by local residents. It protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance in the National Planning Policy Framework says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt. Quotes (Para 79) Green Belt purposes and the National Planning Practice Guidance concerning exceptional circumstances. Exceptional or very special circumstances have not been demonstrated in the CLPPR. Unmet housing need figures have now been cast into doubt and all the sites identified for development score high or moderate/high in in the 2017 Cherwell Green Belt study in terms of their value in preventing settlements merging and urban sprawl. Building so many houses in a relatively small area of green belt between Oxford and Kidlington is unsustainable. It would hugely worsen traffic problems and pollution. Schools and health services would be overstretched. Kidlington will become part of a vast urban sprawl encompassing North Oxford. Green Belt's open countryside in which nearly 4,000 of the houses would be built would be sacrificed forever and its walks and views lost. Natural habitats and wildlife would be destroyed. Oxford City Council has been allocating land in the city for employment instead of for housing. It has ignored the impact on surrounding Districts and failed in its duty to cooperate. The City Council should do more to meet its own needs. Object to Policy PR3 on the grounds that the plan is not consistent with National Policy when assessed against the purposes of the Green Belt as set out in the National Planning Policy Framework (NPPF) and is therefore Unsound and Not Positively Prepared.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0841 10/10/2017 Catherine Newman — N — N

2276

Comments

The Green Belt boundaries within Cherwell DC will be maintained in order to meet the 5 purposes of the Green Belt. Therefore these plans to build 4,400 houses (with such high density) should never have been considered. Cherwell District Council has acted far too fast in agreeing to these developments and not acted in the interest of Yarnton, Begbroke and Kidlington. Both Yarnton and Kidlington have already built houses which home some of Oxford City overspill. Yarnton and Begbroke should not be merged togetherwith each other or with Kidlington, each village should keep its own separate historic identity. Once the Green Belt has been built on it can never be recovered.

Changes Sought

Reasons for Participation

PR-C-0842 10/10/2017 Duncan Chadwick — David Lock Associates on behalf of University of Oxford, Merton College and a private landowner — Y — Y — Y — Y

5008

Comments

Subject to the Tripartite's comments on Policy PR3b, the Tripartite supports the objectives and general wording of Policy PR3, which confirms the removal of land from within the Green Belt and sets new outer boundaries. However, the Tripartite considers that it is not clear to the general public as to why, for example, € 14.7 hectares of land to the north, east and west of Begbroke Science Park (as shown on inset Policies Map PR8) is separate to the removal of 111.8 hectares of land referred to earlier in the Policy under Policy PR8, when it is within the same proposed allocation. In addition, in the case of Begbroke Science Park, the adopted Cherwell Local Plan Part 1 has already stated (Para. B.529) that a specific need has been identified [for additional employment land] at the Science Park. Therefore, exceptional circumstances have already been considered to exist to justify a small scale local review of the Green Belt to meet employment needs (see 'Policy Kidlington 1: Accommodating High Value Employment Needs') here, which is not referred to in the Policy. It is requested that this is addressed in revised wording for this section of the Policy.

Changes Sought

Suggested change to PR3(e) - 14.7 hectares of land to north, east and west of Begbroke Science Park (as shown on inset Policies Map PR8) as the adopted Local Plan Part 1 has already acknowledged that exceptional circumstances exist to justify a small scale review of the Green Belt to meet employment needs at the Science Park.

Reasons for Participation

The land owned and controlled by the Tripartite comprises some 86% of the largest draft allocation within the Plan and as such, occupies a unique and vitally important role in meeting Oxford's Unmet Housing Needs. As such, the Tripartite consider it is essential that it is present [and/or represented] and participates at the Examination in order to assist the Inspector by responding to any queries that may arise and supporting the assessment of the soundness of the Plan.

PR-C-0842 10/10/2017 Duncan Chadwick — David Lock Associates on behalf of University of Oxford, Merton College and a private landowner — Y — Y — N — Y

5009

Comments

These comments are specifically in respect of Policy PR3(b) as separate representations have been made by the Tripartite on Policy PR3. The Tripartite notes that under Policy PR3(b) it is proposed to remove a small area of land from the Green Belt that lies adjacent to the proposed allocation (Policy PR8) and bounded to the east by the railway line. The railway line is to become 'the consistent and strong Green Belt boundary at the eastern edge to the proposed allocation' (Policy PR8).The land the subject of Policy PR3(b) is owned by the University of Oxford (part of the Tripartite) and is coterminous with and closely-related to the remainder of the proposed allocation at Policy PR8. Whilst the Plan states that there is no need for PR3(d) sic – meant to be PR3 (b) – to be allocated, reserved or safeguarded for development, equally the Tripartite considers that there is no clear or valid reason why this land should not be incorporated within the red line boundary of the proposed allocation at Policy PR8.The Tripartite has requested (elsewhere in its representations on Policy PR8) that land be excluded from the proposed allocation because of different land ownerships, willingness to develop/collaborate and nature of the land-use contribution towards the aspirations of Policy PR8. However, none of these apply to land at Policy PR3(b), which could usefully be included in the proposed allocation to contribute towards the development, the delivery of homes and place-making principles of the new urban neighbourhood at Begbroke. It would also contribute towards offsetting the removal of land from the proposed PR8 allocation for deliverability and other reasons (e.g. land contamination). The land is available, suitable, deliverable and achievable so is developable in the context of Paragraph 47 of the NPPF in conjunction with the remainder of Policy PR8 and it would be reasonable, rational and logical to include it as 'residential land' within Policy PR8 and on the Policy PR8 Policies Map. As already established in the Plan it would make no contribution to the purposes of including land within the Green Belt as set out in the NPPF.

Changes Sought

Amend Policy PR3(b) to remove the reference to 0.7 hectares of land adjoining and to the west of the railway (to the east of the strategic development site allocated under policy PR8 as shown on inset Policies Map PR8); and Include the 0.7 hectares of land referred to above as 'residential land' within Policy PR8 and on the Policies Map. This is on the basis that it would make no contribution to the purposes of including land within the Green Belt as set out in the NPPF and would offset (in part) land recommended by the Tripartite to be removed from the Policy PR8 allocation because of deliverability and other issues (e.g. land contamination).

Reasons for Participation

The land owned and controlled by the Tripartite comprises some 86% of the largest draft allocation within the Plan and as such, occupies a unique and vitally important role in meeting Oxford's Unmet Housing Needs. As such, the Tripartite consider it is essential that it is present [and/or represented] and participates at the Examination in order to assist the Inspector by responding to any queries that may arise and supporting the assessment of the soundness of the Plan.

PR-C-0845 10/10/2017 Christine Cook — N — Y

5692

Comments

The purpose of the Green Belt is that it is protected so why are you being allowed to propose housing on it? The proposed development is part of the countryside that currently surrounds our villages with good agricultural land which is also used by residents for recreation. Are there no other sites within Cherwell and neighbouring Districts that can accommodate these new houses so that we don't have our Green Belt removed forever? Understand that there are exceptional circumstances which you need in order to remove Green Belt - have you ticked all the boxes for that? Why are brownfield sites not being used?

Changes Sought

Reasons for Participation

Would like the Begbroke and Yarnton Green Belt Campaign to act as my representative during the Examination by the Planning Inspector.

PR-C-0846 10/10/2017 Alison Noel — N

2285

Comments

Object to policies PR3, (The Oxford Green Belt), PR6a (Land East of Oxford Road) and PR6b (Land West ofOxford Road).• Believes these proposals are not consistent with National Policy because they do not take into account the detrimentaleffect that removing these large areas of Green Belt will have. These proposals therefore fail to meet the test ofsoundness as defined in paragraph 182 of the NPPF.• Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature and is not an appropriatestrategy and is unjustified.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0847 10/10/2017 Dr Michael Fraser N N N Y

5290

Comments

Referenced the 5 purposes of the Green Belt and NPPF paragraphs 82-84. Quotes provided on the Elmbridge Local Plan and Poole Local Plan. Quotes provided on NPPG's guidance on the Housing and Economic Land Availability Assessment (HELAA). Reference to Policy ESD14 of the adopted Local Plan Part 1. it is reasonable to conclude that whilst local districts may have accepted an apportionment of Oxford's unmet housing need the actual number is not
absolute and the Local Plan process may determine that Cherwell, for example, is unable to accommodate the apportioned figure due to existing national policies, such as Green Belt. Conversely, Oxford City, through the development of its own Local Plan and consideration of urban density, re-allocation of land previously earmarked for employment use, etc. may determine that the total unmet housing need is lower than that recommended by the SHMA and post-SHMA work. The latter point will especially apply should Oxford City seek to justify exceptional circumstances to remove Green Belt land that falls within its own jurisdiction. Reference to Oxford's Preferred Options document.

Changes Sought

For the reasons given above AND the Representations made by the Begbroke & Yarnton Green Belt (BYG) Campaign which I additionally support and adopt as part of my own Representation in this document, the Plan in its current form cannot be changed to make it legally compliant or sound and should therefore be withdrawn and NOT be submitted for Inspection.

Reasons for Participation

"Would like the Begbroke & Yarnton Green Belt (BYG) Campaign to represent meat the Examination should it take place"

PR-C-0847 10/10/2017 Dr Michael Fraser N N N Y

5697

Comments

Detailed comments provided on the 12 exceptional circumstances proposed. Disagree with the exceptional circumstances. Reference to the SA.

Changes Sought

For the reasons given above AND the Representations made by the Begbroke & Yarnton Green Belt (BYG) Campaign which are additionally supported, the Plan in its current form cannot be changed to make it legally compliant or sound and should therefore be withdrawn and NOT be submitted for Inspection.

Reasons for Participation

Would like the Begbroke & Yarnton Green Belt (BYG) Campaign to represent at the Examination should it take place.

PR-C-0848 08/10/2017 Plamen Petroff N N

2288

Comments

Object to policies PR3, PR6a and PR6b as well. The key facts:- The proposal is not consistent with the National Policy because the policies do not take into account the detrimental effect that removing these large areas of Green Belt will have.- There are no 'exceptional circumstances', which could allow a City Council to ruin the environment and the future of our children. The Government's NPPF (Para 80) is very clear what the aims of the Green Belt are. The Green Belt must be 'enhanced', not reduced.There are no supporting facts that all relevant alternatives had been assessed.

Changes Sought

Revise the Plan

Reasons for Participation

Page 2319

PR-C-0851 10/10/2017 Margaret Homans N

2297

Comments

Objection to the removal of land from the Oxford Green Belt. The Green Belt preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0852 10/10/2017 D Homans N

2302

Comments

Objection to the removal of land from the Oxford Green Belt. The Green Belt preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0856 10/10/2017 Anne Clifton N

2314

Comments

Objection to the removal of land from the Oxford Green Belt. The Green Belt preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0857 10/10/2017 Elaine Oke N

2319

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0858 10/10/2017 Katherine Andrews N

2324

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0859 10/10/2017 S Wentzel N

2329

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0860 10/10/2017 Daphne Hampson N

2334

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0861 10/10/2017 Walker N

2339

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

Page 2120

PR-C-0874 03/10/2017 Mr Stuart & Mrs Phyllis Holcroft Y Y N

2367

Comments

Exceptional circumstances for releasing land from the Green Belt cannot be demonstated. Construction of 4000 homes can hardly be regarded as "limited infilling in villages" of which 2000 affordable houses are hardly "limited" and furthermore are not for local (Kidlington, Yarnton or Begbroke) community needs. From any perspective, the proposed development is inappropriate, and must not be permitted. The strength of CDC's argument for development within Green Belt is based upon the wish to support Oxford's unmet housing need. Economic circumstances, Government plans for a standardised formula for calculating housing need and the Cullen Report suggest that there should be little or no unmet housing need in Oxford. Object to development within the Green Belt on the basis that :-• The proposals run counter to the National Policy Planning Framework• Oxford's unmet housing need has been grossly over-estimated to the extent that there will probably be no unmet need.

Changes Sought

Reasons for Participation

PR-C-0875 04/10/2017 Mrs Frances Bishop N N

2370

Comments

Greenbelt - The reasons for Green Belt seem even more valid for today. The review has not shown that the circumstances are exceptional. Oxford is an unique and important historic City and it's identity is closely linked to it's size and it's settings in the gentle and surrounding landscape. The Greenbelt allows people to feel that the countryside is meandering into the city, connecting city and country and keeping the surrounding villages intact.

Changes Sought

Reasons for Participation

PR-C-0878 05/10/2017 Tim Davison N

2377

Comments

Believe these proposals are not consistent with National Policy because they do not take into account the detrimental effect that removing these large areas of Green Belt will have. These proposals therefore fail to meet the test of soundness as defined in paragraph 182 of the NPPF.• Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature and is not an appropriate strategy and is unjustified.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0882 05/10/2017 Carl Smith N N N Y

5208

Comments

Objects to CDC's proposals not complying with paragraphs 79 & 80 of the National Policy Framework (NPF), or with current CDC Cherwell Local Plan policy ESD14. This is because the additional housing proposals do not prevent unrestricted sprawl of large built up areas, or prevent neighbouring existing urban areas from merging into one another. In fact the proposals create continuing urban sprawl & the further degrading of the green setting & special character framework around the historic city of Oxford. The proposals also do not comply with paragraph 34 of the NPF because it is considered that the Oxfordshire Growth Board unmet housing need for Oxford assessment is unlikely to outweigh the harm to the Green Belt to constitute that "very special circumstances" to permit it. The objection is based on the fact that if there is a justification for "very special circumstances" to build dwellings in the Green Belt to meet Oxford's unmet housing need, THEN there must also be an equally justifiable "very special circumstances" for ensuring the area of Green Belt land take being taken is as minimal as possible, which is NOT being achieved in the Cherwell Local Plan Partial Review (Part 1) proposals. (Refers to amended Policies map attached to representation).

Changes Sought

Replace PR3 with; "The allocated strategic development sites will be based on minimising the areas of identified land to be removed from the Green Belt. This is shown as being a flexible range on the attached amended referenced Policies Maps and Green Belt Plan for accommodating the number of additional homes to be allocated in Cherwell for meeting Oxford's unmet housing need. It shall include Kidlington and surrounding area as follows: PR6a- removal of between 9.6 to 12.0 hectares of land as shown on inset Policies Map PR6a. PR6b - no land to be removed from land as shown on Policies Map PR6b. PR7a- removal of between 16.2 to 23.5 hectares o f land as shown on inset Policies Map PR7a. Policy PR7b - removal of between 4.4 to 6.7 hectares of land as shown on Policies Map PR7b. PR8 - removal of between 39.0 to 65.0 hectares of land as shown on Policies Map PR8. PR9 - removal of 17. 7 hectares of land as shown on inset Policies Map PR9. Consideration should be given for reducing housing numbers for all the above proposed development areas, particularly for protecting the Green Belt gap by considering developing the Brown field site at Shipton quarry cement works. The reserving of safeguarded land for proposing future further unknown development proposals is unacceptable.

Reasons for Participation

Based on the representation, would like to reserve the right to respond if necessary.

PR-C-0885 06/10/2017 Don Manley N

2386

Comments

If the Green Belt (GB) is destroyed there will be a serious decline in living quality for those living near it. The destruction of a golf course for the benefit of Oxford University's coffers is a scandal. In the area there is a limited sport facility not associated with the University. Moving the golf course is just a bad joke!

Changes Sought

Reasons for Participation

PR-C-0890 10/10/2017 Mrs S A Burnby

2396

Comments

Green belt area should stay. It's been a village for many years and will loose it's identity.

Changes Sought

Reasons for Participation

PR-C-0892 10/10/2017 Brian Dempster N

2399

Comments

The removal of green belt land. This goes against government policy and risks ruining the landscape and character of our area for ever. Green belt is a statuary provision to safeguard the green lungs of an urban area - lungs that will be further damaged by the increased traffic brought about by 4,400 new houses.

Changes Sought

Reasons for Participation

PR-C-0895 10/10/2017 Mrs Joyce Morris

2410

Comments

Object to Policy PR3 to Remove Land from the Oxford Green Belt. Green Belt areas were established to check unrestricted sprawl, prevent the merging of neighbouring towns and to preserve the setting and nature of historic towns and cities. If this plan goes ahead and areas of Green Belt are sacrificed, the whole of the area north of Oxford will become one large urban sprawl. The historic nature of Oxford as a city will be destroyed. Kidlington, Begbroke and Yarnton will become suburbs, losing their Identity and the sense of community that has developed in these villages.

Changes Sought

Reasons for Participation

PR-C-0896 10/10/2017 N Simpson

2411

Comments

Object to the proposed plans for further development of housing in the Begbroke, Yarnton and Kidlington area. Thirty years ago Kidlington was declared a town but the local population expressed their views very forcefully and we reverted back in being a village. Kidlington has done it's fair share in providing extra houses for the area. What green spaces remains should be preserved for the use of residents to enjoy. We are a rural area, not an urban area. Our green belt should be preserved at all costs - once build on, it is gone forever.

Changes Sought

Reasons for Participation

PR-C-0898 10/10/2017 David Burt N

2417

Comments

Object to Policy PR3 to remove land from the Green Belt. Government guidance says the Green Belt is a permanent designation and that unmet housing need is not a reason for building in it. It is the reason that people can enjoy the open pleasant countryside with the many popular country walks around the area. It also prevents the coalescence of the local villages and urban sprawl.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0899 10/10/2017 Prof John Morris N

2420

Comments

Particularly object to Policy PR3 to remove Land from the Oxford Green Belt. Green Belt areas were established to check unrestricted sprawl, prevent the merging of neighbouring towns and to preserve the setting and nature of historic towns and cities. If this plan goes ahead and areas of Green Belt are sacrificed, the whole of the area north of Oxford will become one large urban sprawl. The historic nature of Oxford as a city will be destroyed. Kidlington, Begbroke and Yarnton will become suburbs, losing their Identity and the sense of community that has developed in these villages.

Changes Sought | Reasons for Participation

PR-C-0900 10/10/2017 Kieran Brooks N

2423

Comments

Strongly objects to Policy PR3. Removing GB land. GB was established to prevent unrestricted urban sprawl, prevent neighbouring towns from merging, safeguard the countryside from encroachment, preserve the special character of historic towns & assist in urban regeneration by encouraging the recycling of derelict & other urban land. The proposals are in direct conflict with this. Govt. guidance states that GB is a PERMANENT designation & that unmet housing need isn't a reason for building on it. The GB North of Oxford preserves open land for these stated purposes. It is appreciated & used by locals. Removing it will result in a loss of amenity. Our personal living choice was partly made on its ease of access which we frequently use for recreation. GB would be lost if 1,950 homes are built (PR8 Land East of the M4). This will have a detrimental impact on our quality of life. The GB protects Historic Oxford City from overdevelopment & neighbouring villages/communities from coalescing into one large conurbation. I object to Policy PR3 as I do not consider the plan consistent with NP & don't believe that such policy can be put aside for convenience sake.

Changes Sought | Reasons for Participation

PR-C-0902 14/08/2017 Mrs Elizabeth C Mills N

2430

Comments

Objection to the removal of land from the Oxford Green Belt. The Green Belt preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt.

Changes Sought | Reasons for Participation

PR-C-0903 14/08/2017 HF Way N

2435

Comments

Objection to the removal of land from the Oxford Green Belt. The Green Belt preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt.

Changes Sought | Reasons for Participation

PR-C-0904 12/08/2017 Michael Cavey N

2440

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-0905 22/08/2017 David Elvidge N

2445

Comments

Objection to the removal of land from the Oxford Green Belt. The Green Belt preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt.

Changes Sought | Reasons for Participation

PR-C-0906 07/08/2017 Patricia Ann Heath N

2450

Comments

Objection to the removal of land from the Oxford Green Belt. The Green Belt preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt.

Changes Sought | Reasons for Participation

PR-C-0907 11/08/2017 David G Hitchens N

2455

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0908 11/08/2017 Susan H Booker N

2460

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0909 11/08/2017 Mrs A P Aust N

2465

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0910 08/08/2017 J E Cox N

2470

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0911 10/10/2017 Mrs D Harrys N

2475

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0912 08/08/2017 Michael Sims N

2480

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0913 07/08/2017 Mr A Leake N

2485

Comments

Objection to the removal of land from the Oxford Green Belt. The Green Belt preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt. Don't believe 'exceptional' need has been proved for the development on designated Green Belt. Neither does it make any sense to propose the development of recreational GB land that has been used as such for over 100 years & then set aside undeveloped land situated 300 yards from the existing recreational use (N Oxford Golf Club). There would also be the loss of the Kidlington circular walk.

Changes Sought

Reasons for Participation

PR-C-0914 07/08/2017 Moya Hermon N

2490

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0915 06/08/2017 Fred Paul Brightmore N

2495

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0916 07/08/2017 Mrs Patricia Watson N

2500

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought — Reasons for Participation

PR-C-0917 07/08/2017 Keith Watson N

2505

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought — Reasons for Participation

PR-C-0918 10/10/2017 Kelly Balliu N

2510

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought — Reasons for Participation

PR-C-0919 07/08/2017 Kevin & Natalie Brownsill N

2515

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought — Reasons for Participation

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PR-C-0921 14/08/2017 Ursula Dawson N

2528

Comments

Object to PR1a, PR3, PR11, plus unreasonable consultation process. Object to CDC failing to commission and examine an environmental report. It is NOT good enough to leave it to contractors. Strongly Object to CDC not representing the people of Cherwell and choosing to give into pressure from Oxford. Not acceptable. On your website you have 4 priorities; 1. Sound budgets & customer focussed council. You are ignoring the customer. 2. Thriving communities. You are intending to smash the community to pieces. 3. District of Opportunities. Letting Oxford City Council pressure you makes this a ridiculous statement. 4. Safe, clean and green. You are proposing lots of traffic, fumes, getting rid of Green Belt. Why are you proposing to do the opposite of what you state on you website are your priorities?

Changes Sought — Reasons for Participation

PR-C-0921 14/08/2017 Ursula Dawson N

2525

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought — Reasons for Participation

PR-C-0922 10/08/2017 C R Masters N

2530

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought — Reasons for Participation

PR-C-0923 09/08/2017 David Barber N

2535

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought — Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0924 07/08/2017 Mr & Mrs M J Brown N

2540

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0925 08/08/2017 Mrs S M Atkins N

2545

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0926 10/10/2017 M C Makepeace N

2550

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0927 07/08/2017 Moira Robinson N

2555

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0928 07/08/2017 Michael C Warmington N

2560

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0929 18/08/2017 P Newman N

2565

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0930 02/08/2017 Michael Pollard N

2570

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0931 08/08/2017 Mr & Mrs D G Nash N

2575

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0932 08/08/2017 W L H Horlick N

2580

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-0933 11/08/2017 Clodagh Jakuborin N

2585

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-0934 23/08/2017 Jack Li N

2590

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-0935 24/08/2017 A Davenport N

2595

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

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PR-C-0936 10/10/2017 Sheila Nichols N

2600

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-0937 19/08/2017 Anne Sandy N

2605

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-0938 07/08/2017 Kate Rendle N

2610

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-0939 16/08/2017 J Hill N

2615

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0940 16/08/2017 Felicity Peacock N

2620

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-0941 14/08/2017 I Lyne N

2625

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-0942 11/08/2017 Mrs B Bellinger N

2630

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-0943 19/08/2017 Madelaine Demport N

2635

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-0944 20/08/2017 Ylber Balliu N

2640

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Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-0944 20/08/2017 Ylber Balliu N

2644

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-0945 22/08/2017 Sidney Oretagu N

2649

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-0946 19/08/2017 Michael Foster N

2654

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0947 19/08/2017 Mrs Michele Allen N

2659

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0948 16/08/2017 P E Clayton N

2664

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0949 11/08/2017 John Holding N

2669

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0950 10/08/2017 Mr R M Gynes N

2674

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

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PR-C-0951 10/10/2017 Julia Middleton N

2679

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0952 10/10/2017 Mr & Mrs F A Williams N

2684

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0953 06/08/2017 S Wells N

2689

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0954 09/08/2017 Mr Martin Long N

2693

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0955 17/08/2017 M Blake N

2697

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0956 13/08/2017 Margaret Russell N

2701

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0957 17/08/2017 Erdogan Mustafa N

2078

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0958 19/08/2017 Jane Brooks N

2082

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0960 10/10/2017 Mr & Mrs P Bray N

2091

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0962 06/08/2017 J M Bicknell N

2710

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0963 11/08/2017 R Hardwick N

2715

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-0964 10/10/2017 C K Peddy N

2720

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0965 24/08/2017 Nicky & Patrick Forsythe N

2725

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-0966 25/08/2017 Mrs J D Spacksman N

2730

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-0967 29/08/2017 A W White N

2735

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-0968 30/08/2017 Jane Green N

2740

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

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PR-C-0969 10/10/2017 Kim Weitzel N

2745

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-0970 31/08/2017 G M Brooke N

2750

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-0971 08/11/2007 Mrs Claire Ring N

2755

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-0973 31/08/2017 Dr Guy Harrison N

2765

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0973 08/10/2017 Guy Harrison N

1921

Comments

Object to Policy PR3 to remove land from the Oxford Green Belt. The Green Belt around Kidlington provides enjoyment and health benefits to local residents. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building on it. The plan is therefore ineffective and not consistent with National Policy. If the proposal goes ahead, Kidlington would become part of a vast urban sprawl encompassing north Oxford, Cutteslowe, Wolvercote, Begbroke and Yarnton with a consequent loss of identity for all these communities. The walks and physical and mental health benefits of the Green Belt's open countryside would be lost for good and important natural habitats and wildlife would be destroyed. Sites rejected at this stage by Cherwell DC are still vulnerable and I strongly support the decision of Cherwell DC not to include Options sites PR14 and PR27 (Land behind the Moors) for development. This would entail the loss of a rich habitat for many rare wildlife species including Short Eared Owls, Great Crested Newts and Skylarks as well as a valuable amenity for village residents and visitors providing walks and historic views of the village toward St. Mary's Church. The land should be treated as a permanent green space. Any development would also exacerbate the flood risk to housing and adjoining land/conservation area. There is inadequate local infrastructure to support such development and it would have a detrimental impact on existing roads and services especially surface and foul drainage. Development would generate a lot of extra traffic near a school and nursery on a road already subject to traffic calming.

Changes Sought Reasons for Participation

PR-C-0974 22/08/2017 Mrs Pamela Lampard N

2770

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-0975 24/08/2017 Mrs J Franklin N

2775

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-0976 23/08/2017 S P Spacksman N

2780

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-0977 23/08/2017 R Lewis N

2785

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-0978 23/08/2017 Mrs L Gregory N

2790

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-0979 24/08/2017 Mrs Margaret Eynon N

2795

Comments

Objection to the removal of land from the Oxford Green Belt. The Green Belt preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt.

Changes Sought Reasons for Participation

PR-C-0980 10/10/2017 Ruth Higginson N

2800

Comments

Objection to the removal of land from the Oxford Green Belt. The Green Belt preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0981 13/08/2017 K Middleditch N

2805

Comments

Objection to the removal of land from the Oxford Green Belt. The Green Belt preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt.

Changes Sought

Reasons for Participation

PR-C-0982 14/08/2017 Paul Blake N

2810

Comments

Objection to the removal of land from the Oxford Green Belt. The Green Belt preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt.

Changes Sought

Reasons for Participation

PR-C-0983 16/08/2017 Mr & Mrs J & M Smith N

2815

Comments

Objection to the removal of land from the Oxford Green Belt. The Green Belt preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt.

Changes Sought

Reasons for Participation

PR-C-0984 17/08/2017 Trevor Cuss N

2820

Comments

Objection to the removal of land from the Oxford Green Belt. The Green Belt preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt.

Changes Sought

Reasons for Participation

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PR-C-0985 18/08/2017 Jenifer Beesley N

2825

Comments

Objection to the removal of land from the Oxford Green Belt. The Green Belt preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt.

Changes Sought

Reasons for Participation

PR-C-0985 18/08/2017 Jenifer Beesley N

2828

Comments

Objects to building on Green Belt. Don't need to be surrounded by 100's of houses. Please leave countryside alone.

Changes Sought

Reasons for Participation

PR-C-0986 19/08/2017 Farimah Zarrivi N

2830

Comments

Objection to the removal of land from the Oxford Green Belt. The Green Belt preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt.

Changes Sought

Reasons for Participation

PR-C-0987 20/08/2017 Timothy Kenneth Simmons N

2835

Comments

Objection to the removal of land from the Oxford Green Belt. The Green Belt preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0988 20/08/2017 Mrs M Simmons N

2840

Comments

Objection to the removal of land from the Oxford Green Belt. The Green Belt preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt.

Changes Sought | Reasons for Participation

PR-C-0989 14/08/2017 Heather Field N

2845

Comments

Objection to the removal of land from the Oxford Green Belt. The Green Belt preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt.

Changes Sought | Reasons for Participation

PR-C-0990 17/08/2017 Mr & Mrs G J Barrett N

2850

Comments

Objection to the removal of land from the Oxford Green Belt. The Green Belt preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt.

Changes Sought | Reasons for Participation

PR-C-0991 07/08/2017 P W Harvey N

2855

Comments

Objection to the removal of land from the Oxford Green Belt. The Green Belt preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt.

Changes Sought | Reasons for Participation

PR-C-0992 21/08/2017 Paul & Olga Jones N

2860

Comments

Objection to the removal of land from the Oxford Green Belt. The Green Belt preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt.

Changes Sought | Reasons for Participation

PR-C-0993 19/08/2017 R Prowton N

2865

Comments

Objection to the removal of land from the Oxford Green Belt. The Green Belt preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt.

Changes Sought | Reasons for Participation

PR-C-0994 21/08/2017 Mr M Bennett N

2870

Comments

Objection to the removal of land from the Oxford Green Belt. The Green Belt preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt.

Changes Sought | Reasons for Participation

PR-C-0995 11/08/2017 Marian Adams N

2875

Comments

Objection to the removal of land from the Oxford Green Belt. The Green Belt preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-0996 19/08/2017 D Grant N

2880

Comments

Objection to the removal of land from the Oxford Green Belt. The Green Belt preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt.

Changes Sought | Reasons for Participation

PR-C-0997 22/08/2017 Mrs B M Brown N

2885

Comments

Objection to the removal of land from the Oxford Green Belt. The Green Belt preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt.

Changes Sought | Reasons for Participation

PR-C-0998 12/08/2017 Geoffrey Ayres N

2890

Comments

Objection to the removal of land from the Oxford Green Belt. The Green Belt preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt.

Changes Sought | Reasons for Participation

PR-C-0999 13/09/2017 Malcolm Williams N

2895

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

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PR-C-1000 20/09/2017 Joan Leech N

2900

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1001 06/09/2017 Paul Burgess N

2905

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1002 20/08/2017 Peter & Amanda Clarke N

2910

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1003 10/10/2017 Mr & Mrs M J Goodin N

2915

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1004 20/08/2017 G W McIntyre N

2920

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1005 21/08/2017 Nicola King N

2925

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1006 21/08/2017 Mrs S Amiralai N

2930

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1007 21/08/2017 Chris & Diane Hodgkins N

2938

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1008 17/08/2017 Anita Jackson N

2942

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1009 16/08/2017 Mrs A Emberton N

2947

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1010 20/08/2017 James Philpott N

2952

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1011 23/08/2017 Tony Norris N

2957

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1012 24/08/2017 T Norris N

2098

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1013 23/08/2017 Reg Bendall N

2103

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1015 03/09/2017 Michael Trinder N

2967

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1016 03/09/2017 Christine Trinder N

2972

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

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PR-C-1017 17/08/2017 Mrs Newing N

2977

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1018 24/08/2017 John & Maire Walden N

2982

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1019 30/08/2017 Mrs Janet Jeffreys N

2987

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1020 31/08/2017 Raymond Suter N

2992

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1021 30/07/2017 Jenny Cooper N

2997

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-1022 25/08/2017 George Wakefield N

3002

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-1023 24/08/2017 Ann Ayris N

3007

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-1024 24/08/2017 Rodger Ayris N

3012

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-1025 08/08/2017 Eileen Bloomer N

3017

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-1026 19/08/2017 Mrs C L Roberts N

3022

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-1027 24/08/2017 A A Green N

3027

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-1028 24/08/2017 Mrs C Green N

3032

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1029 24/08/2017 Mrs S Higgins N

3037

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1030 01/09/2017 F L G Ratford N

3042

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1031 24/08/2017 David Blackwell N

3047

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1032 11/09/2017 Mr & Mrs Mayling N

3052

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

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PR-C-1033 17/09/2017 Peter Gough N

3057

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1034 15/09/2017 Emma Gough N

3062

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1035 18/08/2017 Jo Gough N

3067

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1036 18/09/2017 Andrea Van Rooyen N

3072

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1037 25/09/2017 J P McArdle N

3077

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1038 02/10/2017 Mrs G Honey N

2113

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1039 09/08/2017 David Payne N

2118

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1040 05/10/2017 Dr J D Priddle N

2123

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1041 05/10/2017 Deborah Quare N

3080

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1042 03/10/2017 Rosemary Werlinger N

3085

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1043 04/10/2017 Beccy McKenna-Jones N

3090

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1044 13/08/2017 Dennis, Wendy, Steve Richens N

3095

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1045 09/10/2017 T J Soanes N

3100

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1046 09/10/2017 Tim Madge N

3105

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1047 15/08/2017 G E Dunn N

3110

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1048 14/08/2017 D Pittick N

3115

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

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PR-C-1049 15/08/2017 Emma Luo N

3120

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1050 18/08/2017 Ann & Phil Smith & Urquhart N

3125

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1051 18/08/2017 Robert Bruce N

3130

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1052 18/08/2017 Mrs Elizabeth Bruce N

3135

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1053 17/08/2017 TJ White N

3140

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-1054 19/08/2017 Sandra Whitfield N

3145

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-1055 08/08/2017 Barry Hiles N

3150

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-1056 24/08/2017 Mrs Valerie Brennan N

3155

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-1057 10/10/2017 S D Rugg N

3160

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-1058 23/08/2017 Mr & Mrs Moore N

3165

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-1059 04/10/2017 Clare Phillips N

3170

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-1060 01/10/2017 Mrs F M Boolt N

3175

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1061 02/10/2017 Peter Druce N

3180

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1063 24/08/2017 L & CF McKeever N

3190

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1064 20/08/2017 E Morris N

3195

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1065 23/09/2017 Norma Aubertin-Potter N

3200

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

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PR-C-1066 28/09/2017 Anthony Andrews N

3205

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1067 21/09/2017 Gordon Tasker N

3210

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1068 10/08/2017 Mrs Joyce Ruiz N

3215

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1069 23/08/2017 Louise M Green N

3220

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1070 10/10/2017 A V Smith N

3225

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought — Reasons for Participation

PR-C-1071 24/08/2017 Matt Bassett N

3230

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought — Reasons for Participation

PR-C-1072 27/08/2017 Julia Cameron N

3235

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought — Reasons for Participation

PR-C-1073 17/08/2017 Mr CW & Mrs PS Armstrong N

3240

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought — Reasons for Participation

PR-C-1074 08/08/2017 David Bloomer N

3245

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought — Reasons for Participation

PR-C-1075 21/08/2017 J Mills N

3250

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought — Reasons for Participation

PR-C-1076 21/08/2017 Pauline Kearney N

3255

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought — Reasons for Participation

PR-C-1077 24/09/2017 John Sear N

3260

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought — Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1078 21/09/2017 Glenda de la Bat Smit N

3265

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1079 22/07/2017 Chris Eyre N

3270

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1080 22/07/2017 Mrs S Connell N

3275

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1081 22/07/2017 D Knott N

3280

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

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PR-C-1082 22/07/2017 George A Innes N

3284

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1083 22/07/2017 D Jones N

3288

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1084 04/10/2017 Mr R G & Mrs C Littlewood N

3293

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1085 04/10/2017 Mrs S Morton N

3297

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1086 25/08/2017 Michael S Bradley N

3302

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-1087 11/09/2017 C Sherriff N

3307

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-1088 28/09/2017 Mrs Sheila Churchill N

3311

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-1089 25/09/2017 Wendy Cowley N

3316

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-1090 28/09/2017 R E Hunt N

3321

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-1091 June Boffin N

3326

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-1092 25/09/2017 Bernard Boffin N

3331

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-1093 29/09/2017 Simon Godsave

3336

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1094 28/09/2017 Mrs Godsave N

3341

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1095 05/09/2017 Jackie & Steve Garlick N

3346

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1096 05/10/2017 Sue Wrist

3351

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1097 05/10/2017 Mr & Mrs Hand N

3356

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1098 05/10/2017 Betty Laitt N

3361

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1099 10/10/2017 Turid Walsh N

3366

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1100 10/10/2017 Vassilis Karatzios N

3371

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1100 09/10/2017 Vassilis Karatzios N

3570

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1101 10/10/2017 Brian Beesley N

3376

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1102 09/10/2017 Sarah Karatzios N

3565

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1102 10/10/2017 Sarah Karatzios N

3381

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1103 12/09/2017 A E Dudley N

3386

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1105 10/10/2017 Mrs Alison Machin N

3399

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1106 10/10/2017 Katrina Jenkins N

3406

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1107 10/10/2017 V Butcher N

3411

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1108 10/10/2017 Roy Hounslow

3416

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1109 10/10/2017 Hilary Watkins N

3421

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1110 25/09/2017 Miss L Smith N

3426

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1111 10/10/2017 Norman Davies N

3431

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1112 10/10/2017 Miss P Edgington N

3436

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

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PR-C-1113 10/10/2017 Linda Brogden N

3441

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1114 10/10/2017 RK Brogden N

3446

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1115 10/10/2017 William Norton N

3451

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1116 10/10/2017 J Nelson N

3456

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1117 10/10/2017 P Clarke N

3461

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-1118 10/10/2017 Bryan Franks N

3466

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-1119 10/10/2017 R Wheeler N

3471

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-1120 10/10/2017 Mrs R Brown N

3476

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-1121 10/10/2017 L Sullivan N

3481

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-1122 10/10/2017 Mrs Josephine Lee N

3486

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-1123 10/10/2017 Mr & Mrs K & J Abraham N

3491

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-1124 10/10/2017 Mr M Stringer N

3496

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1125 13/09/2017 C M Jackson-Houlston N

3502

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1126 06/09/2017 Kim Bennell N

3506

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1127 14/09/2017 P & B J Wood N

3511

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1128 25/09/2017 Mark Gardner N

3516

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

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PR-C-1129 18/09/2017 Mrs M G Kibbey N

3521

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1130 24/09/2017 Richard L Eddy N

3526

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1131 24/09/2017 Amy & Michael Shorter N

3530

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1132 26/08/2017 Sonya Willoughby N

3535

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1133 06/10/2017 Mrs J & Mr C Floyd N

3540

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1134 06/10/2017 Margaret & David Dee N

3545

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1135 05/10/2017 R D Walton N

3550

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1136 06/10/2017 G Furry N

3555

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1137 09/10/2017 David Lee N

3560

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1140 06/10/2017 Sheila E Middleton N

3575

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1141 08/09/2020 Lawrence J Middleton N

3580

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1142 30/09/2017 Mrs Patricia Shaw N

3585

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1143 04/10/2017 Ray Norrie N

3590

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-1144 01/10/2017 M J Elliott N

3595

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-1145 01/10/2017 Mrs M Elliott N

3600

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-1146 04/10/2017 Daria Nastri N

3605

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

Page 2152

PR-C-1146 04/10/2017 Daria Nastri N

3610

Comments

Objection - Building on GB is wrong! It protects and preserves the green spaces that are greatly appreciated and enjoyed by local residents. Government guidance says that GB is a permanent designation and that unmet housing need is no a reason for building on the GB. Plan is not consistent with National Policy.

Changes Sought

Reasons for Participation

PR-C-1147 04/10/2017 Mik Ashfield N

3618

Comments

Objection - Building on GB is wrong! It protects and preserves the green spaces that are greatly appreciated and enjoyed by local residents. Government guidance says that GB is a permanent designation and that unmet housing need is no a reason for building on the GB. Plan is not consistent with National Policy.

Changes Sought

Reasons for Participation

PR-C-1147 04/10/2017 Mik Ashfield N

3613

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-1148 02/10/2017 Lucy Pilgrim N

3620

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1148 02/10/2017 Lucy Pilgrim N

3625

Comments

Building on the GB will completely disregard the National Planning Policy Framework 2012. GB is to prevent urban sprawl - it is an important area for the well being of the local residents. It provides important habitat for protected wildlife and flora.

Changes Sought | Reasons for Participation

PR-C-1149 03/10/2017 Mary Franks N

3628

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1150 25/09/2017 Robin Cowley N

3633

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1151 09/09/2017 Ida D Leach N

3638

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1152 12/08/2017 Georgina Ashton N

3643

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1153 12/08/2017 G Pollard N

3648

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1154 16/08/2017 Lianne O'Sullivan N

3653

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1155 11/08/2017 Emma & Gary Billingham & Sargent N

3658

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1156 12/08/2017 N H Crombie N

3663

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1157 12/08/2017 Joanna Towersey N

3668

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1158 11/08/2017 Richard Priscott N

3673

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1159 10/10/2017 Mrs J Riordan N

3678

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1160 06/07/2017 S Tonkin N

3683

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1161 05/09/2017 Mr & Mrs J Holland N

3688

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1162 24/08/2017 Mr & Mrs L Lacey N

3694

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1163 11/07/2017 Mrs Bettina Lewington N

3699

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1164 24/08/2017 Stephen Mundy N

3704

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1165 23/08/2017 Dr Nika, Jiri Abu, Faytl N

3710

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1166 24/08/2017 Mr Ken Morris N

3715

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1167 21/08/2017 Mrs Pauline Rushby N

3720

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1168 08/08/2017 Christopher Cosby N

3725

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1169 11/08/2017 Jan & Andy Hodgson N

3730

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1170 09/08/2017 Mr & Mrs M Fennymore N

3735

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1171 12/08/2017 Matthew Hunt N

3740

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1172 08/08/2017 Robin Carey N

3745

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1173 30/08/2017 Mrs M Henton N

2128

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1174 30/08/2017 Larysa Yurkova N

2133

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1175 14/08/2017 Mrs J Townsend N

2138

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

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PR-C-1176 23/08/2017 Eileen & Allan Nicholls N

3751

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1177 18/08/2017 Mr D Townsend N

3756

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1178 11/08/2017 Christina Allen N

3761

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1179 09/08/2017 Mrs S E Bullock N

3766

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1180 10/08/2017 Mrs A Brenan N

3771

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1181 09/08/2017 Mrs Baggett N

3776

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1182 19/08/2017 Mrs F Haley N

3781

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1183 19/08/2017 Mrs Celia Wilson N

3786

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1184 19/08/2017 M O'Mahoney N

3791

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1186 12/08/2017 Heather Eustice N

3801

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1187 14/08/2017 Mrs J Butler N

3806

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1188 10/08/2017 N B Tinnion N

3811

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1189 05/08/2017 Terence Yeatman N

3816

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-1190 14/08/2017 Mrs A Wyatt N

3822

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-1191 18/08/2017 Mark Dilks N

3827

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-1192 23/08/2017 David & Alison Cook N

3832

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

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PR-C-1193 08/08/2017 Robert Craig N

3837

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-1194 19/08/2017 Lauren Bates-Brownsword N

3842

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-1195 23/08/2017 D Dean N

3847

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-1196 08/08/2017 Dianne Bates-Brownsword N

3852

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1197 08/08/2017 Darryl Bates-Brownsword N

3858

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-1198 23/08/2017 Malcolm & Joy Axtell N

3864

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-1199 10/10/2017 Le Brun N

3869

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-1200 21/08/2017 Yvonne Bunn N

3874

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-1201 20/08/2017 Alison Turner N

3878

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-1202 08/08/2017 Mary Timms N

3882

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-1203 13/08/2017 Richard Hutchinson N

3890

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-1204 13/08/2017 Bridget Blyth N

3894

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1205 13/08/2017 Jake Bennett N

3898

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought — Reasons for Participation

PR-C-1206 13/08/2017 Sean Blyth N

3902

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought — Reasons for Participation

PR-C-1207 13/08/2017 Kate Blyth N

3906

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought — Reasons for Participation

PR-C-1208 10/10/2017 Mrs Gonelt N

3910

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought — Reasons for Participation

PR-C-1209 12/08/2017 Andrew & Caroline Luckraft & Blunear N

3914

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought — Reasons for Participation

PR-C-1210 11/08/2017 Jacqueline Palmer N

3918

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought — Reasons for Participation

PR-C-1211 15/08/2017 J M Dow N

3922

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought — Reasons for Participation

PR-C-1212 14/08/2017 M Dimech N

3926

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought — Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1213 10/10/2017 Rennie Kennedy N

3930

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1214 18/08/2017 S Brain N

3934

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1215 17/08/2017 Mrs T R Brodie N

3938

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1216 14/08/2017 Mrs A Pearce N

3942

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1217 17/08/2017 E Lambourne N

3946

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1218 17/08/2017 R Lambourne N

3950

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1219 10/10/2017 Mrs Frances Clinkard

3954

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1220 16/08/2017 F Boult N

3958

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1221 16/08/2017 Janet Stevens N

3962

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1222 17/08/2017 Thom Murton N

3966

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1223 15/08/2017 Diana Lintott

1031

Comments

Objection made for the following reasons: Green belt land should not be built on just because Oxford house prices are high. Cherwell's responsibility is to it's own rate payers and not to accept demand from Oxford. The green belt is there to prevent urban sprawl and to counter the pollution issues in the area. It is also liable to flooding and is therefore unsuitable for housing. The housing that is being proposed to be built on the green belt will be designed for commuters to London and not designed as affordable housing for those who work in Oxford. house prices in Kidlington are so high that those who work in service occupations in Oxford are required to live in Bicester and commute in. Traffic routes are already congested and the suggestion that the extra housing will not affect the current traffic difficulties as people will be encouraged to cycle is fanciful.

Changes Sought | Reasons for Participation

PR-C-1223 16/08/2017 Diana Lintott N

3970

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

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PR-C-1224 18/08/2017 Mr B May N

3974

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1225 18/08/2017 Mr & Mrs L B Darcey N

3978

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1226 08/08/2017 Daniel Mason N

3982

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1227 17/08/2017 C Blake N

3986

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1228 15/08/2017 H & C Wardrop N

3990

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1229 17/08/2017 Jane Rendle N

3994

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1230 07/08/2017 Elizabeth R Rendle N

2144

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1231 17/08/2017 Kim Lee N

2148

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1231 17/08/2017 Kim Lee N

2150

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I object to Policies, PR1(a), PR3, PR11 and it is an unreasonable consultation process. Countryside, landscape and walks will disappear. The current infrastructure will not cope with increased population. Traffic congestion during peak periods will be much worse.

Changes Sought | Reasons for Participation

PR-C-1232 17/08/2017 Lucy Tarrant N

2152

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1233 05/09/2017 Mrs I Thatcher N

2156

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1234 24/08/2017 Steph Bishop N

3997

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1235 12/08/2017 L Ayres N

4001

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1236 26/08/2017 Chris Grace N

4005

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1237 28/08/2017 Peter B Jeffreys N

4009

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1238 22/09/2017 Dr G P Maddison N

4013

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

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PR-C-1239 04/09/2017 Mr & Mrs F Sarvari N

4017

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1240 10/10/2017 W Brown N

4021

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1241 14/08/2017 Thomas Pilgrim N

4025

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1242 22/08/2017 Zita Quinn N

4029

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1243 21/08/2017 Steve Burbridge N

4033

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1244 13/08/2017 Pascal Godard N

4037

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1245 20/08/2017 Mrs M H Ford N

4041

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1246 22/08/2017 Mr B E Braley N

4045

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1247 10/10/2017 Maureen Gale N

4049

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1248 22/08/2017 Mrs D Gregory N

4053

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1249 22/08/2017 Sandy Lord N

4057

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1250 25/08/2017 Marcy Yousaf N

4061

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1251 18/08/2017 Catherine Sykes N

4065

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1252 15/08/2017 Joan Hadaway N

4069

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1253 21/08/2017 Mr & Mrs R S White N

4073

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1254 21/08/2017 Mr A Bishop N

4077

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

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PR-C-1255 17/08/2017 Philppa Burrell N

4081

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1256 16/08/2017 Margaret Crick N

4085

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1257 17/08/2017 Gerald Whitehouse N

4091

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I object to Policies PR1(a), PR3, PR11 and the unreasonable consultation process. What is proposed is rash and ill advised. Please reconsider. Prudence is paramount.

Changes Sought | Reasons for Participation

PR-C-1257 17/08/2017 Gerald Whitehouse N

4089

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1260 17/08/2017 D R Pickvance N

2166

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1261 23/08/2017 Mr & Mrs A Sinnott N

2172

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1263 11/08/2017 Mr B Hosier N

4099

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1264 10/08/2017 Brian Parkinson N

4103

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1265 10/08/2017 Mrs P & Miss S Cranfield N

4107

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1266 23/08/2017 Margaret Beavan N

4111

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1267 23/08/2017 Mr W A Edgington N

4115

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1268 22/08/2017 S Bevis N

4119

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1269 22/08/2017 Mrs I Kabat N

4123

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1270 10/10/2017 Derek & Barbara Luke N

4128

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1271 24/08/2017 G M Waddle N

4133

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1272 19/08/2017 Mr & Mrs J Lloyd N

4138

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

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PR-C-1273 20/08/2017 June Taylor N

4143

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1274 21/08/2017 Gordon Wyles N

4148

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1275 18/08/2017 Mrs Marjory Kilby N

4153

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1276 19/08/2017 Mr M Pratley N

4158

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1277 19/08/2017 Miss B Pratley N

4163

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1278 19/08/2017 Mrs V Pratley N

4167

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1279 20/08/2017 D Williams N

4172

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1280 20/08/2017 Mrs Williams N

4177

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1281 18/08/2017 Dawn Williams N

4182

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1282 14/08/2017 Mr & Mrs B Knight N

4187

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1283 22/08/2017 NP Barrett N

4192

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1284 22/08/2017 Mrs J Barrett N

4198

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1285 17/08/2017 Diana Bouckham N

4202

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1286 17/08/2017 Mr & Mrs R Shepherd N

4206

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1287 15/08/2017 Mr & Mrs R Harris N

2179

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. We object to PR1 and PR3. Green Belt means Green Belt forever.

Changes Sought | Reasons for Participation

PR-C-1287 15/08/2017 Mr & Mrs R Harris N

2177

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1288 14/08/2017 Kim Martin N

2181

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1289 14/08/2017 Ann Martin N

2185

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1290 15/08/2017 David & Janet Davis N

4211

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1291 15/08/2017 Mr D Myers N

4215

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1292 14/08/2017 Mr B & Mrs J Higgins N

4219

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-1293 10/10/2017 L Howard N

4223

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-1294 14/08/2017 C Howard N

4227

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-1295 12/08/2017 E Bolden N

4231

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-1296 10/08/2017 Alison Ingram N

4235

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-1297 09/08/2017 A Kelly N

4239

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-1298 10/10/2017 M J Kelly N

4243

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-1299 15/08/2017 S M Rawlings N

4247

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1300 13/08/2017 Mr & Mrs M Evans N

4251

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1301 11/08/2017 Mrs K J Mansfield N

4255

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1302 22/08/2017 Mrs M Duffield N

4259

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1303 18/08/2017 P Foyle N

4263

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

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PR-C-1304 02/10/2017 Graham Perks N

4267

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1305 07/10/2017 Catherine Mary MacRobert N

4271

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1306 02/10/2017 Lucy Moore N

4275

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

PR-C-1307 04/10/2017 Dr Robert McGurrin N

4279

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1308 06/10/2017 Carolina & Peter Laitt N

4283

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1309 06/10/2017 Alicia Gardner N

4289

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I agree with reasons PR1(a), PR3, PR11 and unreasonable consultation process. Therefore, I oppose construction on the Green Belt.

Changes Sought Reasons for Participation

PR-C-1309 06/10/2017 Alicia Gardner N

4287

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1310 06/10/2017 Douglas Roberts N

4293

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I agree with objections, PR1(a), PR3 and PR11 and to help save the Green Belt, the local countryside and our rural villages in Cherwell and Oxford's unmet housing needs. I support the stance CPRE Oxfordshire have taken that the city could meet most, if not all of it's housing needs within its own boundaries by prioritising land for housing and making sure houses are genuinely affordable homes that people are hoping for. This could be achieved by making better use of brownfield sites and taking a step increase in density targets. Extra housing would require extra transport requirements, but there appears to be no proposals to cope with increased traffic and congestion. Plans should be put on hold until this is addressed. Also Sandy Lane should be improved, not closed to vehicles. I believe CDC can do better with regard to building the required houses without concreting very the Green Belt we require for future generations.

Changes Sought Reasons for Participation

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PR-C-1310 06/10/2017 Douglas Roberts N

4291

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1311 05/10/2017 Adrian Thomas N

4295

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1312 09/10/2017 Anita Bayne N

4298

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

PR-C-1313 09/10/2017 Simon Barnard N

4302

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1314 05/10/2017 M A Collier N

4307

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-1315 07/10/2017 S J W McFarlane N

4311

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

PR-C-1318 10/10/2017 David & Olive Kelland Cllr Peter Kelland on behalf of Mr & Mrs D & O Kelland Y Y N N

4316

Comments

The justification & effectiveness of PR3a is at odds with your own requirements for clear permanent boundaries to be re-established for the affected area. The triangle of land at PR3a is shown at Appendix 2 within the new light green area being GB to be removed, clearly not in the GB. A new permanent boundary would follow the A44 & the railway to a point where they meet. As it stands this area is in limbo, on one hand it Is clearly shown as outside of the GB in an area of GB to be removed Appendix 2, yet your policy PR3a regards it as land that needs to be protected beyond the plan period. You agree that the railway line forms a consistent & strong GB boundary, one of your requirements. You say that area PR3a will make little difference, the small field adjacent to Cuckoo or Green Lane could supply 15 to 20 houses identified as a type required in Oxford, being one & two bedroom of affordable rent or low purchase price. This field could allow sustainable housing with good transport links to Oxford & of course be close enough to allow cycle access. I feel that any land adjacent to Oxford should be included to meet Oxfords unmet need. The access to the A44 would be along the route of Cuckoo or Green Lane which is an OCC adopted road up to & beyond the level crossing. The A44 at this point is not a fast stretch of road as vehicles are slowing for the existing roundabout. I am sure a junction could be shown even if it means left turn only. This triangle of land should be included in this review as fully within the site boundaries of PR8

Changes Sought

As PR3a has been taken out of the Green Belt it should be included fully within the boundaries of PR8 and particularly PR8 16; 'the provision of a limited number of new homes to be agreed with the Council, to provide for students & those working for the University at the Science Park to support Its expansion and reduce car Journeys.

Reasons for Participation

PR-C-1322 10/10/2017 Adrian & Pat Sutton & White

5147

Comments

For more than 60 years the Green Belt that forms the Kidlington Gap has successfully checked urban sprawl, and it has prevented the merging of Oxford and Kidlington, provided access to countryside to residents of north Oxford and Kidlington, and preserved the setting of the historic town of Oxford. In view of the new assessment of housing need in Oxford, and the lack of a completed local plan by Oxford City Council informed by accurate data on the land available for housing within Oxford, it would be irresponsible and reckless for Cherwell District Council to proceed with its plans to build on the Kidlington Gap. We assume the availability of brownfield sites in Cherwell and Oxford has been thoroughly explored. Understand the need for more housing in and around Oxford. We hope that building on the Green Belt is a last resort, and that any new development takes into account the impact on the quality of life of existing communities. We urge Cherwell District Council to postpone any decision on the development of the Green Belt around Oxford until all the facts are made available.

Changes Sought

Reasons for Participation

PR-C-1323 10/10/2017 Erlinda Boyle

4337

Comments

Object to PR3. I believe this proposal doesn't take into account the detrimental effects on the environment, on general health and well being and healthy lifestyles (important consideration).

Changes Sought

Reasons for Participation

PR-C-1326 10/10/2017 Victoria Masey N N N Y

4346

Comments

These proposals are not consistent with National Policy. The removal of this land from the GB, which is vital to maintain the separate and distinct identity of the villages of Begbroke and Yarnton, will result in urban sprawl, with insufficient transport infrastructure, and little feasible chance to rectify this. We chose this area for our family home specifically for the access and close proximity to the land within the GB. This proposal will permanently destroy the rural nature of this beautiful area of Oxfordshire.

Changes Sought

For the reasons I have given and the Representations made by The Begbroke & Yarnton GB Campaign which I additionally support and adopt as my own Representation in this document, the plan cannot be changed to make it legally compliant or sound and should therefore not be submitted for inspection.

Reasons for Participation

I would like the Begbroke and Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-1343 09/10/2017 Miss Josephine Willoughby N

4394

Comments

Objects because proposals are not consistent with NP because they do not take into account the detrimental effect that removing these large areas of GB will have. These proposals therefore fail to meet the test of soundness as defined in para. 182 of the NPPF. Oxford's LP has not yet been prepared so Cherwell's allocation of homes is premature & is not an appropriate strategy & is unjustified.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1350 09/10/2017 Mr PA & Mrs JM Carpenter

4414

Comments

Oxford GB. PR8 & PR9 propose removing land from the GB surrounding Yarnton & Begbroke. This against NP & also disregards the independent identities of both villages, one of which is recorded in the 1086 Domesday Book. It appears that Oxford, whilst protecting its own green spaces & having sufficient brown field sites within the city boundaries to build housing on, is more than willing to sacrifice our green spaces!

Changes Sought

Reasons for Participation

PR-C-1351 09/10/2017 Mrs Sheila Westall

4420

Comments

Opposition to the plan to build high-density housing on the GB land to the east and west of the A44 between Yarnton and Begbroke. GB is a valuable breathing space to prevent urban sprawl and in many cases is agricultural land. Government is committed to protecting GB and development should only be allowed when no brownfield sites are available. Our GB should not developed to meet any part of Oxford City's unmet housing need when the city has brownfield sites. Sites around Cowley, Northern Gateway and Park & Ride at Redbridge could be used for housing and parking transferred to a site less suitable for housing. These brown sites are close to potential employment and therefore have less impact on road congestion. Impact of additional houses on A44 has not been adequately addressed. Suggested bus lanes are impracticable as no consideration given to pinch-points , mainly south of Yarnton where railway and canal bridges restrict the width of the carriageway. Ensuing traffic congestion will increase journey times, pollution, accidents, delivery costs and wear and tear on already deteriorating roads. Causing Sandy Lane to through traffic will inconvenience residents in accessing facilities in and around Kidlington High Street. Additional traffic on the road travelling west towards the A40, through Yarnton and Cassington villages will increase the dangers for children at local schools. Several acres of land to the south side of Sandy Lane was once a landfill site before its present agricultural use; it could be subject to subsidence and release of gases if the topsoil is disturbed by building. There is also the potential for flooding to the west of Yarnton on the lower slopes of Spring Hill, where heavy rain causes flash flooding.

Changes Sought

Reasons for Participation

PR-C-1360 09/10/2017 Dr Graciela Iglesias Rogers N

5158

Comments

Objects to PR3 to remove land from the Oxford Green Belt. The Green Belt not only protects the historic city of Oxford from overdevelopment and neighbouring villages from coalescence, but also from pollution and calamities brought by climatic events. The recent catastrophic flooding in Houston (Texas) should serve as tell-tale of what happens when vast green areas – including wetlands - are paved over. It's widely accepted that wetlands are able to soak up massive amounts of flood water. According to research of the Texas A&M University, the loss of 16,000 acres of wetland around Houston in the last two decades resulted inthe equivalent to nearly 4 billion gallons in lost storm-water detention. The loss of natural prairies, which are highly permeable and act as sponges for storm-water, also decreased the region's ability to handle flooding. Government guidance says that the Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt. Cherwell has failed to prove the existence of such exceptional circumstances. The plan is therefore both ineffective and not consistent with National Policy. There has been much talk recently of changing this policy under the (misinformed) view that it is not fit for the 2010s. It is argued that the modern green belt is often not green at all, but grey or beige, full of quarries, dumps and breakers' yards and that huge chunks are intensively farmed agricultural land that contributes rather than alleviates air pollution (through the ammoniaemission of fertilizers). If that is the case, then surely the answer should not be to concrete the Green Belt over, but to make it greener, that is to say to restore it to its natural shape and purpose. For example, farmers could be required to adopt the practice of injecting rather than spreading manure in their fields as it is common in other European countries such as Denmark and the Netherlands in order to reduce emerging contaminants to the environment.

Changes Sought

Reasons for Participation

Page 2175

PR-C-1361 09/10/2017 Mrs Lorna Logan N

5085

Comments

Objects to PR3. These proposals are not consistent with NP because they don't take into account the detrimental effect that removing large areas of GB will have. These proposals fail to meet the test of soundness as defined in paragraph 182 of the NPPF. Oxford's LP has not yet been prepared so Cherwell's allocation of homes is premature & is not an appropriate strategy, & is unjustified.

Changes Sought

Reasons for Participation

PR-C-1366 09/10/2017 Dr & Mrs Charles Steiner N

4438

Comments

Object to PR3, losing Oxford GB. Proposal not consistent with NP. They fail to meet test of soundness as in Para 182 of NPPF. Losing GB will be detrimental. Oxford's LP hasn't been prepared yet, so CDC's allocation of homes is premature, is not an appropriate strategy & unjustified.

Changes Sought

Reasons for Participation

PR-C-1368 09/10/2017 Helen Allen N

4448

Comments

Importance of green spaces for mental health and the negative impact of loss of identity and sense of community through the merging of villages. GB serves many purposes and once given up can never be retrieved - housing need is no reason to destroy it. If more housing is need it should be built outside the GB, and surely the new housing in Bicester will go some way toward meeting Oxford's need. Oxford could also do much more to meet its own need.

Changes Sought

Reasons for Participation

PR-C-1368 09/10/2017 Helen Allen

4445

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1371 10/10/2017 J E Bates

4452

Comments

Deeply concerned about building such a vast number of home between Yarnton, Begbroke and Kidlington, as I feel irreversible harm will occur to the rural identity of these villages and the increase in traffic on already congested transport networks. These areas are used extensively by people enjoying the countryside - once lost this can never be replaced. The closure of Sandy Lane to through traffic is untenable as it is a busy and vital link between the three communities. The field alongside Rowel Brook can become a flood plain in bad weather, and the proposed 50m wide strip of land to be left between the brook and the development will not cope with he additional problem of the adjoining area being covered in buildings and railways. All of this is to cover a problem that is not a problem of Cherwell District Council and the unmet housing needs of Oxford are unproven: recent government reports indicate that less housing is required than has been estimated by the city. I strongly oppose the development: it will produce a large urban sprawl losing the individuality of three thriving communities and destroying an area of natural beauty. Do not believe that there is the need to do so as Oxford has brownfield sites which are suitable.

Changes Sought

Reasons for Participation

PR-C-1372 10/10/2017 Norman Bates

4453

Comments

Deeply concerned about building such a vast number of home between Yarnton, Begbroke and Kidlington, as I feel irreversible harm will occur to the rural identity of these villages and the increase in traffic on already congested transport networks. These areas are used extensively by people enjoying the countryside - once lost this can never be replaced. The closure of Sandy Lane to through traffic is untenable as it is a busy and vital link between the three communities. The field alongside Rowel Brook can become a flood plain in bad weather, and the proposed 50m wide strip of land to be left between the brook and the development will not cope with he additional problem of the adjoining area being covered in buildings and railways. All of this is to cover a problem that is not a problem of Cherwell District Council and the unmet housing needs of Oxford are unproven: recent government reports indicate that less housing is required than has been estimated by the city. I strongly oppose the development: it will produce a large urban sprawl losing the individuality of three thriving communities and destroying an area of natural beauty. Do not believe that there is the need to do so as Oxford has brownfield sites which are suitable.

Changes Sought

Reasons for Participation

PR-C-1373 10/10/2017 Lucy Bates

4454

Comments

Deeply concerned about building such a vast number of home between Yarnton, Begbroke and Kidlington, as I feel irreversible harm will occur to the rural identity of these villages and the increase in traffic on already congested transport networks. These areas are used extensively by people enjoying the countryside - once lost this can never be replaced. The closure of Sandy Lane to through traffic is untenable as it is a busy and vital link between the three communities. The field alongside Rowel Brook can become a flood plain in bad weather, and the proposed 50m wide strip of land to be left between the brook and the development will not cope with he additional problem of the adjoining area being covered in buildings and railways. All of this is to cover a problem that is not a problem of Cherwell District Council and the unmet housing needs of Oxford are unproven: recent government reports indicate that less housing is required than has been estimated by the city. I strongly oppose the development: it will produce a large urban sprawl losing the individuality of three thriving communities and destroying an area of natural beauty. Do not believe that there is the need to do so as Oxford has brownfield sites which are suitable.

Changes Sought

Reasons for Participation

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PR-C-1376 10/10/2017 Fay Curtis N

4463

Comments

Objection to PR3 to remove land from the Oxford Green Belt. GB around Kidlington and Yarnton preserves open spaces appreciated and enjoyed by local residents, and protects historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and unmet housing need is not a reason for building on it. The plan is therefore ineffective and not consistent with national policy.

Changes Sought

Reasons for Participation

PR-C-1379 10/10/2017 Tim Del Nevo The Friends of Cutteslowe & Sunnymead Park N Y

4470

Comments

The proposal is not justified because it is not reasonable to plan to help meet the unmet need of a neighbouring authority (Oxford City Council) where that Council has yet to fully assess its unmet need. This is particularly relevant in the light of new methodology which suggests that Oxford's supposed unmet need is significantly overstated. The proposal is not justified because it does not meet the requirements of the NPPF on protecting Green Belt land. The land on PR6a & PR6b is very important in preventing urban sprawl, preventing towns from merging, protecting the countryside from encroachment and preserving the setting and special character of historic towns. The proposal does not take sufficient account of the damage that removing this Green Belt land would have. The proposal is not justified because the key exceptional circumstances as put forward by Cherwell are not valid. The proposal is not effective in terms of protecting an important park which lies on the border of Oxford City and Cherwell. The proposals put forward to protect the park can not be seen as deliverable. The proposal is not effective because it is not the most appropriate strategy. There are other sites within Cherwell which would not result in loss of valuable, high-performing Green Belt land. We would be grateful if the Inspector could visit the park please.

Changes Sought

Reasons for Participation

To represent the interests of the users of Cutteslowe Park

PR-C-1380 10/10/2017 Gordon Henning N N

5842

Comments

PR3 is not sound because it is not consistent with the NPPF. PR3 is not justified because the information presented supporting removal of areas from the Green Belt is not convincing. Greenbelt is irreplacable. Destruction of Green Belt affects future generations as well as the current one. Paragraph 5.40 provides an unreaslistic alternative to the loss of Green Belt. Planning release of Green Belt for development is unacceptable. It is not likely to be effective in dealing with Oxford's unmet housing need for the reasons provided in relation to PR6a and PR6b (see rep). PR3 may have a negative effect on the Green Belt by leading to a domino effect with increasing likelihood of more plans for destruction of other parts of the Green Belt. This is particularly likely where the proposed boundary of loss of Green Belt does not correspond to a well-defined feature.

Changes Sought

The Local Plan should be re-written without alteration to the existing Green Belt.

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1381	10/10/2017	Caroline	Johnson	The Harbord Road Area Residents Association	Y	Y	N	Y

4472

Comments

Policy PR3 states that the reduction of Green Belt land in the proposed submission plan is only 3%. However, this 3% is concentrated in a small geographical area so the effect is much more damaging than this figure would suggest The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. Proposing such a relatively high proportion of land to be removed from the Green Belt would fail to meet this fundamental aim and the five purposes of Green Belt land, as set out at paragraph 80 of the NPPF.We oppose the removal of this Green Belt land. In particular we oppose the removal of the Green Belt land in North Oxford (Draft Policies PR6a & PR6b) because this land performs strongly against the purposes of the Green Belt.The areas covered by PR6a and 6b are part of what is known as the ""the Kidlington Gap". This area of Green Belt has long been under pressure for development and most of it now forms the Northern Gateway site which Oxford City intends to develop, largely for commercial uses. Once Northern Gateway is complete, apart from a small piece of land, it is only Draft Policy Areas PR6a and PR6b which will separate the very large village of Kidlington from North Oxford so the removal of these sites from the Green Belt would result in the virtual coalescence of these communities.Such extensive removal of Green Belt land would also erode the existing countryside setting of an internationally recognised City of historic, architectural and cultural significance. This potential merging of settlements and erosion of the countryside, would clearly be at odds with national Green Belt policy. There have been various assessments of the landscape value of Draft Policy Area PR6a {land east of Oxford Road). When the Department of Transport proposed the A40 North of Oxford Bypass (colloquially known as the Tin Hat Scheme) in the early 1990s this entire area was designated an ""Area of Great/High Landscape Value"". The land owner {Christ Church) has adopted a policy of benign neglect allowing the vegetation along the A4165 to largely obscure views from the road. However, the views across the Cherwell Valley are still of high landscape value. A factor that has been overlooked by Cherwell is that they are also highly accessible areas of countryside with Public Rights of Ways which are well used. Access to this area is often via Cutteslowe Park, Oxford City Council's largest park, which benefits from an open setting and countryside views due to this area of Green Belt land. Cutteslowe Park is used by tens of thousands of visitors each year and each one has the opportunity to enjoy this vast, high quality landscape which would be severely affected by development of PR6a.The Green Belt Study covering Draft Policy ArPR6b (Land Parcel Ref OXl) stated in relation to the golf course ""Due to the proximity of Kidlington to Oxford the parcel plays an essential role in preventing the erosion of the physical and visual gap between the settlements"" and ""adds a rural character to Oxford's setting at close proximity to the City"".Cherwell's Proposed Submission Plan July 2017 states that ""Protecting and respecting the identity of individual settlements is an important aim of the existing Local Plan's policies for the built environment"". Proposing the removal of sites PR6a and PR6b from the Green Belt would seem to be at odds with this stated aim. We do not consider that the benefits of developing in this area would far outweigh the adverse effects of losing valuable agricultural land, a golf course and loss of and harm to the Green Belt. In fact it is clear that this Green Belt is extremely important in maintaining the rural setting of historic Oxford, preventing the virtual merging of communities and safeguarding high quality, accessible and well-used countryside.Oxford City's recent Preferred Options Local Plan consultation document looks to develop a further area of Green Belt land adjacent to PR6a. The cumulative effect of this has not been considered by Cherwell (or Oxford) and shows that the Councils have not demonstrated effective joint working on cross-boundary strategic priorities We do not consider that Cherwell has effectively demonstrated exceptional circumstances and none of those listed are sufficiently exceptional to justify such a large release of high-performing Green Belt land on the edge of such an important City. There are alternative sites, outside the Green Belt, which have not been given due consideration as a result of Cherwell's blinkered and unimaginative solution of ""dumping"" a large proportion of the ""unmet housing need"" on Oxford's doorstep. It should also be remembered that the stated intention of this proposal is to provide houses (50% affordable) to meet Oxford's ""unmet housing need"" close to the source of that need. However, due to the proximity of the station and the nature of the sites it is widely acknowledged that it is more likely to result in expensive homes for London commuters. We do not accept the figures currently put forward by Oxford City council as ""unmet housing need"" and believe that they are based on the flawed premise of encouraging economic growth within a City which already has very low employment. Oxford could and should look to a different approach which would enable it to meet more of its own housing need. The Government's proposed new method for calculating Objectively Assessed Housing Need also indicates that the "housing need" for Oxford City has been significantly overstated. This provides further evidence that Oxford City's "unmet housing need" has been overstated. We consider that the proposals for removing land from the Green Belt, as set out within Draft Policy PR3, are not justified as such a relatively high proportion of development on Green Belt land is not the most appropriate strategy particularly considering that Oxford City is only at its Preferred Options stage of Local Plan preparation. Oxford City clearly does not yet know exactly how muchland is available for housing development within its own boundaries. In light of this, we consider that the allocation of housing within Cherwell, to meet Oxford City's housing needs is premature and should be delayed until Oxford City has made further progress with its own Local Plan.Draft Policy PR3 is not effective as it does not take into account the potential cumulative impact of the proposed removal of Green Belt land in Cherwell and potential further removal of Green Belt land within the administrative area of Oxford City, as indicated within the City's Preferred Options Local Plan document. The policy therefore does not demonstrate, in this respect, the practice of effective joint working on cross boundary strategic priorities. Furthermore, Draft Policy PR3 is not considered to be consistent with national policy as it has not fully taken into account the detrimental effect such removal of land from the Green Belt will have and therefore fails to meet the tests of soundness as defined within paragraph 182 of the NPPF."

Changes Sought

We respectfully request that this Local Plan be rejected. Cherwell District Council should re-start the process once Oxford City's housing need has been properly examined and when Cherwell does this it should have due regard for the importance and functions of the Green Belt.

Reasons for Participation

We represent our members who live within Oxford City and who stand to be greatly affected by Cherwell's proposals. We live in and have knowledge of the area adjacent to the Kidlington Gap yet the attempts by Cherwell and Oxford City, to engage us in this process have been minimal.

PR-C-1385	10/10/2017	Ian	Middleton	The North Oxfordshire Green Party	N	N	N	Y

4483

Comments

This new development crosses the parish boundaries leaving a physical gap between Begbroke and Yarnton of approximately 50 metres. This has been referred to as a 'green corridor'. Yarnton is a village with a population of approximately 2,550 and Begbroke is a village with a population of approximately 780 based on the 2011 Census. There are approximately 1,350 houses in Yarnton and 390 houses in Begbroke. The proposals from CDC will be to build 2,480 new houses on the Green Belt land that currently separates our two villages. There is also only a small gap between this enlarged development and Kidlington, meaning in effect that the three villages are merged into one large conurbation with an estimated population upwards of 30,000. These proposals represent a significant incursion into green belt land. The government attaches great importance to Green Belts. Land designated as green belt under the National Planning Policy Framework (NPPF) is protected for a number of important reasons. The CDC Partial review highlights the importance of Green Belt in its own local plan and this is referred to in the partial review (section 5.32) referring to policy ESD14 of the existing Local Plan (2015). Yarnton and Begbroke are covered by ""Policy Villages 1"". Policy PR3 in the review document seeks to overturn these restrictions that only recently were regarded as vital and sacrosanct. This is to facilitate the removal of significant portions of green belt land without demonstrating any exceptional need to do so. Policy PR3 appears designed to pre-empt any future consultation or discussion on the expansion of the Begbroke Science Park, although the exact nature of this expansion will not be known until the local plan Part 2 is announced. It would seem however that the expansion of the Science Park is a foregone conclusion in the eyes of CDC.

Changes Sought

Reasons for Participation

To have an opportunity to make a personal representation at the appropriate time and when further information is available about the scale of response to these plans. There will likely be many changes in circumstances between the submission of representations and the consideration of the outcome. I would like to be able to add additional relevant information at that time if appropriate. Also as Green Party Parliamentary candidate for many parts of the area under consideration I feel I should be able to give voice to the views of the Green Party supporters and voters when the time comes

PR-C-1387	10/10/2017	Shoha	West				N	

4486

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1397 10/10/2017 Robert Davies Gerald Eve on behalf of Merton College, Oxford Y Y N Y

4503

Comments

Policy PR3 is supported. However, at paragraph 5.39, under the description of PR3, it is stated that the site is ""not considered to be suitable for residential development but connectivity will be expected through the site to Oxford's Northern Gateway site to thesouth"". This element of the policy formulation is considered to be unsound. Merton College have commissioned work in respect of exploring the development potential of the site in detail including acoustic surveys which demonstrate that the site canaccommodate some elements of residential accommodation alongside commercial uses in terms of a noise environment that could be created in this location close to the A34. Furthermore, it is considered that the site would serve to complement the neighbouring site allocations to the east and south, PR6b and PR6a (by Cherwell District Council) and the potential allocation (by Oxford City Council) of site 590 (to the north east of the Northern Gateway AAP area) within the City's advancing Local Plan, as it is a sustainable location for development. The site to the south of the boundary with Oxford City Council should not betreated in isolation. There should be sufficient flexibility to allow this land to come forward in isolation or as a more comprehensive scheme with the land to the south (site 590). Our client's landholding is suitable, appropriate and available for residential and/or commercial development and therefore the reference to the site not being considered suitable for residential development should be removed. The acceptability and appropriateness of any development proposal would be tested through the development of a planning application.

Changes Sought

Remove reference to site not being suitable for residential development.

Reasons for Participation

To enable the Planning Inspector to fully understand the key reasons why our requestedamendment to the Local Plan is required to make the plan 'sound', and to facilitate athorough examination of the issues.

PR-C-1398 10/10/2017 Ben Simpson WYG on behalf of Bonnar Allan Ltd Y Y N N

5329

Comments

The representations are submitted on behalf of my client Bonnar Allan with regard to their proposals at New Alchester. The land is identified in the Vision document attached to these representations and will include up to 7,200 new market & affordable homes, primary & secondary schools, creation of a 240 acre country park & watersports centre & the potential to incorporate a new Park & Ride site with connection to the railway line south of Bicester by a new railway station. Our comments on the PSP are confined to issues of soundness. A summary of the alternative Options A to I that CDC considered at the last stage of the Plan is set out at paragraph 2.12. For the reasons we set out in our representations to that stage, we consider that the CDC's proposed approach of allocating land to the north of Oxford & within the Green Belt (GB) around Kidlington as set out in PR3 is flawed, & that the Partial Review does not pass the test of soundness. The PSP is not Justified as in our view it does not represent the most appropriate strategy for meeting Oxford's un-met housing needs. The logic that appears to underlie the PSP is in essence that the closer the proximity of the required housing to the City, the more sustainable it will be. This logic ignores the fact that there would be better prospects of residents travelling into Oxford as well as the major employment locations in the Science Vale by public transport including by rail from New Alchester. The preferred locations around Kidlington will increase congestion on the highway network & will result in the loss of GB & lead to coalescence between Kidlington, Begbroke & Yarnton, whereas the proposals at New Alchester are located beyond the GB. As we make clear in the Vision document, our proposals can be delivered in a phased manner & there are no impediments to early delivery. The scale of the proposals at New Alchester allows it to meet both the identified needs of Oxford City as well as an element of the future needs of Cherwell District, & in so doing, we recognise the journey that this proposal involves.

Changes Sought

We consider that the PSP should direct a majority of the un-met need to New Alchester which constitutes a more sustainable & justified location for the new homes needed both to meet the City's un-met needs as well as future need within Cherwell District. The PSP should be re-drawn to allocate land at New Alchester in place of the proposed allocations in the Green Belt (GB) around Kidlington. New Alchester can provide a highly sustainable location for the much needed development, at a location outside the GB & on the railway line into Oxford. The development would facilitate creation of a new railway station at New Alchester which would encourage people to travel to Oxford City & also other employment centres within the Science Vale by public transport.

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1399	10/10/2017	Ms Jennifer	Mitter	Lichfields on behalf of The Church Commissioners for England (CCE)	N		N	Y

4505

Comments

The Church Commissioners for England (CCE) consider that the need to release some Green Belt land to meet the housing requirement is recognised and agreed. However, the evidence base sitting behind those sites currently identified for release under Policy PR3 does not sufficiently justify the current position in the draft Local Plan.
In terms of revising Green Belt boundaries, paragraph 84 of the NPPF states that …"When drawing up or reviewing Green Belt boundaries local planning authorities should take account of the need to promote sustainable patterns of development. They should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary". In addition, the recently produced Housing White Paper states that: "We are also proposing that national policy would make clear that when carrying out a Green Belt review, local planning authorities should look first at using any Green Belt land which has been previously developed and/or which surrounds transport hubs". Evidence Base document PR40 'Cherwell Green Belt Study (April 2017) and Addendum (June 2017)' which builds on the previous 2015 County Council study, seeks to assess the potential harm to the Green Belt that could result from the release of land associated with sites submitted to CDC in response to its 'call for sites' in January 2016 and the November 2016 Options Consultation. However, the methodology used is 'black box' and the conclusions are subjective, making it difficult to understand how the various parcels have scored against the five purposes of Green Belt as defined by NPPF (Paragraph 80) or indeed how they have scored against each other. The Study should, therefore, be revised to include a full assessment of the sites against the five purposes of the Green Belt. The Church Commissioners would further comment that the published HELAA takes an inconsistent approach when assessing sites within the Green Belt. The HELAA was not published until August 2017 which is after the draft Local Plan was published for consultation. This document should have formed a key part of the evidence base when considering sites for allocation but instead the assessment of the Green Belt sites has been heavily influenced by the draft allocations within the Local Plan. CCE question the objectivity of this evidence base document in relation to the Green Belt sites in terms of content and are concerned by the timing of its publication. It is also unclear how CDC have utilised the findings of the various published Green Belt studies to identify the release of the sites as now proposed under Policy PR3. There is a significant gap in the evidence base regarding the selection of these sites and the reasoning why these are preferred to other options. For example, Para 4.20 of the 2017 Study considers the possibility of the release of land at Islip for a new settlement with development in this location determined as 'potentially retaining a degree of distinction from the core of the existing settlement, with only land to the north of the railway line being released. The Cherwell valley floodplain strengthens separation from Kidlington'. However, there is nothing published to justify why this option was rejected in preference to releasing 'fragile Green Belt' sites around the Yarnton/Kidlington/Begbroke area. One of the key purposes of Green Belt is 'to prevent neighbouring towns merging into one another' (NPPF, Para 80) yet proposals under Policy PR3 will see the gap between the villages of Kidlington, Yarnton and Begbroke almost entirely eroded. While NPPF Para 80 refers to towns; as recognised within document PR40 (Para 3.18), the separation of smaller settlements is also considered relevant
to Green Belt purposes. Para 4.16 of the 2017 Study states that 'if environmental assessment determines that this land lacks significant value then a case could be made for accepting the coalescence, or near-coalescence, of settlements'. However, this case has not been made within the evidence base documents and therefore it cannot be determined that the most appropriate strategy is being pursued as the reasonable alternatives (i.e. a new settlement at Islip) have not been sufficiently explored. Soundness - The Green Belt reviews in isolation do not support CDC's position at Policy PR3 and there is a significant gap in the evidence base and thus a thorough exploration of the reasonable alternatives is required. The Council needs to justify its approach for focusing so much of the new development in one area. The evidence base prepared to support Policy PR3 is not sufficiently robust to justify the approach taken to release the Green Belt sites in the locations proposed in the draft Plan and further work should be undertaken to justify any such release, including a thorough exploration of the reasonable alternatives. The Plan is not justified and fails this test of soundness. The draft Plan is not Effective, as it focuses too much of the housing requirement in one, focused area and, therefore, there will likely be an impact on market delivery with the target housing delivery of an additional 4,400 units by 2031 unlikely to be achievable. The Plan is not consistent with national Policy as a full and robust assessment of Green Belt land and sustainable development has not been undertaken.

Changes Sought

A more thorough Green Belt Review is required which should include a full assessment of the sites against the five purposes of the Green Belt. The additional work needs to explore and justify why the Council has chosen to pursue development at these Green Belt sites which will see the coalescence of three existing settlements over other more suitable development options. In addition, more detailed consideration needs to be given to the scope to release Green Belt land around Islip, as identified on the attached Plan. The release of this land would not harm the five purposes of including land within the Green Belt and would assist in distributing the provision of new homes across the District, thereby reducing the impact on infrastructure in only one confined area. New development at this location would be sustainable and would support the existing local community. It has been demonstrated that there are no overriding physical constraints, in terms of highway impact, flooding and ecology, to the development of this land.

Reasons for Participation

Due to the complexity of the matters discussed in relation to PR3

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PR-C-1400	10/10/2017	Ms Deidre	Wells	Red Kite Development Consultancy on behalf of Kidlington Parish Council	N		N	Y

5352

Comments

Policy PR3c removes GB status from the small wedge of land west of PR6b and south of the railway, although no development is as yet proposed on this site. Once the GB designation is removed however, the site might in the future be capable of development under the terms of Policy PR12b, bringing the northward expansion of Oxford unacceptably close to Kidlington. It is proposed to remove GB designation from the Water Eaton Park and Ride/Parkway site PR3d. KPC fear that this could pave the way for a wider range of additional buildings, reducing the open character of the site, further weakening the break in development between Oxford and Kidlington, and adversely impacting on the separate identity of Kidlington which is fundamental to the adopted Kidlington Masterplan and the Local Plan.

Changes Sought

Retain Green Belt Policy on all the above sites, and do not allocate for development.

Reasons for Participation

KPC is an elected body, representing the views of a large number of people inthe part of the District which will be most affected by the proposed alteration to the Development Plan. In addition to having a statutory role in the Planning process, the Parish Council has an in depth understanding of the local area where new development is proposed, and is well placed tocontribute to the Local Plan process. It is essential for the KPC to be actively involved in the Examination, in order to be able to represent local views, fully respond to submissions made by others, and to address any modifications discussed in advance of the Examiners report.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1400 10/10/2017 Ms Deidre Wells Red Kite Development Consultancy on behalf of Kidlington Parish Council N Y

5351

Comments

Successive strategic plans in Oxfordshire have confirmed that: * Oxford's growth should be constrained, reflected in the introduction of a Green Belt of 6.5- 10km width around the City. • An alternative strategy of Country Towns should disperse both housing & economic growth through the County. The current SEP identifies the need for growth at both Science Vale (S of Oxford), Oxford & within the Oxfordshire Knowledge Spine which extends to include Bicester & Kidlington lies within the latter zone. Employment allocations & a commitment to consider additional expansion of employment sites W. of Kidlington are already addressed in the Adopted CDCLP & the 2016 SPD Masterplan for the village. The Country Town strategy is therefore not incompatible with the SEP, the Adopted CDCLP & the adopted DPD (Masterplan) for Kidlington. Refers to the principles of the GB. Refers to para. 034 of National Planning Practice Guidance (Stage 5 HELAA). Exceptional circumstances have not been demonstrated in relation to the scale of need that should be accommodated in Cherwell District. All the proposed sites are categorised as scoring high or moderate/high in importance in the GB study, in respect of preventing neighbouring towns merging into each other (See Figure 4.3 Oxford Green Belt Study 2015). They should be excluded from further consideration for new development & consistent with the findings of the Oxford City Preferred Options Local Plan. The Cherwell GB study 2017 downgrades the importance of some of the sites & scores land south of the railway & land west of Kidlington high in terms of harm. Substantial reduction of the GB is wholly incompatible with the strategic need for a GB. The effects of the planned allocations would be to reduce the width of the GB between the expanded settlement of Oxford & Kidlington to less than 1Km in places, in a location where much of the intervening gap is occupied by transport infrastructure. This is far too small when the separation is between two large settlements, & does not provide a meaningful GB in the terms set out in the NPPF. Only 14% of Cherwell District is subject to Green Belt policy – but KPC consider that land within the GB, as supported by the NPPF, should be seen as the last resort for new development, when all other options have been proven to be unsuitable. While it is appreciated that Kidlington is a convenient direction of growth for Oxford, KPC does not consider that the necessity for development here has been justified. KPC also finds the arguments set out in 4.16-4.17 of the Green Belt Study 2017 under the heading of 'Fragile Green Belt' are specious. To state that a case can be made for coalescence, whilst accepting the vulnerability & importance of the remaining gap, ignores one of the fundamental objectives of national Green Belt policy. KPC welcomes the retention of GB designation on sites north of Kidlington, including land between the village and the River Cherwell, & the absence of development allocations in this area. Development north of Kidlington would have severe adverse impacts not only on land important to the integrity of the GB & the character of the area, but would be likely to increase traffic movement through Kidlington, exacerbating existing problems of congestion and poor air quality. KPC also welcomes the retention of Green Belt designation on Frieze Farm site. Complete opposition to the release of any land in the Green Belt which has been found to have a high or moderate high score when assessed against the essential Green Belt functions set out in the NPPF.

Changes Sought

Delete references to removal of sites PR3c, PR3d, PR6a, PR6b, PR8 from the Green Belt.

Reasons for Participation

KPC is an elected body, representing the views of a large number of people inthe part of the District which will be most affected by the proposed alteration to the Development Plan. In addition to having a statutory role in the Planning process, the Parish Council has an in depth understanding of the local area where new development is proposed, and is well placed tocontribute to the Local Plan process. It is essential for the KPC to be actively involved in the Examination, in order to be able to represent local views, fully respond to submissions made by others, and to address any modifications discussed in advance of the Examiners report.

PR-C-1400 10/10/2017 Ms Deidre Wells Red Kite Development Consultancy on behalf of Kidlington Parish Council N Y

5360

Comments

Policy PR3c removes GB status from the small wedge of land west of PR6b and south of the railway, although no development is as yet proposed on this site. Once the GB designation is removed however, the site might in the future be capable of development under the terms of Policy PR12b, bringing the northward expansion of Oxford unacceptably close to Kidlington. It is proposed to remove GB designation from the Water Eaton Park and Ride/Parkway site PR3d. KPC fear that this could pave the way for a wider range of additional buildings, reducing the open character of the site, further weakening the break in development between Oxford and Kidlington, and adversely impacting on the separate identity of Kidlington which is fundamental to the adopted Kidlington Masterplan and the Local Plan.

Changes Sought

Retain Green Belt Policy on all the above sites, and do not allocate for development.

Reasons for Participation

KPC is an elected body, representing the views of a large number of people inthe part of the District which will be most affected by the proposed alteration to the Development Plan. In addition to having a statutory role in the Planning process, the Parish Council has an in depth understanding of the local area where new development is proposed, and is well placed tocontribute to the Local Plan process. It is essential for the KPC to be actively involved in the Examination, in order to be able to represent local views, fully respond to submissions made by others, and to address any modifications discussed in advance of the Examiners report.

PR-C-1401 10/10/2017 Alan Lodwick Alan Lodwick on behalf of Kidlington Development Watch N N N Y

5303

Comments

Object strongly to the proposal to remove land from the Oxford Green Belt.The Green Belt around Kidlington is mainly pleasant and unspoilt countryside withmany well-used footpaths and 'green spaces'. It is much appreciated and enjoyed bylarge numbers of local residents.5.4 Kidlington does not have many green spaces within it, and no park, and thesurrounding Green Belt helps to compensate for this. The Masterplan SPD notes thatKidlington's distinctive character is as a 'village set in the landscape' and specificallyseeks to enhance that.5.5 Kidlington Masterplan. The submission document does not sufficiently take intoaccount the recently adopted Kidlington Masterplan SPD which is written on thebasis that the surrounding Green Belt remains fundamentally unchanged. Inparticular we draw attention to the objective to strengthen Kidlington's distinctivecharacter of a 'village set in the landscape' and the objective to 'protect and enhanceKidlington's landscape and biodiversity assets'.5.6 Above all, the Green Belt exists to protect the historic city of Oxford from theeffects of over-development as is acknowledged in the adopted Cherwell Local Plan.Government guidance states that Green Belt is a permanent designation and that theexistence of Green Belt is a reason not to meet objectively assessed need in full. Italso states that unmet housing need is not a reason for building in the Green Belt.Cherwell Council has made no allowance for this in the submission plan. All of theGreen Belt around Kidlington contributes to the purposes set out in the NPPF as hasbeen shown in local studies. Government guidance and Cherwell's existing policy toprotect the Green Belt should be upheld.5.7 As argued above, the pressure for release of Green Belt land for housing resultsfrom the City Council's apparent and damaging strategy of attempting to directemployment growth towards and within Oxford. There are alternatives such as acontinuing strategy of dispersal as outlined above. The city council could also domuch more to meet housing needs within its own boundaries such as making betteruse of previously developed land in Oxford and using some protected employmentsites in the city for housing instead.5.8 Exceptional circumstances (para 5.17). We do not consider that exceptionalcircumstances for release of Green Belt have been demonstrated because (1) the'unmet housing need' for Oxford has not been proved (2) nor has the inability ofOxford to meet its own needs and (3) realistic alternatives to building in the GreenBelt exist. 5.9 Paragraph 5.41 implies that the Green Belt boundaries established by this planare not necessarily intended to endure beyond the life of the plan. This is contrary tonational planning policy (NPPF). It is also premature to make major changes toGreen Belt boundaries, as proposed in this plan, prior to the joint Oxfordshire planreferred to in para 5.41.

Changes Sought

Green Belt land should not be released. The real housing need for Oxford should be re-assessed as described earlier. An alternative spatial strategy should be established to protect the Green Belt and to protect Oxford from over-development. The plan should be withdrawn so that these matters can be addressed.

Reasons for Participation

"We (Kidlington Development Watch – KDW) consider this is necessary because of:our extensive involvement with the consultations at all stages of the Cherwell LocalPlan to date; the considerable work we have undertaken to publicise the consultationourselves; of the feedback we have received from Kidlington residents; and, the largenumbers of them who have responded as a result of our efforts.KDW is a voluntary organisation run by Kidlington residents with experience andinterest in planning issues. We believe that effective, informed public participation inplanning consultations is vital to democratic policy making. We publiciseconsultations that directly affect Kidlington and offer advice on how people can bestmake their views known. In relation to this and the previous options consultation weprinted and distributed leaflets, put up posters, ran a stall on many Saturday marketsand at other events, participated in public and parish council meetings, provided information on our website and responded to requests for information from Kidlingtonresidents.As a result, we have gained a very good understanding of the views of Kidlingtonresidents, a large number of whom have made representations because of ouractivities. KDW's representations therefore reflect the views of much of the Kidlingtoncommunity."

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1404	09/10/2017	Andrew	Hornsby-Smith		N	N	N	Y

5368

Comments

Detailed comments are provided in relation to transport including traffic generation, modes of transport, and the Park and Ride. The proposals in Submission draft policy PR3b to remove the Park & Ride and Oxford Parkway station from the Green Belt appear to endorse/facilitate the County Council's consideration of extending the Park & Ride site at Water Eaton. This is also endorsed in supporting paragraphs 3.63 and 5.46. However, plans to extend the Water Eaton Park & Ride contradict the County Council's own preferred strategy of locating new capacity away from edge of city locations. Section 2.3 of the Oxford Park & Ride Future Strategy Development – Final Report (PR 37) sets out that: 'Morning arrivals at the Peartree, Oxford Parkway, Redbridge and Seacourt P&R sites contribute, in particular, to traffic using the three A34 interchanges to the west of the city. Removing this demand through capturing those users further from the city would have an immediate positive impact on the Kidlington Oxford operation of the A34 and other roads it intersects as vehicles using the sites would no longer need to cross it. The OTS acknowledges that future housing and employment growth within Oxfordshire is set to further exacerbate congestion on the A34, the outer Ring Road and other corridors that feed into the city, unless traffic can be captured before it reaches them. The OTS concluded that the expansion of the current city-edge P&R sites to meet forecast levels of demand would add substantially to traffic levels on already congested routes, meaning those accessing the city via P&R would encounter significant traffic delays en-route to the P&R sites at peak times.'

Changes Sought

Reasons for Participation

Has spoken as a platform speaker at three public meetings in Kidlington and Gosford. Made a substantial representation at the Issues and Options stage. As a former parish councillor, has represented Kidlington Parish Council at the North Oxford Area Action Plan examination in public, and likewise was invited to the Examination in Public of the Local Plan. Has an MSc in Transport Planning, so part of representation covers that area. Also offers a distinctive perspective as a
local resident, who agrees with the principle of a Green Belt review, but does not support the current planned site allocation. Has no interest in promoting a particular site, but only have some sympathy with those who would wish to preserve the Green Belt intact. Believe views represent many in Kidlington who recognise the need for local housing, but see these plans as strategically unacceptable. Representation contains primary research evidence which could be presented.

PR-C-1404	09/10/2017	Andrew	Hornsby-Smith		N	N	N	Y

5370

Comments

Main objection to the use of this very large tract of land is that the theoretical capacity of the site was established at 8,731 dwellings in the Initial Sustainability Appraisal Report, which is not dissimilar to the 7,000 put forward by the developer at the time of the Local Plan. At that time, the proposal was rejected, and the Inspector ruled that the small scale local review for employment purposes (at Langford Lane and Begbroke Science Park) was reasonable, while strategic housing was to be located in Bicester, Banbury and Heyford which catered for the expected employment growth. It is not appropriate to use the pretext of meeting Oxford's unmet housing need to source new housing for Cherwell generated employment. This undermines the agreed strategy of the Local Plan. The Kidlington Masterplan deals with minor non-strategic housing to meet local needs. Detailed analysis provided. The closure of Sandy Lane to motorised traffic is undesirable. In 100 interviews conducted in Kidlington High Street, 8% of visitors came from Yarnton, and the closure of Sandy Lane would inhibit this trade. At the time of the Sainsbury's extension around 10 years ago, the Inspector accepted that Kidlington High Street's anchor stores were underperforming relative to average store floor spaces by £5m/year, and the Co-op anchor store has recently received planning permission to reduce its floor space. It is not the case that Kidlington has a thriving centre in which the loss of some trade from Yarnton would be unnoticed. For Yarnton Nurseries, 26% of their trade comes via Sandy Lane from Kidlington. This is unlikely to be made up for by allocations in the Yarnton area, as Kidlington would still be a far larger settlement. Other than the purely trading links, Sandy Lane provides a valued communal link which would not otherwise exist if such a direct link were severed. Would be happy to accept a much smaller scale of development on this site, one that reflects the originally sanctioned small scale 2ha increase in the Begbroke Science Park, with one primary school. But in terms of meeting the bulk of Oxford's needs, believes that there are better alternatives closer to the Northern Gateway that are less damaging in terms of the near coalescence of settlements, and more sustainable.

Changes Sought

Retain allocation of nature conservation areas, one primary school, remove allocation of 1,950 dwellings and secondary school. Remove existing proposed expansion of Begbroke Science Park. Remove references to and indicative map of station. Insert new policy with retained secondary school, and allocation of 200 houses, permitted 2ha expansion of
Begbroke Science Park. Insert new station proposal linked by cycleway from a location at Lyne Road.

Reasons for Participation

Has spoken as a platform speaker at three public meetings in Kidlington and Gosford. Made a substantial representation at the Issues and Options stage. As a former parish councillor, has represented Kidlington Parish Council at the North Oxford Area Action Plan examination in public, and likewise was invited to the Examination in Public of the Local Plan. Has an MSc in Transport Planning, so part of representation covers that area. Also offers a distinctive perspective as a
local resident, who agrees with the principle of a Green Belt review, but does not support the current planned site allocation. Has no interest in promoting a particular site, but only have some sympathy with those who would wish to preserve the Green Belt intact. Believe views represent many in Kidlington who recognise the need for local housing, but see these plans as strategically unacceptable. Representation contains primary research evidence which could be presented.

PR-C-1404	09/10/2017	Andrew	Hornsby-Smith		N	N	N	Y

5363

Comments

The appraisal and choice of sites due to the weighting attached to the criteria in both the Green Belt Study and the Sustainability Appraisal result in skewed assessments that place heavy weighting on access to transport infrastructure and employment potential, and very little emphasis on harm to the Green Belt. Representations to Issues and Options stage included in references made. The allocation of sites has been made based very largely on the results of the sustainability appraisal, backed up by a very flawed Transport Assessment (see my Appendix 1 and below). This therefore supports my contention that neither the policy purposes nor the value of the Green Belt in contributing intrinsically to the sustainability of places for people to live have been adequately taken on board as part of a more complete assessment. Given that CDC accept the importance of local landscape, then that should have featured in a supplementary document of some sort, and weightings should have been given and sites reassessed. None of the criteria used in the latest assessment vary from the initial assessment, but applying my separate criteria, and using the rather blunt '+' and '-' scale used in the SA, the scores of each of the key sites are changed radically (see Appendix 1).

Changes Sought

Rewrite to reflect impact on Green Belt in the local areas.

Reasons for Participation

Has spoken as a platform speaker at three public meetings in Kidlington and Gosford. Made a substantial representation at the Issues and Options stage. As a former parish councillor, has represented Kidlington Parish Council at the North Oxford Area Action Plan examination in public, and likewise was invited to the Examination in Public of the Local Plan. Has an MSc in Transport Planning, so part of representation covers that area. Also offers a distinctive perspective as a
local resident, who agrees with the principle of a Green Belt review, but does not support the current planned site allocation. Has no interest in promoting a particular site, but only have some sympathy with those who would wish to preserve the Green Belt intact. Believe views represent many in Kidlington who recognise the need for local housing, but see these plans as strategically unacceptable. Representation contains primary research evidence which could be presented.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1404	09/10/2017	Andrew	Hornsby-Smith		N	N	N	Y

5375

Comments

Not consistent with national policy. The allocations in Policies PR3, PR6A, PA6B, PR8, and PR12a by virtue of their location, scale, and likelihood to lead to future harm to the Green Belt, fail to demonstrate the 'very special circumstances' required to offset the protection against inappropriate development in the Green Belt, and the coalescence of settlements.

Changes Sought

Reasons for Participation

Has spoken as a platform speaker at three public meetings in Kidlington and Gosford. Made a substantial representation at the Issues and Options stage. As a former parish councillor, has represented Kidlington Parish Council at the North Oxford Area Action Plan examination in public, and likewise was invited to the Examination in Public of the Local Plan. Has an MSc in Transport Planning, so part of representation covers that area. Also offers a distinctive perspective as a
local resident, who agrees with the principle of a Green Belt review, but does not support the current planned site allocation. Has no interest in promoting a particular site, but only have some sympathy with those who would wish to preserve the Green Belt intact. Believe views represent many in Kidlington who recognise the need for local housing, but see these plans as strategically unacceptable. Representation contains primary research evidence which could be presented.

PR-C-1404	09/10/2017	Andrew	Hornsby-Smith		N	N	N	Y

5366

Comments

If the aim is to provide 1,180 houses in the area south of Kidlington, the least damaging locations would be at Stratfield Farm (site 49) and south of Gosford (sites 178, and HELAA 243 incidentally, a new site not identified at the Issues and Options stage). The two assessed sites have existing small allocations, but the theoretical capacity is far higher. The Initial Sustainability Appraisal (which excluded site 243) set these at 523 and 1,388 respectively. Allowing 3.2 hectares for a new primary school, probably best sited at the Gosford sites, and the 0.7 hectares identified for a cemetery extension in the Submission draft PR7a no. 3, the total net combined land available would be 34.26 + approximately 5 hectares of previously unidentified site HELAA 243. Adding in the existing allocation of 220 + 120, the total number of dwellings required to replace those not developed south of Oxford Parkway becomes 1,520. This represents an overall net density of 38.7 dph (1,520/39.26), which is lower than the 40 dph proposed in the submission draft in PR6a, less than the 45 dph proposed in Policy PR8 and less wasteful of Green Belt land than the 25 dph proposed in policy PR6b, or, to put the figures in greater perspective, withdrawing 60 hectares of land from Green Belt protection (Policy 6A, 6B) contributes 1,180 houses at a net density of just under 20dph. Detailed comments are provided in relation to the selection of alternative sites PR178 and PR49 and the Kidlington Masterplan.

Changes Sought

PR3, 6a, 6b - Delete references to PR6a and 6b in PR3. Rewrite all references to sites in Kidlington gap, deleting
allocations, setting out playing field allocation in land east of A4165. Allow mixed use on land identified
within Policy 3c playing fields, residential allocation of 140 written as a new policy. PR7 a and PR7b - Increase allocation to 1,520 between these sites. Retain a small buffer area to the west of Stratfield Farm. Remove reference to playing fields. PR12a - Rewrite to avoid incentive for future allocations beyond those allocated in the plan, or delete.

Reasons for Participation

Has spoken as a platform speaker at three public meetings in Kidlington and Gosford. Made a substantial representation at the Issues and Options stage. As a former parish councillor, has represented Kidlington Parish Council at the North Oxford Area Action Plan examination in public, and likewise was invited to the Examination in Public of the Local Plan. Has an MSc in Transport Planning, so part of representation covers that area. Also offers a distinctive perspective as a
local resident, who agrees with the principle of a Green Belt review, but does not support the current planned site allocation. Has no interest in promoting a particular site, but only have some sympathy with those who would wish to preserve the Green Belt intact. Believe views represent many in Kidlington who recognise the need for local housing, but see these plans as strategically unacceptable. Representation contains primary research evidence which could be presented.

PR-C-1405	10/10/2017	Donna	Palmer	Turley on behalf of landowner of northern parcel of land at south east Kidlington and Hill Residential Developments	Y	Y	Y	Y

5389

Comments

The NPPF makes clear that the "Government attaches great importance to Green Belts" (para. 79). The NPPF continues to advise that: "When drawing up or reviewing Green Belt boundaries local planning authorities should take account of the need to promote sustainable patterns of development. They should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary." (para. 84). The Council has clearly set out what it considers to be the exceptional circumstances which justify the release of Green Belt to meet the needs of Oxford City at paragraph 5.17 of the Plan. An important consideration in this circumstance has been the relationship of the proposed sites with Oxford City given the need for these allocations to effectively meet the needs of the City. It is clear from the process that the Council has been through in preparing the Local Plan Partial Review that the needs of Oxford City cannot be met in a sustainable manner without the release of Green Belt. This conclusion is supported by the Sustainability Appraisal prepared in support of the Local Plan Partial Review. As such it is considered that the proposed release of Green Belt is appropriate. Additionally, the Council has proposed to remove an additional parcel of land from the Green Belt and safeguard it beyond the Plan period. This is considered to be an appropriate response which adds greater flexibility to the Plan whilst also meeting the requirements of the NPPF in respect of ensuring Green Belt boundaries are capable of enduring beyond the Plan period.

Changes Sought

Reasons for Participation

Our client has important land interests in the District and has raised matters important to the delivery of the Local Plan Partial Review which it would benefit the Inspector to discuss further at the Examination in Public.

PR-C-1405	10/10/2017	Donna	Palmer	Turley on behalf of landowner of northern parcel of land at south east Kidlington and Hill Residential Developments	Y	Y	Y	Y

5521

Comments

We support the recognition of the need for Green Belt release and consider the approach taken to be sound.

Changes Sought

Reasons for Participation

Our client has important land interests in the District and has raised matters important to the delivery of the Local Plan Partial Review which it would benefit the Inspector to discuss further at the Examination in Public.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1406 08/10/2017 Dr. Alan and Mrs Catherine Dobson — N

4512

Comments

Objection: - Proposals are not consistent with National Policy because they do not take into account the detrimental effect that removing these large areas of GB will have. These proposals therefore fail to meet the test of soundness as defined in paragraph 182 of the National Planning Policy Framework. - Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature and is not an appropriate strategy and is unjustified.

Changes Sought

Reasons for Participation

PR-C-1409 10/10/2017 Richard Cutler Bloombridge Development Partners — N — Y

5602

Comments

OBJECT to the proposals in Policy PR3 in particular. In our opinion, a better outcome would be achieved by reverting to the original Alan Baxter work, with a localized review of the Green Belt for housing, combined with a master plan for the village that funds and delivers regeneration, place-making and other community benefits. Our proposals at The Moors (PR14) are consistent with this, and this would also protect the villages of Yarnton and Begbroke, as well as urban sprawl in the Kidlington Gap.

Changes Sought

Following the precautionary principle, the Plan should start from the assumption that key strategic components of the Green Belt are considered sacrosanct. These components are identified by LUC (i.e. high impact) and include the Kidlington Gap and Begbroke Gap; acknowledging that some development may be acceptable where there are special locational advantages that only the Gaps offer (e.g. for the University or inward investment), or where the resultant development does not significantly impact on the integrity of the Gaps or their permanence.

We note that paragraph 1.19 of the draft Plan records the LPP1 Inspector's advice that Oxford's unmet need must be considered within the context of a "countywide housing market area". It is difficult to see the case for the loss of strategically important Green Belt given this context. Cherwell need to repackage and represent the need for a strategic review of the Green Belt and also take a comprehensive approach to include University and inward investor needs given that the prospect of a further Green Belt review is unlikely for a generation.

Reasons for Participation

We confirm that we wish to attend the examination in public.

PR-C-1418 10/10/2017 Glenda Abramson — N

4534

Comments

Is opposed to the proposed Green Belt allocations mainly because CDC has not proved the exceptional circumstances required to build on a GB, nor has it proved Oxford's "unmet need". Use of the GB for development should be the last resort, if at all. The impact of this proposed "sprawl" on the environment would be massive, with extra cars on roads that are unable to sustain what already exists. This is true also of the existing infrastructure as a whole.

Changes Sought

Reasons for Participation

PR-C-1420 10/10/2017 Bob Hessian Weston on the Green Parish Council — N

4537

Comments

Objection to Options A and B as National Planning Policy states that a local planning authority should regard the construction of new buildings as inappropriate in GB. The policy lists exceptions but these exceptions do not concur with the exceptions that Cherwell are listing. Limited infilling in villages, and limited affordable housing for local community needs may be acceptable but the proposals put forward by CDC for Kidlington, Begbroke and Yarnton cannot be considered as "limited" and therefore do not meet that criteria. The fundamental aim of GB Policy is to prevent urban sprawl by keeping land permanently open – the CDC proposals would considerably increase urban sprawl - with the villages of Kidlington, Yarnton and Begbroke coalescing and thereby destroying their individual identities. CDC lists "Oxford's urgent and pressing housing need" as an "Exceptional Circumstance for GB development". We accept that there is a need for more affordable housing in Oxford but the figures quoted in the document have been suggested by others as being inaccurate and exaggerated. It is unclear as to which target population this proposed housing is meeting. Ideally it should for residents who wish to live and work in Oxford. Current stock is already being used by people who commute to outside the area and there is no legislation in place to prevent that. Oxford City Council has not fully explored ALL possible solutions to create more housing within the city. They have shown an unwillingness to build at higher densities and a reluctance to use Compulsory Purchase Orders to acquire land and buildings that have remained derelict or where landowners have resisted requests to release land for building. Given the serious traffic issues that arise from development outside the Oxford city area which is contrary to the requirement of sustainability in the NPPF, it is incumbent on the Oxford City Council to reconsider strategies to satisfy the housing need within its own boundaries before using GB land. CDC lists the "improvement of transport infrastructure in the north Oxford / A44 / A4260 corridor areas" as another "Exceptional Circumstance for GB Development" These routes are already heavily congested and additional housing in these areas will exacerbate the situation. There is insufficient information and data available to show that the County Council's A44/A4260 Corridor Study and its proposals are achievable both physically and financially. It appears to push the traffic and transport problem into other parts of Oxford. It follows from the above that Policies PR8 & PR9 (Development in Begbroke & Yarnton) are Unsound as the sites are in the Oxford Green Belt and the above arguments apply.

Changes Sought

Reasons for Participation

PR-C-1421 10/10/2017 Hilary Palmer

4539

Comments

Object to policy to remove land from the Oxford Green Belt. The Green Belt around Kidlington preserves green spaces that are so greatly appreciated and enjoyed by local residents, and protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt. The plan is therefore ineffective and not consistent with National Policy.

Changes Sought

Reasons for Participation

PR-C-1426 10/10/2017 Kathleen Hayes — N — Y

4546

Comments

The reasons given for removing land from the Oxford Green Belt (Policy PR3) in order to accommodate housing on behalf of Oxford City are not effective or consistent with National or Cherwell District Council Policy.

Changes Sought

Reasons for Participation

I would like the Begbroke and Yarnton Green Belt Campaign to act as my representative during the Examination by the Planning Inspector.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1427 10/10/2017 Christopher Villiers

4553

Comments

Almost all the new houses are planned to be built in Oxford's GB. Particular concern with the 1,180 houses envisaged for the land between Cutteslowe Park and Banbury Road and for North Oxford Golf course. Your own Local Plan states in connection with Oxford's GB that it "was designated to restrain development pressures which could damage the character of Oxford City and its heritage through increased activity, traffic and the outward sprawl of the urban area." It is clear that filling the gap between Oxford and Kidlington breaches all three reasons given above for having a GB. It would be not only an obvious 'urban sprawl' but it would fly in the face of one of the purposes of all GBs - i.e. to prevent the coalescing of existing settlements (Oxford and Kidlington). GBs are a permanent designation and thus are not the same as other green field land. Oxford is lucky to have one: many other cities of its size have no such designation of the land surrounding them and are thus subject to relatively unrestricted outward expansion. Unlike other green field sites, GB land can be built on only under exceptional circumstances. Various grounds claim this is a case where such 'exceptional circumstances' exist. In particular I quote Exceptional Circumstance 2: "Clear inability of Oxford to meet its (housing) needs." Even if one accepts that Cherwell has a 'duty to co-operate', this argument a) is incorrect and b) has been overtaken by events. It is incorrect in that Oxford City Council, whilst stating it has a housing shortage, is using some of its available land to create further employment opportunities rather than for new housing. This not only removes land which otherwise could be used for housing, but makes the situation worse in that more demand for housing (and other infrastructure) is created by those who will take the new jobs. The event which now renders this whole review at the very least questionable is the emergence of new methodology to determine the county's 'unmet need' for housing. The demand for new housing for the whole county has been reduced by 30%, while Oxford City's need has been slashed by 50%. These new figures, while still high, are a lot more realistic than the previous ones which seemed to have been developer led. It means that the City need no longer rely on the District Councils to meet its housing needs.

Changes Sought

Reasons for Participation

PR-C-1430 10/10/2017 Michael Marshall N

4559

Comments

Objection to Policy PR3 to remove land from the Oxford GB. The GB around Kidlington preserves green spaces that are so greatly appreciated and enjoyed by local residents. It protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The plan is therefore ineffective and not consistent with National Policy. Oxford City should look to its own open spaces within the ring road first, such as: - Cowmead Allotments off the Abingdon Road (A4144). - Oxford Golf Club (off Hill Top Road). - Open land between Osney Mead (behind the industrial estate) to Grandpoint. - Open land at Marston off the B4495. - Open land south of the Botley Road stretching out to the Ring Road (A34). Oxford may cite that the land between Botley and the Ring Road is in the Flood Plain – well so is Kidlington - a flood alleviation scheme is planned for Botley. These large pockets of land could accommodate all of the 4,400 houses within the City boundary without destroying the GB around the north of the city. This should take precedent and Oxford should be compelled to utilize land within the City first.

Changes Sought

Reasons for Participation

PR-C-1436 10/10/2017 Patsy Dell Oxford City Council

4573

Comments

Green Belt Oxford CC supports the position that there are exceptional reasons for development within the GB (Policy PR3). Both councils have used the same methodology in reviewing the GB (which also aligns with the GB work undertaken under the Growth Board). This is helpful to ensure a joined up & consistent approach across the planning areas in addressing this strategic issue.

Changes Sought

Reasons for Participation

Page 21784

PR-C-1437 10/10/2017 Cllr Paul Buckley Councillor for Wolvercote and Summertown Division of Oxfordshire County Council Y N N Y

4586

Comments

PR3 proposes removing large areas of land from the GB in order to provide housing. It is clear Nation Policy that this can only be justified in the most exceptional of circumstances. The Partial Review & its accompanying documents do not provide convincing justification. The issues at stake vary a little between the different GB sites threatened. The Reps focuses on land covered by PR6a & PR6b, since they impact most especially on my constituents as County Councillor. Describes the location of PR6a and its relationship to the countryside and its surroundings including site's visibility and its part in defining the character of the area. Refers to this part of the Oxford GB having served its purposes extremely well over the years; safeguarding the open countryside, preventing Oxford sprawling north & swallowing up Kidlington, & preserving the historic character of Oxford as a discrete city. Notes that removing land from the GB will undo this and result on a classic example of urban sprawl. This would be in clear breach of NP, & unacceptable to the community I represent, that borders the land concerned. Implementing PR6a in its present form will be to disregard the NPPF intention that, when drawing up a Local Plan 'authorities should consider GB boundaries having regard to their intended permanence in the long term'. Similar considerations apply to the land covered by PR6b. Describes the site's amenity role for over 100 years. Considers that its use for house building would be considered a tragedy by local residents. Oxford & Kidlington would have been merged, contrary to the aims of the GB, & again in conflict with NP. No doubt PR3 is based on judgements made in the LUC GB Study about the relative amounts of damage to the purposes of the GB. But these judgements are mostly subjective.
Notes that the LUC study grossly under-estimates the damage to be caused to the character of the N Oxford/Kidlington gap by implementing PR6a & PR6b, especially the de-facto merging of Oxford & Kidlington that would result. Refers to LP1 PR para 5.17 points 1 and 3 as weak arguments. Does not dispute the exceptional need for more housing, especially affordable housing, to meet Oxford's needs but for reasons highlighted in comments on PR 1(a) & PR2, Cherwell District & the PR6a and PR6b sites in particular, are not effective, sustainable locations for providing this housing. Therefore the 'exceptional need' justification is spurious in this context, & the sustainability justification does not bear scrutiny.

Changes Sought

Policy PR3 must be re-considered, and changed at least to remove reference to the land covered by PR6a and PR6b. If it really proves impossible to negotiate a substantial reduction in the figure of 4400 homes to be provided by CDC, then CDC should remove the need to use Green Belt land, by proposing brownfield land instead (available at the Shipton on Cherwell quarry), in order to be consistent with national policy.

Reasons for Participation

Because the need to change Policy PR3 needs to be emphasised.

PR-C-1439 10/10/2017 Sharon Yendle N

4593

Comments

Objection to remove land from the Oxford GB. The GB around Kidlington preserves green spaces that are so greatly appreciated and enjoyed by local residents. It protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The plan is therefore ineffective and not consistent with National Policy.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1442 10/10/2017 Tim Lund Oxford YIMBYs Y Y N N

4604

Comments

We very much welcome that, per 5.13, the "strategy is Oxford specific; to provide homes where people can most readily connect to Oxford and sustainably access the city's employment areas, its universities and its services and facilities". This readiness to co-operate with neighbouring authorities is essential for coherent planning, and recognises the needs of both existing and future residents. The weakness of the plan arises from its acceptance of the current low densities of the area. The numbers of homes per hectare on the sites proposed in Table 4, around 20, are in line with those for existing 'fully developed' areas of Kidlington, but less than half in parts of Oxford, without any high rise development, and also without the outstanding existing and potential public transport options
discussed in this plan. Planning for unnecessarily low densities means that new homes will, immediately via the open
market, or over time as they are resold, be unaffordable by the keyworkers for whom they are meant. Measures to keep new homes affordable are welcome, but will be hard to maintain in the long run as long as there are not enough homes overall. The realism of para 5.13 should mean policies for Kidlington, Begbroke and Yarnton which allow the
development of a new, distinct identities as local centres, so that they do not become low density dormitory suburbs, whether of Oxford or London. Higher densities should also apply to currently developed areas, in a way which works for existing residents, and reduce the area needed for new development. This would mean less loss of Green Belt, which will be welcomed by many, although this should not be an overriding objection. A gap between Oxford and these local centres risks undermining their connectedness with Oxford, as required by 5.13, so some Green Belt land will have to be re-designated. New policies suggested above for identities as local centres can offset this any loss in
this regard. We strongly support policies for the encouragement of environmentally sustainable transport, such
as the proposed new rail station at Yarnton, infrastructure required for rapid transport schemes, and better cycling facilities, especially allowing access to Oxford. Higher densities will also encourage walking, which is the most environmentally sustainable transport mode of them all.

Changes Sought

Reasons for Participation

PR-C-1447 10/10/2017 Christopher Hardman Wolvercote Neighbourhood Forum N Y

4611

Comments

"WNF does not consider that the policy of building on the Green Belt has been based on an "objectively assessed" housing need, and therefore it has not been positively prepared nor justified. We question whether any housing to meet the unmet housing need should be built on the Green Belt without first exploring other ways of meeting Oxford's housing needs, for example by Oxford City Council using land within its boundaries for housing rather than for employment, and building homes at a higher density. The Government has recently put forward a new way of calculating objectively assessed housing need and this suggests that housing needs and therefore unmet housing needs have been wrongly calculated and overestimated. Oxford City Council has not yet prepared a local plan (it is only at the Preferred Options stage) so there is currently no estimate of how much housing it can provide itself and so the unmet need cannot be accurately determined. Proposing to build more homes under these circumstances is irresponsible and makes the plan unsound.WNF does not support building on the Green Belt. This policy is not considered to be justified, when alternatives as outlined above, are available. A survey which we carried out amongst Wolvercote residents indicated that almost 70% were against development on the Green Belt.A new community could be built on an existing brownfield site at Shipton on Cherwell quarry (site 19) as we proposed in our response to the Partial Review - Optional Consultation. This would involve developing the infrastructure, but could form a new self-contained community. A new station on the railway there would serve commuters to Oxford. Development there would have the advantage of not increasing the pollution and congestion of the roads immediately north of the city.The policy is not considered to be effective. The transport infrastructure could not cope with the additional traffic which building new homes on the Green Belt north of Oxford would bring. The currently approved developments at the Northern Gateway and at Barton will inevitably lead to increased traffic before the proposed developments could take place. The Green Belt has already been unacceptably reduced by development. The policy is not consistent with national policy as outlined in the NPPF, which rules that building on the green belt should only happen under "exceptional circumstances". It specifically rules outbuilding to meet an unmet housing nee

Changes Sought

Reasons for Participation

Wolvercote Neighbourhood Forum would wish to be represented at the examination because we represent a large number of local people who will be affected by any development in Cherwell near to the northern boundary of the city.

Page 2185

PR-C-1449 10/10/2017 Janet Rowley WYG on behalf of Barwood Development Securities Ltd N

4613

Comments

"These representations support the principle of the Green Belt Review in Cherwell District, and the subsequent removal of land from the Oxford Green Belt. Policy PR3: The Oxford Green Belt proposes the removal of land from the Green Belt for the allocated strategic development sites within the Proposed Submission Plan. This includes the removal of 10.8 hectares of land for the allocation of our client's site at South East Kidlington under Policy PR7a.In accordance with paragraph 83 of the NPPF, it is considered that the "exceptional circumstances" required for removal of land from the Green Belt have been demonstrated, as detailed within paragraph 5.17 of the Proposed Submission Plan. Although the removal of land at South East Kidlington from the Green Belt is supported by these representations, it is considered that there is an opportunity to release additional land above the 10.8 hectares currently proposed under Policy PR3, in order to accommodate a higher level of residential development, and so better address the sustainability concerns set out in the Transport Assessment and Sustainability Appraisal.The Concept Masterplan and Vision Document (Appendix A and B) submitted with these representations identifies a different proposed Green Belt boundary at the Site's southern extent, which demonstrates how a higher level of housing development can be sensitively brought forward, maximising the economic and social benefits of developing this Site, without having any further material environmental impacts or harm to the Green Belt or conflicting with the fivemain purposes of the Green Belt (NPPF Paragraph 80). The failure to maximise the opportunity now, creates issues of "unsoundness" as the plan does not meet the Framework tests for strong Green Belt boundaries, that will endure beyond the Plan period.Sports pitches do not fall within the definition of appropriate development contained within paragraph 89 of the NPPF. As such, they are by definition, inappropriate development, which requires "exceptional circumstances" for release from the Green Belt. It is contended, therefore, that the entire Site at South East Kidlington is proposed for removal from the Green Belt under Policy PR3, and the split between residential development and sports pitch provision formally established by a subsequent planning application.The current allocation under Policy PR3 is not sound, as it is neither consistent with national planning policy, nor effective in providing the most appropriate strategy for delivering Oxford City's unmet housing need. Extending the residential area further south would maximise the development potential of this Site within a location acknowledged as being the most sustainable for meeting Oxford's Unmet Housing Needs, in accordance with one of the Framework's keyobjectives to "significantly boost the supply of housing development" (paragraph 47). It is considered that this will also create a more logical and defensible future boundary to the Green Belt and the settlement of Kidlington, compliant with paragraphs 83 and 85 of the NPPF."

Changes Sought

Reasons for Participation

PR-C-1451 10/10/2017 Peter A Roper

4615

Comments

"Object to houses being built on the greenbelt for the following reasons; It would impact heavily on the wildlife in the area. The green belt should be there for future generations to enjoy not paved over, these things matter to me because I have an interest in walking and in wildlife and I DO NOT want it to disappear. By continuously adding houses to the outskirts of Kidlington and joining up with other villages, Kidlington will lose its identity. There is no justification for building more houses and it would impact Kidlington considerably. It would increase the volume of traffic on the roads considerably, there is already enough traffic on our roads. It would also increase the levels of pollution even more with more cars on the road, which would be bad for the environment. It would stretch public services even harder, like doctors practices and schools. Once these houses are built there is no going back, the damage to our environment will be permanent. It is for these reasons that I hope this will not go ahead. I hope that you will consider my views and the views of everybody else who has protested against this."

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1455	10/10/2017	Nicky	Brock	Carter Jonas on behalf of Mr M Smith and Mr G Smith	Y	Y	Y	Y

4619

Comments

This submission relates to land east of the A44, Yarnton which is located at the southern end of the proposed allocation; Policy PR8 - Land East of the A44 Proposed Urban Neighbourhood. The land is owned by Mr M Smith and Mr G Smith. The land is in agricultural use and it extends to some 11.81 hectares and is outlined in red on the attached plan. The Proposed Submission Partial Review proposes to deliver 4,400 new homes within seven residential development areas. Paragraph 8.60 states that delivering all 4,400 homes, or significantly more, in close proximity to Oxford and the villages of Kidlington, Begbroke, Islip and Yarnton will ensure that the new homes are located in areas with good access to medical services and open spaces for recreation. This approach is fully supported. Development of the land identified at Policy PR8 is a logical urban extension to the settlement in a location which is sustainable being located only a short distance from Oxford, from where the housing need arises. The development adjacent to the Begbroke Science Park will further support the sustainability of the site from the perspective of residents having the possibility of living and working in close proximity. The allocation of a strategic allocation brings with it a range of benefits including the ability of large scale development to delivery infrastructure such as schools and other facilities that might otherwise be unviable through a number of smaller developments to achieve the same housing need. Mr and Mr Smiths' land abuts the A44 to the west and as such Glanville Consulting have assessed the deliverability of an access from the allocated site onto the A44. They have concluded that an access onto the A44 would be deliverable and depending on the design of the site and how much of the allocation it serves will determine the access solution. A junction design could range from a left in left out junction to traffic lights or a roundabout. The exact solution will be a matter for discussion with Oxfordshire County Council as highway authority once the function of the junction is further understood. High level drawings showing how a left in left out option or a roundabout could be accommodated on the A44 frontage accompany this submission. The site is available and deliverable within the next five years. Map attached.

Changes Sought

None

Reasons for Participation

To support the Council in the allocation of the site.

PR-C-1460	10/10/2017	Chris	Robins		Y	Y	N	Y

4624

Comments

The areas of land proposed to be removed from the Green Belt pay insufficient regard to the need to prevent coalescence of communities. The remaining areas of Green Belt between Kidlington and the proposed extension of Oxford City, between Kidlington and Yarnton and between Yarnton and Begbroke have been narrowed to such an extent that for all practical purposes the communities of Kidlington, Yarnton and Begbroke will become coalesced with each other and with Oxford City.

Changes Sought

"In order to maintain a meaningful separation between communities, the areas removed from the Green Belt for strategic development sites should be revised as follows:Policy PR6a: removal of approximately 6.2 hectares of land as shown on map PR6a. attached to the original letter. Policy PR6b: this policy should be deletedPolicy PR7a: removal of approximately 53 hectares of land as shown on map PR7a. attached to the original letterPolicy PR7b: removal of 4.3 hectares of land as shown on Policies Map PR7b (unchanged)Policy PR8: removal of approximately 93 hectares of land as shown on map PR8. attached to the original letter. Policy PR9: removal of 17.7 hectares of land as shown on the map attached to the original letter PR9.jpgThe additional land removed from the Green Belt should be revised as follows:Policy PR3a: unchangedPolicy PR3b: unchangedPolicy PR3c: this policy should be deletedPolicy PR3d: this policy should be deletedPolicy PR3e: approximately 14.7 hectares of land adjoining Begbroke Science Park should beremoved from the Green Belt, but the boundaries should be revised as shown on map PR8, attached to the original letter. Two new areas of additional land should be removed from the Green Belt as shown on map PR7a. Attached to the original letter . These are:New policy PR3c: the area comprising Gosford Farm and Bramley CloseNew policy PR3d: a small triangle of land adjacent to the development site and between thatsite and the A34Table 4 needs in consequence to be rewritten:North Oxford: Policy PR6a: 180 homesKidlington: Policy PR7a: 1230 homesPolicy PR7b: 100 homesYarnton Policy PR8: 1610 homesPolicy PR9: 530 homesWoodstock: Policy PR10: 750 homesTotal: 4400 homesNote: the area covered by policy PR8 is misleadingly described in the submission plan asBegbroke, but in fact falls predominantly within the parish of Yarnton, and so has beendescribed as such in revised table 4 above."

Reasons for Participation

"This submission raises an important issue as to whether, in the event of the removal of GreenBelt land being found to be necessary, residential development could be allocated in a differentmanner so as to reduce detriment to the Green Belt and minimise the coalescence of communities."

PR-C-1461	10/10/2017	Deborah & Jeffrey	Wright				N	

5274

Comments

Cherwell claim that the total area of Cherwell that comprises Green Belt would fall from 14.3% to 13.9%. They also a claim a 3% reduction in Green Belt. Whilst this is probably true, it is not reflecting the real change in affected areas such as Begbroke, Yarnton and Kidlington! Removal of parts of an building so extensively on Green Belt cannot be justified and will mean coalescence of villages. There are no exceptional reasons for doing so when alternative sites are available. Employment and housing are inappropriate developments of site PR3e. The Government attaches significant importance to Green Belts and their essential characteristics are their openness and permanence.

Changes Sought

Reasons for Participation

PR-C-1464	10/10/2017	E J	Williamson					

4628

Comments

It seems that most of the 4,400 homes that CDC has been asked to provide are proposed to be built on the Green Belt (GB) between Oxford & Kidlington. The GB was set up to prevent the urban sprawl of Oxford City & protect the smaller out-lying communities from being absorbed into the city as had already happened with Cutteslowe, Headington Marston, Cowley, Islip, Wolvercote, etc. The GB has been faithfully preserved & together with it areas of natural beauty which can be enjoyed by all. It is protected by law & can only be released in 'exceptional circumstances'. Does not regard this as an exceptional circumstance. Kidlington has been chosen as being near to Oxford. However, since the new Oxford Parkway station opened the prices of houses in North Oxford & Kidlington have soared. Oxford wants 'affordable housing'. This is not likely to happen. With easy access to London now, new houses will be sought after by London commuters as well as people who work in Oxford. 4,400 new homes would nearly double the size of Kidlington. This would put an enormous strain on schools, health services, & transport. People working in Oxford would all have to travel south, increasing the already serious traffic congestion in the Banbury Road. The new Cutteslowe roundabout designed to improve the situation would once again be swamped. Some of the sites proposed are particularly unsuitable. Those in the northern part of Kidlington, particularly 27 & 14, which are near the river, & liable to flooding. This would mean people having to travel through the village in order to get to Oxford, & is totally unacceptable. The Banbury Rd through Kidlington is already a nightmare during the rush hour. Kidlington is a large village but is blessed with the GB, providing pleasant countryside, nature reserves, footpaths & walks. To destroy this would remove these benefits of village life for ever. Oxford has agreed to provide only 500 new homes compared with Kidlington's 4,400 & the other District Councils' allocations. Yet the Northern Gateway area, in Oxford's domain, is scheduled for industrial development, not houses. This will surely aggravate the housing situation rather than help it. The North Oxford Golf Course is a proposed building site (38 and 50) but why not the Southfield Golf Course in Oxford. Objects strongly to the proposals as they stand, & urge the CDC to reconsider its position.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1467 10/10/2017 Terry Tossell

5271

Comments

The Policy PR3 to remove land from the Green Belt is also not justified. There are no “exceptional circumstances” to warrant contravening the National Planning Policy Framework or the Government’s own policy pledges or CDC’s own local Kidlington Framework Masterplan. This proposal contravenes Government guidelines that insist that the Green Belt is a permanent safeguard to prevent the kind of urban sprawl that merges communities and threatens their special character. As such the plan is unjustified and inconsistent with national and local policy. A more detailed analysis is included in the rep - see Section 2 - "Green Belt must mean Green Belt" - discusses aims of NPPF, Government's election manifesto and Kidlington Masterplan.

Changes Sought

Reasons for Participation

PR-C-1472 10/10/2017 David Tighe N N N

5223

Comments

Govt. Planning Policy states that development of the Green Belt (GB) should only be a very last resort in exceptional circumstances. CDC therefore must establish, as a minimum, that it has no other non-GB sites that it could use. It has failed to do so. CDC's own policy is that GB should be permanent. If allowed to go ahead this area will become a continuous urban sprawl covering Kidlington, North Oxford, Wolvercote, Begbroke & Yarnton. It cannot be right that these areas effectively become merged. Valuable high quality countryside of this GB land will be lost forever. Much of this is highly accessible & used for recreation, with habitats which support much flora & fauna. It will also adversely affect the rural setting of historic Oxford city. CDC's proposals are not consistent with National Planning Policy. They do not take account of the adverse effects of removing such a large area of GB land. I also understand that if GB boundaries are re-defined (as would happen if the GB areas are developed) Local Authorities should define boundaries clearly using physical features that are readily recognisable and likely to be permanent. This is not the case on the area to the east of the A4165 (Oxford Road) because there are no such features & therefore no eastern boundary. This could therefore lead to unrestricted sprawl of large built up areas - exactly what the GB is there to prevent. The proposals in respect of the Golf Club seem totally unrealistic/nonsensical i.e.. that the Golf Club is relocated a few hundred yards away at Frieze Farm. I have played at the Golf Club and know a number of the members. They would not move to a new site which consists of flat arable land at Frieze Farm. To develop this to an equivalent standard or even a tolerable standard would mean a huge investment and this will simply not happen. There are no funds available for this proposed relocation; the land owner of Frieze Farm has no desire or interest in having a golf course there; and the members of the golf club have no appetite to move there. It will not happen and any suggestion that it will is completely misleading

Changes Sought

Reasons for Participation

PR-C-1473 10/10/2017 Debbie Dance Oxford Preservation Trust Y N N Y

5220

Comments

Once established, Green Belt boundaries should only be altered in exceptional circumstances (NPPF, para. 83). OPT acknowledges that CDC has a legal duty to cooperate with neighbouring authorities; that Oxford cannot meet its housing needs from within its administrative boundary; & that consequently, a review of the Oxford Green Belt is justified in terms of seeking to meet that unmet need in sustainable locations close to the City. OPT notes also the exceptional circumstances listed at paragraph 5.17 in the Proposed Submission Plan. However, while these might be justified, regard must also be had to striking a balance between the requirement for housing & the obligation to preserve the special character of historic Oxford, one of the key components of which is its green setting and the separation between the City & surrounding towns and villages. In our view, if the Local Plan Examination eventually determines that there are exceptional circumstances sufficient to justify land being taken out of the Green Belt, then some compensation land should be provided, which provides publicly accessible green space & improves biodiversity, together with measures to ensure that this is permanent. In addition OPT would want to see higher contributions put towards enhancement of existing Green Belt & any new local areas of permanent open space as stated at NPPF Paragraph 81 “ local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport & recreation; to retain & enhance landscapes, visual amenity & biodiversity; or to improve damaged & derelict land.”

Changes Sought

Reasons for Participation

"OPT considers that there are important matters relating to the soundness of the plan that need to be discussed at the Examination and therefore wishes to reserve the right to participate at the Oral Examination. We take a forward thinking and positive approach to development, looking to influence change rather than stopping it. We are recognised as a professional and experienced voice, able to speak with conviction on matters relating to landscape, views and the impact of development on the city of Oxford and its green setting and surrounds, and are committed toensuring that Oxford can continue to flourish and proper, whilst protecting its historic character andsetting."

PR-C-1474 10/10/2017 Leslie Allen N Y

4638

Comments

The site marked PR3e is also a thinly disguised opportunity for industrial development within a housing scheme. In addition, there are developments in process immediately to the north of Begbroke - another science park at Langford Lane - so the village is rapidly becoming hemmed in on all sides. If the land was to be converted from ‘agricultural’ to ‘building’ land the value of it would increase dramatically to those who own it with no real benefit to the communities affected.

Changes Sought

Reasons for Participation

Wishes to participate in the oral examination

PR-C-1476 10/10/2017 Peter Frampton Framptons on behalf of E P Barrus Y Y N Y

5228

Comments

DELETE

Changes Sought

Reasons for Participation

To participate in the Examination as to whether the Council has properly applied Green Belt Policy.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1482 09/10/2017 Chris Dicks N N N Y

4649

Comments

Green Belt and Exceptional Circumstances: The proposed plan has not demonstrated that exceptional circumstances justify the loss of green belt land. The NPPF is clear that neighbouring towns should not be merged by loss of greenbelt, that the historic setting of towns should be respected, and that countryside should be protected for current and future generations. The proposals contravene Cherwell District Council's own green beltpolicies set out in the Cherwell Local Plan. The method of calculating Oxford's unmet housing need has now been shown to be flawed, further weakening the case for building over green belt. This makes the whole basis for the proposed development legally questionable. CDC state there is a "clear inability for Oxford City to fully meet its own needs" - has this been demonstrated in the context of the revised calculation method? Do not feel it is proven,developments such as the Northern Gateway should be reconsidered for housing rather than unnecessary business parks. The stated sustainable transport improvements to Kidlington are totally unrelated to this development PR8, as noted access to the suggested station will be difficult from the east with the closure of Sandy Lane. The A44 will be worsened as a transport link, it is unsound to claim that supposedly improving it constitutes an exceptional circumstance to lose green belt, the development would make it muchCherwell Local Plan 2011-2031 (Part 1) - Partial Review – Oxford's Unmet Housing Need –Proposed Submission Representation Formworse. The inability of Oxfordshire County Council to undertake any road improvements without massive disruption (e.g. the recent Wolvercote/Cutteslowe roundabouts) will mean many months of delays before any small benefits are gained from improvements. The claim that the developments will provide improvements to open spaces and access to the countryside is clearly false. How can the loss of many hectares of open unspoilt countryside possibly be offset by the creation of a few small designated areas of "parkland"? The wellbeing of existing communities and those living in new housing will be harmed by loss of so much open countryside. This response though separate and my own should be read in conjunction with the Representations made by the Begbroke & Yarnton Green Belt Campaign "BYG".

Changes Sought

For the reasons I have given AND the Representations made by the Begbroke & Yarnton
Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

I would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-1483 09/10/2017 Richard Tilley Oxfordshire Badger Group N

4651

Comments

"Opposed to building on Green Belt and the subsequent loss of biodiversity and wildlife.• The Plan to build on Green Belt is unsound and not justified, as it offers no evidence that Oxfordshire Growth Board's figures for Oxford's housing needs are based on up to date, impartial research rather than estimates from potential developers. Growth Board figures used as the basis of the Plan need to be urgently reconsidered in view of recent changes to Government's methodology incalculating housing demand.• The Local Plan is unjustified and unsound in allowing housing and other development on Green Belt land. Oxford's long standing Green Belt was designed and designated to limit Oxford's outward growth. That limit has now been reached. If exceptions are now permitted to erode the Green Belt, there are no guarantees that more and more of Green Belt will not be built on in future. As the Plan destroys the existing Green Belt limit on Oxford's expansion, it must define and specify new limits, otherwise Oxford's growth is literally "unlimited."• The Local Plan is unsound, because whilst claiming to have considered the "wider context of growth and planning in West Oxfordshire and Aylesbury", it does not appear to take account of additional removal of Green Belt and extensive building developments elsewhere around Oxford, in Vale of White Horse District and especially neighbouring South Oxfordshire District which is scheduled to take the largest share of Oxford overspill. The Plan does not consider that Cherwell developments will contribute to a sprawling urban conurbation from Kidlington to North Oxford, and from Oxford southwards to North Abingdon, Radley, Culham, Berinsfield, Chalgrove and Didcot "Garden Town". Development in Cherwell cannot be viewed in isolation.• The Local Plan is disingenuous in claiming there will be no "harm to habitats and biodiversity" or that development plans can "conserve and enhance the natural environment". The construction of so many houses on green field, rural land and the further fragmentation and isolation of remaining green spaces will inevitably be detrimental to wildlife. Badgers in particular will lose much of their foraging and feeding areas on existing agricultural land. Sett colonies will be isolated and adversely affected as surviving green space come under increased recreational pressure and disturbance from a still larger population of people and their dogs.• The Local Plan fails to consider the impact of the greatly increased road traffic servicing 4,400 new houses on wildlife in general and badgers in particular. The increased probability of badger road casualties will further threaten this protected species. "

Changes Sought

Reasons for Participation

PR-C-1484 09/10/2017 Nicole and Eugene Brooks and Griffin N

4652

Comments

Object - The Oxford Green Belt Policy PR3
Do not consider the proposed submission plan to be sound and do not see any valid reason for exceptional circumstances to justify removal of green belt land in the area.
The report that Oxford's unmet housing need is as high as stated in the plan has been thrown in to doubt with conflicting reports, and that new Government targets are significantly lower than this plan is based on. The plan is unsound and unjustified. It is being rushed through and not based on accurate figures.
The proposed plan for improving infrastructure in the area to support this level of development is nowhere near realistic on a physical or financial basis. It does not begin to address the problems that will arise in this area. The proposal of closing the road between Yarnton and Kidlington is not justified at all. The plan is unsound as the need has not been thoroughly assessed or understood and no effective solution has been put forward.There is no justification for removal of green belt land in this area based on these proposals.

Changes Sought

Reasons for Participation

PR-C-1485 09/10/2017 Emma Worthington N

4658

Comments

Object to policies PR3, (The Oxford Green Belt), PR6a (Land East of Oxford Road) and PR6b (Land West ofOxford Road).• I believe these proposals are not consistent with National Policy because they do not take into account the detrimentaleffect that removing these large areas of Green Belt will have. These proposals therefore fail to meet the test of soundness as defined in paragraph 182 of the NPPF.• Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature and is not an appropriatestrategy and is unjustified.

Changes Sought

Reasons for Participation

PR-C-1486 09/10/2017 Lawrence E Coupland N

4662

Comments

Object to policies PR3, (The Oxford Green Belt), PR6a (Land East of Oxford Road)and PR6b (Land West of Oxford Road).• I believe these proposals are not consistent with National Policy because they do not take into account the detrimental effect that removing these large areas of Green Belt will have. These proposals therefore fail to meet the test of soundness as defined in paragraph. 182 of the NPPf • Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature and is not an appropriate strategy and is unjustified.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1488 09/10/2017 Genevieve Coupland N

4670

Comments

Object to policies PR3, (The Oxford Green Belt), PR6a (Land East of Oxford Road) and PR6b (Land West of OxfordRoad).• Believe these proposals are not consistent with National Policy because they do not take into account the detrimental effect that removing these large areas of Green Belt will have. These proposals therefore fail to meetthe test of soundness as defined in paragraph 182 of the NPPF.• Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature and is not anappropriate strategy and is unjustified.

Changes Sought

Reasons for Participation

PR-C-1489 10/10/2017 Nick Alston GVA on behalf of Oxford Aviation Services Ltd Y Y N Y

5254

Comments

Land in the western part of the site (the 'Western Development Zone') - see provided plans, is surplus to the airport's requirements. It has been earmarked by LOA for housing, employment, & a park & ride facility (the latter being a key piece of infrastructure referred to throughout the draft Local Plan, but for which land is not allocated). The adopted LPP1 does not provide a policy basis to support development in this part of the site. It is relevant to addressing Oxford's unmet housing needs therefore is a relevant matter for consideration as part of the partial review of LPP1. The airport has further areas of surplus land to the north west & north east of the site, however developing these areas is of a lower priority for the airport at present. Other Evidence: The same concern applies to other evidence base documents, including the draft Housing & Economic Land Availability Assessment (August 2017). Again this assumes that it is the entire LOA site being promoted for non-airport development (as opposed to just surplus land parcels). Accordingly the site is assessed to be not suitable or achievable for housing (due to the assumed loss of the airport) & not considered further. Assessing the site as a whole is too blunt an assessment & produces inaccurate results. The Western Development Zone is, in our opinion, suitable & achievable (see Enclosure 2 in full representation).

Changes Sought

In order to make the plan sound, in the first instance we recommend that the SA is revisited and revised in respect to the LOA site. To assist, we have provided our own sustainability appraisal of the LOA site (using the Council's SA framework) at Enclosure 3. This clearly indicates that development being promoted at LOA would comprise a particularly sustainable option for the Council which would offer the opportunity to realise unique economic benefits alongside satisfying Oxford's unmet housing needs.
Secondly, and on the assumption that the Council's updated SA reaches similar conclusions to those at Enclosure 3, we recommend amending the plan to establish a policy position that supports the development of part/all of the Western Development Zone of the LOA site for housing, employment and a transport interchange (park and ride) facility. Refer to Enclosure 2 for further details.
Specifically this would include:
- Amending Policy PR3 to remove part/all of the Western Development Zone from the Green Belt
- Amending Policy PR4a to include specific reference to a transport interchange (park and ride) facility) in the Western Development Zone of LOA
- Insert a new policy (PR10a) to allocate part/all of the Western Development Zone for housing, employment, and transport interchange uses.

Reasons for Participation

"LOA is a significant economic asset which has a functional relationship with Oxford and ingenerating/meeting its unmet housing needs. Our concerns go to the heart of the soundness of theplan, therefore we request to participate."

Page 1889

PR-C-1490 09/10/2017 Ian and Helen Kingsley N N

4675

Comments

Objection to Policy PR3 Use of Green Belt. "Unmet Housing Need" does not outweigh the protection given to the Green Belt. Once established, Green Belt boundaries should only be altered in exceptional circumstances. The provision of 4400 number of houses will do unacceptable harm to the Green Belt which is essential in preventing the urbanisation of Oxford. The Green Belt not only restricts the sprawl of large built-up areas and preserves the character of the historic cities such as Oxford but it also protects neighbouring villages from being swallowed up/amalgamated by ever-expanding cities. It has been agreed in Local Plans that check Oxford's growth by surrounding the City with Green Belt designated land (between 6.5-10 km wide). CDC should not review the Green Belt boundary or allocated sites where the impact would be "high". Policy PR3c removes Green Belt status from the small piece of land west of PR6b and south of the railway, we believe the site could in the future be capable of development. The policy also removes Green Belt designation from the Water Eaton Park and Ride/Parkway site PR3d. We fear that this could pave the way for a wider range of development and reduce the separation between Oxford and Kidlington.

Changes Sought

Reasons for Participation

PR-C-1491 10/10/2017 Marcus Lloyd N N

4682

Comments

Object to Policy PR3 to remove land from the Oxford Green Belt. The Green Belt around Kidlington preserves green spaces that are so greatly appreciated and enjoyed by local residents. It protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need isnot a reason for building in the Green Belt. The plan is therefore ineffective and not consistent with National Policy.

Changes Sought

Reasons for Participation

PR-C-1492 10/10/2017 Olga Lascano Choperena N N

4685

Comments

Object to Policy PR3 to remove land from the Oxford Green Belt. The Green Belt around Kidlington preserves green spaces that are so greatly appreciated and enjoyed by local residents. It protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need isnot a reason for building in the Green Belt. The plan is therefore ineffective and not consistent with National Policy.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1493 10/10/2017 Valentina Lloyd Lascano N N

4688

Comments

Object to Policy PR3 to remove land from the Oxford Green Belt. The Green Belt around Kidlington preserves green spaces that are so greatly appreciated and enjoyed by local residents. It protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need isnot a reason for building in the Green Belt. The plan is therefore ineffective and not consistent with National Policy.

Changes Sought | Reasons for Participation

PR-C-1497 09/10/2017 Frances Colles N N

4694

Comments

Very strongly object to policy PR3 in removing land from the Oxford Green Belt for the reason already stated. I am a biologist - we need to ensure that natural habitats are preserved for future generations needs and are not destroyed for ever.

Changes Sought | Reasons for Participation

PR-C-1498 10/10/2017 Mrs J Wright N N

4697

Comments

Object to Policy PR3 to remove land from the Oxford Green Belt. The Green Belt around Kidlington preserves green spaces that are so greatly appreciated and enjoyed by local residents. It protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt. The plan is therefore ineffective and not consistent with National Policy.The essential characteristic of the Green Belt is their permanence.

Changes Sought | Reasons for Participation

PR-C-1499 09/10/2017 Mr P D C Brown N N

4701

Comments

The 'exceptional circumstances' listed in the plan for encroaching on the Green Belt speak of "cleareconomic and social relationships that exist between Oxford and Cherwell's local communities at Begbroke,Yarnton, Kidlington and at Gosford and Water Eaton, and the clear potential to develop these relationships"without in any way stating what these economic and social relationships are. Begbroke and Yarnton havetheir own churches, their own village halls, their own pubs, their own parish councils; they are separatevillages. They are only united now in their opposition to this plan to join their villages together and mergethem into one. It is ridiculous to claim a knowledge of 'social relationships' when so little regard is beingpaid to the views and wishes of those involved. Kidlington is another place, joined to Begbroke and Yarntonby the tenuous link that is Sandy Lane which the plan proposes to close.

Changes Sought | Reasons for Participation

Page 2190

PR-C-1503 09/10/2017 David Burridge N N

4726

Comments

Object to Policy PR3 to remove land from the Oxford Green Belt. The Green Belt around Kidlington preserves green spaces that are so greatly appreciated and enjoyed by local residents. It protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not areason for building in the Green Belt. The plan is therefore ineffective and not consistent with National Policy. Kidlington will become part of a vast urban sprawl encompassing north Oxford, Cutteslowe, Wolvercote, Begbroke, and Yarnton. With regards to the housing being proposed between Cutteslowe and Kidlington it seem perverse to build on Oxford Green belt in order to provide commuter housing for London. In the process destroying the green entrance to Oxford, providing limited increase in local housing, loss of leisure amenities, increased pollution and loss of the green lung separating Oxford and Kidlington.

Changes Sought | Reasons for Participation

PR-C-1504 09/10/2017 Christine Lodge N N

4728

Comments

Policy PR3 proposes the release and use for building of green belt land around Kidlington. These important greenspaces should be retained for the use of all as indicated in the Government guidance. Green belt should bepermanently designated for use by ALL and housing is not a valid reason to take up precious land that can never bereplaced once it is gone. Surely this is not consistent with National Policy!

Changes Sought | Reasons for Participation

PR-C-1505 09/10/2017 Mr Richard Lodge N N

4732

Comments

Object to Policy PR3 to remove land from green belt. The green belt around Kidlington preserves green spacesthat I and many others appreciate in this hectic world. Government guidance says that Green Belt is a permanentdesignation and that unmet housing needs are not a reason for build in it! The plan is not consistent with NationalPolicy.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1508 09/10/2017 Alan Graham N N

4742

Comments

Policy PR3 – The Oxford Green BeltThe Oxford Green Belt was established to permanently secure the separation of settlements, protecting both Oxford and neighbouring communities for coalescence. The permanence of the Green Belt is embodied in national planning policy guidance and to bring forward sites that are within the Green Belt would appear to demonstrate that this is not permanent and should not comeunder consideration for development.This Plan goes a long away to upsetting the balance created by the Green Belt with the erosion of substantial parts of the most vulnerable areas of the Green Belt. Specifically, the already narrow gap between Oxford and Kidlington where sites are allocated at the North Oxford Golf Club and on the east side of the Oxford Road. Also with the virtual coalescence of Kidlington with Yarnton andBegbroke through the allocation of 1950 dwellings through Policy PR8. The Plan does not provide a justification for the exceptional circumstances to develop in the Green Belt. The locations for development appear to have been selected on criteria of proximity to Oxford meeting the objectives of Oxford City Council to have the housing in the closest proximity rather than with any concern about the permanence of the Green Belt.Another factor in the creation of the Green Belt was to provide a constraint to the growth of Oxford; this objective has been overridden with some of the site allocations and is not justified in taking this approach. Other criteria that appear to have been considered relevant are the development of Oxford Parkway Station and employment generation at Begbroke Science Park, but development in such areas forother purposes do not provide a 'de facto' justification for this scale of residential development in the Green Belt.On the assumption that there is a need to address Oxford's housing requirements alternatives solutions should be sought rather than development in the Green Belt, such as addressing the imbalance between housing and employment within Oxford itself. Where land that could easily be allocated for housing has been allocated for employment such as Oxford's Northern Gateway, this employment allocation could be addressed in a review of the Oxford Local Plan. Development on the sites proposed in the Green Belt undermines long established national planning policy for the permanence of the Green Belt and has not been justified in this Cherwell Plan.

Changes Sought

Reasons for Participation

PR-C-1513 10/10/2017 Mark Lowen N

5447

Comments

Exceptional reasons need to exist to justify building on the Green Belt. Oxford City Council are planning to build commercial premises creating 5,000 jobs, without having 5,000 people within reasonable commuting distance to take these jobs. That is not an exceptional reason to justify building on the Green Belt. If Oxford City have a housing shortage without the Northern Gateway, then they should use that space to satisfy the housing requirement, before there is any argument to justify building on the Green Belt. If Oxford City Council believe there is sufficient people who can commute to take these jobs, then there is no reason to build on the Green Belt.

Changes Sought

Reasons for Participation

PR-C-1514 10/10/2017 Councillors Neil Prestidge and Maurice Billington Prestidge and Billington N N

4762

Comments

Unsound. Several plans have confirmed that Oxfords growth should be constrained, which is reflected in the introduction of 6.5-10km wide green belt around Oxford, and an alternative strategy of County Towns should be adopted to disperse both housing and economic growth throughout the County. The sites that have been considered in these proposals act as urban extensions to Oxford and do not restrict the growth of Oxford, these specific sites are Policy PR6a Land East of Oxford Road and Policy PR6b Land West of Oxford Road. These two sites are situated on the border of Oxford. Another prime purpose of the green belt is to prevent coalescence of settlements, this is contravened in Policy PR8 Land East of the A44 and Policy PR9 Land West of Yarnton, construction in these areas will lead to coalescence of Begbroke and Yarnton. To constrain the growth of Oxford we believe that no housing should be built in the green belt directly surrounding Oxford, we also that think a strategic gap policy needs to be added to the plan, this will add an extra layer protection to the green gap between Kidlington and Oxford.

Changes Sought

Reasons for Participation

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PR-C-1516 09/10/2017 Councillor Gillian Hopcroft N

5103

Comments

The NPPF have already stated that Green Belt boundaries should only be altered in EXCEPTIONAL circumstances. This has not been demonstrated on the areas which have already been scored as High to Moderate High, and therefore should not be considered for development.

Changes Sought

Reasons for Participation

PR-C-1518 09/10/2017 Peter Frampton Framptons on behalf of Lone Star Land Ltd Y Y N Y

4775

Comments

Not Positively Prepared. Not Justified. Not Effective. Not Consistent with National Policy. These submissions are made on behalf of Lone Star Ltd who control the land hatched red as identified on the accompanying plan (Drawing PF/9634.01 LS). A separate submission has been made on behalf of EP Barrus which controls the land hatched blue on the plan. The two landowners are in discussions for a planned release of the two landholdings. The land held by Lone Star Ltd extends to some 11.7 hectares. As shown on the accompanying plan, the land interest adjoins the area of land identified for housing within the Core Strategy Villages 5. A resolution to grant planning permission has recently been made for 79 dwellings on land abutting this land holding (Ref: 15/01357/F). Policy Villages 5 sets out specific design and place making principles including avoiding development on more sensitive and historically significant sites at RAF Upper Heyford, the retention of features which are important to the character and appearance of the site; encourage biodiversity enhancement and secure environment improvement. It is submitted that this landholding displays similar physical and environmental characteristics to the adjoining site, which has a resolution to grant planning permission (albeit acknowledged that the site does not lie within the potential development area as shown on the Proposals Map). This is a detailed submission with references to: The Upper Heyford Landscape and Sensitivity and Capacity Assessment, The Upper Heyford Assessment Interim Final Report 2014, Issues to Soundness and Green Belt Policy. The land identified (red and blue) has a gross site area of some 11.7 hectares. Assuming a 70% gross to net development area to allow for green infrastructure, the dwelling capacity would be 245 new homes (density 30 dph). Developer interest in the land exists. There are no know physical constraints to development. This submission propounds that the allocation of the land edged red on the accompanying plan - as a parcel of land, or in conjunction with the land edged blue at Upper Heyford for housing development would: - Promote a sustainable pattern of development consistent with 'the most sustainable strategy for the District (IR 212) including new homes at RAF Upper Heyford' to meet some of the displaced housing need from Oxford. - Reduce the extent to which GB land may be required for housing to meet displaced housing need from Oxford, and hence - Comprises a reasonable alternative to the loss of GB.

Changes Sought

Reasons for Participation

To participate in the Examination as to whether the Council has properly applied Green Belt Policy.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1521	09/10/2017	Alaric	Rose		N	N	

4781

Comments

Successive strategic plans in Oxfordshire have confirmed that Oxford's growth should be constrained - reflected in the introduction of a GB of 6.5-10km width around the City (Ref Central Oxfordshire Local Plan, Cherwell Local Plans 1996 and 2015 and 2011 Oxfordshire Structure Plan), and - an alternative strategy of County Towns should disperse both housing and economic growth through the County. The current SEP identifies the need for growth of both Science Vale (south of Oxford), Oxford and within the Oxfordshire Knowledge Spine which extends to the north to include Bicester, with Kidlington being within the latter zone. Employment allocations and a commitment to consider additional expansion of employment sites west of Kidlington are already addressed in the Adopted CDCLP and the 2016 SPD for the village. The County Town strategy is therefore not incompatible with the SEP, the Adopted CDCLP and the adopted DPD (Masterplan) for Kidlington. GB designation is intended to permanently secure the separation of settlements, to prevent the unrestricted sprawl of large built-up areas and to preserve the setting and special character of historic towns (in this case the setting of Oxford). [NPPF P. 80]. In paragraph 034 of National Planning Practice Guidance (Stage 5 – Housing and Economic Land Availability Assessments), the question is put with a succinct response: "In decision taking, can unmet need for housing outweigh GB protection? ''Unmet housing need (including for traveller sites) is unlikely to outweigh the harm to the GB and other harm to constitute the "very special circumstances" justifying inappropriate development on a site within the GB." In the NPPF, the advice is: "Once established, GB boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan." Exceptional circumstances have not been demonstrated as to the scale of need that are required in Cherwell District. All the sites now proposed for development are categorised as scoring high or moderate/high in importance in the GB study, in respect of their performance in preventing neighbouring towns merging into each other (See Figure 4.3 Oxford GB Study 2015). On this basis alone they should be excluded from further consideration for new development. This is entirely consistent with the findings of the current Oxford City Preferred Options Local Plan, which states: Preferred Option 31A…….. Do not review the GB boundary or allocate sites where the impact would be 'high'. Rejected Option 31C, which suggested that all grades of GB land should be considered for development, rightly concluded that: This approach is likely to have a significant harm to the overall integrity of the GB in Oxford. The important functions, and ultimate aim of the GB to protect Oxford's setting would be significantly harmed.
The later 2017 Cherwell Green Belt Study – conducted by the same consultants – illogically downgrades the importance of some of the sites. However, it acknowledges that all of the land south of the railway and all land west of Kidlington scores high in terms of harm that would result from the release of sites for development. (See Figs 4.1 and 4.2 2017 GB Study.) Yet this is the land that is proposed to be developed.
Cross boundary coordination must reflect shared values.
The proposed substantial reduction of the Green Belt is completely incompatible with the strategic need for a Green Belt of sufficient width around Oxford, especially since the Oxford Local Plan proposes development on Green Belt sites within its administrative boundary to increase capacity, and has allocated land for development at the Northern Gateway close to Kidlington (which in my opinion should be solely for housing).
The planned allocations would reduce the width of the Green Belt between the expanded settlement of Oxford and Kidlington to less than 1Km in places, in a location where much of the intervening gap is occupied by the A34, railway and car parks. This is far too small when the separation is between two large settlements, and does not provide a meaningful Green Belt in the terms set out in the NPPF.
Only 14% of Cherwell District is subject to Green Belt policy – but that land within the Green Belt, as supported by the NPPF, should be seen as the absolute last resort for new development, when all other options in both Cherwell and Oxford, have been proven to be unsuitable (another case of prematurity given the current consultation on Oxford's Local Plan). Oxford considers Kidlington a convenient direction of growth for Oxford, but the necessity for development here has not been justified.
The arguments set out in 4.16-4.17 under the heading of 'Fragile Green Belt' are specious. To make a case for coalescence, whilst accepting the vulnerability and importance of the remaining gap, ignores one of the fundamental objectives of national Green Belt policy.
We should all welcome the retention of Green Belt designation on sites north of Kidlington, and in the land between Kidlington and the River Cherwell, and the absence of development allocations in this area.
Development here would have severe adverse impacts both on land important to the integrity of the Green Belt and the character of the area, and, through am increase traffic movement, on existing problems of congestion and poor air quality.
I also welcome the retention of Green Belt designation on Frieze Farm site.

Policy PR3c removes GB status from the small wedge of land west of PR6b and south of the railway, although no development is as yet proposed on this site. Once the GB designation is removed however, the site might in the future be capable of development under the terms of Policy PR12b. The plans for Frieze Farm presented to Kidlington Voice connect the development with this site via a bridge. It is proposed to remove GB designation from the Water Eaton Park and Ride/Parkway site PR3d. This could them green light a wider range of additional buildings, reducing the open character of the site, further weakening the break in development between Oxford and Kidlington, and adversely impacting on the separate identity Kidlington which is fundamental to the adopted Kidlington Masterplan and the Local Plan.

Changes Sought

Delete reference to sites PR3c, PR3d, PR6a, PR6b, PR8.

Reasons for Participation

PR-C-1528	09/10/2017	Dr Lynne	Cox		N	N	N

4799

Comments

Objection to remove land from the Oxford GB. GB is sacrosanct and enshrined in planning regulations as a permanent designation. It protects both Oxford from overdevelopment and surrounding communities from urban sprawl. It also provides an immensely important health benefit to the local communities: recent research on the built environment has clearly demonstrated the recuperative impact of calm green spaces on both physical and mental health. Removing this for commercial reward and to the main benefit of housing developers (not the local community, who will undoubtedly suffer) is wholly unjustifiable and I would suggest verges on unlawful.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1529 08/10/2017 David Stone N N N Y

5431

Comments

1. It's completely ignores the consequently impacts of Oxford City's new Local Plan, which is still in the "melting pot," and yet to be determined. It does not show a duty to co-operate, quite the reverse. This is significant because these two plans need to work together, not in isolation. Otherwise, Oxford and the setting of it's immediate northern communities could lose even moreprotected Greenbelt land than so far proposed. The sheer scale and amount of Greenbelt proposed for removal is breath-taking and totally in contravention of National Planning Policy Framework, Paragraphs 79 and 80, which define the need and purpose of Green Belts. Cherwell District Council are paying only "lip-service" to the detrimental consequences. This is not acceptable. To claim the amount to be removed is only repents 3% is a very misleading distortion, because the locations identified, PR6b, PR6a, PR6c, PR8 will completely "strangle" north Oxford and are unstainable. The consequences of what clearly will be a very significant additional spread of - urban sprawl - have not been evaluated effectively.IT IS IMPORTANT TO RETAIN THE PRESENT GAP BETWEEN KIDLINGTON AND NORTH OXFORD. IT IS IMPORTANT TO STOP URBAN SPRAWL TO PRESERVE THE OPEN INTEGRITY AND SETTING OF CUTTESLOWE PARK.

Changes Sought

Remove the need for affordable housing, because, there is no way it will be affordable next to northOxford. Be honest with people, tell them their lives in Kidlington and north Oxford are to be blightedwith complete traffic gridlock and damaging vehicle pollution.Be legal by NOT destroying Greenbelt land next to Cutteslowe Park, The Golf course, (an essentialrecreational resource currently), and stopping coalesce with Kidlington and north Oxford.

Reasons for Participation

Believes, with respect, the Inspector would much benefit from really listening seriously to ordinary people, regarding the very real experience and particularly genuine concerns of how these 'grand proposals' to 'illegally' destroy all the immediate greenbelt land around Kidlington and north Oxford, will have a completely devastating impact on the lives, health, well being and free movement of wellestablished existing communities.

PR-C-1532 09/10/2017 Helen Broxap N N N

4807

Comments

Object to Policy PR3 to remove land from the Oxford Green Belt. The Green Belt around Kidlington preserves green spaces that are so greatly appreciated and enjoyed by local residents. It protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt. The plan is therefore ineffective and not consistent with National Policy.

Changes Sought

Reasons for Participation

PR-C-1533 09/10/2017 Janet Warren N

4811

Comments

Policy PR3 Destruction of Green Belt 1. Based on National policy, building on the green belt is permitted only in 'ExceptionalCircumstances'. An actual housing shortage, let alone an aspirational shortage, does notconstitute an exceptional circumstance. Social housing may do, but social housing doesnot appear to be a significant part of the proposals. This element of the proposals is notin-keeping with National green belt policy.2. Green belt is most precious, to those on both sides of it, where it is the narrowest. Thisappears to be the very criterion on which the plans are based: using the narrowest partof the green belt between Kidlington and North Oxford, i.e. the land closest to Oxford.3. The figures were produced by the Oxfordshire Growth Board but clearly are for thebenefit of Oxford City, not the County. There are greater swathes of green belt furtherway from Oxford, for social housing in the County, which have not been considered.4. Villages such as Kidlington do not encompass a great deal of 'open space'. The greenbelt is its open space. Oxford however does have green space/parks within itsboundaries so will be spared the effects of the sprawl. Once built on green belt willnever be reinstated.5. Sustainability of biodiversity, recreational space and open vistas is non-existent.

Changes Sought

Reasons for Participation

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PR-C-1534 10/10/2017 Alan Lodwick N Y

4816

Comments

Objection.The Green Belt exists to "restrain development pressures which could damage the character of Oxford City and its heritage through increased activity, traffic and the outward sprawl of the urban area" as acknowledged in para B256 of the Local Plan Part 1. In order to achieve this, the Green Belt has to be permanent as stated in the NPPF. The review proposals are therefore at odds with both Cherwell's existing policy and Government policy. It is also at variance with Government Policy because: - Cherwell has not taken into account Green Belt as a valid constraint which reduces its ability to meet "objectively assessed need" - it ignores the core principle underpinning policy (para 17 NPPF) that Green Belt should be protected - it is at variance with planning practice guidance which says that unmet housing need is not a valid reason to build on the Green Belt. Cherwell has also not proved that exceptional circumstances exist for building on the Green Belt. Of the 12 points listed in the plan (p66), only the first two might even be considered to be exceptional circumstances. The first of these, Oxford's need, has not been proven and is likely to be much lower than claimed. The second, Oxford's alleged inability to meet its need, is also not proven. The city council has been unnecessarily protecting and allocating land (such as the Northern Gateway) for employment purposes, when additional employment is not needed (there is almost no unemployment in this area). Such land could be used for housing, whereas its (unfulfilled) potential for generating employment is instead being used to artificially boost housing need.It is also the case that realistic alternatives to development in the Green Belt exist. In particular a continued strategy to restrict the growth of Oxford and promote it elsewhere in the County and beyond is perfectly feasible. Such a strategy could be developed in co-operation with the other District Councils, though it is clearly at odds with the intentions of the city council. Residential site areas seem unnecessarily large. Finally, I have a concern relating to the site capacities. While I object to all allocations in the Green Belt, I am concerned that if any of these go ahead, the land areas allocated specifically for residential development (i.e. the pink areas on the maps) are higher than is needed to accommodate the numbers of houses at the specified net densities. In most cases this excess provision is about 50%. In addition some of the proposed densities are relatively low. Taken together, these provisions could result in a significantly larger number of houses being permitted than intended. Given that Policy 12(a) allows the Council to count over-provision towards its own requirement (rather than Oxford's), this is a concern which ought to be clarified in any final plan to ensure that only the intended number of houses is built and that Green Belt land is not needlessly sacrificed.

Changes Sought

Changes needed. The plan should be withdrawn so that an alternative planningstrategy can be developed based on more realistic growth assumptions and whichwould continue to protect Oxford from outward sprawl through the maintenance ofthe Green Belt and through the encouragement of growth elsewhere.If any of the proposed residential allocations go ahead, there should be provisions toensure that only the intended number of houses is built, given what appear to beexcessively large site areas.

Reasons for Participation

wish to participate as stated in representation above.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1535 10/10/2017 Layla Vidal-Martin Lichfields on behalf of Taylor Wimpey (Oxfordshire) Y Y N Y

5260

Comments

Taylor Wimpey (TW) considers the Submission Plan is not sound as it is not "justified" or "consistent with national policy". This is because : 1. CDC acknowledge (Submission Plan Executive Summary para XV) that "under national policy Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of a Local Plan". The Submission Plan (para 5.17) sets out why CDC consider that exceptional circumstances exist for the release of these sites from the Green Belt & their allocation for residential development. TW contend that CDC have not thoroughly explored "all other reasonable options" &, where they have sought to do so, there are flaws in their evidence base (regarding their assessments of sustainability, transportation & alternative development locations). They have not demonstrated the "exceptional circumstances" required for the proposed release of the sites identified in Table 1 from the Green Belt; 2. CDC's approach is predicated on an assumption that "Oxford's Housing Needs" form a bespoke & identifiable source of housing need. This conflicts with the recognition in the Oxfordshire SHMA (2014) (para 9.2) that "the SHMA identifies an Oxford-focused Housing Market Area which extends across much of the County, reflecting the economic influence of the City. The county still remains the most appropriate geography for analysis of housing markets in terms of the 'best fit' of local authority boundaries to a functional housing market area." More recently the Inspectors Report into the Vale of White Horse Local Plan emphasised that (para 45) "it is not the role of, or possible for, the plan to prescribe where people live and work;" and; 3. CDC compound this assumption (Policy 12a) by seeking to pursue a "separate five year housing land supply . . . For meeting Oxford's needs." This, in conjunction with proposals not to support Sites Not Allocated in the Partial Review (policy PR12b) are not consistent with the NPPF's presumption in favour of sustainable development & risk substantially harming housing delivery in the District in the coming years. Scope of response (See Detailed 4 Section Report). This response amplifies TW's concerns regarding the soundness of the Submission Plan, & their view that their site at Bloxham (Site PR35) forms a "reasonable option" for residential development prior to the release of the proposed allocations from the Green Belt. Specifically • Section 2: Summarises the appropriateness of residential development on the TW site; (Section 2 encloses * Sustainability Analysis by Calibro, * Residential Potential of Site, * Assessment of site against constraints, * SHLAA Analysis) • Section 3: Summarises TW's concerns regarding the inadequacy of the evidence base, whilst emphasising their support for the level of residential development proposed. This underpins their contention that the Submission Plan does not establish "exceptional circumstances" for the proposed release of these sites from the Green Belt; • Section 4. Sets out TW's comments on emerging policies and the changes that they consider are necessary to make the plan sound.

Changes Sought

The Plan proposes that around 55 % of the housing proposed should be targeted within the Green Belt (GB). Para 3.26 "approximately 14 % of Cherwell lies within the Oxford GB". Thus CDC need to demonstrate "exceptional circumstances" as to why this housing cannot be located within non GB locations comprising 86 % of the District. We do not consider that CDC have appropriately addressed "reasonable alternatives" & therefore cannot be considered to have demonstrated "exceptional circumstances" for the release of all of these sites from the GB. * Combined with the inadequacy of the evidence base, these concerns are amplified by the fact that the Submission Plan appears to prejudge the proposed development strategy irrespective of the evidence base. This is reflected in the fact that the (Executive Summary para xiv) states that the Plan "focusses development on a geographic area extending north from Oxford to south Kidlington, along the A44 corridor" & earlier iterations of the evidence base acknowledged that only sites within two of the nine areas of search have been assessed, * Conversely TW have established that the TW site at Bloxham does form a "reasonable alternative" for development within a sustainable location which is capable of meeting housing need. This is consistent with CDC's analysis within the HELAA (albeit that TW's technical analysis is that the site is capable of accommodating a higher level of residential development). * Accordingly the TW site should be allocated for residential development (under this or an additional policy) prior to CDC moving on to consider the need for any Green Belt release. * Without the amendments sought above our clients do not consider that the Submission Plan can be considered "sound", particularly with regards to being "positively prepared" or "justified."

Reasons for Participation

We consider it necessary to participate at the part of the Examination to amplify the concerns and points raised within the representations.

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PR-C-1536 09/10/2017 Elizabeth and Tamsin Leckie N

5148

Comments

Object to Policy PR3 to remove land from the Oxford Green Belt and build over it. It is a National Policy that the Green Belt is a permanent designation and can only be built on in 'exceptional circumstances'. Oxford's 'unmet housing need' does not meet this criterion. Therefore the plan breaches National Policy. The Green Belt around Gosford, Kidlington, Begbroke and Yarnton performs vital functions. It protects the identity of these villages and prevents them from being swallowed up in one vast, alienating conurbation. It protects residents of these villages from dangerously high concentrations of air pollution. It supports a rich and diverse wildlife. It provides green spaces cherished by local residents for outdoor leisure activities and it provides a beneficial respite from the stressful busyness and noise of urban environments for all. Once areas of Green Belt are built over, they are lost forever.

Changes Sought

Reasons for Participation

PR-C-1539 10/10/2017 Tim Emptage N

4834

Comments

Objects to PR3 on the grounds that the current proposals will in effect mean the coalescence of Kidlington, Oxford, Yarnton and Begbroke which was one of the primary purposes of the green belt. Cherwell DC has failed to challenge the overall figure of 4400 homes and have allocated all ofthem to the southern tip of the district without giving any serious consideration to other areas in the district.The total number of Oxfords unmet housing need has yet to be properly established and therefore this proposal is premature. The green belt around Oxford was established to ensure the separation of established communities and to prevent urban sprawl. The NPPF states that 'once established, Green Belt boundaries should only be altered in exceptional circumstances.' Green belt land should only be built on as a last resort in exceptional circumstances. One of the main reasons to designate land as green belt is to permanently secure the separation of settlements, to check the unrestricted sprawl of large built-up areas and to preserve the setting and special character of historic towns. In para. 034 of National Planning Practice Guidance (Stage 5 – Housing and Economic Land Availability Assessments), the question is put and the response is clear:"In decision taking, can unmet need for housing outweigh Green Belt protection? ''Unmet housing need (including for traveller sites) is unlikely to outweigh the harm to the Green Belt and other harm to constitute the "very special circumstances" justifying inappropriate development on a site within the Green Belt."In the NPPF, the advice is:'Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan.' The 2017 Cherwell Green Belt Study acknowledges that all land south of the railway and all land west of Kidlington scores high in terms of harm that would result from the release of sites for development yet this is the land that is proposed to be developed.The proposed substantial reduction of the green belt is wholly incompatible with the strategic need for a Green Belt of sufficient width around Oxford, particularly at a time when the Oxford Local Plan proposes development on green belt sites within its administrative boundary to increase capacity, and has allocated land for development at the Northern Gateway close to Kidlington.The effects of the planned allocations would be to reduce the width of the green belt between the expanded settlement of Oxford and Kidlington to such a small area as to result in virtual coalescence in a location where much of the intervening gap is occupied by transport infrastructure. This is far too small when the separation is between two large settlements, and does not provide ameaningful green belt in the terms set out in the NPPF. CDC has accepted the 4400 figure without challenge and have assumed that it can be wholly fitted into the south part of the district without proper consideration of other areas of the district. It is worth noting that in all other District Council around Oxford (who are also addressing the Oxford Unmet Need) none are proposing development as an extension to Oxford within the green belt. CDC has not examined with Oxford City as part of the cross border working the reallocation of employment land for housing. An example would be the Northern Gateway employment land which is simply going to increase the pressure for more housing.

Changes Sought

Reasons for Participation

PR-C-1541 09/10/2017 Maurice White

4841

Comments

I object to PR3 to remove land from the Oxford Green Belt. Speculative building is not a special circumstances for building in the Green Belt. This land is used and appreciated by the people of Kidlington and North Oxford as recreational space and as a means preventing the merging of significant separate settlements thus preserving the historic City of Oxford and the identity of Kidlington.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1544 09/10/2017 Paul Slater Edgars on behalf of Mr & Mrs Tomes Y Y

5282

Comments

Edgards consider that the plan is sound as it is positively prepared and consistent with National Policy, but nor=t sound as it is not justified and not effective. Edgars support Policy PR3 in so far as it proposes the removal of the land at 14 – 16 Woodstock Road, Yarnton from the Green Belt under policy PR3a. The site does not make a significant contribution toward the Green Belt purposes as it is already subject to urban influences, is part of urban fringe land and does not form part of an open settlement gap. In association with allocation PR8, Edgars agree with the Council that the railway line to the west of the site will form the most logical and robust Green Belt boundary. Edgars object to Policy PR3 as the land at 14-16 Woodstock Road should not be safeguarded for future development but should be included within the comprehensive proposals for a new sustainable urban neighbourhood east of the A44 under proposed allocation PR8. Detailed justification and site description for 14-16 Woodstock Road, Yarnton included in rep.

Changes Sought

Edgars support Policy PR3 in so far as land at 14-16 Woodstock Road, Yarnton is to be removed from the Green Belt but consider that for the plan to be justified and effective, land at 14-16 Woodstock Road, Yarnton will be required to be developed within the plan period in association with allocation PR8 and should not be safeguarded for a future plan.

Reasons for Participation

Mr and Mrs Tomes have (and land under their control at 14-16 Woodstock Road, Yarnton. This land falls with plan proposal PR3a and adjoins plan proposal PR8. As such Mr and Mrs Tomes have a particular interest in the plan and reserve the right to participate at the oral part of the plan examination.

PR-C-1547 10/10/2017 Annie Kotak N

4855

Comments

Object to Policy PR3 to remove land from the Oxford Green Belt. The Green Belt around Kidlington preserves green spaces that are so greatly appreciated and enjoyed by local residents. It protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt. The plan is therefore ineffective and not consistent with National Policy. This proposal would lose forever all countryside walks, scenery, and rural pathways, create a concrete covered urban sprawl between the villages of Yarnton, Begbroke, & Kidlington and destroy the peace that living in the countryside brings. Yarnton and Begbroke villages will completely lose their characters and identities and we will be in danger of flooding. Kidlington has already grown tremendously it is clear to see the impact these new houses will have.

Changes Sought

Reasons for Participation

PR-C-1548 10/10/2017 Naresh Kotak N

4863

Comments

Object to Policy PR3 to remove land from the Oxford Green Belt. The Green Belt around Kidlington preserves green spaces that are so greatly appreciated and enjoyed by local residents. It protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt. The plan is therefore ineffective and not consistent with National Policy. This proposal would lose forever all countryside walks, scenery, and rural pathways, create a concrete covered urban sprawl between the villages of Yarnton, Begbroke, & Kidlington and destroy the peace that living in the countryside brings. Yarnton and Begbroke villages will completely lose their characters and identities and we will be in danger of flooding. Kidlington has already grown tremendously it is clear to see the impact these new houses will have.

Changes Sought

Reasons for Participation

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PR-C-1549 10/10/2017 Bella Kotak N

5107

Comments

Protect the countryside aesthetic. Objects to PR3. The Green Belt (GB) around Kidlington preserves green spaces that are greatly appreciated & enjoyed by local residents. It protects the historic Oxford city from overdevelopment & neighbouring villages from coalescence. Govt. guidance says that GB is a permanent designation & that unmet housing need is not a reason for building on it. The plan is therefore ineffective & not consistent with National Policy. People escape to the country to be in a natural, calm environment where they can ease their mind, body & souls. Should this proposal go through all countryside walks, scenery & rural pathways, will be lost forever. A concrete covered urban sprawl will be created between Yarnton, Begbroke, & Kidlington. Yarnton & Begbroke will completely lose their characters & identities. Kidlington as it is has grown tremendously & just from looking at the map it is clear to see the impact these new houses will have. They will destroy the peace that living in the countryside brings. The urban sprawl will also put us all in danger of flooding which is a concern not to be taken lightly.

Changes Sought

Reasons for Participation

PR-C-1552 09/10/2017 Mark and Sandra Bennett

4881

Comments

Strong opposition to any building application for houses/business units on the land to the rear of The Moors in Kidlington. The council has already listened to the residents of Kidlington who voiced their concerns when CDC looked and discounted this site as being unsuitable for housing. This is a GB area and as such is used by many residents and is the habitat for numerous wildlife, which must be protected. The traffic in Kidlington is at saturation point with the existing roads barely able to cope at certain times of day. An additional 300 houses plus industrial units in North Kidlington would likely generate another 450+ vehicles a day through Kidlington causing it to grind to a halt.

Changes Sought

Reasons for Participation

PR-C-1560 09/10/2017 Aubrey King

4893

Comments

Objects because: 1. The proposals are not consistent with National Policy because they do not take into account the detrimental effect that removing these large areas of GB will have. These proposals therefore fail to meet the test of soundness as defined in Para 182 of the NPPF. 2. Oxford's LP has not yet been prepared, so CDC's allocation of homes is premature, is not an appropriate strategy & is unjustified.

Changes Sought

Reasons for Participation

PR-C-1566 10/10/2017 Omattage G Kumara N

4905

Comments

Objection to policy PR3 to remove land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents. Government guidance is that GB is a permanent designation and other better options such as constructing medium rise apartment blocks on brownfield sites must be looked into.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1576 09/10/2017 Heidi Lancaster

4917

Comments

Objects to the proposed submission plan because there is a lack of strong evidence for such a large number of houses needed. In order f or our villages, towns & cities to remain distinct entities the amount they can expand should be limited. With no mechanisms to prevent this the end result could be one large urban conurbation. The GB is one way in which the individual character of our villages, towns & cities can be retained. If Oxford cannot meet its own housing need, then it has expanded as much as is possible. It should not be looking to neighbouring LA's to meet that demand. A false demand for housing is being created by proposed business developments. If Oxford cannot supply the amount of housing required by the business developments then the business development plans need to be re-visited. They should be scaled down so that the housing needs created by the development can be met on land within Oxford City. Building on the Green Belt: The Government's NPPF , Section 9 "Protecting GB land" states: "The govt. attaches great importance to GB's. The fundamental aim of GB policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of GB's are their openness & their permanence." Only in "exceptional circumstances" should there be any change to the GB. As there is not a real demand for this number of houses, I do not consider the circumstances to be anywhere near exceptional. I would consider the need for housing to be exceptional if there were no empty houses in or around Oxford & if new developments sold out immediately. This is not the case. E.g.. there is a perfectly habitable empty house, 2 doors away from us for nearly 18 months. The loss of character to Oxford & the surrounding areas would be irreversible if the GB were to be developed. Open space is important for human well being. Affordable housing: The area severely lacks this. Many families are moving away due to high house prices. The plans do not address this need. The proposed density of housing would only be profitable for the developers if sold at market rates. A higher density would be required for affordable housing. The amount of affordable housing proposed in plans does not get enforced so even if a suitable amount was being proposed, it is unlikely they will be built as developers will look at profit first. Transport: There have been many large & expensive projects over the last 2 decades attempting to address Oxford's transport problems, including the "Oxford Transport Strategy", work on most of the major ring road roundabouts & the Frideswide Square re-modelling. While these projects have made differences to some of the traffic flow & helped some areas, transport around Oxford still remains a major issue. There is no capacity within the ring road to add more infrastructure & the ring road is extremely busy during rush hours. If the new houses are to serve those working in Oxford, it will create even more congestion. I urge you to consider the impact that this number of houses would have on the area & go back to the beginning to consider if such a demand really exists.

Changes Sought

Reasons for Participation

PR-C-1578 09/10/2017 Robert B Sim

4920

Comments

Objections to the whole “Land Grab” between Oxford and Kidlington1 The land being claimed for housing development is all in the GB. Filling in the green belt between Oxford and Kidlington is a ribbon development and will result in Kidlington being absorbed into Oxford. Leaving a derisory small gap between the two settlements is a cynical gesture. 2 The land area being “grabbed” is much too large for the number of houses proposed, suggesting that many large detached houses will eventually be built. This is not what is required by local young people who hope to be employed in the Oxford area. 3 Recent recalculation of housing need in the UK has shown that the calculation of number of houses planned in this application is much too high. 4 Houses in the area around Oxford Parkway Station are likely to be bought largely by London commuters, not by people who plan to work in the local area. This will not satisfy local housing needs, and will push up prices. 5 Predicted house prices in the new Barton development near Oxford seem to be inflated by at least 50% above prices of existing comparable housing in the area. Artificial price inflation will result in any “low cost housing” being inflated in price also, so there will eventually be very little “low cost housing” suitable for essential workers in the Oxford area. 6. Local traffic around the south end of Kidlington and around Oxford Parkway Station is already very heavy, and there are very long delays in the morning rush hour. Very substantial re-planning of traffic flow would be required to accommodate cars from hundreds of new homes. Substantial land would have to be set aside for bus and cycle lanes and the local rail station car park would have to be greatly enlarged. This would contribute to the ugliness of the ribbon development, and use up valuable agricultural GB land.

Changes Sought

Reasons for Participation

PR-C-1580 09/10/2017 Janet and Tim Stott N

4924

Comments

Objection to policies PR3, (The Oxford GB), PR6a (Land East of Oxford Road) and PR6b (Land West of Oxford Road). We are particularly concerned about the loss of the GB for PR6a as we are regular walkers on this land and aware of the wildlife and habitats that will be lost forever with the loss of this land. This land contains established grass snake colonies which will be destroyed. The grass snake is a UKBAP priority species of conservation concern39. It is also protected under the Wildlife and Countryside Act, and the Bern Convention.We believe these proposals are not consistent with National Policy because they do not take into account the detrimental effect that removing these large areas of Green Belt will have. These proposals therefore fail to meet the test of soundness as defined in paragraph 182 of the NPPF.

Changes Sought

Reasons for Participation

PR-C-1581 24/09/2017 Dr Ratna Thakar

4929

Comments

Objection to Policy PR3 to remove land from Oxford GB. This policy is ineffective and not consistent with National Policy. The GB around Kidlington preserves green spaces that are so greatly appreciated and enjoyed by local residents. It was for this reason that I chose to move to this area. Now I face raising my family in an urban sprawl!

Changes Sought

Reasons for Participation

PR-C-1589 01/10/2017 Professor Peter Robbins N N

4961

Comments

Object to proposal to remove land from the Green Belt as it is not a justified or proven requirement and it is inconsistent with national policy. New Government methods for calculating housing need indicates 30% fewer houses required in Oxfordshire than previously forecast and the basis for housing allocations in Cherwell to accommodate its needs and the City of Oxford's requirements are overstated and invalid. Less land will be required to accommodate development and there are no exceptional circumstances to warrant the release of land from the Green Belt. Without prejudice to the above point, any proposals by Cherwell to release land from the Green Belt to meet the Oxford's needs are premature and unjustified given that the City of Oxford is in the process of reviewing its Local Plan and has not yet determined how much housing development can be accommodated on land within the City's boundaries. The land to the east of Oxford Road lies in the Kidlington Gap which forms a core component of the Green Belt separating Oxford and Kidlington. Development in this location would be in direct contravention of the fundamental aim of Green Belt policy which is to prevent urban sprawl by keeping land permanently open. The Kidlington Gap serves all the five purposes of the Green Belt and is strategically important. It is one of the clearest examples of an open area preventing the coalescence of settlements, checking unrestricted sprawl and safeguarding the setting and character of the historic city of Oxford. Its loss would fundamentally undermine the long established principles of Green Belt policy. The housing allocation proposed in Policy PR6b is also unsustainable, both on its own and in conjunction with the other planned releases of land from the Green Belt for housing. Infrastructure and services in and around Oxford are already under great strain. This applies to schools, hospitals/healthcare and roads. There is no capacity for major additional development. Oxford and the surrounding area are already beyond capacity in relation to infrastructure and services, and the further population pressure from the proposed developments is unacceptable. The road network in the immediate environs and the wider area is already highly congested. There are no clear, identified and funded proposals in the Plan to address these issues.

Changes Sought

Delete PR6a housing allocation on land to the east of Oxford Road; delete PR6b housing allocation on land west of Oxford Road; delete PR7a housing allocation on land south east of Kidlington; delete PR7b housing allocation on land at Stratfield Farm; delete PR8 housing allocation on land east of the A44.

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1593 09/10/2017 Miss Carol Davey N N

4973

Comments

Object to Policy PR3 to remove land from the Green Belt. The Green Belt around Kidlington preserves green spaces that are appreciated and enjoyed by local residents. It protects both Oxford from overdevelopment and neighbouring villages, such as Kidlington, from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt. The plan is therefore ineffective and not consistent with National Policy. Do not understand why the Green Belt has been identified for building when there is plenty of non-Green Belt land available.

Changes Sought

Alternative areas to the Green Belt should be considered more fully.

Reasons for Participation

PR-C-1603 10/10/2017 Gordon and Helen Henning Y Y N N

5072

Comments

Not consistent with national policy on the purposes of the Green Belt. Not Justified because the information presented supporting removal of areas from the Green Belt is not convincing. Green Belt is irreplaceable; destruction of Green Belt affects future generations as well the current one.

Planning release of Green Belt for development is unacceptable, Not effective in dealing with Policy PR 3 may well have a negative effect on Green Belt by leading to a "domino" effect, with increasing likelihood of more plans for destruction of other parts of the Green Belt. This is particularly likely where the proposed boundary of loss of Green Belt does not correspond to a well-defined feature.

Changes Sought

The Local Plan should be re-written without alteration to the existing Green Belt.

Reasons for Participation

PR-C-1616 10/10/2017 Clare Boddington N

5529

Comments

Main objection is to Policy PR3 and the removal of so much land from the Oxford Green Belt. This land was designated as Green Belt for a reason and I do not consider that the required exceptional circumstances have been demonstrated in this case. There is a Government consultation in progress and it is likely that the housing figures given in the plan are widely inaccurate. Once the Green Belt is gone it is gone forever, so it would seem sensible to wait for this consultation to finish before committing to anything.

Changes Sought

Reasons for Participation

PR-C-1618 10/10/2017 Harry Fletcher N

5584

Comments

Object to policies PR3, (The Oxford Green Belt), PR6a (Land East of Oxford Road) and PR6b (Land West of
Oxford Road- Believe these proposals are not consistent with National Policy because they do not take into account the detrimental effect that removing these large areas of Green Belt will have. These proposals therefore fail to meet the test of soundness as defined in paragraph 182 of the NPPF. - Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature and is not an appropriate strategy and is unjustified.

Changes Sought

Reasons for Participation

PR-C-1619 10/10/2017 Gary dáLuz Vieira

5586

Comments

Object to policies PR3, (The Oxford Green Belt), PR6a (Land East of Oxford Road) and PR6b (Land West of Oxford Road). - Believe these proposals are not consistent with National Policy because they do not take into account the detrimental effect that removing these large areas of Green Belt will have. These proposals therefore fail to meet the test of soundness as defined in paragraph 182 of the NPPF. - Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature and is not an appropriate strategy and is unjustified. - Development of these areas will effectively join Oxford and Kidlington, which is against Green Belt rules. - Developing these areas is more likely to result in high price commuter housing than the affordable housing currently needed for key workers in the city.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1622 09/10/2017 Andrew Hornsby-Smith Kidlington & Yarnton Labour Party N Y N Y

5535

Comments

Kidlington & Yarnton Labour Party acknowledges the real housing need for Oxford. It is not convinced that the need is for 4,400 houses to be built in Cherwell District. It opposes the allocations in the vulnerable Kidlington gap (proposed policies 6a, 6b), which it believes will mainly be used by London commuters rather than meeting local need; and by
the size of the allocation made between Kidlington and Yarnton (Policy PR8). It considers that there are less harmful alternatives available at Gosford (the area allocated for playing fields in Policy PR 7a and at Stratfield Farm, Policy 7b). It also believes that land at Frieze Farm and close to Loop Farm offers alternatives that are closer to the Northern
Gateway employment site and less damaging to the open countryside between Yarnton and Kidlington.
It considers that the North Oxford Golf course provides an important Green Belt friendly amenity, and that the need for additional playing fields could be met south of the Park & Ride. It is concerned to ensure that the County Council develops additional Park & Ride capacity east of Kidlington, where the traffic impact would be less damaging than an extension at Water Eaton Park & Ride. It would support the provision of a railway station on the Cherwell Valley line, but not at the proposed location at Sandy Lane, but closer to the airport, Langford Locks and Lyne Road (for the benefit of Kidlington's residents). We are concerned that at each of the main allocations, an unreasonably high level of land
has been extracted from the Green Belt, which we believe will lead to future speculative development that will be difficult to resist.

Changes Sought

Opposes policies 6a, 6b. There are less harmful alternatives available at Gosford (the area allocated for playing fields in Policy PR 7a and at Stratfield Farm, Policy 7b); and by the size of the allocation in policy PR8.

Land at Frieze Farm and close to Loop Farm offers alternatives that are closer to the Northern Gateway employment site and less damaging to the open countryside between Yarnton and Kidlington.

It considers that the North Oxford Golf course provides an important Green Belt friendly amenity, and that the need for additional playing fields could be met south of the Park & Ride.

It is concerned to ensure that the County Council develops additional Park & Ride capacity east of Kidlington, where the traffic impact would be less damaging than an extension at Water Eaton Park & Ride.

It would support the provision of a railway station on the Cherwell Valley line, but closer to the airport, Langford Locks and Lyne Road (for the benefit of Kidlington's residents).

Reasons for Participation

I have spoken as a platform speaker at three public meetings in Kidlington and Gosford. I made a substantial representation at the Issues and Options stage. As a former parish councillor, I represented Kidlington Parish Council at the North Oxford Area Action Plan examination in public, and likewise was invited to the Examination in Public of the Local Plan. I have an MSc in Transport Planning, so part of my representation covers that area. I also offer a distinctive perspective as a local resident, who agrees with the principle of a Green Belt review, but does not support the current planned site allocation. I have no interest in promoting a particular site, but only have some sympathy with those who would wish to preserve the Green Belt intact. I believe my views represent many in Kidlington who recognise the need for local housing, but see these plans as strategically unacceptable. My representation contains primary research evidence which I would wish to represent.

PR-C-1623 09/10/2017 Jane, Elizabeth and Kate Rendle N

5540

Comments

We strongly object to Policy PR3 to remove land from the Oxford Green Belt. The Green Belt around Kidlington preserves green spaces that are so greatly appreciated and enjoyed by local residents. It protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt. The plan is therefore ineffective and not consistent with National Policy.

Changes Sought

Reasons for Participation

PR-C-1640 26/12/2017 Qiuojuan Yuan N

5654

Comments

I object to Policy PR3 to remove land for the Oxford Green Belt. The Green Belt preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt. The plan is therefore not consistent with National Policy.

Changes Sought

Reasons for Participation

PR-C-1641 27/10/2017 J Dear N

5650

Comments

I object to Policy PR3 to remove land for the Oxford Green Belt. The Green Belt preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt. The plan is therefore not consistent with National Policy.

Changes Sought

Reasons for Participation

PR-C-1642 08/10/2017 Richard Bamprey N

5646

Comments

I object to Policy PR3 to remove land for the Oxford Green Belt. The Green Belt preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt. The plan is therefore not consistent with National Policy.

Changes Sought

Reasons for Participation

PR-C-1643 11/10/2017 David William Stewart N

5614

Comments

I object to Policy PR3 to remove land for the Oxford Green Belt. The Green Belt preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt. The plan is therefore not consistent with National Policy.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR3 - The Oxford Green Belt

PR-C-1644 11/10/2017 Kate Berney N

5641

Comments

I object to Policy PR3 to remove land for the Oxford Green Belt. The Green Belt preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt. The plan is therefore not consistent with National Policy.

Changes Sought | Reasons for Participation

PR-C-1645 11/10/2017 A M Foley N

5636

Comments

I object to Policy PR3 to remove land for the Oxford Green Belt. The Green Belt preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt. The plan is therefore not consistent with National Policy.

Changes Sought | Reasons for Participation

PR-C-1646 11/10/2017 R Hopcroft N

5632

Comments

I object to Policy PR3 to remove land for the Oxford Green Belt. The Green Belt preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt. The plan is therefore not consistent with National Policy.

Changes Sought | Reasons for Participation

PR-C-1647 11/10/2017 Mrs Fowler N

5618

Comments

I object to Policy PR3 to remove land for the Oxford Green Belt. The Green Belt preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt. The plan is therefore not consistent with National Policy.

Changes Sought | Reasons for Participation

PR-C-1648 11/10/2017 Laura Morgan N

5623

Comments

I object to Policy PR3 to remove land for the Oxford Green Belt. The Green Belt preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt. The plan is therefore not consistent with National Policy.

Changes Sought | Reasons for Participation

Proposed Submission Plan - Policy PR4a - Sustainable Transport

PR-C-0003 24/07/2017 Julie and Albert Nutbrown

3

Comments

Protesting against plans to build 4,400 new houses on GB around Begbroke and Yarnton. It seems GB does not stand for anything anymore. All wildlife habitat will be destroyed. A thriving bat population will go. A40 traffic is horrendous now what will another 8000 plus cars create, plus the pollution. The Oxford's unmet housing need has nothing to do with CDC so not on our GB.

Changes Sought | Reasons for Participation

PR-C-0019 24/07/2017 Daniel Scharf

23

Comments

References to the Oxford to Cambridge corridor are contradictory. The Plan supports the existing rail link (between Bicester & Oxford) & onwards (to Milton Keynes, Bedford & Cambridge) but also supports the Expressway that would be in direct competition, probably preventing the completion of the rail link or making it extremely costly in subsidy. This is contrary to the sustainable transport policies. Why are there no further investigations into the Expressway? Another reason for opposing the Expressway is the effect it would have on the A34, A44 & other link roads at both ends of the “corridor". On the contrary, East/West rail would enhance connections to Cambridge, Norwich & Felixstowe to the east & Swindon (inc. Research Council offices), Bristol, Bath, Cardiff, Swansea & Exeter to the West. Even without the Expressway, the Plan refers to & relies on the suggestion that conditions on the A34 will improve. The proposed development will increase A34 use & congestion, which is an international (i.e. Route Euro05 from Algeciras to Greenock)), national (Southampton to Preston) & local (knowledge spine). Why is this trunk road junction a suitable place for further development? It is Government policy that GB development should not be supported until reasonable alternatives have been properly explored & rejected. Meeting the needs of Oxford City by concentrating development on its outskirts is a road centred policy that will add to congestion & increase emissions (CO2, NOX & particulates). Also the propensity of residents of this housing will be commuting from Oxford Parkway to other employment centres & not meeting Oxford's need. No concern shown about air quality & the impact on residents being next to a heavily trafficked trunk road with a high proportion of freight. There are no adequate policies to assist in the necessary transition to the use of ULEVs. Parking at workplaces, local centres (& the City centre) should privilege ULEVs. Parking spaces in residential areas should be limited to ULEVs & visitors.

Changes Sought

If development was concentrated along the two railway lines (e.g. Shipton Quarry), commuters could access the centre of Oxford & towns/cities further afield without using the car. It should be made clear that all new developments must provide a number of ULEVs and charging points and car clubs. Parking spaces in residential areas should be limited to ULEVs and visitors.

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR4a - Sustainable Transport

PR-C-0107 20/08/2017 Mr Jeffrey Lyes N N

312

Comments

The new workers will need to be issued with pushbikes to have any chance of getting to work! This is again a unsound, ineffective plan with only vague mentions of contributions from developers. Therefore ineffective. The Plan fails to provide adequate infrastructure. This is unrealistic if the plan is to succeed in supporting Oxford by creating a commuter annex. There are no costings or new ideas. Much significance is given to expanding cycleways, a non-solution that has been promoted by Government since the 1960s when Ernest Marples to workers to "get on yer bike"! Further the Plan in general is devoid of any costings or risk analysis. This is contrary to Para 173 of the NPPF plan making guidance which states: "Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision taking. Plans should be deliverable". There is no evidence that these plans are deliverable.

Changes Sought

Reasons for Participation

PR-C-0145 30/08/2017 Fred Jones

562

Comments

These proposals fail to recognise the narrowing of the A44 at the Turnpike PH roundabout where all southbound traffic (Oxford direction) merges into one lane. Between The Turnpike PH and Frieze Way roundabouts there are two bridges (one railway and one canal). This section of road is already heavily congested at peak times including weekends and Blenheim Palace events. Improved public transport at this section of the A44 will not have the slightest effect as it will only join the queue.

Changes Sought

Reasons for Participation

PR-C-0190 07/10/2017 Dr. Robert W. McGurrin Woodstock Action Group (WAG) N

1626

Comments

a. Oxford has practically full employment but continues to set aside land for employment sites rather than housing. Oxford City Council needs to be more creative and do more in meeting its own housing needs. B. Cherwell District Council and other local authorities needs to be realistic and comply with the national governments' revised calculations on the lesser housing needs in the area. C. With Oxford City's "Unmet needs" being reduced by almost 50% the "Duty to Co-operate" by all local authorities is now less stringent or demanding. D. To reduce stress, congestion and numerous accidents on the local highway systems, more housing needs to be built closer to where the jobs are so that local residents can feasibly walk, cycle or use buses to get to work. Some alternatives are: Northern Gateway, Langford Lane and Gosford. E. CDC's Plan for 4,400 houses and West Oxfordshire's proposed 300 or more houses at SE Woodstock if progressed undiluted and in accordance with the exaggerated and dismissed SHMA figures, would prove to be unsustainable, unjustified and contrary to NPPF policy. F. The plan is not positively prepared or complete in that the costs and sources or identification of funding on required infrastructure are not shown. It is more of a "seek to" approach rather than a definitive statement of purpose. G. Woodstock Action Group call upon the leaders of both the Cherwell and West Oxfordshire District Councils to do the right thing and reduce the number of proposed houses in line with the national government's recent and reasonable lowered calculations of actual housing need in both local areas.

Changes Sought

WAG call upon the leaders of both the Cherwell and West Oxfordshire District Councils to do the right thing and reduce the number of proposed houses in line with the national government's recent and reasonable lowered calculations of actual housing need in both local areas.

Reasons for Participation

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PR-C-0190 07/10/2017 Dr. Robert W. McGurrin Woodstock Action Group (WAG) N

1625

Comments

Serious concerns about ponderous, heavily technically laden text of this Plan. Local residents will have had difficulty reading and understanding this excessive publication, no doubt, resulting in reducing the number of residents' representations, especially negative ones. The same trick of scheduling public consultations during holiday seasons. In attempting to negate local action groups' objections planning proposals offer sugar-coated proposals in the hopes of seducing potential residents into buying houses. E.g. Cherwell District Council says that a new railway station between Kidlington and Begbroke would support residents of the proposed housing in those areas. This is very doubtful.
Affordable and sustainable transportation on the A44 to and from Oxford and Woodstock.
CDC have not come forward with any up to date evidence of a traffic or planning assessment pertaining to the local Environment as related to forecasted transport requirements and their affects upon local residents and commercial interests who stand to be adversely affected by the additional housing along the "growth" corridor of the A44 from Oxford to Woodstock. The A44 through Woodstock and the A4095 in Bladon are operating at peak levels of around 70 to 75%. Major planned developments will substantially increase local traffic, private and otherwise, and this has not been factored into the overall Plan. Consequently, these local highway systems will not be able to cope with or sustain themselves with the massive combined developments planned in Cherwell and West Oxfordshire, specifically on good farmland at the SE quadrant of Woodstock and across the A4095 border in Cherwell. There is no timely register of just when and how these planning proposals will be delivered in the CDC Local Plan, i.e. suitable and sustainable plans to reduce and cope with the inevitable exponential surge of growth in all kinds of traffic on local area roads and specifically, the A44 "growth" corridor from North Oxford and sprawling out to Woodstock.
Clarity is needed to warrant the acceptance of a multitude of traffic assessments as being realistic rather than optimistic. Morning and evening peak periods' traffic, already at saturation point, will increase as the number of 2-way daily journeys, private, public and essential, expands. Leading to more time spent on local highways at a much slower speed or gridlock. This will further increase the amount of noxious CO_2 and NO_2 gases spewed into the local surrounding atmosphere with resultant increases of disabling lung diseases and premature related deaths in the larger local areas.

Changes Sought

WAG call upon the leaders of both the Cherwell and West Oxfordshire District Councils to do the right thing and reduce the number of proposed houses in line with the national government's recent and reasonable lowered calculations of actual housing need in both local areas.

Reasons for Participation

PR-C-0230 14/09/2017 Lisa Bullock Network Rail

795

Comments

The level crossings which appear to be affected are listed and give detail of the type of crossing. Any development which would result in a material increase or significant change in the character of traffic using these rail crossings should be refused unless, in consultation with Network Rail, it can either be demonstrated that the safety will not be compromised, or where safety is compromised serious mitigation measures would be incorporated to prevent any increased safety risk as a requirement of any permission. Network Rail has a strong policy to guide and improve its management of level crossings, which aims to; reduce risk at level crossings, reduce the number and types of level crossings, ensure level crossings are fit for purpose, ensure Network Rail works with users / stakeholders and supports enforcement initiatives. Without significant consultation with Network Rail and if proved as required, approved mitigation measures, Network Rail would be extremely concerned by the impact the proposed site allocations would have on the safety and operation of the level crossings listed above. The safety of the operational railway and of those crossing it is of the highest importance to Network Rail. Councils are urged to take the view that level crossings can be impacted in a variety of ways by development proposals. Councils are urged to take the view that level crossings can be impacted in a variety of ways by third party planning proposals. It is Network Rail's and indeed the Office of Rail Regulation's (ORR) policy to reduce risk at level crossings, not to increase risk, as could be the case with an increase in usage at the level crossings in question. The Office of Rail Regulators, in their policy, hold Network Rail accountable under the Management of Health and Safety at Work Regulations 1999, and that risk control should, where practicable, be achieved through the elimination of level crossings in favour of bridges or diversions. The Council have a statutory responsibility under planning legislation to consult the statutory rail undertaker where a proposal for development is likely to result in a material increase in the rail volume or a material change in the character of traffic using a level crossing over a railway.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR4a - Sustainable Transport

PR-C-0231 31/08/2017 Kate Nash Hanwell Parish Council

800

Comments

The Council says the housing could be supported by a new railway station 'between Kidlington and Begbroke' but this is extremely unlikely to be deliverable. Plans for additional housing in North Oxford/South Kidlington should be put on hold until the Oxford to Cambridge Expressway route is settled, the East West railway is re-opened and the full extent of the expansion of Bicester is agreed, with its possible new transport infrastructure.

Changes Sought

Reasons for Participation

PR-C-0237 15/09/2017 Karen East TMP Planning Ltd on behalf of Gosford and Water Eaton Parish Council N Y

815

Comments

North Oxford suffers from “high levels of congestion and delay” and that there are Air Quality Management Areas across the wholecity as a whole and on a small section of the Bicester Road due to high levels of pollution. The Parish Council considers that 4400 new homes (with 1410 in the Parish) will exacerbate these problems further and is not convinced that the transport measures set out are deliverable and will address these problems. Gosford and Water Eaton is criss-crossed by the main major highways (A34, A44 and A4165) bringing commuters and visitors to the City. Additional houses allocated within the Parish, and at Begbroke, Yarnton, Woodstock and Kidlington as well as further afield at Banbury and Bicester will all generate extra traffic which will be channelled through the Parish. Whilst the Parish welcomes the proposed transport improvements in the Plan remains unconvinced that sufficient funding exists or can be secured to deliver these improvements. Even with these changes in place the transport pressures in this area will remain. It is critical that these measures are delivered and in many cases, they are required to address problems now, even without a further 4400 houses in Cherwell.Traffic Leve:Oxford Road is regularly at a standstill from 7.00am on a working day. It can take minimum 45 – 60 minutes to get into Oxford City. Roundabout changes at Cutteslowe and Wolvercote have not made things better. Additional traffic will make the situation worse.The Bicester Road is similarly busy at peak times, often coping with traffic avoiding the congested A34. We would question what changes can be made on the slip road from A34 onto the Bicester Road in order to improve congestion in the long run. Bicester Road is used as a rat run when the A34 is blocked which happens frequently leading to congestion.An additional 4400 houses in Cherwell (1410 of which are in the Parish) together with further growth at Banbury, Bicester and Upper Heyford will put further pressure on the transport network through our Parish and exacerbate the problem. The new Westgate Shopping Centre is anticipated to be a major attraction drawing visitors in and traffic problems within Oxford related to this are already being reported locally. Bus Services PR2 (a) ii and (d) refer to improved bus services along the A4260/A4165. At present there are examples of bus services being reduced through Gosford rather than increased. The S5 service no longer runs direct from Gosford. Delays are due to increased traffic congestion Also concerned that charges at the P&R are increasing which will not help alleviate the problems.Where will additional space be found for a bus lane on Oxford or Bicester Road? Residents already experience problems from vibration in their houses from buses/lorries so if the bus lane is brought closer to their properties this will make the problem worse. How will an additional bus lane through Kidlington or Gosford be achieved. Previous proposals for pedestrianisation did not happen.Air Pollution:There are designated Air Quality Management Areas (AQMA) covering the whole of Oxford and on Bicester Road within the Parish. Given that the whole of the administrative area of Oxford City has been declared an AQMA it is difficult to believe that areas just immediately to the north of the City Boundary will not risk suffering equally from air pollution resulting from increased traffic levels. Within the Oxford AQMA the Wolvercote and Cutteslowe roundabouts are identified as hotspots for pollution both of which are close to Gosford and Water Eaton Parish. Do not consider that Cherwell has fully considered the air pollution impacts of the additional traffic on the Parish.Funding:

Appendix 4 provides a list of transport infrastructure improvements to support the growth proposed. Noted that whilst many of these are considered of “Critical” costs/funding are to be confirmed. Unclear whether these improvements will indeed secure the necessary funding. In addition, many of these schemes, require developer funding for implementation which are clearly yet to be secured. There needs to be a much clearer link between the transport improvements and new developments. Development should not go ahead until critical infrastructure is in place. Do not consider that Policy PR4 will achieve sustainable development, nor will it be effective in delivering the necessary improvements over the Plan. Unconvinced that the policy complies with the National Planning PolicyFramework paragraphs 29 and 30 in terms of delivering sustainable transport and reducing congestion.

Changes Sought

There needs to be a much clearer relationship between transport improvements and the delivery of new development. In our view there are too many uncertainties within the current plan regarding delivery and timing of new infrastructure. This needs to be made more explicit in Appendix 4 which should set out costs and funding sources and also how this is linked to delivery of development.

Reasons for Participation

The Parish Council would wish to take part in order to explain the potential impact of the proposed development on local communities and why this should be better reflected in the draft vision.

PR-C-0244 08/09/2017 Michael Groves N N N

830

Comments

Strong disagreement to proposed plans. GB enables and encourages distinct identities and characteristics for towns and villages whilst providing valuable space for exercise and enjoyment of the countryside. This long held tradition that has been enshrined in law is put at risk, riding roughshod over planning laws and local inhabitants. Houses are needed for local young people doing vital work in the caring, emergency and low paid industries but, as in the case of Barton where affordable housing was used as a pretext for gaining planning permission - there is now no affordable housing for local young people. It is feared that this vast development will become a dormer town for the better off/well paid in Oxford and London. To help local people the landowners could donate portions of their gifted lands to help local councils with smaller and less divisive developments. Whilst people employed by these landowners may well receive subsidised accommodation, this will not help our hospitals, schools, nursing homes or council workers who are vital to support the local infrastructure and are currently being forced out of the locality in order to be able to afford to rent or buy their own property. These people far away from friends and families will not be able to give or receive help from their families at time of need, thus impacting further on social services. Development of this size is horrific when the A34 and A44 are currently totally inadequate and overwhelmed. Local schools, nurseries, GP surgeries and hospitals are all overstretched and unable to cope with current numbers. Cherwell District Council has a duty of care to plan responsibly for the inhabitants of Cherwell and not become a dormer city for the convenience of Oxford City.

Changes Sought

Reasons for Participation

PR-C-0251 09/10/2017 Antonio Corbi N N N Y

2042

Comments

The Proposal is irresponsible as it will have a major negative impact on transport with extra pressure being placed on already congested roads.The plans for new transport infrastructure deal with the existing needs and do not model the impact of the additional 4,400 houses. These irresponsible plans will also cost millions of pounds and are currently unfunded. The Rapid Transit system (remember these are long buses, NOT TRAMS) will not pass through either Begbroke or Yarnton but will instead go from the new proposed Park & Ride site at Bladon roundabout to Kidlington along Langford Lane. Traffic that normally passes through Kidlington will be encouraged to use the A44. This means our villages will not be served by the Rapid Transit system and will suffer increased traffic, and that is before considering the new houses. This is very irresponsible! The CDC has not consider how an additional 4,400 houses in the area will affect the daily routine of the residents, particularly those that commute to and from work everyday.Therefore the CDC's Proposal is very irresponsible as it does not consider the commuting needs of the people who go to work and it will affect people going by car or cycling to work too. The transport plans indicate that Sandy Lane will be closed to through traffic at the level crossing. Sandy Lane, by the admission of Oxfordshire County Council and Cherwell District Council, is a well-used road. We also know that it provides a valuable link between our two villages and Kidlington. There is no public transport option planned to link these villages together with the only option being to travel further by car (which is already being discouraged) or walking or cycling. The traffic increase resulting from the CDC's Plans may well produce casualties including those cycling to work. Therefore the proposal is very irresponsible.

Changes Sought

For the reasons given AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which are additionally supported, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

Would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR4a - Sustainable Transport

PR-C-0254 19/09/2017 Denise Greenspan

841

Comments

Complete and unequivocal objection to Cherwell District Councils plans to build Oxford City housing on the Yarnton and Begbroke GB. Objections to the threat to wildlife and creeping urbanisation of our cities and further objections to consultation process. Suggests approaches to ribbon development. The plan is based on flawed and out of date information (pre-Brexit data and a discredited SHMA). With regard to increase in traffic a CDC representative at the exhibition in Begbroke village hall felt that there would only be a 1.2% increase, there is simply no way that tripling the size of the village will lead to only a 1.2% increase in traffic. Objections are: 1. The loss of vast swathes of countryside and wildlife around Yarnton 2. Irreversible harm to the history and identity of the village 3. Traffic gridlock on the A44 – it already takes one hour to get from Yarnton to Cowley each morning and no amount of bendy buses will improve that because there is only room for one lane in each direction over the bridge. 4. Air pollution from said increased and gridlocked traffic 5. Lack of water supply – Thames Water has informed me that water will be brought in from Wales. The reservoir that South Oxford is trying to build is to support the water supply in London – only 20% of it, if it is ever actually built will be allocated to South Oxford. 6. Ironically then – this proposal would also lead to an increased flood risk. 7. Closure of Sandy Lane – this is a busy thoroughfare between Yarnton and Kidlington, its closure would require a 3 – 4 mile detour in either direction - leading to even more traffic on the A44 8. Since this is housing for Oxford City it should be said that this is just too far for public transport in to the city; it would take me more than 2 hours each way, by bus, to get to my office in Cowley. It takes 2 hours to get to London. This plan would end up being London housing, not Oxford City. Oxford City should be exploring other non-greenbelt sites closer to the city. As well as having higher density targets within the inner city or perhaps building where better infrastructure has already been provided, such as Bicester.

Changes Sought

Reasons for Participation

PR-C-0305 25/09/2017 Martin Small Historic England Y Y

897

Comments

Historic England welcomes the inclusion of "protecting heritage assets" as one of the planning requirements with which the provision of green infrastructure must integrate as part of the positive strategy for conserving and enjoying, and clear strategy for enhancing, the historic environment as required by the National Planning Policy Framework.

Changes Sought

Reasons for Participation

PR-C-0306 10/08/2017 Anthony Hall N

916

Comments

PR4a admits the plan will increase traffic in the area. Traffic is already at intolerable levels and increasing it will guarantee continued breaches of air quality standards continuing delays and a worsening of the environment in the area. 5.62 Outlined transport changes are not under your control. Citing them as part of the plan is disingenuous - only if they were an enforced prerequisite would it make sense. It is highly likely that they will not go ahead or be severely delayed. Even if delivered, they are likely to make things worse. The County Council has already wasted £10M and 18 months of severe delays 'improving' the Cutteslowe and Wolvercote roundabouts. It has just been confirmed that these 'improvements' have actually increased delays, causing more congestion, pollution and noise. Calling buses (for that is what they are) 'Rapid Transit' does not make them any faster, more convenient, or more sustainable. It just sounds better.

Changes Sought

There is now way that development in this area can be made sound, given the existing demands on the infrastructure.

Reasons for Participation

Page 22202

PR-C-0341 10/10/2017 Mrs Suzanne McIvor N

4460

Comments

TRAFFIC CONGESTION AND POLLUTION: Oxford Road and other routes into Oxford are heavily congested at peak periods and an extra 1200 vehicles, together with a school located at the southern end of the PR6a site will exacerbate this. Other developments such as Northern Gateway will be a large employment site. Additionally, Oxford has poor air quality from traffic and has been designated an Air Quality Management Area. The Cutteslowe Roundabout regularly exceeds national and international Nitrogen Dioxide limits. The infrastructure changes proposed are not based on accurate and up-to-date information, and rely on unrealistic targets of people using bikes, buses and walking. They are also largely unfunded. PR11 is an approach and the plan is not positively prepared because it does not identify or provide for the required infrastructure.

Changes Sought

The Cherwell Plan is fundamentally unsound and I suggest it should be rejected. Cherwell should re-start the process at a future time when the amount of housing needed has been realistically calculated. Cherwell should have due regard for the NPPF an in particular the parts of the framework which apply to the Green Belt.

Reasons for Participation

PR-C-0406 29/08/2017 Sara Sheppard

1053

Comments

The Banbury road during the morning rush hour is currently a hazard due to the amount of buses, cars, cyclists and pedestrians using the road. The danger will only increase if the proposal goes ahead as there will be more people using Banbury Road.

Changes Sought

Reasons for Participation

PR-C-0515 06/10/2017 Jeffrey Wright Begbroke Parish Council N Y

1260

Comments

Sandy Lane: Vehicles travelling to and from Kidlington and other destinations frequently use this road. Closure will have a major impact on Begbroke, Frieze Way, Langford Lane and the A4260 Sandy Lane in December 2000 recorded 1187 vehicles in 18 hrs with a peak flow of 201 vehicles in the period 8.00 to 9.00 a.m. The paradox is that plans seek to reduce A4260 traffic with bus lanes and diversion of traffic to the A44. Some of this traffic will then seek other ways to Kidlington – via A44 Frieze Way and Langford Lane – ending up on the A42604. Is this a proposition by the railway authority to rid itself of a barrier crossing? Campsfield Road A4095: County Council wish to divert traffic from the Kidlington (south bound A4260 along A4095 to A44 and continue through Begbroke. The proposed P&R at Campsfield Rd will again cause further traffic problems. This will cause further problems in Begbroke with attempting to cross the A44 and cause even further delays at Wolvercote and Cutteslowe Roundabouts. This does not even account for the 4500 houses. Traffic problem pictures are shown of Langford Lane with an event held at Blenheim adjacent to proposed P&R and Campsfield Rd, Langford Lane and Parking Places at Oxford Technology park. Key commuter routes including Sunderland Avenue and Banbury Road more congested than before the £10m roundabout scheme. Langford Lane: At peak times traffic queues in both directions to the traffic lights at each end. The queues are often from the airport boulevard. Traffic cannot easily exit the industrial estates. Buses stop near Mercedes exacerbating the queues. Oxford Technology Park will have a major traffic impact. The image shows a road in Wales reduced in width for a bus lane causing major delays. Sections of road have roundabouts between.

Changes Sought

Reasons for Participation

Please review our PowerPoint presentation for the comments of Begbroke parish council. This is necessary as we believe Cherwell Executive will ignore any representations as they have already made their mind up. We believe that The Planning Inspectorate will take more notice of what we have to say.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR4a - Sustainable Transport

PR-C-0518 25/09/2017 Zoe Christodoulou N

1238

Comments

Objects to PR4a. It is unsound. Improving bus services to Oxford mainly rely on Oxfordshire CC subsidies which have recently been removed from many routes leading to withdrawal of services. Even if the frequency of buses was improved, the journey time into the city will increase, as there will inevitably be more traffic on the roads. The rapid transport network that is due to be ready by 2035, is a long way from being approved, or funded, let alone built. The submission states the new homes will be ready by 2031, this leaves 4 years minimum with even more traffic.

Changes Sought | Reasons for Participation

PR-C-0580 03/10/2017 Lorna Bennett

1466

Comments

The road structure in this area is already at full capacity and some. If you were to develop this land and add a further 4,400 or whatever new homes there is a good chance these houses will have at least 2 cars +. This would then swamp the roads that are already congested. The Council cannot even maintain what is already here, under your own admission, as the state of the roads are evident. The road are currently not really fit for purpose as it is and to add a potential 8,000 more cars is ludicrous. As for local transport, this is also not going to be fit for purpose and from what I can see no bus lane will be able to be implemented as there are too many bottle neck areas to negotiate. Therefore a park and ride would also not be feasible. The idea of shutting Sandy Lane is also extremely preposterous. The road carries a lot of local traffic from both Begbroke and Yarnton to Kidlington and vice versa. If that was to shut all traffic would then either have to go Loop Farm roundabout and Frieze Way or Langford Lane. Both of which, I think you will agree, is also not really an option as, again, these are already congested. Believes a survey was done down Sandy Lane which showed how much that road was used and also believe you do in fact have these figures. I cannot see how this would work in any event as there are actually houses along that road right up to the level crossing.

Changes Sought | Reasons for Participation

PR-C-0657 05/10/2017 John & Joan Amor

1618

Comments

Objection to large areas of land being removed from the GB. The GB was set up to safeguard the countryside from the city spreading into neighbouring countryside and to preserve the setting of the historic and beautiful city of Oxford. It now seems that present claims are not justified. Transport - Before the construction of the M40 volume of traffic along the A44 increased year by year. Completion of the motorway saw a significant drop in use of the road to Oxford. Since that time numbers of both lorries and cars have increased. If there are problems now, what can we expect when the new houses are built. The roads into Oxford through Yarnton and Kidlington will not be able to cope. Closing Sandy Lane - Sandy Lane is frequently used. The rail crossing and the canal bridge cause no problems. The bridge that was built about 1790 copes with 21st century traffic - if it needs strengthening surely this should not be a problem for today's engineers. If Sandy Lane is closed that traffic will use Sunderland Avenue just adding to the turmoil. Access to Oxford is most important to people in this area. The Kidlington area already has problems Are there better areas with easier access to Oxford? The Heathfield area would have the existing routes into Oxford plus access through Islip and Bayswater (and even through Woodeaton and Marston, although these are country roads). The Islip route has the addition of rail contact with the city. The Kidlington district is not the right place to build large estates. Yarnton and Kidlington have long histories as villages and the people living there do not deserve to be swallowed up in a great anonymous conurbation.

Changes Sought | Reasons for Participation

PR-C-0658 09/10/2017 Giles Hughes West Oxfordshire District Council Y Y N Y

1622

Comments

Transport and infrastructure are key issues and growth in Cherwell needs to be looked at cumulatively with growth in West Oxfordshire. The two local planning authorities share the A44 corridor, and this together with the A40 feeds into the congested Wolvercote roundabout. Growth in Cherwell and West Oxfordshire may have implications for northern Oxford and for the A34. The impact of the A44 corridor needs to be carefully considered, and it is vital that both districts work together with the County Council to bring forward the proposed A40/A44 link together with improvements to the A44. Consideration should be given to improving rail links by providing a new station at Begbroke. The two Councils should work together on the delivery of their Infrastructure Delivery Plans. Policy PR4a provide an appropriate framework for this to happen. Agree with the expectation that strategic developments will be expected to provide proportionate financial contributions towards necessary infrastructure and services.

Changes Sought | Reasons for Participation

It is essential to have recognition of some of the wider transport improvements required in the proposed policy. For example the proposed A40/A40 link and improvements to the A44.

To address cross-boundary issues with West Oxfordshire

PR-C-0660 07/10/2017 Carol Matheson N

1630

Comments

Transport has not been positively prepared. It fails to address the already polluted roads, traffic congestion and parking issues. It fails to explain how the roads will be improved to accommodate the thousands of extra cars and it fails to give any source of funding for improving roads/transport.

Changes Sought | Reasons for Participation

PR-C-0668 08/10/2017 Stephen Youngman

1645

Comments

Objection relating to Kidlington, Yarnton and Begbroke on the following grounds: Development could be located on sustainable sites identified elsewhere in the district rather than GB which Government says should only be used as a very last resort. A high proportion of the new homes should be affordable for young people and families from the local area. Infrastructure such as roads and schools should be put in place, as well as adequate parking facilities for the new residents. Traffic congestion and parking is already a major problem in Kidlington and the surrounding area, especially in the rush hour. Support for Cherwell's decision not to include land behind the Moors for development, as this is GB land used for recreation by local people, and would cause yet more traffic problems. I am appalled at the prospect of Kidlington and it's close neighbours becoming another suburbs of Oxford, with the consequential loss of revenue to Cherwell District Council.

Changes Sought | Reasons for Participation

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Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR4a - Sustainable Transport

PR-C-0678 04/10/2017 Neil Bennett

1665

Comments

Oxford's unmet housing needs - it has been proven that the number of houses required has been grossly overestimated. Oxford City must have plenty of sites that can cater for their housing requirements such as brown belt land and derelict sites. Also long term vacant properties could be used either in their ownership or under compulsory purchase orders. GB - Greatly saddened that building on GB land could become acceptable. Brown belt land nearer better road links such as along the M40 should be seriously considered. Building this amount of houses on 2 - 3 existing communities would actually swamp and destroy them. This GB land is widely used for recreational purposes by many locals and visitors. GB is integral to my business. It differentiates the villages and their own identities. This proposal will create another form of Oxford where one area blends into another, all clumped together. Villages will triple in size which is just madness. There will also be greater potential for flooding. Once this GB has gone it will be lost forever. Density - the proposed density will result in everyone living in each others pockets and paying a premium for the privilege. Affordable housing is needed in the form of cheaper homes or council houses enabling the younger generation (and some older people) to be able to afford their own houses in this area. The proposed affordable housing makes me laugh and will not be affordable for local people. We have enough luxury houses already and people attracted to these houses are likely London commuters or investment properties to be rented out. Transport - Road structure is already at capacity and this development would swamp roads that are already congested. The roads are already not really fit for purpose with little or no maintenance. A park and ride would not be feasible as no bus lane could be implemented due to the bottle neck areas. The idea of shutting Sandy Lane is extremely preposterous - this carries a lot of local traffic which would have to use other congested options. A survey was done showing how much Sandy Lane is used. How would this work as there are houses right up to the level crossing? Employment - The figure for new employment is grossly overestimated. Existing and part built Science Parks and the like already add to the traffic problems on inadequate roads, while a lot of units remain empty. These sort of developments should be located near or have easy access to motorways and be fit for purpose. I feel like I am being pushed out of the village I was born and grew up in. There are far better sustainable sites which could make a whole new community. Please leave our GB alone.

Changes Sought

Reasons for Participation

PR-C-0682 08/10/2017 Tara J Prayag N

1681

Comments

The Submission Plan (5.45) north Oxford suffers from “high levels of congestion and delay” and that there are Air Quality Management Areas across the whole city as a whole and on a small section of the Bicester Road due to high levels of pollution.Traffic LevelsOxford Road is regularly at a standstill from 7.00am on a working day. It can take minimum 45 – 60 minutes to get into Oxford City. Roundabout changes at Cutteslowe and Wolvercote have not made things better. Additional traffic will make the situation worse.The Bicester Road is similarly busy at peak times, often coping with traffic avoiding the congested A34. Bicester Road is used as a rat run when the A34 is blocked which happens frequently leading to congestion. The Submission Plan itself in 5.47 says:“Traffic modelling suggests that under the highway circumstances that exist in 2013, the 4400 new homes we are planning for would increase car journeys by 1.3-1.4% - a relatively small percentage change but one that must be seen in the context of a wider picture of existing traffic congestion and delay experienced on the network.”You have not explained where you got that figure. Are you anticipating one car per house (and ignoring the fact that most people rent out rooms) – the flat above us has three bedrooms and has two cars.An additional 4400 houses in Cherwell (1410 of which are in the Parish) together with further growth at Banbury, Bicester and Upper Heyford will put further pressure on the transport network through our Community and exacerbate the problem. The new Westgate Shopping Centre is anticipated to be a major attraction drawing visitors in and traffic problems within Oxford related to this are already being reported locally.Bus ServicesPR2 (a) ii and (d) refer to improved bus services along the A4260/A4165. At present there are examples of bus services being reduced through Gosford rather than increased. The S5 (Stagecoach) bus service no longer runs direct from Gosford, have more diverted routes and are busier and more delayed than previously. Delays are due to increased traffic congestion. No where do you mention the cuts that affected the bus routes across the whole county. Also understand that charges at the Park and Ride are increasing which will not help alleviate the problems. Where will additional space be found for a bus lane on Oxford or Bicester Road? One was there previously and was deemed unsuccessful and did not last more than a couple of months. Residents already experience problems from vibration in their houses from buses/lorries so if the bus lane is brought closer to their properties this will make the problem worse. How will an additional bus lane through Kidlington or Gosford be achieved. Given the above concerns do not believe that Policy PR4 will achieve sustainable development, nor will it be effective in delivering the necessary improvements over the Plan period. Remain unconvinced that the policy complies with the National Planning Policy Framework paragraphs 29 and 30 in terms of delivering sustainable transport and reducing congestion.Air PollutionThere are designated Air Quality Management Areas (AQMA) covering the whole of Oxford and on Bicester Road within the Parish. This illustrates that there are recognised air pollution problems within and very close to the Parish. The most recent 2016 Air Quality Status Report for Cherwell confirms (Table 3.1) that nitrogen dioxide concentrations still exceed the national air quality objective for Bicester Road AQMA.Given that the whole of the administrative area of Oxford City has been declared an AQMA it is difficult to believe that areas just immediately to the north of the City Boundary (and within the Parish) will not risk suffering equally from air pollution resulting from increased traffic levels. Within the Oxford AQMA the Wolvercote and Cutteslowe roundabouts are identified as hotspots for pollution both of which are close to Gosford and Water Eaton Parish. We do not consider that Cherwell has fully considered the air pollutionimpacts of the additional traffic on the Parish. Funding Appendix 4 provides a list of transport infrastructure improvements to support the growth proposed. However, it is noted that whilst many of these are considered of “Critical” costs/funding are to be confirmed. Itremains distinctly unclear as to whether these improvements will indeed secure the necessary funding. In addition, many of these schemes, it appears require developer funding for implementation which are clearly yet to be secured. There needs to be a much clearer link between the transport improvements and new developments. Development should not go ahead until critical infrastructure is in place. FundingAppendix 4 provides a list of transport infrastructure improvements to support the growth proposed. However, it is noted that whilst many of these are considered of “Critical” costs/funding are to be confirmed. It remains distinctly unclear as to whether these improvements will indeed secure the necessary funding. In addition, many of these schemes, it appears require developer funding for implementation which are clearly yet to be secured.There needs to be a much clearer link between the transport improvements and new developments. Development should not go ahead until critical infrastructure is in place. Given the above concerns do not believe that Policy PR4 will achieve sustainable development, nor will it be effective in delivering the necessary improvements over the Plan period. Remain unconvinced that the policy complies with the National Planning Policy Framework paragraphs 29 and 30 in terms of delivering sustainable transport and reducing congestion.

Changes Sought

Reasons for Participation

PR-C-0695 07/10/2017 Prof Roger Davies

1721

Comments

Transport plans are complacent. Current congestion at peak periods is already amongst the worst outside London. The resulting air pollution is a serious hazard to health, especially to those living on major arteries. The proposal is to increase the housing stock by > 50%, no specific plans with deadlines are included to mitigate the huge additional traffic load that will be created by the new residents. The response in terms of queuing times to increased traffic load is non-linear, so the long wait already experienced at the `Sainsbury’s roundabout’ & Peartree intersection could easily double or triple at peak times. The intervals of the day with significant congestion will also be significantly expanded. Other infrastructure, schools, surgeries, retail outlets, leisure facilities, etc. will all need to cater for a 50% increase in the population when they are already stretched well beyond their designed capacity. On both transport and other infrastructure the only rational approach is to increase capacity first BEFORE building more homes.

Changes Sought

Reasons for Participation

PR-C-0698 06/10/2017 Ms Frances Peck N Y

5425

Comments

The Transport Assessment is not based on any feasibility study and so is disingenuously optimistic about what can be achieved. It speaks of a bus lane from Begbroke to Loop Farm disregarding the fact that a railway bridge and a canal bridge would preclude this from happening on this single carriageway. It acknowledges that the cost of delivering the necessary road improvements would be very high but there is absolutely no guarantee that anything like the amount of money needed would be found. A cursory look round Yarnton at the state of the potholes and weeds growing along the road edges indicate that roads have been a very low priority for a long time. Furthermore, the closure of Sandy Lane to cars would mean drivers having to take a much longer route to our nearest shopping centre, Kidlington, thus adding to air pollution.

Changes Sought

Reasons for Participation

I would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR4a - Sustainable Transport

PR-C-0720 07/10/2017 Adrian Sutton

1810

Comments

The Government has published a consultation document Planning for the right homes in the rightplaces. This document sets out Government proposals to assess housing needs in differentareas of the country. It has been welcomed by many professionals who regarded the earlierSHMA estimates as overblown and unjustified. Rep quotes Helen Marshall of CPRE as saying that the housing needs in Oxford had beenreduced in the new estimates by no less than 47%. For more than 60 years the Green Belt thatforms the Kidlington Gap has successfully checked urban sprawl, and it has prevented themerging of Oxford and Kidlington, provided access to countryside to residents of northOxford and Kidlington, and preserved the setting of the historic town of Oxford. In view ofthe new assessment of housing need in Oxford, and the lack of a completed local plan byOxford City Council informed by accurate data on the land available for housing withinOxford, it would be irresponsible and reckless for Cherwell District Council to proceed withits plans to build on the Kidlington Gap. The above Government consultation document also notes that the pressure on housing ismuch greater in London, and is set to increase further over the next decade. Given that theproposed housing in PR6a and PR6b is approximately 10 minutes walk from Oxford Parkwaystation it is obvious that those sites east and west of Oxford Road (A4165) will be veryattractive for London commuters. It is hard to imagine how key workers in Oxford in need ofaffordable housing will be able to compete with the market pressure of London commutersfor this housing. The proposed housing density on the golf course is only 25 per hectare, andit is highly unlikely that any of it will be affordable to those who need cheaper housing inOxford.One of the greatest attractions for families living in north Oxford is the wide range ofavailable secondary schools. If 1,180 new households were built on either side of Oxford Road there would be even more car journeys to schools inside the Ring Road to prolong thecommute into Oxford. Following a Freedom of Information request Oxford City Council hasadmitted recently that the new road layout and traffic lights at Cutteslowe roundabout havenot improved traffic flow along Banbury Road. This continues to be an area of severe trafficcongestion during school term, and the proposed housing can only make it worse. The onlygood transport link is from Oxford Parkway station, but even there the huge station car parkis already filled by London commuters during week-days, less than 2 years since the stationopened.We understand that Cherwell District Council have been obliged by the "Duty to Cooperate"with Oxford City Council to solve Oxford's perceived housing problems. But Oxford CityCouncil has chosen to allocate land to employment at the Northern Gateway developmentinstead of housing. Further employment growth is unnecessary and unsustainable in an areaof full employment and a shortage of housing. It only exacerbates the housing problem, andleads to even more people commuting into Oxford. Rather than helping Oxford City Councilin this way Cherwell District Council should challenge the lack of thinking displayed by theCity Council.We recognize that Oxford has a housing problem, especially for key workers. But building onthe Kidlington Gap is unjustified by the information available, and by Oxford City Council'sown policies to develop land for employment rather than housing. Once the Green Belt hasgone it has gone forever, and it is difficult to see how further urban sprawl to the east ofOxford Road could be contained since the nearest road is the B4027, which is several miles tothe east (National Policy Planning Framework, paragraph 85).We urge Cherwell District Council to postpone any decision on the development of the GreenBelt around Oxford until all the facts are made available.

Changes Sought

Reasons for Participation

PR-C-0747 06/10/2017 Dr Elizabeth Fry N N N Y

1884

Comments

As residents of Yarnton with a grown family living at home four cars are used. There is no SAFE way to cycle to work and the public transport either does not travel close enough to the place of work or would require substantially more time than is feasible but the cars are needed at work for operational purposes. Like many households cars will run and this won't change however much public transport is improved. The current infrastructure DOES NOT support the current traffic requirements encouraging the use of 'rat runs' through all the villages. The traffic reaches a standstill on the A34,the ring road, the Woodstock and Banbury roads into the City Centre, this backs up to the Pear Tree roundabout and most of the way to Woodstock on the A44 and to Eynsham on the A40. The traffic from Bicester impacts greatly on the roads in the area. It would be unthinkable to increase the housing level in this area without improving the road network. Many hours of work have been lost due to the current road situation and it is a huge worry. There is no money allocated for new infrastructure.

Changes Sought

For the reasons given and the representations made by the Begbroke & Yarnton Green Belt Campaign which are additionally supported and adopt as part of this representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

Begbroke & Yarnton Green Belt Campaign to represent at the Examination should it take place.

PR-C-0758 10/10/2017 Susan Cooper Yes Yes No

1904

Comments

No mention is made of measures to encourage people to refrain from owning cars, such as promoting and providing space for car-sharing clubs. Strongly suggest this be added here and in each of the policies for specific areas.

Changes Sought

Reasons for Participation

PR-C-0775 10/10/2017 Jon Alsop Savills on behalf of Christ Church, Exeter & Merton Colleges and Oxford University Y

526

Comments

Support with amendments. The consortium is supportive in principle of the provision of sustainable transport measures in order to ensure that residents of new sites have a range of sustainable transport options when they choose to travel. However, the most appropriate means of achieving sustainable transport arrangements has yet to be the subject of detailed study. It may be that when the effects of a proposed development upon the local highway network is assessed it will determine that some of these measures are no longer appropriate, or indeed that other measures should be prioritised.

Changes Sought

The wording of the policy should not therefore be so prescriptive as that currently drafted, but should simply describe a range of options that might be delivered by the proposed development sites.

Reasons for Participation

On behalf of the consortium, given the significance of their land interests, would wish to participate in the oral examination.

PR-C-0791 10/10/2017 Keiron Ward N Y

2035

Comments

The locations chosen for the 4,400 new houses are close to the most congested roads in Oxfordshire. The Plans "sustainable transport policy" is expecting very large numbers of people to change their behaviour and cycle, walk or use the bus instead of their cars because of the public transport improvements proposed. The proposals read as wishful thinking with no foundation. Yet this is an aspect of grave concern to everyone who uses and needs the local transport network. A 50% increase in population – to work and commute to Oxford is not sustainable. Does not believe that the transport improvements needed to support the additional development can be achieved without great harm to the natural environment and to local air quality. The road network in this area already serves local, regional and national functions and already requires improvement to address existing capacity issues. Further investment should be confined to addressing these issues only.

Changes Sought

In the absence of hard evidence that the proposed transport policy will support the plan should be withdrawn.

Reasons for Participation

Would like to be represented by Kidlington Development Watch at the oral examination in public. For the reasons given in the Kidlington Development Watch representation.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR4a - Sustainable Transport

PR-C-0793 10/10/2017 Maria-Teresa Cobo-Losey N N N Y

2048

Comments

The Proposal is irresponsible as it will have a major negative impact on transport with extra pressure being placed on already congested roads.The plans for new transport infrastructure deal with the existing needs and do not model the impact of the additional 4,400 houses. These irresponsible plans will also cost millions of pounds and are currently unfunded. The Rapid Transit system (remember these are long buses, NOT TRAMS) will not pass through either Begbroke or Yarnton but will instead go from the new proposed Park & Ride site at Bladon roundabout to Kidlington along Langford Lane. Traffic that normally passes through Kidlington will be encouraged to use the A44. This means our villages will not be served by the Rapid Transit system and will suffer increased traffic, and that is before considering the new houses. This is very irresponsible! The CDC has not consider how an additional 4,400 houses in the area will affect the daily routine of the residents, particularly those that commute to and from work everyday.Therefore the CDC's Proposal is very irresponsible as it does not consider the commuting needs of the people who go to work and it will affect people going by car or cycling to work too. The transport plans indicate that Sandy Lane will be closed to through traffic at the level crossing. Sandy Lane, by the admission of Oxfordshire County Council and Cherwell District Council, is a well-used road. We also know that it provides a valuable link between our two villages and Kidlington. There is no public transport option planned to link these villages together with the only option being to travel further by car (which is already being discouraged) or walking or cycling. The traffic increase resulting from the CDC's Plans may well produce casualties including those cycling to work. Therefore the proposal is very irresponsible.

Changes Sought

For the reasons given AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which are additionally supported, the Plan cannot be changed to make it legally compliant or sound and should therefore
NOT be submitted for Inspection.

Reasons for Participation

Would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-0808 10/10/2017 Anne Denby Canal & River Trust

2074

Comments

This policy requires proposed development on the strategic sites to include the provision of new and enhanced pedestrian/cycle routes into and out of Oxford. As identified within the document the canal provides a direct link into Oxford. The canal towpath is an important traffic free route for walking / cycling for both leisure and utility walkers and could provide linkages between the urban areas and for access to local facilities such as schools / train stations. The towpath would also aid in providing a safe, convenient and attractive walking and cycling network to promote health and well-being, consistent with the aims of the NPPF. The Trust would note that the towpath width is restricted and there may be structures, pinch points and narrow sections of canal towpath, such as adjacent locks, within the District which may be a challenge in terms of increased usage and integrating with other towpath users, visitor moorings and anglers. It should therefore be recognised that enhancements / improvements may involve more than towpath resurfacing works. The improvement of existing access points may also be required to support the proposed developments and increased use of the canal network. In addition, widening and improvements to the tow path (and subsequently the canal bank) may be required along with dredging and vegetation management should widening be required to support additional use. To encourage and support additional use of the canal for cyclists additional signage may also be required in pinch points to highlight that pedestrians have priority. Interpretation along the canal, with circular walks etc. could also be required to support additional leisure use. Enhancements such as the removal of graffiti and measures to reduce any further instances of vandalism should also be incorporated as these would further enhance the attractiveness of the use of the canal corridor. The Canal & River Trust generally seeks to maintain its assets in a “steady state”, and this is based on current usage. Where new development has the likelihood to increase usage we consider that it is reasonable to request a financial contribution from developers to mitigate this impact by addressing issues such as those set out above. The mechanisms through which improvements are to be provided should be fully set out within Policy PR11.

Changes Sought

The Canal & River Trust generally seeks to maintain its assets in a “steady state”, and this is based on current usage. Where new development has the likelihood to increase usage we consider that it is reasonable to request a financial contribution from developers to mitigate this impact by addressing issues such as those set out above. The mechanisms through which improvements are to be provided should be fully set out within Policy PR11.

Reasons for Participation

PR-C-0813 08/10/2017 Jennifer Betts

2206

Comments

The infrastructure is not costed funded or programmed but just a list of aspirations.

Changes Sought

An infrastructure delivery plan should be prepared to ensure that the entire infrastructure is in place in time to meet the needs of the new development and mitigate impact on the existing community.

Reasons for Participation

PR-C-0814 07/10/2017 David Betts

2223

Comments

Note that the developments of PR6 to PR10 are to make proportionate contributions directly to transport infrastructure. Do not think this is clear enough and concerned that if public money is not forthcoming and the development does not happen or happen together there will not be sufficient funds to meet the transport infrastructure needs it total or in time for the development.

Changes Sought

An infrastructure delivery plan should be prepared to ensure that the entire infrastructure is in place in time to meet the needs of the new development and mitigate impact on the existing community.

Reasons for Participation

PR-C-0832 10/10/2017 David Flavin Oxfordshire County Council

5033

Comments

Content relating to public rights of way and access to the countryside is supported, in particular policy 4a (Sustainable Transport), 5 (Green Infrastructure) and PR1 1(Infrastructure Delivery) as they meet the aims of the adopted OCC Rights of Way Management Plan 2015-2025. Where development sites are crossed by public rights of way this can be addressed on a site by site basis as applications come forward. The Planprovides a reasonable amount of protection and potential for enhancement and mitigation. It also has the potential to significantly increase access for non-motorised residents and visitors which is fully supported.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR4a - Sustainable Transport

PR-C-0834 10/10/2017 Linda Ward N Y

5173

Comments

The locations chosen for the 4,400 new houses are close to the most congested roads in Oxfordshire. The Plans "sustainable transport policy" is expecting very large numbers of people to change their behaviour and cycle, walk or use the bus instead of their cars because of the public transport improvements proposed. The proposals read as wishful thinking with no foundation. Yet this is an aspect of grave concern to everyone who uses and needs the local transport network. A 50% increase in population – to work and commute to Oxford is not sustainable. Does not believe that the transport improvements needed to support the additional development can be achieved without great harm to the natural environment and to local air quality. The road network in this area already serves local, regional and national functions and already requires improvement to address existing capacity issues. Further investment should be confined to addressing these issues only.

Changes Sought

In the absence of hard evidence that the proposed transport policy will support the plan should be withdrawn.

Reasons for Participation

Wish to be represented by Kidlington Development Watch at the oral examination in public.

PR-C-0842 10/10/2017 Duncan Chadwick David Lock Associates on behalf of University of Oxford, Merton College and a private landowner

2280

Comments

Park & Ride Note prepared by IMA Transport Planning (Transport Consultants) to support representations on Policy PR4a

Changes Sought

Reasons for Participation

PR-C-0842 10/10/2017 Duncan Chadwick David Lock Associates on behalf of University of Oxford, Merton College and a private landowner Y Y N Y

5010

Comments

The Tripartite supports the principle of this policy and accepts that the Policy PR8 proposed allocation site should contribute proportionately towards measures to improve car and non-car access to the Begbroke site. This is to mitigate the impacts of traffic likely to be generated by or attracted to the site as a result of development including the provision of a Park & Ride (P&R) facility and associated Bus/Rapid Transit services which would remove a proportion of existing traffic from the highway network.However, whilst the Tripartite agrees that the approach proposed within the Proposed Submission Plan will deliver a sustainable site and strategic development at Begbroke, it considers that the option to relocate the P&R site proposed presently at the London Oxford Airport to the Begbroke site should be considered, as this has the ability to deliver enhanced public transport access between Begbroke/Yarnton and Oxford. The reasons for this are set out in the attached supporting note prepared by the Tripartite's transport consultants, IMA Transport Planning. The proposed Begbroke and Yarnton allocations combined would provide 56% of the unmet housing need to be accommodated within Cherwell, and, uniquely amongst the proposed allocation sites, the proposed Begbroke allocation (PR8) encompasses the existing Science Park and includes a significant area for its expansion. This expansion has already been accepted in principle in the Cherwell Local Plan Part 1 as an 'exceptional circumstance' and is to be formally confirmed through the Partial Review and/or the Local Plan Part 2. Hence, as well as generating trips towards Oxford from housing to employment (and other purposes), the Begbroke site will also attract trips from Oxford to the University- based Science Park contained within it. For this reason, the potential clearly exists to provide sustainable public transport services connecting Begbroke and Yarnton with Oxford and so minimise car usage. Considering existing bus provision, during the working week, at present one bus service (the half hourly Service S3) passes the Begbroke site on the A44 and runs through the urban area of Yarnton. This service runs between Oxford in the south east and Chipping Norton (via Woodstock) in the north west. By comparison there are currently 3 bus services running through Woodstock (Services 7, 500 and S3 – all half hourly) giving 6 buses per hour or one bus every 10 minutes on average in each direction. All of these services run into the centre of Oxford. Kidlington is currently served by 9 main bus services (including the variations on Service 2) which combine to provide some 21 buses per hour during the working week, or around 1 bus every 3 minutes in each direction on average. With the exception of service 700, these services all run into the centre of Oxford. Service 700, which runs every 20 minutes to and from Kidlington, serves the Headington area of Oxford, which is a major employment area. All the services running through Kidlington route into and out of Oxford by way of the A4260/A4165 corridor, which bisects the proposed Kidlington and North Oxford allocation sites. As such, the need to improve public transport services to and from the proposed Begbroke and Yarnton allocations sites, which jointly would provide over 50% of Cherwell's element Cherwell Local Plan 2011-2031 (Part 1) - Partial Review – Oxford's Unmet Housing Need –Proposed Submission Representation Form of Oxford's unmet housing needs, is greater than for the other allocation sites, and hence should be prioritised within Policy PR4a. Initial master planning for the Begbroke site has demonstrated that an effective public transport loop can be accommodated through the centre of the proposed development. Therefore, in addition to the potential for the P&R services to route through the site, it is important that this bus infrastructure should also be utilised for other bus services.Policy PR4a sets out a number of schemes where the provision of land is required to support a relevant transport schemes. Policy PR8 requires the reservation of 0.5 hectares of land for a future railway halt/station on land east of the A44 at Begbroke. As a significant and sustainable transport element of the PR8 strategic development site, it is considered that this should be listed within Policy PR4a, albeit subject to further investigation on feasibility and discussions with all relevant stakeholders. Early indicative demand forecasting shows there is a strong business case for both a 1 train per hour (tph) service between Oxford and Banbury, an alteration to the existing service, calling at Begbroke, or an extended 1 tph London Paddington-Oxford to Banbury service calling at Begbroke. However, the estimated land requirement for a station, based on IMA's experience of stations of a similar size which includes two 10 car platforms, a station building, forecourt (drop-off, replacement bus and taxis bays), cycle rack and car parking spaces is around 1.5 ha, and therefore it is recommended that the allocation area is increased accordingly.

Changes Sought

Proposed changes suggested for Policy PR4a - These schemes shall include: (a) improved bus services and facilities along: i. the A44/A4144 corridor linking Woodstock and Oxford, with prioritisation given to the improvement of public transport services to and from the proposed Begbroke and Yarnton allocations sites, which jointly would provide most (over 50%) of Cherwell's element of Oxford's unmet housing needs, linked to a P&R at the Begbroke site. (g) the reservation of 1.5 hectares of land for a potential future railway halt/station at Begbroke in line with Policy PR8, subject to ongoing feasibility assessment.

Reasons for Participation

The land owned and controlled by the Tripartite comprises some 86% of the largest draft allocation within the Plan and as such, occupies a unique and vitally important role in meeting Oxford's Unmet Housing Needs. As such, the Tripartite consider it is essential that it is present [and/or represented] and participates at the Examination in order to assist the Inspector by responding to any queries that may arise and supporting the assessment of the soundness of the Plan.

PR-C-0864 05/10/2017 Reverend Peter Hewis

2350

Comments

The planners fail to realise that Kidlington is the nearest shopping centre, place for major doctors' surgeries, the centre of entertainment and exhibitions (Exeter Hall) and the place of major shops and banks for Yarnton. I have done the return journey by car from our home and the closure of Sandy Lane will greatly increase the mileage between the two communities. The planned new railway station or halt seems to have very restricted access and no parking provision. Kidlington residents will have no access other than on foot or bicycle as no buses serve that area. To create a bus lane will involve widening the canal bridge and railway bridge at Yarnton yet the District Council recently gave planning permission for new housing very close to the canal bridge.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR4a - Sustainable Transport

PR-C-0882 05/10/2017 Carl Smith N N N Y

5210

Comments

8) There are no proposals for any form of innovative car free, or to discourage having cars associated direct with the proposed housing development areas, which could improve on housing density. 9) Concerned that a Brown Field site at the disused Shipton quarry & cement works has been dismissed from being identified as a proposed housing development area. It is understood from proposals many years ago that this development project was for a self contained settlement with a sustainable community consisting of a substantial number of homes provided with day to day facilities. This included a railway station link to close by Banbury / Oxford railway line, along with a park & ride service to Kidlington & on to the Oxford area. Being to the north of Kidlington it is close to the diversionary route for missing Kidlington using the A4260 Banbury Road junction with A4095 Upper Campsfield Road, leading to A44 Bladon Roundabout. In transport terms a proposal for such a Shipton development area would be superior to the housing development areas identified by CDC. Such a site would take away less Green Belt land, & being a new development with self contained facilities the designed layout would benefit from being planned from scratch. Rather than on an ado basis, relying on existing over-stretched facilities, as proposed in the CDC Partial Review. Shipton quarry and cement works is proposed in the additional objections along with a suggested development area map. 10) Under PR4a - Sustainable Transport, the strategic developments provided under Policies PR6 to 10 is expected to pay substantial financial contributions towards providing the delivery of improvements and mitigations to the highway network, for providing other infrastructure and support for pubic transport. It is assumed that such financial contributions will come under Section 106, or a Community Infrastructure Levy (CIL). Therefore such funding of projects & improvements can only happen once a substantial amount of house building & purchase of homes has taken place, or from possibly other developer available funding . Also in the event of any shortfall of finances, then either such proposals will be deferred, or not come to fruition. This OBJECTION makes it clear that the proposals under the Cherwell Local Plan Partial Review (Part 1) will cause an unacceptable level of traffic congestion, pollution & road accidents for the road network around Kidlington & surrounding area. The representation includes a SUGGESTED BROAD BRUSHED BASIC ASSESSMENT TO INDICATE ABOUT THE ADDITIONAL POPULATION AND ADDITIONAL TRAFFIC WHICH IS LIKELY TO BE GENERATED ONTO THE LOCAL ROAD NETWORK IN KIDLINGTON AND SURROUNDING AREA DUE TO TIIE PROPOSED ADDITIONAL 4,400 HOMES (see representation).

Changes Sought

Change proposed area to Shipton Quarry Cement works site.

Reasons for Participation

Based on the representation, would like to reserve the right to respond if necessary.

PR-C-0882 05/10/2017 Carl Smith N N N Y

5209

Comments

1) The statement in the Cherwell Local Plan Partial Review (Part 1) paragraph 5.47 about the ""traffic modelling suggests that under highway circumstances that existed in 2013 the 4,400 new homes would increase car journeys by 1.3% to 1.4%"". However for clarity this should have included quoting an increase in vehicular traffic generated by the proposed developments onto the local road network, and expressed as a range due to the many uncertainties associated with the CDC proposals. Detailed comments are made to support this view. 2) The attached broad brushed approach using data obtained from National Census 2011, D for T, Transport Trends 2015 and Oxford & Cherwell provides an estimate of 10,560 additional population with a likely additional of 26,400 to 31,680 vehicles per day. These will be using the local road network each day, & at peak times will be between 3,000 & 3,600. The Cherwell Partial Review does not provide any indication about what type of junction arrangements will be provided onto the existing local highway network for serving each identified development area. All this will have a significant bearing on the traffic capacity of the local highway network in Kidlington & surrounding areas at peak times. The existing highway network already indicated by OCC's current Local Transport Plan shows that in this area at certain pinch points the road network is already at an RFC of between 85% & 95% and will approach saturation point with additional traffic from proposed developments, where RFC equals 1.0. It is also noted in the OCC Local Transport Plan that during peak hours the A34 between Peartree & Botley interchanges reaches over capacity & unlikely to accommodate any more traffic generated from further Oxford developments. 3) There is mention of an A40 / A44 proposal to the south of Kidlington & a possible Oxford to Cambridge expressway some time (or never) in the future to relieve the A34. In the case of an A40/A44 Loop Farm roundabout link, it will generate more traffic onto the A4260 to Kidlington roundabout & use C43 Bicester Road, which is not an OCC Lorry Route. Also part of this road is identified for being provided with an Air Quality Action Plan, but suffers from Oxford and other long distance lorry drivers using this route as a rat run to & from A34, which is being ignored by the Authorities for implementing a much needed HGV ban. 4) There is mention about a proposal for an A4260/ A44 link to the north of Kidlington for diverting traffic away from Banbury & Oxford Roads, but traffic assignments involve route lengths and congestion where at peak times it could still mean being quicker to route along the main road through Kidlington, or rat run through The Moors which happens frequently at present. 5) As indicted in the Department for Transport National Transport Trends, in the Oxfordshire Local Transport Plan, and from recent automatic traffic counts the trend is for vehicular traffic to increase in the future, particularly under Oxfordshire planning to become an economic growth area. This does not seem to have been taken into account in the traffic assessment. 6) With the ever shrinking number of official car parking spaces in Kidlington the proposal for an additional 4,400 homes will lead to more on-street parking than happens at present, with less shoppers. 7) The new park & ride proposal at Langford Lane could mean more people bypassing Kidlington shopping centre as they head direct towards Oxford. However such a car park would help solve the on-street parking problems which happen along service roads in the business parks off Langford Lane.

Changes Sought

Reasons for Participation

Based on the representation, would like to reserve the right to respond if necessary.

PR-C-1332 10/10/2017 Peter Webber N

4370

Comments

It would be helpful for the opportunity to be taken to seek to secure an interchange station east of Bicester serving East West Rail and HS2, which in my view would greatly boost the chances of a high-tech employment belt in the area. I appreciate of course that that is outside the main scope of this consultation.

Changes Sought

Reasons for Participation

PR-C-1385 10/10/2017 Ian Middleton The North Oxfordshire Green Party N N N Y

5322

Comments

The plans are being sold on the premise that they provide easy access into the city by simple virtue of their straight line proximity to the city centre. This is highly simplistic and initially ignores all the limiting factors imposed by the existing road network, peak traffic flows and local network geography. When these salient facts become evident the review seeks to divert attention away from them by broad references to aspirational projects such as a “Rapid Transport Scheme’ or Green Infrastructure’. None of these concepts are defined in the review beyond these loose buzzwords. When questioned at one of the local presentations, planning officers obviously had no clue how many of these projects would work in practice. It’s not enough to simply aspire to improved transport systems, there is a need for specifics about how they could be achieved, especially if additional burdens are going to be placed on already overstretched existing infrastructure by massive increases in population. Without a clear and workable plan, and most importantly, the funding to make it reality BEFORE additional houses are built, further development will simply serve to make an already intolerable set of circumstances much worse leading to a reduction in the quality of life for both existing and new residents alike. Proposals within the review surrounding transport infrastructure are some of the most audacious, fantastical and speculative within a document that is an exemplar of those qualities. There are several wild assumptions made about existing and additional traffic flow, private car use and availability of public transport. The terms 'sustainable' and 'green' feature heavily throughout these proposals, but as with so much else within this review, there is very little substance to the aspirations and no realistic assessment s or explanations of how they could be delivered. Detailed arguments to support this view are given. Whilst I would support any moves towards sustainable transport initiatives, it's clear that these areas of north Oxfordshire are singularly unsuited to such projects in the short term and it would be very unlikely to seem such additional transport infrastructure implemented within the timeframe encompassed by this partial review. Transport Infrastructure It is arguable that many of these transport improvements are already desperately needed for the people already living in these areas, so perhaps if such projects come to fruition over the coming years there may be more scope to consider additional development. But it would seem unlikely that anything on the scale being proposed now would be viable without significant and major improvements over the next 10-20 years."

Changes Sought

Reasons for Participation

To have an opportunity to make a personal representation at the appropriate time and when further information is available about the scale of response to these plans. There will likely be many changes in circumstances between the submission of representations and the consideration of the outcome. I would like to be able to add additional relevant information at that time if appropriate. Also as Green Party Parliamentary candidate for many parts of the area under consideration I feel I should be able to give voice to the views of the Green Party supporters and voters when the time comes

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR4a - Sustainable Transport

PR-C-1388 10/10/2017 David Abbott Highways England

4489

Comments

Transport Modelling: We have considered the potential impact of the proposed development locations on the SRN junctions in the local vicinity, using high level outputs from the Oxford Strategic Model's Refined Development scenario. With the enhanced transport improvement package, modelling shows that the links on the A44 corridor appear to be approaching or over-capacity in 2031 for both morning and evening peak hours, while some junctions along these corridors are predicted to be experiencing delay. It is unclear whether the model was used to identify the proposed mitigation measures to support the additional housing development set out in the PR or whether these were taken from other sources and adopted in the model as a 'given' and it is requested that clarification is provided on this. We understand that two packages of strategic off-site transport improvements were tested in relation to the proposed development using the OSM. Highways England consider that there is a lack of clarity regarding the schemes included within these model runs (including those discussed in the PR such as a new rail station at Yarnton/Kidlington, the conversion of the A34/A44 Peartree Junction to signal controlled, the severing of Sandy Lane, the A40/A44 link road and the mode shift to cycling). Further clarity is sought on details model infrastructure inputs in this regard. We note that following the implementation of PR development there are predicted to be capacity issues along the A34 and at M40 Junction 9. It is not fully clear whether or how the operation is predicted to worsen when compared to the Do Minimum scenario. It is requested that a more comprehensive set of outputs is provided to enable HE to assess the impact of the PR development on the SRN and to assess whether the proposed transport improvement measures sufficiently mitigate those impacts. Furthermore, we are unaware of any more detailed junction modelling that has been undertaken, making use of flow outputs from the OSM. In order to accurately determine the operation of SRN junctions (including the A34/A44 Peartree junction, other junctions on the A34, and M40 Junction 9) it is recommended that junction- specific models are used to assess the operation of the SRN both without development and with development and the proposed infrastructure measures. In connection with this, sensitivity testing should be carried out for scenarios in which the provision of infrastructure that would affect the SRN is/ is not included, for example the A40/A44 link road and the severance of Sandy Lane to motor vehicle traffic. Testing a scheme to convert the A34/A44 Peartree junction to traffic signal control should also be included, whether or not this forms part of the infrastructure to be provided, since it has been referred to in the TA as possible mitigation measure, unless it has been discounted.

Changes Sought

Reasons for Participation

PR-C-1388 10/10/2017 David Abbott Highways England

4491

Comments

Spatial Strategy
We note that the PR seeks to locate the majority of development on land designated as Green Belt but that Cherwell District Council considers the circumstances to be exceptional and meet the conditions set out in NPPF Section 9 in allowing development on Green Belt land. We would highlight the risk that if Green Belt development is not permitted it may need to be allocated elsewhere, which could potentially have a far more onerous impact on the highway network than is predicted within the PR. The case in support of Green Belt development needs therefore to strongly emphasise this.
Nevertheless. we consider that if 4,400 dwellings are delivered in the plan period (in addition to the developments already committed in the Cherwell Local Plan) then there could be a significant impact on the operation of the SRN and the importance of the accurate assessment of this impact needs to be emphasised.
We acknowledge that development locations have broadly been allocated along the A44/A4260 Corridor between North Oxford and Woodstock, with some locations on the edges of the Oxford and Kidlington urban areas and some in more rural areas. It should be noted that the development sites away from urban centres may not benefit from some of the existing urban sustainable transport options available. It is therefore important that sufficient sustainable transport solutions are provided to/from the development in these areas to ensure the impact of additional traffic on the network is minimised where possible.
We welcome the location of development in relatively close proximity to Oxford along key radial routes. There is the potential for frequent, high quality sustainable transport connections from the additional development sites to the Oxford urban area. Should these not be in place then we consider that the traffic impact upon A34/A44 Peartree Interchange arising from the additional development is likely to be intolerable. We note that the PR does not appear to propose any highway infrastructure improvements to support the development proposal, only public transport infrastructure. However, the residual impacts are yet to be fully understood, as are any mitigation measures that may be a consequence of them.
In addition to the A34/A44 Peartree Interchange, we consider that there could be an impact on the operation of other sections of the strategic road network, including other links and junctions on the A34 and M40 Junction 9. It is unclear yet from the PR what these impacts could be.
Whilst we support the intention of Cherwell District Council to seek developer funding for the infrastructure schemes listed in the PR, it should be clarified whether the developer funding is intended to fully cover these schemes or whether further additional funding would be required. An approach would be welcomed where planning permission for the proposed developments would be conditional on including proportional funding for the infrastructure set out by the PR.
We note that 1,180 dwellings have been put forward as extensions to the northern edge of the Oxford urban area. Extensions to the urban area could be considered suitable locations for development provided good accessibility to existing services and facilities exists and necessary supporting infrastructure (including public transport services) can be provided. Although we welcome the proximity to existing and planned sustainable transport infrastructure, we consider that the extensions proposed could affect the A34/A44 Peartree Interchange, the A34/Oxford Road junction and potentially M40 Junction 9.
We note that the remaining 3,220 dwellings have been allocated to sites adjacent to Kidlington, Begbroke, Yarnton and Woodstock. Whilst some of these sites are located further away from the Strategic Road Network, it is likely car trips from these sites to Oxford will route via the A34/A44 Peartree Interchange and that a number of longer distance trips could also route via A34/A44 Peartree Interchange as well as the A34/Oxford Road junction.
We consider that whilst some of the sites may have less of an impact on the strategic road network due to their size and/or proximity, the cumulative impact could be significant and it is recommended that an assessment of this impact is undertaken.
We welcome the intention to prepare Transport Assessments and Travel Plans to support all development identified to meet Oxford's unmet housing need. Transport Assessments should endeavour to establish the potential impact of a development on the SRN and what measures may be required to mitigate these impacts. The PR indicates that developers will be required to make a contribution to infrastructure measures identified within the adopted Local Plan and Oxford Transport Study. Transport Assessments could therefore also be used as a basis to establish the quantum of each contribution, each development should make, together with type and form of the mitigation measures required.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR4a - Sustainable Transport

PR-C-1389 10/10/2017 Nick Small Stagecoach in Oxfordshire Y

4495

Comments

Stagecoach is very encouraged by the manner in which this Plan Review has been progressed by Cherwell District Council, supported by key partners and stakeholders, and OCC in particular. It is positively prepared in that it seeks to meet in full, the development needs that have been judged to require accommodation within the District arising from the Oxfordshire Growth Board's apportionment. The Plan is properly justified, backed by a comprehensive suite of relevant and proportionate evidence as required by NPPF paragraph 182. There is a proportionate and relevant transport evidence base that underpins the Plan, and this evidence base has been available suitably early in the Plan-making process. The OTS and the dLPPR are both now each supported further by work to establish in more detail the feasibility and design options for key measures set out within it. Therefore, the Plan is supported by a deliverable series of transport mitigations. Stagecoach wishes to publicly commend the Councils for the depth and breadth of partnership working in addressing not only the need to accommodate the City's development requirements beyond the City's boundary, but the transport and movement issues that arise from this. Preparing the STA and the Corridors Study has demanded intensive partnership working with a wide range of stakeholders within very ambitious timescales. Stagecoach recognises and also applauds, that the dLPPR progresses a development strategy that is focused on several key principles, which align excellently with the principles set out in the NPPF. The only area where Stagecoach has some small residual concern is that the Plan could make rather clearer that the A44-A4260 Corridor Study has shown that opportunity clearly exists for comprehensive bus priority on the A44 South of Bladon, of equivalent standard to that proposed on the A4260 BRT Corridor. We would urge that this is rather more clearly signalled within the STA, the Infrastructure Delivery Plan (IDP)/infrastructure Schedule, and the draft policies for Strategic Allocations proposed North East of Woodstock, North of Yarnton, and at Begbroke. The STA makes clear that south of Yarnton, the A44 is already subject to severe peak delays and that without substantial measures to address this, these conditions will substantially deteriorate. The significance of the A44 Bus Priority within the Plan, as part of its supporting transport mitigations strategy, is that much the more important when regard is had to the development strategy proposed in West Oxfordshire, which will directly impact on the A44 south of the Bladon Roundabout. The Corridor Study shows that the rail bridge on the A44 south of Yarnton evidently is a very significant constraint limiting the scope to cost-effectively add capacity for general traffic. Even if it could be, providing for general traffic would serve only to add pressure on key links and junctions at pear tree and Cutteslowe. However, north of Yarnton, the existing A44 carriageway has been largely ""hatched out"" as redundant. As a result, the Corridor Study shows that bus lanes could be delivered very cost-effectively making use of this currently unused highway pavement, with limited need to construct new carriageway with its attendant costs. South of the rail bridge, the Study is more agnostic, as it looked only at what could be achieved within the public highway. However, allocations are made alongside the A44 in the Plan, and it is vital that the Plan and supporting IDP references the potential for bus priority along the A44 to resume, through provision of a widened carriageway incorporating bus lanes, over a relatively short stretch on approach to the Loop Farm roundabout, and beyond to Pear Tree. The constriction at the bridge can in our view readily be addressed by bus gates. We are also aware that the Corridor Study suggests a new parallel bridge structure could be provided which would allow free-flowing continuous bus priority. We would greatly prefer and strongly recommend that this is taken forward if at all possible. We would therefore welcome further work being undertaken to establish the feasibility, costs, and benefits of the alternatives to the rail crossing. Finally, we note that the Infrastructure Schedule does not specifically reference the bus lanes on a stretch of A44 between Langford Lane and the Begbroke Science Park access road, which forms an important part of the A44 Bus Priority proposals set out in the Corridor Study, and is an essential element if the necessary seamless rapid transit pathway is to be provided.

Changes Sought

Reasons for Participation

PR-C-1396 09/10/2017 Paul Walker Oxford Bus Company Y

5161

Comments

SUPPORT this policy with AMENDMENTS.The provision of adequate infrastructure to facilitate commercial bus operation is essential. The district also needs to be mindful of objectives set out for transport in both LTP4 and Local Enterprise Partnership (LEP) strategic documents. The LEP infrastructure ambitions must be realised through developments as they go through the planning process and reflected within their development plans. Demand within Oxford is highly peaked and distances between main settlements means that high mileages are involved. The opportunity cost in improving such services is extremely high, especially when off-peak demand is so limited. For bus services to be commercially viable in a climate of reducing public funding we would recommend that housing developments are either located on existing public transport corridors where possible or they are concentrated where volumes can justify the provision of a bus service. The suggestion that the traffic modelling shows only a 1.3-1.4% increase in car journeys during the plan period from these developments suggests that there must be a reliance on sustainable non car modes to achieve this figure. It is critical that any new infrastructure introduced to facilitate housing and economic growth is mindful of the public transport network and any new infrastructure should be designed to enhance rather than impede this. Engagement with bus operators on each development as planning applications are made is absolutely essential and we are more than willing to help shape developments and thus what infrastructure is required to facilitate commercial bus operation in the medium to long term after initial ‘pump priming’ using section 106 funds. Encouraged by the approach within the policy that proportionate financial contributions are made by the sites covered in Policies PR6-PR10 to ensure that development takes place that is sustainable both in planning terms and financially. In particular we support the improved bus services along the A44/A4095 and A4260/A4165 as well as bus services along the A4260 into Oxford. Oxfordshire County Council is proposing the development of Bus Rapid Transit (BRT) schemes to help buses to get to the city centre more quickly. However at this stage the plans are not mature enough to demonstrate how the highway will be used to facilitate this and therefore what journey time improvements can be made that would be a sufficient and deliverable. However the policies need to explicitly highlight costed proposals for bus services improvements. Therefore there needs to be mention within the policy of the need to “kick start” bus services for a number of years promoting alternative transport to the car until the development is built out and services viable. We support the development of new park and ride models where these are feasible – in terms of generating suitable BCRs we would suggest this needs to build on existing sites and where there is or shall be demandcreated. This includes improved and prioritised links for buses between settlements including access onto major routes as well as through major sites which will give certainty to journey times. The concept of an outer ring of P&R’s further out of the city centre is not proven. P&R’s further out of the city will increase journey times and cost significantly and reduce attractiveness to many commuters. It is generally regarded that with bus based P&R twenty minutes is an acceptable journey time. Commuters within the ring of proposed “outer” P&R sites would, in our opinion be unlikely to drive out of town to travel back in through P&R provision. In addition to aid this we would suggest a planning requirement of a “one payment” system which would stop users having to pay for parking and then pay separately for the bus service and that ways of providing this need to be developed as part of the pre-planning process. The Local Transport Plan 4 for Oxfordshire aims to support jobs, housing growth and economic vitality, reduceemissions and enhance air quality as well as protect the environment and quality of life. The Plan also aims to minimise the need to travel, influence development to maximise the use of existing and planned strategic development and develop sustainable patterns of growth to deal with worsening traffic congestion. We would point to emerging guidance from CIHT which is currently being developed, and on which Oxford Bus Company have been involved. The aim of the guidance is make development more bus friendly and support the development of commercially viable routes once a development is fully built out. Development shouldalso be high quality with quality bus provision that is attractive to users with improved access to main corridors, less deviations off route and reduces potential delays with carriageway widths within new development a minimum of 6.75 metres. Moreover it is essential that if developments are to be made sustainable public transport services are provided and funded from very early in the development to embed transportation habits. We are keen to ensure a high quality bus stop with superior facilities that might be expected on a high quality bus corridor. A typical stop should be provided with: -- Good bus stop design including real time passenger information display as set out above, printed timetable and service information, local map and way finding;- High visibility bus stop flag and pole with appropriate and consistent branding;- Interactive audio help points;- A Wi-Fi hotspot if public transport bus stop departure times can be accessed via mobile phones;- An enhanced maintenance regime to maintain the quality feel of infrastructure investment;- A higher kerb to reduce the step height between the bus and the footway, minimum 125mm;- Higher quality footway and carriageway paving materials;- A stop cage marking of sufficient length to enable buses access close to the kerb. Minimum of 15m per bus if unobstructed (to cater for maximum likely vehicle lengths).

Changes Sought

Propose this policy is amended to ensure that there is a clear roadmap as set out above to deliver the safeguarded transport improvements desired at especially with regard to the strategic locations highlighted within the plan.

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR4a - Sustainable Transport

PR-C-1399 10/10/2017 Ms Jennifer Mitter Lichfields on behalf of The Church Commissioners for England (CCE) N N Y

5383

Comments

The CDC Local Plan Part 1 and the NPPF (Para 34) support a strategy whereby growth should be directed towards the most sustainable locations, encouraging travel by non-car modes. The County Council's Oxford Transport Strategy is also clear in its objectives for achieving a meaningful modal shift for those travelling into Oxford City away from the private car and towards public transport. In this context, the justification for the Council's approach in pursuing growth at sites such as PR7, PR8, PR9 and PR10 which propose concentrated levels of development (circa 3,220 dwellings) is unclear. The development as proposed is concentrated along the already very congested A44 corridor and around Kidlington which is a known congestion hotspot. While some development in this area may be appropriate, the concentration of sites will lead to significant issues of congestion given that the sustainable modes being pursued (with the exception of cycling) are all road based Park & Ride, Bus and RTP routes. The Sustainability Appraisal (June 2017) recognises that new development around the Kidlington area 'may increase congestion but the Local Plan Part 1 Partial Review allocates new housing sites that encourage the use of sustainable transport and are allocated following consideration of their impacts on transport patterns through the SA'. Notwithstanding assessment of the proposed allocations through the SA, the impact of congestion has not been sufficiently weighed in the balance when considering reasonable alternative sites and a broader distribution across the District. For example, locating development on the rail network at locations such as Islip would assist in removing some traffic movement from the road entirely. It's recognised that there is the potential for a new railway station at Yarnton, but this is a long term strategy with no immediate proposals for delivery. CDC does not consider this necessary infrastructure to support the proposals and simply consider it a potential future benefit. Therefore, all focus for this plan period under this strategy will be on the road, contrary to the conclusions of the Sustainability Appraisal and to which our client objects. Overall, the various transport evidence base documents prepared to date have not robustly assessed the opportunities to improve rail usage despite current work being undertaken to develop the East-West rail link. East-West rail Phase 1 works saw an upgrade of Islip station which is on the new Oxford – London Marylebone line. The Western Section of East-West Rail will also see the introduction of three new passenger services, for direct services within the region and connections to national mainline services. These services are due to start operating in the early 2020s. Despite this significant rail investment, no development is proposed within Islip which is just a 3 minute train ride from Oxford Parkway, 7 minutes from Bicester, 11 minutes from Oxford and under an hour to London Marylebone. Our client is of the view that Policy PR4a (and by association policies PR6-PR10) focuses too strongly on improvements to and mitigations for the highway network rather than considering options for removing traffic from the road network and towards more sustainable modes such as rail. The proposed locations for the additional housing are known areas of congestion and the transport proposals do not go far enough to solve the existing issues, with the proposed levels of development in this location likely to compound matters further. Our client objects to these policies which will lead to increased levels of congestion and the strategy will not achieve a step change in modal split. Soundness - The evidence base prepared to support Policy PR4a (and by association policies PR6-PR10) is not sufficiently robust to justify the approach to allocate this level of housing in an area of existing traffic congestion without an effective strategy to achieve a step change in modal split. The Council needs to justify its approach for focusing so much of the new development in one area which is already known to suffer issues relating to road congestion. Rail has not been considered as a reasonable alternative within the evidence base documents and consequently the draft plan is not justified. The draft Plan is not Effective, as it focuses too much of the housing requirement in one, focused area. The Plan is not consistent with national Policy as the proposed development is not located where the need to travel will be minimised and the use of sustainable transport modes can be maximised.

Changes Sought

The evidence base has failed to sufficiently consider investment in rail / exploitation of existing rail assets despite recent investment in the East-West Rail project. A thorough exploration of the reasonable alternatives is required.
More detailed consideration needs to be given to the potential for locating new development at Islip within proximity to the existing railway station. This location would be sustainable and would support the existing local community. It has been demonstrated that there are no overriding physical constraints, in terms of highway impact, flooding and ecology, to the development of this land.

Reasons for Participation

Due to the complexity of the matters discussed in relation to PR4a

PR-C-1401 10/10/2017 Alan Lodwick Alan Lodwick on behalf of Kidlington Development Watch N N Y

5304

Comments

The locations chosen for the 4,400 new houses are close to the most congested roads in Oxfordshire. The Local Transport Plan shows that all four roads meeting at the Peartree intersection are at or over capacity . Anyone who travels in this area will confirm that there are long delays at peak times and often unpredictable delays at other times in this area. These high levels of traffic congestion are acknowledged in the plan and result in high levels of local air pollution. In para 5.47 of the plan it is suggested that 4,400 new houses "would increase car journeys by 1.3-1.4%" also suggesting that this is a small change. This is a meaningless statement as it does not specify on which roads, over which area and at what times these journeys would occur. It is also based on data from 2013 which is clearly now out of date. Furthermore it, presumably, does not take into account additional traffic arising from the housing allocations in other Districts, from the substantial allocations made in Local Plan Pt 1, from the proposed development at the "Northern Gateway" and from possible regional or national highway projects. Kidlington, Begbroke and Yarnton currently have around 8000 houses. Common sense suggests that an increase of 4,400 houses would result in an increase in carjourneys in that area of over 50% (and certainly not 1.4%), without allowing for increases resulting from other development. A plan should surely be subject to a 'sanity check' such as this, and the fact that the statement in para 5.47 is included without any comment, justification or qualification suggests a serious lack of evidence and understanding. Indeed the plan goes on to say that "Our development strategy provides the opportunity to reduce this percentage" (para 5.47) without any explanation or justification. The plan is clearly not justified. The Council's proposed answer is Policy 4a "Sustainable Transport" by whichdevelopers of the allocated sites will be expected to contribute to highway and public transport improvements. Such improvements, largely for public transport, form a significant proportion of the projects listed in the infrastructure schedule. However, these have no costings or funding source attached. Private developers will also be expected to make contributions to utilities provision, public services, green infrastructure and affordable housing. Without information on costs it is impossible tosay whether the transport projects can be afforded. The plan is not justified. Very few of the proposed improvements are intended to cater for private vehicles such as cars, vans and lorries. The "sustainable transport policy" simply means expecting very large numbers of people to change their behaviour and cycle, walk or use the bus instead of their cars because of the public transport improvements proposed. However there is no analysis to give any confidence that the public transport improvements will even meet the extra demand generated by the new development let alone achieve significant modal shift away from private transport.Instead the explanatory text for this policy is dotted with words such as 'opportunity' and 'potential'. It is simply wishful thinking with no foundation. Many journeys can only realistically be made by car and many modern developments such as retail parks rely on car use. Journeys by delivery and service vehicles will still be needed, as will freight traffic. Given the proposed 50% increase inpopulation in this area, it is inevitable that journeys by private vehicles will increase significantly. Again no analysis is provided and no explanation of how increased journeys by private transport will be accommodated. As it stands this policy is not justified and ineffective. While the proposed housing sites have been chosen for being close to Oxford, they are actually located at the other side of the city from two of its three major employment areas in Headington and Cowley. So, not only would journeys to these areas originate in an area which is one of the most congested in the county but also they would involve travel across the city, cutting across other congested routes to the centre. Whether these journeys would be made by public or private transport they would be longer, more difficult to provide for and give rise to more congestion than is necessary. Do not consider that the transport improvements needed to support the additional development proposed can be achieved without considerable harm to the natural environment and to local air quality. The road network in this area already serves local, regional and national functions and alreadyrequires improvement to address existing capacity issues. Further investment should be confined to addressing these issues only."

Changes Sought

There is no reliable evidence that the proposed transport policy will support the proposed development, so the plan should be withdrawn. Further it is likely that the highway improvements needed will in themselves be damaging, so a different development strategy is needed. A realistic plan for overcoming existing problems in this area should be included within that strategy.

Reasons for Participation

We (Kidlington Development Watch – KDW) consider this is necessary because of:our extensive involvement with the consultations at all stages of the Cherwell LocalPlan to date; the considerable work we have undertaken to publicise the consultationourselves; of the feedback we have received from Kidlington residents; and, the largenumbers of them who have responded as a result of our efforts.KDW is a voluntary organisation run by Kidlington residents with experience andinterest in planning issues. We believe that effective, informed public participation inplanning consultations is vital to democratic policy making. We publiciseconsultations that directly affect Kidlington and offer advice on how people can bestmake their views known. In relation to this and the previous options consultation weprinted and distributed leaflets, put up posters, ran a stall on many Saturday marketsand at other events, participated in public and parish council meetings, provided information on our website and responded to requests for information from Kidlingtonresidents.As a result, we have gained a very good understanding of the views of Kidlingtonresidents, a large number of whom have made representations because of ouractivities. KDW's representations therefore reflect the views of much of the Kidlingtoncommunity."

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR4a - Sustainable Transport

PR-C-1409 10/10/2017 Richard Cutler Bloombridge Development Partners N Y

5603

Comments

In terms of connectivity, we OBJECT to Policy PR4a because it does not provide for a cycleway link northwards from Begbroke Science Park into the southern end of Oxford Technology Park. This link was shown prominently on the 2013 work by Alan Baxter.

Changes Sought

The link between Begbroke Science Park and Oxford Technology Park, as proposed by Alan Baxter (Figure 15.2) needs to be reinstated as sound place-making; e.g., linking to the hotel at the technology park (a current planning application). Generally, the land to the north of Begbroke is better suited in landscape terms for development, which could include a mix of uses behind the technology park on land owned by Blenheim. Proposes a modest expansion of Oxford Technology Park, to include the cycleway link to Begbroke Science Park first proposed in the Alan Baxter
work .

Reasons for Participation

We confirm that we wish to attend the examination in public.

PR-C-1417 10/10/2017 Gary Orchard

4533

Comments

Objects strongly to CDC's plans to build 2,480 new houses on Green Belt (GB) land surrounding Yarnton, Begbroke & Kidlington. The GB area meets all 5 conditions for GB status, thus making it ineligible for a building project of this nature. It would also destroy the nature & quality of life in all 3 villages, seriously harm the wildlife dependant on this area for survival and put an impossible strain on the infrastructure which struggles to cope with the existing level of occupation. Transport. The current proposal has no mention of increased or improved road networks which would therefore put an unnecessary and impractical strain on the already overcrowded road system in & around Kidlington. The increase in traffic, particularly on the main Woodstock Road between the Rutten Lane roundabout & the Kidlington roundabout, that is inherent in this proposal would result in serious deterioration of the road surface which is already in a poor state & which CDC seems currently unable or unwilling to do anything about. There is currently no bus service between Yarnton & Kidlington which means that if Yarnton residents wish to have access to the main Kidlington supermarkets they have to drive there. Under these proposals the Sandy Lane link between Yarnton & Kidlington would be closed to through access, which would force residents onto the already overcrowded Woodstock Road & double the length of their journey, adding to cost, pollution & gridlock which is already a regular feature on this stretch of road, particularly when Blenheim Palace hosts major events i.e.. Country File Live. Health. Getting an appointment at Yarnton Medical Practice is already a long, drawn out process with a minimum wait of two weeks for a regular appointment. Urgent, same day, appointments are strictly limited and very much a question of luck. With over 2k new families moving into the area, this service would crumble under the strain, leading to serious health implications for those living in the area. Making the elderly & the very young, vulnerable. Quality of life. Those who choose to live in this area do so because we prefer not to live in an over-crowded, under resourced urban sprawl. The proposals would turn Yarnton, Begbroke & Kidlington into just that sort of area. It will probably become a dormitory town for those wishing an easy commute to London via Oxford Parkway Station, filling the area with people who have no real interest in the area itself & no wish to become integrated into the local community. Parkway Station, already well used, especially during the week, would become overcrowded with too few parking spaces, as would all the other car parks in Kidlington. Summary. The suggested population increase has not been supported by facts; the possibility of affordable homes is non-existent with the leader of the Council blaming Developers for the problem when in fact they are functionaries appointed by the Council to carry out their bidding; no additional infrastructure such as improved road networks, better public transport, shops & medical facilities have been factored into these plans; the targeting of the GB has been seen as an easy option rather than the Council utilising brownfield sites within the Oxford City boundaries; proper consultation procedures have been ignored & the opinion of residents disregarded. This plan is unwarranted & unwanted & should be abandoned immediately.

Changes Sought

Reasons for Participation

Page 2212

PR-C-1422 10/10/2017 J K Jutton Y

4543

Comments

Object to PR4 (a). This policy is unsound as it clearly identifies the A44 as the priority route for private vehicles, while providing unconvincing proposals for improvements, only hoping more people would cycle or use public transport. There is a high risk of creating regular traffic gridlock by adding even more vehicles, as this route is often crawling during the weekday morning rush hour as the traffic funnels into the single carriageway constriction at the Cassington Road roundabout (Turnpike Public House), the road ahead constrained from widening by 2 bridges before struggling to join the ever busy A34 at the Peartree roundabout and join or cross the congested A40 ring road at the Wolvercote roundabout. Air and noise pollution levels along the Yarnton dual carriageway are already bad, and any new houses on the eastern side will from this environmental impact, as it would be situated downwind of the prevailing westerly airflow.

Changes Sought

Reasons for Participation

Represented by Begbroke and Yarnton Greenbelt campaign group

PR-C-1426 10/10/2017 Kathleen Hayes N Y

4551

Comments

Transport. The proposed new developments around the A44 will enormously increase the traffic problems already being experienced. The A44 is a major route channelling traffic into Oxford from Woodstock and North Oxfordshire. It changes from dual to single carriageway in Yarnton at the junction with Cassington Road at the Turnpike roundabout. This causes huge tailbacks of slow-moving or stationary traffic, which often stretch back towards Woodstock from the Pear Tree interchange at peak times. There is constant road noise which can be heard all day long, including evenings, from the houses and gardens in nearby Meadow Way. The proximity of the road to housing is also a potential health hazard in respect of air pollution. It is dangerous to try to cross the road other than at the one pedestrian traffic light crossing between Cassington Road and Rutten Lane. Cassington Road runs east to west through the centre of Yarnton and is used as a rat run by traffic from the A40 avoiding the Pear Tree interchange. This in turn leads to tailbacks of stationary and slow-moving traffic through the village in the rush-hour because vehicles cannot get out onto the A44 at the Turnpike roundabout. The Plan states that the purpose of the new Park & Ride at Bladon roundabout is to capture the traffic travelling into Oxford from the north. However, this will be negated by the fact that 2,480 new homes are to be built between the new Park & Ride and Oxford. The residents of these houses are unlikely to be prepared to travel north to the Park & Ride in order to get a bus south into Oxford. Given that most homes now have more than one car that will be a massive increase in car journeys through Yarnton and Begbroke. If the new developments were to be located north of the new Park and Ride the proposal would make much more sense. There will also be an increase in traffic through Yarnton and Begbroke as the Plan proposes to divert traffic from the Banbury Road across to the A44 to avoid going through Kidlington. The current S3 country bus service travels from Chipping Norton (or Charlbury) through Woodstock, Begbroke and Yarnton into Oxford via the A44 and Woodstock Road. These buses have recently been reduced to two per hour in the day-time and are usually very full by the time they reach our villages. They also struggle to keep to the timetable due to traffic congestion on the A44. Stagecoach have recently introduced a new trial 7A bus service from Yarnton via Oxford Parkway into Oxford. This is a welcome attempt to help us get by public transport to the new train station, Summertown shops and the 700 hospitals bus service at Water Eaton Park & Ride. However, the buses stop running after 8.28 am and start again at 3.28 pm. This means people with senior bus passes (which can only be used after 9 am) cannot use them on the outward journey. These older people are among the most likely to be travelling to hospital for appointments or visiting and need a bus service that runs throughout the day as there is very little choice when arranging clinic appointments. The only alternative is for such journeys to be made by car. The local bus service between Begbroke, Yarnton and Kidlington was withdrawn last November. In addition to this there are no other east-west bus services, so village residents cannot get to Witney, Cassington or Eynsham either by public transport. This only exacerbates the congestion by increasing the number of car journeys made locally.

Changes Sought

Reasons for Participation

I would like the Begbroke and Yarnton Green Belt Campaign to act as my representative during the Examination by the Planning Inspector.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR4a - Sustainable Transport

PR-C-1426 10/10/2017 Kathleen Hayes N Y

4552

Comments

The potential trebling of the combined population of Yarnton and Begbroke, the severe limitations of the existing bus services, and the proposed diversion of additional traffic from Kidlington to the A44, make it essential to provide improved public transport facilities and road design/management to avoid constant gridlock, pollution and delays in the future. However, it would appear that there are no realistic plans to alleviate current problems, let alone avoid even worse ones in the future. What plans there are seem to focus exclusively on introducing bus lanes on the A44 and encouraging commuters to cycle to work. This reinforces the impression that the proposed new housing is targeted primarily at young professionals commuting to either Oxford or London via Oxford Parkway station, apparently often by bike. There seems to be little or no consideration of the actual needs of existing residents or commuters, which are varied. The majority of residents do not necessarily work in central Oxford. My experience of commuting to work from Yarnton pre-retirement was very different from the picture painted in the Plan. There was often no alternative but to travel by car via the A44, A34 or northern ring road. Travelling to work outside Oxfordshire often had to be done by car. Even journeys to Oxford entailed a car journey to the Park & Ride. The S3 bus was unreliable with poor frequency. All journeys had to be planned around traffic congestion making the working day longer than necessary. And of course the volume of traffic has increased in the last seven years. Since retirement I have used public transport wherever possible, but still have to contend with journeys being much longer than they should be at peak times, often sitting in stationary buses on the A44 and Woodstock Road. No mention of how to improve the already congested road network for private vehicles or how it will cope with the increase from all these developments. The proposed introduction of bus lanes on the A44 will reduce availability of whole lanes to car drivers, thereby reducing the capacity of the A44. And because the section of the A44 between the Turnpike and Loop Farm roundabouts is single carriageway it will be impossible to provide bus lanes unless the road is widened. But because this stretch incorporates canal and railway bridges it is likely the cost will be astronomical. A particular issue for Yarnton and Begbroke is that we will not be served by the new Rapid Transport system that will run from the new Park & Ride at Bladon roundabout via Langford Lane and Kidlington to Oxford Parkway Station and into Oxford. The other premium bus route from the Park & Ride to Oxford, whilst travelling through our villages on the A44, does not appear to stop in either Begbroke or Yarnton. The proposed closure of Sandy Lane to through traffic is incomprehensible. This is the main and only direct route from Yarnton and Begbroke to Kidlington, our nearest location for essential amenities and services. It is well-used, trouble-free, avoids the congestion on the A44 and takes local traffic off the A44 and Frieze Way or Langford Lane – both resulting in much longer car journeys. Residents would be unable to use Sandy Lane to get to Kidlington if it was pedestrianised. Whilst Yarnton and Begbroke have been allocated the largest share of additional housing, no realistic plans have been made to improve the currently struggling road networks and failing public transport services in order to accommodate the increased pressures. The reverse is the case and aspects of the plans will make things worse.

Changes Sought

Reasons for Participation

I would like the Begbroke and Yarnton Green Belt Campaign to act as my representative during the Examination by the Planning Inspector.

PR-C-1436 10/10/2017 Patsy Dell Oxford City Council

4572

Comments

Supports the overall spatial strategy, Vision & the new Spatial Objectives (SO16-SO19) as they specifically & positively respond to the issue of meeting Oxford's unmet need, & recognise that the strategy needed to be different to that of meeting the wider district needs. The strategy reflects how important it is for the sites to have a good spatial relationship to Oxford, & incorporates essential planning principles which align with those identified & agreed in the joint studies undertaken under the Growth Board; The strategy seeks to locate development so that it is well-connected to Oxford & supports the city's economy (Policy PR4a); & in addition it seeks to offer people convenient affordable & sustainable travel opportunities to the city's places of work, services, & facilities; These guiding principles are all welcomed.
Supports the sites proposed in the Plan (Policies 6-10), which the evidence base demonstrates will offer residents good relationships to Oxford & sustainable travel options for accessing work & other requirements in Oxford.
Welcomes how cross border issues including affordable housing & transport have been addressed for the sites which adjoin the administrative boundary, in order to achieve a joined up approach to design & integrated communities, particularly the links to the Northern Gateway site, access to Oxford Parkway station, & the sensitive consideration of Cutteslowe Park (Policy PR5).

Changes Sought

Reasons for Participation

PR-C-1442 10/10/2017 Tim Lund Oxford YIMBYs Y Y N N

4604

Comments

We very much welcome that, per 5.13, the "strategy is Oxford specific; to provide homes where people can most readily connect to Oxford and sustainably access the city's employment areas, its universities and its services and facilities". This readiness to co-operate with neighbouring authorities is essential for coherent planning, and recognises the needs of both existing and future residents. The weakness of the plan arises from its acceptance of the current low densities of the area. The numbers of homes per hectare on the sites proposed in Table 4, around 20, are in line with those for existing 'fully developed' areas of Kidlington, but less than half in parts of Oxford, without any high rise development, and also without the outstanding existing and potential public transport options
discussed in this plan. Planning for unnecessarily low densities means that new homes will, immediately via the open
market, or over time as they are resold, be unaffordable by the keyworkers for whom they are meant. Measures to keep new homes affordable are welcome, but will be hard to maintain in the long run as long as there are not enough homes overall. The realism of para 5.13 should mean policies for Kidlington, Begbroke and Yarnton which allow the
development of a new, distinct identities as local centres, so that they do not become low density dormitory suburbs, whether of Oxford or London. Higher densities should also apply to currently developed areas, in a way which works for existing residents, and reduce the area needed for new development. This would mean less loss of Green Belt, which will be welcomed by many, although this should not be an overriding objection. A gap between Oxford and these local centres risks undermining their connectedness with Oxford, as required by 5.13, so some Green Belt land will have to be re-designated. New policies suggested above for identities as local centres can offset this any loss in
this regard. We strongly support policies for the encouragement of environmentally sustainable transport, such
as the proposed new rail station at Yarnton, infrastructure required for rapid transport schemes, and better cycling facilities, especially allowing access to Oxford. Higher densities will also encourage walking, which is the most environmentally sustainable transport mode of them all.

Changes Sought

Reasons for Participation

PR-C-1447 10/10/2017 Christopher Hardman Wolvercote Neighbourhood Forum N Y

5190

Comments

The policy has not been positively prepared, as existing roads approaching the north of Oxford are already at full capacity in peak periods. There are few indications that the work on the Wolvercote and Cutteslowe roundabouts has much improved traffic flow and the pollution levels are no doubt as high as before. Oxfordshire County Council's Transport Plan relies heavily on the introduction of rapid transit buses and improved cycle lanes, and this policy expects that the County's Plan will be carried out on time. Highway improvements to be effective need to be more extensive than we have experienced so far and it is unrealistic to expect that they will be implemented in the necessary time scale in the present economic climate. Even if adequate improvements are planned there will be a mis-match between the speed of development and the rate of their completion. Buses approaching from out of city Park and Ride facilities will be unlikely to cope with all the increased demand resulting from the 4,400 dwellings planned much closer to the city. The policy is not justified. The A4144 (Woodstock Road) and A4165 (Banbury Road) each currently carry over 17,000 vehicles every day and 46,000 people a day commute into Oxford to work. The developments proposed by Cherwell District Council to the north of the city seem to ignore the fact that the majority of the employment sites are to the south east of the city. It does not make sense to build in these northerly areas, simply encouraging workers to cross the city by car. In addition, the policy does not appear to take account of the likely effect on the roads of building on the Northern Gateway site, with thousands of employees and hundreds of residents. Currently, the Northern Gateway AAP allows for 90,000 sqm of employment space, and 500 dwellings. The policy is not considered to be effective, as it relies heavily on the implementation of the County Transport Plan. If this is not completed on time, the increase in traffic in north Oxford will just lead to even more congestion than already exists. The policy seems to ignore the fact that many people still prefer to drive their cars. The policy is not in line with national policy, because its delivery is questionable, as explained above.

Changes Sought

Reasons for Participation

Wolvercote Neighbourhood Forum would wish to be represented at the examination because we represent a large number of local people who will be affected by any development in Cherwell near to the northern boundary of the city.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR4a - Sustainable Transport

PR-C-1479 09/10/2017 Hugh Morris N Y

4643

Comments

The proposed submission plan is unsound, despite the details drawing the concept is not fully thought through, not justified and not effective for the reasons given in my specific objections below. Do not believe that this proposal has been considered having regard forother proposals in the immediate area and how that will all impact in the area. It will swamp the local area. Aware of a very similar proposal for Eynsham which will create further traffic for the A40 and therefore also the A44. There is also a huge housing estate near Barton under construction. Oxford has many areas that could be developed, using brown field or green field sites. The impact on traffic on the A44 has been understated and will become unsustainable. In the morning the traffic regularly queues back from The Turnpike roundabout, using both lanes, to Begbroke, changing one of the lanes to a bus lane will extend the queue a further mile, even if itcreates more bus passengers. Noted the extra traffic volume has been assessed as very small. If that is so, given its 4,000 houses planned, that must mean the existing volume of traffic is very high, and it should be recognised that any additional traffic in the rush hour will have a significant impact, which is when most of these vehicles will be on the road. The proposed train station would be a good idea but access is being limited by the traffic restrictions so it would not be used as much as has probably been assumed. There is a variety of travel problems and suggestions in the letter.The proposed development will ruin the nature of the village and it will just become an urban sprawl with no identity and will merge intoBegbroke and Kidlington. The consultation refers to maintaining the character of the villages, this proposal will not, it will swamp Yarnton and Begbroke, who will probably be separated by a narrow footpath, and both will have just the canal between them and Kidlington. One of the beautiful aspects of living in Yarnton is the green belt and the surrounding countryside walks. Part of this will be destroyed by theproposed development and wildlife lost to the area. The proposed plan to build a new primary and secondary school are totally out of keeping with the character of the villages. The proposals brings little to be attractive to the existing residents, there is no gain for our side of the scales. The proposed density of the housing is also of great concern and totally out of keeping with the existing housing. Oxford could meet its own unmet housing needs by using land earmarked for business use or redevelop brown site land. Most residents who want to live in Oxford do not want to live outside the existing city boundary. This is apparently driven by oxford housing unmet need. The plan put forward by Cherwell Council seems to be to build everything as near to Oxford as possible. The proposal is preparing Oxford to expand to encompass the local villages. In the 70's and 80's the plan then was, and largely still is, to expand Bicester, Didcot, Abingdon and Witney. That has just created traffic queues. What is needed is a solution that moves some of the employment out to these towns. Not unsupportive of appropriate developments and growth which benefit the local area. This proposal is not appropriate.Also, belatedly noticed that the councils as a group are bidding to increase Oxfordshire population by 40% over the next 20 odd years.Oxford is already an area of low unemployment and housing shortages, traffic issues regularly create issues on the A 34 and other local roads. It seems that the councils are pursuing one plan without having due regard to what the residents want. Whilst the population will increase, building more will draw in more new residents into the area. Oxford has an international brand but does any development need to concentrate everything in a narrow area. Modern innovations means that the skill and jobs could be targeted in areas where housing or redevelopment opportunities would not have a detrimental impact. That proposal would dwarf this one.

Changes Sought

Reasons for Participation

I would like the Begbroke and Yarnton Green Belt Campaign to act as my representative during the Examination by the Planning Inspector.

PR-C-1481 10/10/2017 Anthony Sanderson Y Y N Y

4645

Comments

SA Submission Report Chapter 3 - Section 3.112 Transport. The Plan is unsound for the following reasons:A. The 4,000 plus homes will significantly worsen the traffic congestion at the Pear Tree roundabout, the Wolvercote roundabout and the Banbury Road roundabout. It is a fantasy to suggest otherwise. The A40 has already ceased to function effectively as part of a ring road and this extra traffic will cause massive delays.B. North Oxford is a poor generator of extra employment being very largely residential. Those employed from these 4,000 plus homes will for the most part have to travel round the ring road, adding significantly to other traffic congestion points. If instead they work further out from Oxford then their housing is in the wrong place, pointlessly damaging the green belt. There is no attempt in this Plan to identify where employment is growing or should grow and develop housing accordingly.C. The entire Plan is unsound because Oxford should have an accepted planned maximum population with either a new town or new villages outside Oxford created to manage the growth in population.

Changes Sought

To make the Local Plan sound it is necessary to abandon the building of 4,000 plus homes on the green belt as set out and to plan for extra housing either east of Oxford beyond the green belt and nearer to employment possibilities or in a completely new village outside of Oxford with good communications.

Reasons for Participation

I wish to discuss the poor positioning of the proposed housing for employment and the necessity of planning for an upper limit to Oxford's population with development beyond the green belt.

PR-C-1482 09/10/2017 Chris Dicks N N N Y

5457

Comments

Transport: Sandy Lane forms part of my daily commute. The closure of it to cars will sever the link between Kidlington and Yarnton, necessitating several extra miles travel either through the congested Pear Tree interchange, or the equally congested airport road, putting unbearable pressure on these areas. This will make access to local amenities more difficult and increase traffic congestion. It is fundamentally flawed, and the proposals have not made clear its impact on existing homes and businesses on both sides of the railway line. It does not serve the stated objective of improving access between communities, but actively hinders it. This has not been thought through, and ishugely detrimental. The proposed new station is shown with a small star on the development plan. No space is actually shown for the station, car park and associated access. It will either take a significant amount of space out of the area allocated for homes, or will require land east of the railway line, outside of the red line, and would amount to further development by stealth. Indicating it as a mere star on a plan suggests that no real thought has gone into this. What guarantee is there be that Network Rail would agree to it? The loss of Sandy Lane will make it of no benefit to those east of the line. This response though separate and my own should be read in conjunction with the Representations made by the Begbroke & Yarnton Green Belt Campaign "BYG".

Changes Sought

For the reasons I have given AND the Representations made by the Begbroke & Yarnton
Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

I would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR4a - Sustainable Transport

PR-C-1489 10/10/2017 Nick Alston GVA on behalf of Oxford Aviation Services Ltd Y Y N Y

5254

Comments

Land in the western part of the site (the 'Western Development Zone') - see provided plans, is surplus to the airport's requirements. It has been earmarked by LOA for housing, employment, & a park & ride facility (the latter being a key piece of infrastructure referred to throughout the draft Local Plan, but for which land is not allocated). The adopted LPP1 does not provide a policy basis to support development in this part of the site. It is relevant to addressing Oxford's unmet housing needs therefore is a relevant matter for consideration as part of the partial review of LPP1. The airport has further areas of surplus land to the north west & north east of the site, however developing these areas is of a lower priority for the airport at present. Other Evidence: The same concern applies to other evidence base documents, including the draft Housing & Economic Land Availability Assessment (August 2017). Again this assumes that it is the entire LOA site being promoted for non-airport development (as opposed to just surplus land parcels). Accordingly the site is assessed to be not suitable or achievable for housing (due to the assumed loss of the airport) & not considered further. Assessing the site as a whole is too blunt an assessment & produces inaccurate results. The Western Development Zone is, in our opinion, suitable & achievable (see Enclosure 2 in full representation).

Changes Sought

In order to make the plan sound, in the first instance we recommend that the SA is revisited and revised in respect to the LOA site. To assist, we have provided our own sustainability appraisal of the LOA site (using the Council's SA framework) at Enclosure 3. This clearly indicates that development being promoted at LOA would comprise a particularly sustainable option for the Council which would offer the opportunity to realise unique economic benefits alongside satisfying Oxford's unmet housing needs.
Secondly, and on the assumption that the Council's updated SA reaches similar conclusions to those at Enclosure 3, we recommend amending the plan to establish a policy position that supports the development of part/all of the Western Development Zone of the LOA site for housing, employment and a transport interchange (park and ride) facility. Refer to Enclosure 2 for further details.
Specifically this would include:
- Amending Policy PR3 to remove part/all of the Western Development Zone from the Green Belt
- Amending Policy PR4a to include specific reference to a transport interchange (park and ride) facility) in the Western Development Zone of LOA
- Insert a new policy (PR10a) to allocate part/all of the Western Development Zone for housing, employment, and transport interchange uses.

Reasons for Participation

"LOA is a significant economic asset which has a functional relationship with Oxford and ingenerating/meeting its unmet housing needs. Our concerns go to the heart of the soundness of theplan, therefore we request to participate."

PR-C-1490 09/10/2017 Ian and Helen Kingsley N N

4676

Comments

Objection to Policy PR4a and Policy PR11 Congestion.4400 houses x approx. 2 cars per household = 8800 cars. There will cause unacceptable congestion in the area. The surrounding roads in North Oxford, on the Eastern Bypass, Banbury and Woodstock are already totally gridlocked. There are no concrete or fully costed plans to improve the roads into Oxford and between villages. Everything that has been mooted in the plans has been aspirational.These plans can be sacrificed. In fact the proposal to close Sandy Lane, a major link road between Yarnton/Begbroke and Kidlington, will create even more congestion and upheaval. According to the plans the closure is for a green pedestrian, WHEELCHAIR and cycling route with railway crossing. There are no plans to widen the A44 but we have seen plans to slightly modify the circular mini roundabout at the bottom of Frieze Way/Loop Farm to become an oval mini roundabout. This will only cause more disruption and will not help to ease congestion. We understand bus schedules to Begbroke/Yarnton are actively being cutback. We do not believe there is a need for a Railway Halt and think it will not be deliverable. There is no programmed delivery on any of the Infrastructure improvements proposed, no third-party costings have been quoted and the phrase "the costs should be borne externally" is worrying. These plans should, therefore, be considered "pie in the sky". All developments should not go ahead before Infrastructure plans are fully costed and have been locked into the contract.

Changes Sought

Reasons for Participation

PR-C-1499 09/10/2017 Mr P D C Brown N N

4702

Comments

The houses proposed for Begbroke and Yarnton on either side of the A44 will produce more traffic onto aroad that is already at its limit. The land labelled PR8 on the east of the A44 is proposed to accommodate1950 houses and the land labelled PR9 on the west side of the A44 is proposed to accommodate 530 houses,a total of 2480 houses. All the traffic to and from these houses will come off the A44; with the closure ofSandy Lane there would be no other road. These houses would generate a traffic of over 1000 vehicles perhour at peak hours and this would swamp the A44 which is already at its limits.Has made a survey of traffic in and around Yarnton during the past few weeks. There are varied results of peak time traffic flow in the letter.d). Currently the traffic locks up and drops to a crawl or even a stand-still along this stretch of road in boththe morning and the evening weekday peaks. At the Turnpike Roundabout, there are two changes to theflow; the traffic from the Cassington Road joins the A44, and the road south narrows from two lanes to one.The traffic along this southern section of the A44 is significantly higher than that along the dual carriagewaysection because of the traffic entering and leaving the Cassington Road. My figures show that at peaktimes between 16% and 27% of the traffic along the southern section leaves or enters by the CassingtonRoad.e). Once it passes through the village of Yarnton, the Cassington Road is no more than a country laneleading to Cassington, but it also connects to the A40 and it has become a rat-run for vehicles travellingboth east and west seeking to avoid the delays in the roundabouts at the head of the Woodstock Road and atthe Peartree. With more building planned for West Oxon and more houses along the A44, this will likelybecome an even busier road, and if traffic on the dual carriage-way is slowed there is the possibility ofRutten Lane through the village of Yarnton and past the School becoming a part of this rat-run. That wouldbe disastrous.f). It is likely that the daily traffic lock-ups on the A44 are caused in part by the traffic at the Frieze Farmand Peartree Roundabouts and the general flow of traffic into Oxford; these junctions cannot cope with thetraffic as it is, and the increased flow generated by the proposed new houses will have a disastrous effect ontraffic movements and journey times for everyone in the future.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR4a - Sustainable Transport

PR-C-1511 09/10/2017 Richard Morris Y Y N N

4752

Comments

Policy PR4a states that plans for sustainable transport will include improved bus services and facilities, and provision of new and enhanced pedestrian, cycling and wheelchair routes into and out of Oxford. Do not believe this part of the plan to be effective, since it is not deliverable over its period. The A44 & A4260 Corridor Study produced by Oxfordshire County Council (OCC) in April 2014 estimates that the necessary traffic flow improvements along the A44 and A4260 will cost in the region of £34 million. This is due to the complexity of widening bridges and roads along the route. This also does not take into account the potential additional costs of adapting these designs to accommodate an A44/A40 link road at Loop Farm that is currently under consideration (Section 5.2.1 of the A44 & A4260 Corridor Study). Such a scheme represents a figure that approaches the total yearly spend on highway and transport improvements and repairs by the entire of Oxfordshire County Council (based on figures from the OCC Statement of Accounts 2016/17). Spread over theperiod 2011-2031, this would be equivalent to OCC dedicating 5% of its annual capital spend on transport solely to the Kidlington area, an unreasonably high figure. Policy PR4a states that developments “will be expected to provide proportionate financial contributions” to help fund infrastructure improvements. Proportionate financial contributions will be based on figures that will allow sufficient profit for the developers from the projects, and will thus be likely to fall far short of the financial contributions necessary to secure the improvements. This policy is therefore not effective, since delivering the necessary infrastructure improvements has not been sufficientlybudgeted for in the Partial review. In addition, improvements to bus services will require co-operation from service providers. Do notbelieve that the Partial Review is justified, since there is not proportionate evidence to suggest that the service providers in the area are committed to providing the level of service that would be required for such hugely increased passenger numbers. Recent changes to the timetable of the S3 bus which runs through Begbroke and Yarnton along the A44, which would be a key transport linkfor the new developments proposed in the Partial Review, have reduced the frequency of off-peak services from 3 per hour to 2 per hour, and the frequency of peak services from every 10 minutes to every 20 minutes. This has resulted in significant overcrowding on services at peak times, even with the current level of demand. A new bus route between Yarnton and the Oxford Parkway rail station, which would also be likely to be a high-demand route for residents of the new developments commuting to London, has been timetabled such that the buses arrive at the rail station at the same time as trains are scheduled to depart. This leaves no time for interchange between bus and train, making the service of very limited use to commuters. These timetable designs demonstrate unwillingness on the part of the service operator to provide an adequate service for residents, and so there is insufficient evidence to believe that the necessary improvements to bus services envisaged by policy PR4a would be deliverable, making this aspect of the Partial Review ineffective.

Changes Sought

Believes that Policy 4a should be amended to state the developers will be required to providesufficient financial contributions to fund the entirety of the infrastructure improvements detailed in the A44 & A4260 Corridor Study. It should also include a requirement to obtain guarantees from service operators that they will provide a service to the new developments which will be sufficient to meet the greatly increased demand that will result from the building of new houses.

Reasons for Participation

PR-C-1529 08/10/2017 David Stone N N N Y

5433

Comments

2. The Plan is NOT POSITIVELY PREPARED.As already mentioned, the number of houses on the sites mentioned above, are unsustainable, and contrary to Cherwell's own Summary Document page 4, they will do exactly the opposite to "limiting Oxford's Outward Growth." Indeed, this will, propel further 'ribbon development' in the future. The Plan is deeply "flawed," there is no mention of how it will safeguard and aid the needs, environment,and access to free-movement of present communities, adjoining the A4165, from the Cuttleslowe roundabout to the Kidlington roundabout by bus, car, cycle or on foot, the same applies across the Wolvercote area to the west end boundaries, where the ultimate impacts of development at the Northern Gateway, Barton Park (further to the east) is as yet unknown. To suggest it meets with the Country Council's Oxford Transport Strategy, is a misnomer, because this strategy is not sufficiently robust to deal with present excessive traffic congestion and health damaging pollution. Further more it is reliant on speculative funding, which may never arrive. TheLink road from Loop Farm A40 to A44, has been promised, but the funding is not is place. The congestion on the A40 is unstainable and a northern link road is needed north of Kidlington to relieve the over-whelming volume of traffic. Travel from the Park and Ride designated for Eynsham, will be constrained by the reduced width of the bridge on the approach towards the Wolvercote roundabout, so traffic coming to Oxford will remain at a standstill. It is regrettable that the County Council policy has cut bus services from villages, whom also need access to employment, perhaps if some of these villages were a little larger, bus services might be more sustainable?According to Cherwell District Council's Local Plan Summary Document:-It will create balanced and sustainable communities? NO! It will overwhelm north Oxford and Kidlington.It will be supported by necessary infrastructure? NO! No concrete evidence to deal with existing infrastructure, let along any new infrastructure. It will contribute to improving health and well-being? NO! It will increase detrimental health of existing residents in northern Cutteslowe, north Oxford, Wolvercote and Kidlington. Traffic will be at gridlock all day, everyday, pollution all day, everyday at EXCESSIVE LEVELS in addition to present Oxford Air Quality, non- compliance. Elderly crossing the road or accessing the shops in our area will find it completely impossible.Cherwell District Council

Changes Sought

Remove the need for affordable housing, because, there is no way it will be affordable next to northOxford. Be honest with people, tell them their lives in Kidlington and north Oxford are to be blightedwith complete traffic gridlock and damaging vehicle pollution.Be legal by NOT destroying Greenbelt land next to Cutteslowe Park, The Golf course, (an essentialrecreational resource currently), and stopping coalesce with Kidlington and north Oxford.

Reasons for Participation

Believes, with respect, the Inspector would much benefit from really listening seriously to ordinary people, regarding the very real experience and particularly genuine concerns of how these 'grand proposals' to 'illegally' destroy all the immediate greenbelt land around Kidlington and north Oxford, will have a completely devastating impact on the lives, health, well being and free movement of wellestablished existing communities.

PR-C-1534 10/10/2017 Alan Lodwick N Y

4817

Comments

Objection.The locations chosen for the 4,400 new houses are close to the most congested roads in Oxfordshire and the busiest intersection in Oxfordshire. Traffic from about 3000 houses in the allocation (those along the A44) would have to negotiate that intersection. Additionally these proposed housing sites are located at the other side of the city from two of its three major employment areas in Headington and Cowley (fig 6, p48). So, whether journeys to these areas would be made by public or private transport they would be longer, more difficult to provide for and give rise to more congestion than is necessary. There is no proposal to increase capacity other than for public transport and to facilitate cycling and walking. However, it is unrealistic to suggest that there will be no increase in trips by private motor vehicles. Many of these trips will continue to be generated and are likely to increase in proportion to the scale of the new development, even if there is some shift to other modes of transport. Additionally, roads will get busier as a result of the other proposed major developments elsewhere in Cherwell and around Oxford. I see no evidence that this has been rigorously or robustly modelled. The Oxford transport strategy is described in the plan mainly in terms of its vision and objectives. In other words it is a set of hopes and wishes rather than an integrated, concrete set of funded projects that are designed to meet robustly modelled traffic flows.Any required highway projects, identified through a robust and up to date analysis, would have to be built in an area which is already environmentally sensitive and which suffers from noise and air pollution. Such projects would be likely to add to these problems suggesting that a completely different development strategy is required. Even the public transport projects identified in the infrastructure schedule have no costs and usually no source of funding identified. There is no certainty that even these can be afforded.The plan accepts that there is already an ‘infrastructure deficit’ and that investment is needed to cope with existing problems. These should be addressed before any further development is contemplated.

Changes Sought

Changes Sought: There is no robust or reliable evidence that the proposedtransport policy will support the proposed development or that capacities can beincreased without causing unacceptable harm. There should be a realistic plan for addressing existing problems together with a different spatial development strategy that directs growth and traffic flows away from Oxford.

Reasons for Participation

wish to participate as stated in representation above.

PR-C-1539 10/10/2017 Tim Emptage N

4835

Comments

Object in relation to PR4a on the grounds that the transport infrastructure plan is not sufficiently robust and lacks clarity. The plan simply provides a list of aspirations and a statement that developments PR6 to PR10 are to make contributions to fund the transport infrastructure. This is not sufficiently robust and does not make clear what happens if only some of the developments proceed. Nor does it make clear that the required infrastructure will be in place when needed.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR4a - Sustainable Transport

PR-C-1552 09/10/2017 Mark and Sandra Bennett

4881

Comments

Strong opposition to any building application for houses/business units on the land to the rear of The Moors in Kidlington. The council has already listened to the residents of Kidlington who voiced their concerns when CDC looked and discounted this site as being unsuitable for housing. This is a GB area and as such is used by many residents and is the habitat for numerous wildlife, which must be protected. The traffic in Kidlington is at saturation point with the existing roads barely able to cope at certain times of day. An additional 300 houses plus industrial units in North Kidlington would likely generate another 450+ vehicles a day through Kidlington causing it to grind to a halt.

Changes Sought

Reasons for Participation

PR-C-1558 09/10/2017 Helen Newman N N N Y

4888

Comments

Object for the following reasons: 1. The closure of Sandy Lane will divert all traffic onto the A44 and cut a vital link between the villages of Yarnton, Begbroke and Kidlington. Many elderly people or those with health issues would be physically incapable of cycling.2. According to the plans that were presented by CDC at the exhibitions held in the summer, the only way out of the new development on the Eastern side of the A44 is via the road leading from the Science Park. This is clearly inadequate on safety grounds.3. The traffic lights at this junction currently prioritise traffic entering and leaving this road. This, coupled with the sequence of lights regulating the increased flow of traffic from Langford Lane and the new development/park and ride at Woodstock would make it virtually impossible to get out onto the A44 from Begbroke and even more dangerous than it already is crossing the dual carriageway from one side of village to the other without a pedestrian crossing. The representative from CDC I spoke to made it clear that no change to the A44 was planned. 4. More traffic will be using the A44 due to the new developments. Already we have traffic diverting from the A40 which passes through Bladon and down the A44 to avoid the queue on the A40 at the Wolvercote roundabout. All this traffic, including the proposed Rapid transit buses will be caught in the bottleneck from the Turnpike pub to the Loop Farm roundabout where the road becomes single lane. Widening it not an option due to the canal and railway bridges. 5. No consideration has been given to the additional traffic generated by events at Blenheim Palace. 100,000 cars were expected at Countryfile Live this year.6. The A34 is up to capacity. Since the M40 extension it is now a major north-south route as well as being a bypass for Oxford. The road is taking much more traffic that it was ever designed for. It could not cope with the added amount of traffic that a development of this size would generate.

Changes Sought

Reasons for Participation

She would like Begbroke and Yarnton Green Belt Campaign to represent her at the examination

PR-C-1576 09/10/2017 Heidi Lancaster

4917

Comments

Objects to the proposed submission plan because there is a lack of strong evidence for such a large number of houses needed. In order f or our villages, towns & cities to remain distinct entities the amount they can expand should be limited. With no mechanisms to prevent this the end result could be one large urban conurbation. The GB is one way in which the individual character of our villages, towns & cities can be retained. If Oxford cannot meet its own housing need, then it has expanded as much as is possible. It should not be looking to neighbouring LA's to meet that demand. A false demand for housing is being created by proposed business developments. If Oxford cannot supply the amount of housing required by the business developments then the business development plans need to be re-visited. They should be scaled down so that the housing needs created by the development can be met on land within Oxford City. Building on the Green Belt: The Government's NPPF , Section 9 "Protecting GB land" states: "The govt. attaches great importance to GB's. The fundamental aim of GB policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of GB's are their openness & their permanence." Only in "exceptional circumstances" should there be any change to the GB. As there is not a real demand for this number of houses, I do not consider the circumstances to be anywhere near exceptional. I would consider the need for housing to be exceptional if there were no empty houses in or around Oxford & if new developments sold out immediately. This is not the case. E.g.. there is a perfectly habitable empty house, 2 doors away from us for nearly 18 months. The loss of character to Oxford & the surrounding areas would be irreversible if the GB were to be developed. Open space is important for human well being. Affordable housing: The area severely lacks this. Many families are moving away due to high house prices. The plans do not address this need. The proposed density of housing would only be profitable for the developers if sold at market rates. A higher density would be required for affordable housing. The amount of affordable housing proposed in plans does not get enforced so even if a suitable amount was being proposed, it is unlikely they will be built as developers will look at profit first. Transport: There have been many large & expensive projects over the last 2 decades attempting to address Oxford's transport problems, including the "Oxford Transport Strategy", work on most of the major ring road roundabouts & the Frideswide Square re-modelling. While these projects have made differences to some of the traffic flow & helped some areas, transport around Oxford still remains a major issue. There is no capacity within the ring road to add more infrastructure & the ring road is extremely busy during rush hours. If the new houses are to serve those working in Oxford, it will create even more congestion. I urge you to consider the impact that this number of houses would have on the area & go back to the beginning to consider if such a demand really exists.

Changes Sought

Reasons for Participation

PR-C-1578 09/10/2017 Robert B Sim

4920

Comments

Objections to the whole “Land Grab” between Oxford and Kidlington1 The land being claimed for housing development is all in the GB. Filling in the green belt between Oxford and Kidlington is a ribbon development and will result in Kidlington being absorbed into Oxford. Leaving a derisory small gap between the two settlements is a cynical gesture. 2 The land area being “grabbed” is much too large for the number of houses proposed, suggesting that many large detached houses will eventually be built. This is not what is required by local young people who hope to be employed in the Oxford area. 3 Recent recalculation of housing need in the UK has shown that the calculation of number of houses planned in this application is much too high. 4 Houses in the area around Oxford Parkway Station are likely to be bought largely by London commuters, not by people who plan to work in the local area. This will not satisfy local housing needs, and will push up prices. 5 Predicted house prices in the new Barton development near Oxford seem to be inflated by at least 50% above prices of existing comparable housing in the area. Artificial price inflation will result in any “low cost housing” being inflated in price also, so there will eventually be very little “low cost housing” suitable for essential workers in the Oxford area. 6. Local traffic around the south end of Kidlington and around Oxford Parkway Station is already very heavy, and there are very long delays in the morning rush hour. Very substantial re-planning of traffic flow would be required to accommodate cars from hundreds of new homes. Substantial land would have to be set aside for bus and cycle lanes and the local rail station car park would have to be greatly enlarged. This would contribute to the ugliness of the ribbon development, and use up valuable agricultural GB land.

Changes Sought

Reasons for Participation

Proposed Submission Plan - Policy PR4b - Kidlington Centre

PR-C-0107 20/08/2017 Mr Jeffrey Lyes N Y N

313

Comments

Object to PR4(b) on the ground that it is vague and lacking content. Want to see recognition of the fact that the larger part of the High Street is residential and contains historic buildings and a conservation area. The shopping area is constrained in size by the road system and has limited parking. For this reasons significant new neighbourhoods should have their own convenience stores planning in. Also the buses for Oxford presently use stands in the High Street that would be impractical for more intensive use. Consideration should be given to using the laybys on the Oxford Road for the Rapid Transit service. Consideration should also be given to extending the proposed 20mph speed limit in the Oxford Road to the High Street. It is farcical to cite "the strengthening of Kidlington Centre" as a benefit from concreting the Green Belt (GB)! About as convincing as Cherwell other alleged benefits. If these are accepted as exceptional circumstances, the whole concept of GB is lost. Another ineffective policy.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR4b - Kidlington Centre

PR-C-0237 15/09/2017 Karen East TMP Planning Ltd on behalf of Gosford and Water Eaton Parish Council N Y

815

Comments

North Oxford suffers from “high levels of congestion and delay” and that there are Air Quality Management Areas across the wholecity as a whole and on a small section of the Bicester Road due to high levels of pollution. The Parish Council considers that 4400 new homes (with 1410 in the Parish) will exacerbate these problems further and is not convinced that the transport measures set out are deliverable and will address these problems. Gosford and Water Eaton is criss-crossed by the main major highways (A34, A44 and A4165) bringing commuters and visitors to the City. Additional houses allocated within the Parish, and at Begbroke, Yarnton, Woodstock and Kidlington as well as further afield at Banbury and Bicester will all generate extra traffic which will be channelled through the Parish. Whilst the Parish welcomes the proposed transport improvements in the Plan remains unconvinced that sufficient funding exists or can be secured to deliver these improvements. Even with these changes in place the transport pressures in this area will remain. It is critical that these measures are delivered and in many cases, they are required to address problems now, even without a further 4400 houses in Cherwell.Traffic Leve:Oxford Road is regularly at a standstill from 7.00am on a working day. It can take minimum 45 – 60 minutes to get into Oxford City. Roundabout changes at Cutteslowe and Wolvercote have not made things better. Additional traffic will make the situation worse.The Bicester Road is similarly busy at peak times, often coping with traffic avoiding the congested A34. We would question what changes can be made on the slip road from A34 onto the Bicester Road in order to improve congestion in the long run. Bicester Road is used as a rat run when the A34 is blocked which happens frequently leading to congestion.An additional 4400 houses in Cherwell (1410 of which are in the Parish) together with further growth at Banbury, Bicester and Upper Heyford will put further pressure on the transport network through our Parish and exacerbate the problem. The new Westgate Shopping Centre is anticipated to be a major attraction drawing visitors in and traffic problems within Oxford related to this are already being reported locally. Bus Services PR2 (a) ii and (d) refer to improved bus services along the A4260/A4165. At present there are examples of bus services being reduced through Gosford rather than increased. The S5 service no longer runs direct from Gosford. Delays are due to increased traffic congestion Also concerned that charges at the P&R are increasing which will not help alleviate the problems.Where will additional space be found for a bus lane on Oxford or Bicester Road? Residents already experience problems from vibration in their houses from buses/lorries so if the bus lane is brought closer to their properties this will make the problem worse. How will an additional bus lane through Kidlington or Gosford be achieved. Previous proposals for pedestrianisation did not happen.Air Pollution:There are designated Air Quality Management Areas (AQMA) covering the whole of Oxford and on Bicester Road within the Parish. Given that the whole of the administrative area of Oxford City has been declared an AQMA it is difficult to believe that areas just immediately to the north of the City Boundary will not risk suffering equally from air pollution resulting from increased traffic levels. Within the Oxford AQMA the Wolvercote and Cutteslowe roundabouts are identified as hotspots for pollution both of which are close to Gosford and Water Eaton Parish. Do not consider that Cherwell has fully considered the air pollution impacts of the additional traffic on the Parish.Funding:

Appendix 4 provides a list of transport infrastructure improvements to support the growth proposed. Noted that whilst many of these are considered of “Critical” costs/funding are to be confirmed. Unclear whether these improvements will indeed secure the necessary funding. In addition, many of these schemes, require developer funding for implementation which are clearly yet to be secured. There needs to be a much clearer link between the transport improvements and new developments. Development should not go ahead until critical infrastructure is in place. Do not consider that Policy PR4 will achieve sustainable development, nor will it be effective in delivering the necessary improvements over the Plan. Unconvinced that the policy complies with the National Planning PolicyFramework paragraphs 29 and 30 in terms of delivering sustainable transport and reducing congestion.

Changes Sought

There needs to be a much clearer relationship between transport improvements and the delivery of new development. In our view there are too many uncertainties within the current plan regarding delivery and timing of new infrastructure. This needs to be made more explicit in Appendix 4 which should set out costs and funding sources and also how this is linked to delivery of development.

Reasons for Participation

The Parish Council would wish to take part in order to explain the potential impact of the proposed development on local communities and why this should be better reflected in the draft vision.

PR-C-0641 09/10/2017 Carole Pack N

1578

Comments

Objection on grounds that this policy is Not Positively Prepared. Kidlington has a vital and thriving village centre which is important to the identity of the village. It is a crucial feature of the Kidlington Master Plan. This must be supported and protected by CDC over the impact that major new housing areas and competing commercial development will have upon the High Street. Investment will be required and there is no delivery plan specified for feeding into the Kidlington Master Plan, including ways of accessing the amount of investment needed.

Changes Sought

Reasons for Participation

PR-C-0660 07/10/2017 Carol Matheson N

1630

Comments

Transport has not been positively prepared. It fails to address the already polluted roads, traffic congestion and parking issues. It fails to explain how the roads will be improved to accommodate the thousands of extra cars and it fails to give any source of funding for improving roads/transport.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR4b - Kidlington Centre

PR-C-0682 08/10/2017 Tara J Prayag N

1681

Comments

The Submission Plan (5.45) north Oxford suffers from “high levels of congestion and delay” and that there are Air Quality Management Areas across the whole city as a whole and on a small section of the Bicester Road due to high levels of pollution.Traffic LevelsOxford Road is regularly at a standstill from 7.00am on a working day. It can take minimum 45 – 60 minutes to get into Oxford City. Roundabout changes at Cutteslowe and Wolvercote have not made things better. Additional traffic will make the situation worse.The Bicester Road is similarly busy at peak times, often coping with traffic avoiding the congested A34. Bicester Road is used as a rat run when the A34 is blocked which happens frequently leading to congestion. The Submission Plan itself in 5.47 says:“Traffic modelling suggests that under the highway circumstances that exist in 2013, the 4400 new homes we are planning for would increase car journeys by 1.3-1.4% - a relatively small percentage change but one that must be seen in the context of a wider picture of existing traffic congestion and delay experienced on the network.”You have not explained where you got that figure. Are you anticipating one car per house (and ignoring the fact that most people rent out rooms) – the flat above us has three bedrooms and has two cars.An additional 4400 houses in Cherwell (1410 of which are in the Parish) together with further growth at Banbury, Bicester and Upper Heyford will put further pressure on the transport network through our Community and exacerbate the problem. The new Westgate Shopping Centre is anticipated to be a major attraction drawing visitors in and traffic problems within Oxford related to this are already being reported locally.Bus ServicesPR2 (a) ii and (d) refer to improved bus services along the A4260/A4165. At present there are examples of bus services being reduced through Gosford rather than increased. The S5 (Stagecoach) bus service no longer runs direct from Gosford, have more diverted routes and are busier and more delayed than previously. Delays are due to increased traffic congestion. No where do you mention the cuts that affected the bus routes across the whole county. Also understand that charges at the Park and Ride are increasing which will not help alleviate the problems. Where will additional space be found for a bus lane on Oxford or Bicester Road? One was there previously and was deemed unsuccessful and did not last more than a couple of months. Residents already experience problems from vibration in their houses from buses/lorries so if the bus lane is brought closer to their properties this will make the problem worse. How will an additional bus lane through Kidlington or Gosford be achieved. Given the above concerns do not believe that Policy PR4 will achieve sustainable development, nor will it be effective in delivering the necessary improvements over the Plan period. Remain unconvinced that the policy complies with the National Planning Policy Framework paragraphs 29 and 30 in terms of delivering sustainable transport and reducing congestion.Air PollutionThere are designated Air Quality Management Areas (AQMA) covering the whole of Oxford and on Bicester Road within the Parish. This illustrates that there are recognised air pollution problems within and very close to the Parish. The most recent 2016 Air Quality Status Report for Cherwell confirms (Table 3.1) that nitrogen dioxide concentrations still exceed the national air quality objective for Bicester Road AQMA.Given that the whole of the administrative area of Oxford City has been declared an AQMA it is difficult to believe that areas just immediately to the north of the City Boundary (and within the Parish) will not risk suffering equally from air pollution resulting from increased traffic levels. Within the Oxford AQMA the Wolvercote and Cutteslowe roundabouts are identified as hotspots for pollution both of which are close to Gosford and Water Eaton Parish. We do not consider that Cherwell has fully considered the air pollutionimpacts of the additional traffic on the Parish. Funding Appendix 4 provides a list of transport infrastructure improvements to support the growth proposed. However, it is noted that whilst many of these are considered of “Critical” costs/funding are to be confirmed. Itremains distinctly unclear as to whether these improvements will indeed secure the necessary funding. In addition, many of these schemes, it appears require developer funding for implementation which are clearly yet to be secured. There needs to be a much clearer link between the transport improvements and new developments. Development should not go ahead until critical infrastructure is in place. FundingAppendix 4 provides a list of transport infrastructure improvements to support the growth proposed. However, it is noted that whilst many of these are considered of “Critical” costs/funding are to be confirmed. It remains distinctly unclear as to whether these improvements will indeed secure the necessary funding. In addition, many of these schemes, it appears require developer funding for implementation which are clearly yet to be secured.There needs to be a much clearer link between the transport improvements and new developments. Development should not go ahead until critical infrastructure is in place. Given the above concerns do not believe that Policy PR4 will achieve sustainable development, nor will it be effective in delivering the necessary improvements over the Plan period. Remain unconvinced that the policy complies with the National Planning Policy Framework paragraphs 29 and 30 in terms of delivering sustainable transport and reducing congestion.

Changes Sought

Reasons for Participation

PR-C-0813 08/10/2017 Jennifer Betts

2207

Comments

Support in principle for this policy but would point out that the Kidlington Masterplan refers, in relation to the village centre, to more than just transport but also about improving the vitality, scale and quality of services in the village. The masterplan was written to meet the needs of the village, as it currently exists. If development takes place in Yarnton and Begbroke then there will be potential competing centres and as there is less proposed development in Kidlington itself it is difficult to see how proposals in the Masterplan will be funded.

Changes Sought

It is important to establish how the Kidlington Village centre remains a viable centre post any development and would urge CDC to carry out further work on this.

Reasons for Participation

PR-C-0814 07/10/2017 David Betts

2224

Comments

Support in principle for this policy but would point out that the Kidlington Masterplan refers, in relation to the village centre, to more than just transport but also about improving the vitality, scale and quality of services in the village. The masterplan was written to meet the needs of the village, as it currently exists. If development takes place in Yarnton and Begbroke then there will be potential competing centres and as there is less proposed development in Kidlington itself it is difficult to see how proposals in the Masterplan will be funded.

Changes Sought

It is important to establish how the Kidlington Village centre remains a viable centre post any development and would urge CDC to carry out further work on this.

Reasons for Participation

PR-C-0836 09/10/2017 Chris Pack N

2269

Comments

Object to this policy on the grounds of Not Positively Prepared. The village centre must be supported by CDC over the impact that major new housing areas and competing commercial development will have upon the vitality and viability of the High Street. There will be opportunities for the village centre but this will require considerable investment and there is no delivery plan specified for feeding into the Kidlington Master Plan, including ways of accessing the amount of investment needed.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR4b - Kidlington Centre

PR-C-0882 05/10/2017 Carl Smith N N N Y

5210

Comments

8) There are no proposals for any form of innovative car free, or to discourage having cars associated direct with the proposed housing development areas, which could improve on housing density. 9) Concerned that a Brown Field site at the disused Shipton quarry & cement works has been dismissed from being identified as a proposed housing development area. It is understood from proposals many years ago that this development project was for a self contained settlement with a sustainable community consisting of a substantial number of homes provided with day to day facilities. This included a railway station link to close by Banbury / Oxford railway line, along with a park & ride service to Kidlington & on to the Oxford area. Being to the north of Kidlington it is close to the diversionary route for missing Kidlington using the A4260 Banbury Road junction with A4095 Upper Campsfield Road, leading to A44 Bladon Roundabout. In transport terms a proposal for such a Shipton development area would be superior to the housing development areas identified by CDC. Such a site would take away less Green Belt land, & being a new development with self contained facilities the designed layout would benefit from being planned from scratch. Rather than on an ado basis, relying on existing over-stretched facilities, as proposed in the CDC Partial Review. Shipton quarry and cement works is proposed in the additional objections along with a suggested development area map. 10) Under PR4a - Sustainable Transport, the strategic developments provided under Policies PR6 to 10 is expected to pay substantial financial contributions towards providing the delivery of improvements and mitigations to the highway network, for providing other infrastructure and support for pubic transport. It is assumed that such financial contributions will come under Section 106, or a Community Infrastructure Levy (CIL). Therefore such funding of projects & improvements can only happen once a substantial amount of house building & purchase of homes has taken place, or from possibly other developer available funding . Also in the event of any shortfall of finances, then either such proposals will be deferred, or not come to fruition. This OBJECTION makes it clear that the proposals under the Cherwell Local Plan Partial Review (Part 1) will cause an unacceptable level of traffic congestion, pollution & road accidents for the road network around Kidlington & surrounding area. The representation includes a SUGGESTED BROAD BRUSHED BASIC ASSESSMENT TO INDICATE ABOUT THE ADDITIONAL POPULATION AND ADDITIONAL TRAFFIC WHICH IS LIKELY TO BE GENERATED ONTO THE LOCAL ROAD NETWORK IN KIDLINGTON AND SURROUNDING AREA DUE TO TIIE PROPOSED ADDITIONAL 4,400 HOMES (see representation).

Changes Sought

Change proposed area to Shipton Quarry Cement works site.

Reasons for Participation

Based on the representation, would like to reserve the right to respond if necessary.

PR-C-0882 05/10/2017 Carl Smith N N N Y

5209

Comments

1) The statement in the Cherwell Local Plan Partial Review (Part 1) paragraph 5.47 about the ""traffic modelling suggests that under highway circumstances that existed in 2013 the 4,400 new homes would increase car journeys by 1.3% to 1.4%"". However for clarity this should have included quoting an increase in vehicular traffic generated by the proposed developments onto the local road network, and expressed as a range due to the many uncertainties associated with the CDC proposals. Detailed comments are made to support this view. 2) The attached broad brushed approach using data obtained from National Census 2011, D for T, Transport Trends 2015 and Oxford & Cherwell provides an estimate of 10,560 additional population with a likely additional of 26,400 to 31,680 vehicles per day. These will be using the local road network each day, & at peak times will be between 3,000 & 3,600. The Cherwell Partial Review does not provide any indication about what type of junction arrangements will be provided onto the existing local highway network for serving each identified development area. All this will have a significant bearing on the traffic capacity of the local highway network in Kidlington & surrounding areas at peak times. The existing highway network already indicated by OCC's current Local Transport Plan shows that in this area at certain pinch points the road network is already at an RFC of between 85% & 95% and will approach saturation point with additional traffic from proposed developments, where RFC equals 1.0. It is also noted in the OCC Local Transport Plan that during peak hours the A34 between Peartree & Botley interchanges reaches over capacity & unlikely to accommodate any more traffic generated from further Oxford developments. 3) There is mention of an A40 / A44 proposal to the south of Kidlington & a possible Oxford to Cambridge expressway some time (or never) in the future to relieve the A34. In the case of an A40/A44 Loop Farm roundabout link, it will generate more traffic onto the A4260 to Kidlington roundabout & use C43 Bicester Road, which is not an OCC Lorry Route. Also part of this road is identified for being provided with an Air Quality Action Plan, but suffers from Oxford and other long distance lorry drivers using this route as a rat run to & from A34, which is being ignored by the Authorities for implementing a much needed HGV ban. 4) There is mention about a proposal for an A4260/ A44 link to the north of Kidlington for diverting traffic away from Banbury & Oxford Roads, but traffic assignments involve route lengths and congestion where at peak times it could still mean being quicker to route along the main road through Kidlington, or rat run through The Moors which happens frequently at present. 5) As indicted in the Department for Transport National Transport Trends, in the Oxfordshire Local Transport Plan, and from recent automatic traffic counts the trend is for vehicular traffic to increase in the future, particularly under Oxfordshire planning to become an economic growth area. This does not seem to have been taken into account in the traffic assessment. 6) With the ever shrinking number of official car parking spaces in Kidlington the proposal for an additional 4,400 homes will lead to more on-street parking than happens at present, with less shoppers. 7) The new park & ride proposal at Langford Lane could mean more people bypassing Kidlington shopping centre as they head direct towards Oxford. However such a car park would help solve the on-street parking problems which happen along service roads in the business parks off Langford Lane.

Changes Sought

Reasons for Participation

Based on the representation, would like to reserve the right to respond if necessary.

PR-C-1400 10/10/2017 Ms Deidre Wells Red Kite Development Consultancy on behalf of Kidlington Parish Council N Y

5353

Comments

This policy is fundamentally platitudinous, & it is difficult to see that it will achieve any of the positive investment necessary. We suspect it will be ignored by developers. The Policy is confined to addressing transport and movement issues, while the need is for far wider changes to improve the vitality, viability, scale and quality of services in the village centre. The adopted 2016 Kidlington Masterplan deals with these in more detail, but is limited to matching the restrained local growth anticipated in the adopted CDCLP. If substantial new strategic developments are encouraged in the local area, it is essential that the village centre is assisted to both protect its valuable function in the light of competing new destinations, and to genuinely secure enhancements, rather than accept them if they are offered, as the current Policy suggests. The principals set out in the adopted Masterplan- to reinforce the role of the village centre and to protect the individuality and sense of identity of the settlement - underlines the requirement for proper integration of any new development. KPC urges CDC to carry out a study to consider the impacts of the proposed new developments on the vitality and viability of Kidlington Centre as well as movement, and to include measures in the Plan to ensure its ability to thrive in the future, including investment where appropriate. NEW BACKGROUND RESEARCH: An assessment of the impacts of any proposed new large scale development on the vitality and viability of the village centre and movement around the village in the light of new development proposed, recommending new or enlarged facilities required, and ways in which necessary investment can be secured from new developments.

Changes Sought

Amend title to 'Securing Transport and other improvements to Kidlington Village Centre'. • Replace 'will be supported' to 'will be required'• Add to Policy 4B (or 4A) a requirement for all new strategic developments in the area to contribute to enhancing movement in Kidlington Village centre. NEW BACKGROUND RESEARCH 4.05 An assessment of the impacts of any proposed new large scale development on the vitality and viability of the village centre and movement around the village in the light of new development proposed, recommending new or enlarged facilities required, and ways in which necessary investment can be secured from new developments.

Reasons for Participation

KPC is an elected body, representing the views of a large number of people inthe part of the District which will be most affected by the proposed alteration to the Development Plan. In addition to having a statutory role in the Planning process, the Parish Council has an in depth understanding of the local area where new development is proposed, and is well placed tocontribute to the Local Plan process. It is essential for the KPC to be actively involved in the Examination, in order to be able to represent local views, fully respond to submissions made by others, and to address any modifications discussed in advance of the Examiners report.

PR-C-1422 10/10/2017 J K Jutton Y

4544

Comments

Object to PR4 (b). This policy is unsound as it clearly identifies the A44 as the priority route for private vehicles, while providing unconvincing proposals for improvements, only hoping more people would cycle or use public transport. There is a high risk of creating regular traffic gridlock by adding even more vehicles, as this route is often crawling during the weekday morning rush hour as the traffic funnels into the single carriageway constriction at the Cassington Road roundabout (Turnpike Public House), the road ahead constrained from widening by 2 bridges before struggling to join the ever busy A34 at the Peartree roundabout and join or cross the congested A40 ring road at the Wolvercote roundabout. Air and noise pollution levels along the Yarnton dual carriageway are already bad, and any new houses on the eastern side will from this environmental impact, as it would be situated downwind of the prevailing westerly airflow.

Changes Sought

Reasons for Participation

Represented by Begbroke and Yarnton Greenbelt campaign group

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR4b - Kidlington Centre

PR-C-1442 10/10/2017 Tim Lund Oxford YIMBYs Y Y N N

4604

Comments

We very much welcome that, per 5.13, the "strategy is Oxford specific; to provide homes where people can most readily connect to Oxford and sustainably access the city's employment areas, its universities and its services and facilities". This readiness to co-operate with neighbouring authorities is essential for coherent planning, and recognises the needs of both existing and future residents. The weakness of the plan arises from its acceptance of the current low densities of the area. The numbers of homes per hectare on the sites proposed in Table 4, around 20, are in line with those for existing 'fully developed' areas of Kidlington, but less than half in parts of Oxford, without any high rise development, and also without the outstanding existing and potential public transport options
discussed in this plan. Planning for unnecessarily low densities means that new homes will, immediately via the open
market, or over time as they are resold, be unaffordable by the keyworkers for whom they are meant. Measures to keep new homes affordable are welcome, but will be hard to maintain in the long run as long as there are not enough homes overall. The realism of para 5.13 should mean policies for Kidlington, Begbroke and Yarnton which allow the
development of a new, distinct identities as local centres, so that they do not become low density dormitory suburbs, whether of Oxford or London. Higher densities should also apply to currently developed areas, in a way which works for existing residents, and reduce the area needed for new development. This would mean less loss of Green Belt, which will be welcomed by many, although this should not be an overriding objection. A gap between Oxford and these local centres risks undermining their connectedness with Oxford, as required by 5.13, so some Green Belt land will have to be re-designated. New policies suggested above for identities as local centres can offset this any loss in
this regard. We strongly support policies for the encouragement of environmentally sustainable transport, such
as the proposed new rail station at Yarnton, infrastructure required for rapid transport schemes, and better cycling facilities, especially allowing access to Oxford. Higher densities will also encourage walking, which is the most environmentally sustainable transport mode of them all.

Changes Sought

Reasons for Participation

PR-C-1490 09/10/2017 Ian and Helen Kingsley N N

4677

Comments

Objection to Policy PR4b There is no need to strengthen Kidlington centre through transport improvements. Kidlington is served very well by buses which travel into the centre of Oxford, Headington hospitals and Woodstock. This is not an exceptional circumstance for the development of the Green Belt.

Changes Sought

Reasons for Participation

PR-C-1508 09/10/2017 Alan Graham N

4743

Comments

Policy PR4b – Kidlington CentreThe policy refers to securing improvements to Kidlington Village Centre, but further clarity is sought as how this is to be achieved when the proposed sites have their focus of attention generally directed towards Oxford or to a new neighbourhood centre in land to the East of Yarnton/Begbroke.It is difficult to envisage developer contributions coming forward towards enhancing the village centre and with changing retail habits and the locations of the proposed developments detracts from the vitality of the Kidlington Village Centre. Detailed work is required associated with this plan to provide evidence of what is likely to happen and how it is addressed associated with this Plan.

Changes Sought

Reasons for Participation

Page 2221

PR-C-1514 10/10/2017 Councillors Neil Prestidge and Maurice Billington Prestidge and Billington N

4763

Comments

We are concerned about the vitality and viability of Kidlington Village Centre if the proposed developments take place, in the proposals there are sites that have been identified for small local centres which will include retail units, cafes/restaurants, community buildings and opportunities for leisure facilities. With the extra retail and café units it will put a strain on existing businesses in the village. We urge Cherwell District Council to carry out a study into the impacts of the proposed developments on the vitality and viability of Kidlington Centre and to ensure that the Kidlington thrives as a village centre once the development is completed.

Changes Sought

Reasons for Participation

PR-C-1521 09/10/2017 Alaric Rose N

4783

Comments

It is difficult to see that this policy will achieve any of the positive investment necessary. The Policy is confined to addressing transport and movement issues, while the need will be for far wider changes to improve the vitality, viability, scale and quality of services in the village centre. The adopted 2016 Kidlington Masterplan deals with these in more detail, but is limited to matching the restrained local growth anticipated in the adopted CDCLP. PR4b.3 If substantial new strategic developments are encouraged in the local area, it is essential that the village centre is assisted to both protect its valuable function in the light of competing new destinations, and to genuinely secure enhancements, rather than accept them if they are offered, as the current Policy suggests. The principals set out in the adopted Masterplan- to reinforce the role of the village centre and to protect the individuality and sense of identity of the settlement - underlines the requirement for proper integration of any new development. I believe Cherwell should carry out a study as soon as possible to consider the impacts of the proposed new developments on the vitality and viability of Kidlington Centre, and to include measures in the Plan to ensure its ability to thrive in the future, including investment where appropriate.

Changes Sought

1. Amend title to 'Securing Transport and other improvements to Kidlington Village Centre' 2. Replace 'will be supported' to 'will be required'
3. Add to Policy 4B (or 4A) a requirement for all new strategic developments in the area to contribute to enhancing movement in Kidlington Village centre.
NEW BACKGROUND RESEARCHAn assessment of the impacts of any proposed new large scale development on the vitality and viability of the village centre, recommending new or enlarged facilities required, including those of other stakeholders such as the CCG, and on ways in which necessary investment can be secured from new developments.

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR4b - Kidlington Centre

PR-C-1529 08/10/2017 David Stone N N N Y

5432

Comments

2. The Plan is NOT POSITIVELY PREPARED.As already mentioned, the number of houses on the sites mentioned above, are unsustainable, and contrary to Cherwell's own Summary Document page 4, they will do exactly the opposite to "limiting Oxford's Outward Growth." Indeed, this will, propel further 'ribbon development' in the future. The Plan is deeply "flawed," there is no mention of how it will safeguard and aid the needs, environment,and access to free-movement of present communities, adjoining the A4165, from the Cuttleslowe roundabout to the Kidlington roundabout by bus, car, cycle or on foot, the same applies across the Wolvercote area to the west end boundaries, where the ultimate impacts of development at the Northern Gateway, Barton Park (further to the east) is as yet unknown. To suggest it meets with the Country Council's Oxford Transport Strategy, is a misnomer, because this strategy is not sufficiently robust to deal with present excessive traffic congestion and health damaging pollution. Further more it is reliant on speculative funding, which may never arrive. TheLink road from Loop Farm A40 to A44, has been promised, but the funding is not is place. The congestion on the A40 is unstainable and a northern link road is needed north of Kidlington to relieve the over-whelming volume of traffic. Travel from the Park and Ride designated for Eynsham, will be constrained by the reduced width of the bridge on the approach towards the Wolvercote roundabout, so traffic coming to Oxford will remain at a standstill. It is regrettable that the County Council policy has cut bus services from villages, whom also need access to employment, perhaps if some of these villages were a little larger, bus services might be more sustainable?According to Cherwell District Council's Local Plan Summary Document:-It will create balanced and sustainable communities? NO! It will overwhelm north Oxford and Kidlington.It will be supported by necessary infrastructure? NO! No concrete evidence to deal with existing infrastructure, let along any new infrastructure. It will contribute to improving health and well-being? NO! It will increase detrimental health of existing residents in northern Cutteslowe, north Oxford, Wolvercote and Kidlington. Traffic will be at gridlock all day, everyday, pollution all day, everyday at EXCESSIVE LEVELS in addition to present Oxford Air Quality, non- compliance. Elderly crossing the road or accessing the shops in our area will find it completely impossible.Cherwell District Council

Changes Sought

Remove the need for affordable housing, because, there is no way it will be affordable next to northOxford. Be honest with people, tell them their lives in Kidlington and north Oxford are to be blightedwith complete traffic gridlock and damaging vehicle pollution.Be legal by NOT destroying Greenbelt land next to Cutteslowe Park, The Golf course, (an essentialrecreational resource currently), and stopping coalesce with Kidlington and north Oxford.

Reasons for Participation

Believes, with respect, the Inspector would much benefit from really listening seriously to ordinary people, regarding the very real experience and particularly genuine concerns of how these 'grand proposals' to 'illegally' destroy all the immediate greenbelt land around Kidlington and north Oxford, will have a completely devastating impact on the lives, health, well being and free movement of wellestablished existing communities.

Proposed Submission Plan - Policy PR5 - Green Infrastructure

PR-C-0305 25/09/2017 Martin Small Historic England Y Y Y

902

Comments

Historic England welcomes "expectation" (5) "Demonstrate the opportunities for improving the existing and proposed built and natural landscape through the provision of GI and for the protection or enhancement of the historic environment" as part of the positive strategy for conserving and enjoying, and clear strategy for enhancing, the historic environment as required by the National Planning Policy Framework.

Changes Sought

Reasons for Participation

PR-C-0357 18/08/2017 Margaret & Nancy Carrier

992

Comments

I refer to Ref 5.67 item 5. iv. 'Responding to climate change' - Wish to refer to the traffic situation that occurs on the A44 running through Yarnton and Begbroke. Nitrogen oxide and other pollutants are generated by stationary, or slow moving vehicles during peak times in the day and this state already exposes vehicle drivers, passengers and house residents, in the vicinity of the A44, to significant health risks. To exacerbate this polluting situation by accepting CDC's plans for directing further traffic, from the proposed additional housing, to this traffic pinch point, is directly in contravention to our Government's current environmental protection drive and directly contravenes CDC's proposed intensions. Ref 5.67 item vi 'Protecting heritage assets' - CDCs plans totally ignore this consideration. Yarnton has a proven record of 5,000 years of continuous occupation, according to Oxford University archaeological studies and literature, and this individual identification is to be swallowed up and lost by the ill thought out urban sprawl proposed. This would be such a sad move by Cherwell District Council and not in line with historic protection measures taken by Oxford City and its associated towns and villages.

Changes Sought

Reasons for Participation

PR-C-0499 30/09/2017 Alan Oliver N N

1189

Comments

1. The sites are on Oxford GB. GB's remain Govt. policy. Land between N Oxford & Kidlington is unique as it fully accords with the 5 GB purposes as per para 80 of the NPPF. GB's are designated to manage the location of new development, they would not exist were there not pressure to develop on them. Such pressures cannot be considered exceptional circumstances. As per para 84 of the NPPF there's no evidence of alternatives being considered i.e.. using allocated, undeveloped employment land in Oxford for housing & promoting employment growth outside Oxford, creating a better balance between where people live & work. Have the LA's co-operated in looking at alternatives? This land being GB also complies with para 81 of the NPPF. It is used for sport & recreation, is biodiverse & visually pleasing. 2. The identified housing needs rely on an outdated study which has never been independently assessed. Revised Govt. figures indicate a reduced requirement. It now seems there is no need to build on GB. Even if there is a need on this scale, it is a poor location to meet Oxford's needs, being adjacent to a London commuter rail line & in the expensive part of Oxford. The private housing will likely attract London commuters & wont provide affordable homes for people with jobs in Oxford. It is evident that many house buyers in N Oxford are those moving from London & continuing to work there. 3. Unsound in allocating NOGC for housing & not taking into account NPPF para 74. Understand NOGC weren't involved in discussions prior to this. NPPF Para 74 says existing sports facilities shouldn't be built on unless it assessed as surplus to requirements or replaced by equivalent or better provision. No such assessment has been made. NOGC, a well established & thriving club with 475 members & 3000 visitors p.a. Its clubhouse is used by the wider community. As a flat course, it is especially suitable for seniors. NOGC is needed. It is not sound practice to propose allocating land for housing & to carry out a retrospective assessment of the need for a golf course. We need this space for the health & wellbeing of locals. The land at Frieze Farm as a replacement GC, appears to be an afterthought. It is too small. Building a new GC on a similar sized site to NOGC would cause H & S issues unless mature trees were in all the right places. No indication shown on how it could be financed or developed. Apparently the landowners have stated to NOGC that they have no intention of providing another GC or providing the level of funds that would be needed. The mature landscape central to the current GC couldn't be replace in reasonable time & therefore the 2nd criterion of para 74 cannot be met.

Changes Sought

The housing allocations in the Kidlington Gap should be removed from the Plan & the Green Belt designation of the Killington Gap retained.

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR5 - Green Infrastructure

PR-C-0499 30/09/2017 Alan Oliver N N

1190

Comments

4. NOGC is a biodiverse landscape. Containing different tree species & 55 recorded bird species & pond life. The NPPF states this is important for health & wellbeing. It is much valued by locals. Land N of Cutteslowe Park is also important in this respect, changing the open nature the Parks. It is a well used facility. 5. The development will put further pressures on transport & other infrastructures. Seemingly funding bids for infrastructure are being made to cater for growth, but funding has not been secured. Growth shouldn't be approved until infrastructure can be provided & it's demonstrated that any proposed measures will be effective. Traffic in the N Oxford area is already severe. Work on the 2 roundabouts hasn't improved this. More housing will add to congestion & air pollution. Oxford has good public transport provision, but not all who work/live locally will use this. Increased housing & employment levels will add to congestion with its health implications. It will reduce Oxfords' attractiveness as a business location & place to live. Putting more housing & employment in this area cannot be viewed as sustainable. There are also severe existing pressures on other services including health and education.

Changes Sought

The housing allocations in the Kidlington Gap should be removed from the Plan & the Green Belt designation of the Kidlington Gap retained.

Reasons for Participation

PR-C-0500 30/09/2017 Gill Oliver N N

1191

Comments

1. The sites are in the Oxford GB. GBs remain Government policy. The Kidlington Gap land is in GB and fully meets all 5 of the purposes of GB set out in para. 80 of the NPPF. GB's are designed to manage the location of new development and would not exist were there not pressure to develop within them. The existence of such pressures cannot therefore be considered exceptional circumstances. There is no evidence (as per para 84 National Planning Policy Framework) that serious consideration and cooperation by local authorities has been given to alternatives such as using allocated and underdeveloped employment land in Oxford for housing and promoting employment growth outside Oxford to create a better balance between where people live and work. This land is also used positively for outdoor sport, recreations and has value for biodiversity and visual amenity. 2. The identified need is based on an outdated study and revised Government figures indicate a much reduced requirement. This is a poor location to meet Oxford's needs as it is adjacent to a commuter rail line to London and in the most expensive part of Oxford for housing. Therefore will likely cater for London commuters rather than provide the required affordable housing. 3. Para. 74 of the National Planning Policy Framework says that existing sports facilities should not be built on unless an assessment is undertaken showing it is surplus to requirements of replaced by equivalent or better provision. No such assessment as been made. It is understood that the Golf Club were not involved in discussions prior to the allocation. The Golf Club is well established, thriving club whose facilities are also used by the wider community. As a flat course it is particularly suitable for senior members. This facility is clearly needed for the health and well-being of residents. The allocated land at Frieze Farm as a replacement golf course is seemingly an afterthought with no indication of how it could be developed or financed. The mature landscape central to the current course could not be replaced within a reasonable timescale. This creates major health and safety issues and does not meet the second criterion of Para 74. 4. The golf course is valuable in terms of biodiversity and landscape, containing 25 different tree species and 55 regularly records bird species as well as pond life. There would also be a negative impact on the open nature of the land to the north of Cutteslowe Park. 5. Further pressures will be put on transport and other infrastructures. No funding has been secured for further infrastructure and growth should not be approved until it can be demonstrated that any proposed measures will be effective. It has been reported that the recent works on the 2 roundabouts have not improved queue times. More housing will add to congestion and air pollution, put pressure on health and education services, as well as reduce the attractiveness of Oxford. It is difficult to understand that putting more housing and employment in this area can be viewed as sustainable.

Changes Sought

Housing allocations in Kidlington Gap should be removed from the Plan and GP designation of Kidlington Gap retained.

Reasons for Participation

PR-C-0736 01/10/2017 Liz & Roy Moore N

5455

Comments

The loss of countryside and green space will damage or obliterate what are currently rich and diverse wildlife and habitats, with additional and unsustainable pressures from increased visitor numbers on what little green space remains. These negative effects and enormous diminution of green space cannot be compensated for by the urbanisation of nature through theartificially created 'wildlife corridors' and miniature 'nature reserves' the Plan proposes. Nearly all the development sites are claimed to provide what are aspirational and unproven 'net biodiversity gains' and various conservation measures from 'green infrastructure' to 'enhancements' and tree and hedge retention schemes, with no evidence of how and by whom they will implemented and, critically, how they will be funded. The large area of public access land allocated in site PR9 is highly vulnerable to future housing development (and may be in reserve for that purpose); site PR8 is in damagingly close proximity to an SSSI. The band of land along the Cherwell valley fromShipton to Kidlington and beyond, including land behind The Moors in Kidlington (already at this early stage under threat of development) is a valuable and much-valued wildlife and recreational area and should be preserved as such.Green spaces. The NPPF (7.3) states that the Green Belt provides 'access to high quality open spaces for sport and recreation'. Huge swathes of these open spaces around Cutteslowe, Kidlington, Begbroke and Yarnton will be lost. They are the green lungs of these settlements, much loved for walking, dog walking, horse riding or for just enjoying the peace and tranquillity of the countryside.It would be tragic for them to disappear under housing, and nor can they be compensated for by the small areas of replacement green space provision outlined in the Plan, bearing in mind especially the huge increase in households that will substantially alter the ratio of green space to population numbers. All people have the right to access green space within walking distance of their home, whether opencountryside or sizeable parkland. Oxford is well endowed with green spaces, and consistently refuses development applications on them. It is unjustifiable therefore to deprive neighbouring settlements of their own green spaces. It is illogical and insulting for Cherwell to suggest that a benefit of the development plan is 'the opportunity [as opposed to the provision of] for improvements to the quantity and quality of new public open space, green infrastructure … and in terms of access to the countryside' when the land that already abundantly provides this will disappear under housing and 'infrastructure improvements'. Cherwell's Local Plan pledges to 'Protect, enhance and make accessible for enjoyment the District's countryside ….'. (SO11), but the proposed development will do little to meet what Cherwell identifies as 'a key challenge to ensuring sustainable development' - the fact that: 'Cherwell's households have the lowest access to natural green space across the whole of the South East. 72% of households meet none of the Access to Green space requirements – a reflection of the low number of country parks and areas of common land in the district' (A25) On the contrary, the size and coalescence of the proposed development will mean that a substantial proportion of residents (most especially in the central spine of Kidlington) will not be within walking distance of significant areas of green space. The ANGST model promoted by English Nature is quoted in the letter. Cherwell's own open space standards are set out differently, but it is remains the case that the new development would be unlikely to comprehensively meet either of these standards and would substantially reduce existing access to sizeable areas of natural green space. Policy BSC10 Table 7 provided. Reduced access to open countryside will encourage people who now are within reasonable walking distance of the countryside to use their cars to go further afield, increasing traffic and pollution, also contrary to Cherwell's policy to reduce car use. Landscape and views. The proposed development will destroy or significantly damage our landscapes through the overpowering size and extent of development such as in the Begbroke Gap (PR8) (and notably along the Begbroke Lane public footpath), and alongside the Oxford canal, which Cherwell has pledged to 'protect and enhance… through the control of development. The length of the Oxford Canal through Cherwell District is a designated Conservation Area and proposals which would be detrimental to its character or appearance will not be permitted. The biodiversity value of the canal corridor will be protected.' (ESD16).

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR5 - Green Infrastructure

PR-C-0766 10/10/2017 Haidrun Breith Berks, Bucks & Oxon Wildlife Trust Y

1937

Comments

Welcome the inclusion of a Green Infrastructure (GI) policy to compliment the already existing and adopted Green Infrastructure policy ESD17 from the accepted Cherwell LP 2011-2031, Part 1. Understand that there is neither a GI strategy for the district nor for the county, which would help to inform decisions on GI networks. As a result the policy can address GI on a local level only but could potentially deliver greater benefits if information on strategic GI networks was available. Concerned about the lack of a county-wide strategy to identify, protect and enhance GI networks and recommend that the Council continues to work in partnership with the other Oxfordshire Councils with a view to develop a GI strategy for Oxfordshire in the future. Believe that such as strategy is also necessary to compliment and inform the draft Oxfordshire Infrastructure Study. Agree that Green Infrastructure includes open spaces not only for biodiversity but also for recreation or other uses such as food production. However, many habitats and species of nature conservation interest are sensitive to disturbance, pollution, recreational pressure or similar and it is important that GI planning takes account of this by avoiding development in close proximity of sensitive sites, providing adequate buffers to sensitive habitats and through the provision of high-quality recreational open spaces for people to use. Careful masterplanning is required to minimise impacts and to optimise GI as part of development.

Changes Sought

Recommend the following minor changes to the wording. Suggested changes to wording provided. Also recommend that the term 'long-term' is defined in the supporting text. Long-term is often interpreted as 25 years, however, we consider this insufficient and believe that it should be understood as the lifetime of the development. The integration of GI into developments should be considered from the outset and at various levels e.g. at masterplanning level by providing adequate green corridors but also by including biodiversity enhancing measures within the built-up areas. Welcome the inclusion of GI in the policies but more detail could be provided in places either as part of the policy or in a separate guidance document (e.g. minimum buffers to retained hedges, minimum requirements for tree planting). This has been successfully done elsewhere, e.g. as a stand-alone document or as part of residential design guidance and BBOWT would be happy to assist in developing such a guidance. A table of potential measures to encourage biodiversity in development and to deliver benefits for people is attached in appendix 1 at the end of these comments.

Reasons for Participation

Potential biodiversity impacts as outlined in the representation.

PR-C-0775 10/10/2017 Jon Alsop Savills on behalf of Christ Church, Exeter & Merton Colleges and Oxford University Y

1963

Comments

Support with amendments. The consortium is supportive of the delivery of Green Infrastructure as part of the overall provision of new sustainable communities to the north of Oxford and in the A44 Corridor. However, and notwithstanding our comments regarding 'exceptional circumstances', there are limits as to the extent to which the planning applications that are submitted for each of the development sites are able to deliver Green Infrastructure measures, based on environmental suitability, long- term viability and the extent of land control.

Changes Sought

Policy PR5 should acknowledge the restrictions and the wording of the policy be amended. Suggested changes to bullets 2 and 3 provided.

Reasons for Participation

On behalf of the consortium, given the significance of their land interests, we would wish to participate in the oral examination.

PR-C-0842 10/10/2017 Duncan Chadwick David Lock Associates on behalf of University of Oxford, Merton College and a private landowner Y Y N Y

5011

Comments

Policy PR5 sets out the importance of green infrastructure (GI) to strategic developments provided for under Policies PR6 to PR10 and how these strategic developments will be expected to protect and enhance GI. This is a general policy and whilst the NPPF (e.g. Paragraphs 58 and 114) advises of the need for local planning authorities to set out a strategic approach to the provision of GI in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure, there is unnecessary duplication with the GI requirements within each strategic development policy. These requirements are more specific and appropriate to the individual strategic development sites respecting their own characteristics and circumstances. The Tripartite has suggested how Policy PR8 should be amended to reduce duplication, avoid unnecessary detail and enable flexibility to be provided within the Plan. Irrespective of this, on a detailed point, Policy PR5 states that applications will be "expected to show how existing trees will be protected and the opportunities for planting new trees" (Point 4). The Tripartite supports the aim of the policy, to protect and enhance GI, particularly in this location, where land is to be removed from the Green Belt as the Housing White Paper – 'Fixing our broken housing market' (2017) expects local policies to require the impact to be offset by compensatory improvements to the environmental quality or accessibility of remaining Green Belt land. However, the Tripartite consider that the wording of Point 4 is not sufficiently flexible and therefore not effective. Planning applications for strategic development are likely to include an Arboricultural survey, which will determine which trees should be retained given their quality, amenity value, condition, health and other constraints. A blanket policy requirement to protect all existing trees is unjustified in amenity, Arboricultural and practical terms and the wording of Point 4 subsequently needs to be revised.

Changes Sought

Propose changes suggested: (4) include a tree survey of trees within the site/immediately adjacent to the site and an Arboricultural impact assessment showing which trees will be retained, how retained trees will be protected and the opportunities for planting new trees

Reasons for Participation

The land owned and controlled by the Tripartite comprises some 86% of the largest draft allocation within the Plan and as such, occupies a unique and vitally important role in meeting Oxford's Unmet Housing Needs. As such, the Tripartite consider it is essential that it is present [and/or represented] and participates at the Examination in order to assist the Inspector by responding to any queries that may arise and supporting the assessment of the soundness of the Plan.

PR-C-0882 05/10/2017 Carl Smith N N N Y

5212

Comments

Objects based on an increase of the local population by an estimated 10,500 people will lead to the following problems: 1) The already overstretched existing local medical centres will be overwhelmed to such an extent as to a risk to those currently using them.2) Existing schools, already nearing pupil capacity would become overwhelmed. Any overspill from new developments in this area will mean more school car runs to a proposed new school in north Oxford, which will increase traffic congestion on the local road network. 3) There is an inadequate water supply or sewerage facilities for servicing the amount of proposed new development. 4) The policing in this area will become overstretched leading to more crime. 5) A RAG transport assessment has been carried out for comparison purposes between location option areas which were suggested in an earlier consultation for a proposed for housing development in Cherwell. However this assessment for selecting such locations could be considered rather meaningless without considering including the many other topics and issues associated with planning housing developments, which should include considering using a scoring technique for ranking the importance of each.

Changes Sought

Change proposed area to Shipton Quarry Cement works site.

Reasons for Participation

Based on the representation, would like to reserve the right to respond if necessary.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR5 - Green Infrastructure

PR-C-0882	05/10/2017	Carl	Smith		N	N	N	Y

5211

Comments

Objects to green infrastructure proposals, as follows:- 1) The designated Parish circular walk around Kidlington, Gosford & Water Eaton (see attached map) seems to have been conveniently removed from the Oxfordshire internet published footpath maps of recreational walks. 2) The landscape assessments carried out by consultants for the Cherwell Local Plan Partial Review Part (1) seems to consist of examining the views in the proposed identified development areas rather than taking into account the scenic quality of the surrounding landscape. This is based on being viewed from both inside the various sites looking outwards, or from outside view points looking inwards, from such viewing points along the above circular walk with network of footpaths & from high vantage points. 3) In the case of earlier adopted Cherwell Local Plans the landscaped classification in the Green Belt to the east of Kidlington & surrounding area towards Water Eaton was classified as being of high landscape value. However this classification appears to now be conveniently dropped, although the landscape has not materially changed. Except for around the Park & Ride and Parkway area, where it is considered that the proposed planting screens around both these sites has not been properly established as shown when planning these developments. The landscape will be further degraded by the CDC housing development proposals particularly in the '""green gap"" between Oxford and Kidlington, where countryside walks along public rights of way will become scenically urbanised, by views of housing estates being blots on the landscape and causing more light pollution at night. 4) There is an objection that large areas of productive agricultural land will be lost to the nation by being replaced by housing estates and the site of the lost ancient village of Water Eaton located in the gap north of Oxford will be under concrete. 5) There appears to be no ecological assessment carried out into the impact on biodiversity in accordance with CDC Local plan Policy ESD10. Any new housing development, along with cosmetic treatment of public open spaces located where the countryside possesses a rich variety of wildlife will create a disturbing adverse influence over long distances. This is due to attracting an increase in human activities leading to litter, fly tipping, noise, uncontrolled dog walking and cats being able to roam and hunt wildlife freely. This will lead to the loss of many endangered identified breeding bird species that nest in this area such as Skylarks, Yellow Wagtails, Bullfinches and Yellow Hammers. 6) Although the CDC proposals for each housing development area are more than likely to include sustainable drainage systems, it is known from local experiences that these become poorly maintained and can lead to not only surface water flood problems, but also pollution of watercourses.

Changes Sought

Change proposed area to Shipton Quarry Cement works site.

Reasons for Participation

Based on the representation, would like to reserve the right to respond if necessary.

PR-C-1385	10/10/2017	Ian	Middleton	The North Oxfordshire Green Party	N	N	N	Y

5312

Comments

There are no details about who would pay for these additional facilities, who would build them, staff them or maintain them. Currently Oxfordshire's infrastructure is degrading, even before growth. Money from central and local government is not available to reach these objectives and, as has already been discussed above, the amount of funding being bid for my CDC is very unlikely to cover even modest road upgrades, let alone the costs of providing additional services capacity. Developer contributions are not always what we expected them to be. Perhaps the original planning permissions are gained without realistic assessment of the costs. Whatever the reason, it is entirely normal for developers to reduce their infrastructure contributions because their projects would otherwise not be feasible."

Changes Sought

Reasons for Participation

To have an opportunity to make a personal representation at the appropriate time and when further information is available about the scale of response to these plans. There will likely be many changes in circumstances between the submission of representations and the consideration of the outcome. I would like to be able to add additional relevant information at that time if appropriate. Also as Green Party Parliamentary candidate for many parts of the area under consideration I feel I should be able to give voice to the views of the Green Party supporters and voters when the time comes

PR-C-1403	10/10/2017	Vicky	Aston	Sport England	Y	Y	N	N

4509

Comments

Sport England welcomes the Council's references throughout the document and policies requiring developers to include open space, outdoor sport and recreation. However, Sport England is concerned that the Council has yet to publish its evidence base in relation to playing fields and outdoor sports provision and built sports facilities. The Council will need to ensure that all of the new development contributes towards indoor and outdoor sports facilities in the District. The Council's evidence base will help frame this work. Sport England also recommends that the Council includes a requirement for applicants to include a statement demonstrating how their development has met the 10 principles included in Sport England's Active Design document. See Section 3 of the document 'how to use Active Design' and the proposed change.

Changes Sought

Sport England recommends that the Council consult Sport England at the earliest opportunity on the preparation of the Playing Pitch Strategy. Sport England suggest the following text could be included in the policies to support Active Design; PR5 (10) Provide evidence of how the development has improved the health and well being of new residents by demonstrating how the proposals will meet the 10 Active Design Principles set out in Sport England's guidance document 'Active Design' https://www.sportengland.org/facilitiesplanning/active-design

Reasons for Participation

PR-C-1405	10/10/2017	Donna	Palmer	Turley on behalf of landowner of northern parcel of land at south east Kidlington and Hill Residential Developments	Y	Y	N	Y

5522

Comments

We support the principle of the Policy and the spirit of what it is seeking to achieve, however we have concerns regarding the unduly restrictive nature of the Policy wording.

Changes Sought

Reasons for Participation

Our client has important land interests in the District and has raised matters important to the delivery of the Local Plan Partial Review which it would benefit the Inspector to discuss further at the Examination in Public.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR5 - Green Infrastructure

PR-C-1405 10/10/2017 Donna Palmer Turley on behalf of landowner of northern parcel of land at south east Kidlington and Hill Residential Developments Y Y N Y

5390

Comments

Whilst support is given for the principle of the Policy and the spirit of what it seeks to achieve, concerns are raised regarding the unduly restrictive nature of the policy wording. As currently drafted it is considered that the Policy is neither effective nor consistent with national policy. As currently drafted the strategic developments "will be expected to protect and enhance green infrastructure (GI) and incorporate green assets and the water environment into the design approach for each site." The Policy is drafted with this as an absolute requirement and does not allow any flexibility. Clearly new developments should seek to protect and enhance green infrastructure wherever possible, however it should be recognised that this will not be possible in all circumstances and this flexibility should be required. As currently drafted it appears that all elements of the proposals will be required to protect and enhance green infrastructure, rather than recognising that in certain circumstances some harm may be required, such as to facilitate access, and that this should be weighed in the overall planning balance. It is noticed that Criterion 1, does recognise the balance that must be struck. As such it is considered that the Policy wording should be amended as follows in order to be sound: "The strategic developments provided for under Policies PR6 to PR10 will be expected to protect and enhance green infrastructure (GI) and incorporate green assets and the water environment into the design approach for each site wherever possible." In a similar vein, criterion 4 of the Policy requires that applications "show how existing trees will be protected and the opportunities for planting new trees." Clearly the provision of tree protection details and planting plans would be a standard requirement as part of detailed development proposals for a site. Flexibility should however be introduced to this criterion in order to reflect the fact that in certain circumstances trees may need to be removed in order to facilitate the development, and this would in any event be weighed in the planning balance. Indeed, it should be recognised that not all trees on sites are suitable for retention, due to age, disease and safety concerns, and as such will be required to be removed as part of development proposals.

Changes Sought

The Policy wording should be amended as follows in order to be sound: "The strategic developments provided for under Policies PR6 to PR10 will be expected to protect and enhance green infrastructure (GI) and incorporate green assets and the water environment into the design approach for each site wherever possible." Criterion 4 of the Policy requires that applications "show how existing trees will be protected and the opportunities for planting new trees." Clearly the provision of tree protection details and planting plans would be a standard requirement as part of detailed development proposals for a site. Flexibility should however be introduced to this criterion in order to reflect the fact that in certain circumstances trees may need to be removed in order to facilitate the development, and this would in any event be weighed in the planning balance. Indeed, it should be recognised that not all trees on sites are suitable for retention, due to age, disease and safety concerns, and as such will be required to be removed as part of development proposals.

Reasons for Participation

Our client has important land interests in the District and has raised matters important to the delivery of the Local Plan Partial Review which it would benefit the Inspector to discuss further at the Examination in Public.

PR-C-1426 10/10/2017 Kathleen Hayes N Y

4550

Comments

Green Belt - Yarnton and Begbroke are surrounded by GB land. It is what defines the two villages and allows them to retain their individual and historic characters and identities. They are part of a rural/historic part of Oxfordshire and this in turn helps to define Oxford City itself. To support this statement, the representation quotes the five points of Policy ESD14 of the existing CDC Local Plan (2015) which seeks to maintain the boundaries of the Oxford GB. The retention of GB land is also supported by National Government policies. The GB in this area contributes to the health and wellbeing of residents of Yarnton, Begbroke and Kidlington in particular (as well as those from further afield) through the use of public rights of way and other walks and rural pathways that provide them with access on their doorsteps to unspoilt open countryside and farmland, with its associated wildlife, and quiet peaceful places with wonderful views of nature that for many people helps to counter the stress of modern life. It also facilitates the farming of local land and production of locally sourced food products, which in turn support local agricultural employment. Cherwell District Council Health Walks Organisation leads weekly walks from the Royal Sun in Begbroke over Spring Hill (PR9) to Bladon and Yarnton, and across GB land east of the A44(PR8) towards the Oxford Canal. The present Plan proposes to replace this open countryside with "local nature reserves", "nature conservation areas", "public open green space as informal canal side parkland", and "community woodland" (p.121, Nos. 8,9,10 and p.130, Nos. 5,6). But these are urban forms of green open space that are small - hemmed in by high density urban development, and not wild, open or peaceful in the way our GB land is. They are in no way an acceptable replacement for the GB land being removed and built on. The reasons given for removing land permanently from the Oxford GB do not demonstrate "exceptional circumstances": It would appear that the figures used to support the case for Oxford's alleged unmet housing needs are now in doubt and may therefore not longer be valid. In addition, Oxford City could consider Brownfield, GB and leisure sites as well as sites reserved for non-housing development with the City to meet it's own needs. It would make more sense for Oxford City to explore the possibility of incorporating further high density developments within its own boundaries where there are already precedents for such urban styles of building, rather than expect Cherwell to build high density developments on it's GB land, thereby changing the character of such historic rural localities for ever. How can it be right that Cherwell is being expected to sacrifice Green Belt land when Oxford is not prepared to do the same itself? The main areas of growth and employment in Oxford are now around the Headington and Cowley areas to the south east of the City, and jobs are continuing to be moved there from the city centre. This therefore negates the need to locate such high density development in this area which is on the opposite side of Oxford from the new and growing major employment opportunities. All other reasons become invalid once the key reason of Oxford's unmet housing need is dismantled.

Changes Sought

Reasons for Participation

I would like the Begbroke and Yarnton Green Belt Campaign to act as my representative during the Examination by the Planning Inspector.

PR-C-1436 10/10/2017 Patsy Dell Oxford City Council

4572

Comments

Supports the overall spatial strategy, Vision & the new Spatial Objectives (SO16-SO19) as they specifically & positively respond to the issue of meeting Oxford's unmet need, & recognise that the strategy needed to be different to that of meeting the wider district needs. The strategy reflects how important it is for the sites to have a good spatial relationship to Oxford, & incorporates essential planning principles which align with those identified & agreed in the joint studies undertaken under the Growth Board; The strategy seeks to locate development so that it is well-connected to Oxford & supports the city's economy (Policy PR4a); & in addition it seeks to offer people convenient affordable & sustainable travel opportunities to the city's places of work, services, & facilities; These guiding principles are all welcomed.
Supports the sites proposed in the Plan (Policies 6-10), which the evidence base demonstrates will offer residents good relationships to Oxford & sustainable travel options for accessing work & other requirements in Oxford.
Welcomes how cross border issues including affordable housing & transport have been addressed for the sites which adjoin the administrative boundary, in order to achieve a joined up approach to design & integrated communities, particularly the links to the Northern Gateway site, access to Oxford Parkway station, & the sensitive consideration of Cutteslowe Park (Policy PR5).

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR5 - Green Infrastructure

PR-C-1442 10/10/2017 Tim Lund Oxford YIMBYs Y Y N N

4604

Comments

We very much welcome that, per 5.13, the "strategy is Oxford specific; to provide homes where people can most readily connect to Oxford and sustainably access the city's employment areas, its universities and its services and facilities". This readiness to co-operate with neighbouring authorities is essential for coherent planning, and recognises the needs of both existing and future residents. The weakness of the plan arises from its acceptance of the current low densities of the area. The numbers of homes per hectare on the sites proposed in Table 4, around 20, are in line with those for existing 'fully developed' areas of Kidlington, but less than half in parts of Oxford, without any high rise development, and also without the outstanding existing and potential public transport options
discussed in this plan. Planning for unnecessarily low densities means that new homes will, immediately via the open
market, or over time as they are resold, be unaffordable by the keyworkers for whom they are meant. Measures to keep new homes affordable are welcome, but will be hard to maintain in the long run as long as there are not enough homes overall. The realism of para 5.13 should mean policies for Kidlington, Begbroke and Yarnton which allow the
development of a new, distinct identities as local centres, so that they do not become low density dormitory suburbs, whether of Oxford or London. Higher densities should also apply to currently developed areas, in a way which works for existing residents, and reduce the area needed for new development. This would mean less loss of Green Belt, which will be welcomed by many, although this should not be an overriding objection. A gap between Oxford and these local centres risks undermining their connectedness with Oxford, as required by 5.13, so some Green Belt land will have to be re-designated. New policies suggested above for identities as local centres can offset this any loss in
this regard. We strongly support policies for the encouragement of environmentally sustainable transport, such
as the proposed new rail station at Yarnton, infrastructure required for rapid transport schemes, and better cycling facilities, especially allowing access to Oxford. Higher densities will also encourage walking, which is the most environmentally sustainable transport mode of them all.

Changes Sought

Reasons for Participation

PR-C-1506 09/10/2017 Bryony Thomas N

4736

Comments

Biodiversity: the areas that you are proposing to build on have a great range of wildlife. By building on the proposed areas you are adding to the problem of seriously decreasing biodiversity. These are Green Belt areas and they should not be built on. Understood that Green Belt is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the Green Belt. The Government's promise and Cherwell's existing policy to protect the Green Belt should be upheld.

Changes Sought

Reasons for Participation

PR-C-1516 09/10/2017 Councillor Gillian Hopcroft N

5102

Comments

How the allocation of new affordable housing will work in practice between OCC & CDC has not been established satisfactorily, & therefore it is essential there is a proposed strategy in place before the Policy is adopted.

Changes Sought

Reasons for Participation

Page 227

Proposed Submission Plan - Policy PR6a - Land East of Oxford Road

PR-C-1055 11/08/2017 Mr Ronald Lloyd N

99

Comments

The statements in CLPPR paras 5.78, 5.81, 5.82 suggesting that the merits of meeting housing numbers "far outweigh" those of a vibrant social facility - the Golf Course - appears to be another assertion without explanation. That the University has 'made the land available' raises questions as to why. There are of course obligations on councils to fulfil policy agreements, but Cherwell also has a responsibility to support NPPF guidelines (paras 73, 74) and its own vision (Executive Summary ix.4), and intelligently question the focus on housing targets in the City more than the County. Motives of the owners of land leased to NOGC will, one assumes, have been examined. It would not reflect well on the Council if it emerged that cash proceeds of the sale were judged more important than fulfilling a primary responsibility of the University to help sustain the health and social wellbeing of people who live in the City, and even the County, in its management of an extensive portfolio of land. It is a responsibility of Councils to challenge the University to uphold the interests of local people. The suggestion that land at Frieze Farm could be a location for NOGC has been rejected by many on grounds of inadequate size, and unattainable levels of spending to create a course in any way comparable with current one. It also questions the logic of invading greenbelt by digging up the golf course and moving it a short distance, when the case for not building houses at Frieze Farm has not been made. However much hard work has gone into producing the land allocation plan it behoves the Planning Department to give proper consideration to new information and alternative views - especially of local people whose health and wellbeing are directly affected.

Changes Sought

Reasons for Participation

PR-C-0225 24/08/2017 Mrs Anne Davies N N N N

787

Comments

The policy needs to acknowledge that connectivity between areas of Oxford is already poor. The lack of joined up transport thinking in the plan suggests that it has not been appropriately scrutinised by either Oxford City Council or Oxfordshire County Council. If the justification for the release of land from the Green Belt is the requirement to meet Oxford's Housing need for Oxford City Council and the main employers, as the land is owned by Oxford University or its colleges, the development should be subject to a policy requirement that it is developed for key worker housing for the University, Brookes University, and the NHS Trust. If the land is to be sold on the open market to make already rich institutions slightly richer, this would not justify the release of land from the Green Belt.

Changes Sought

If the justification for the release of land from the GB is to meet Oxford's housing needs, the development should be subject to a policy requirement that it is developed for key worker housing for the University, Brookes and the NHS. If the land is to be sold on the open market, this would not justify the release of land from the GB. The policy should state that critical transport improvements should take place at developers' costs before works begin. The terms of the S106 agreements should be published so that local residents know what to expect Oxford University to provide.

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6a - Land East of Oxford Road

PR-C-0225	24/08/2017	Mrs Anne	Davies		N	N	N	

786

Comments

The National planning Policy Framework (NPPF) at Section 9 attaches great importance to green belts (quote provided). If these sites are taken out of the Green Belt, Oxford and Kidlington will inevitably merge - the division between the settlements will at best be the already developed roundabout into Kidlington. Large scale housing development of the sort to be authorised by the policy is a classic example of inappropriate development in the Green Belt which should only be permitted in Very Special Circumstances. The Very Special Circumstances claimed by Cherwell District Council are the ability to provide homes for Oxford on land to be made available by Oxford Colleges on land which is very sustainable in transport terms and with a community integrated with Oxford and access to jobs and amenities within Oxford. However, no controls are proposed through policy on the future use of the land. There is nothing in the proposed policy approving the development on the basis that it is used in its entirety to meet the housing needs of Oxford by providing long term social or key worker housing for the University, Colleges or Hospitals - a circumstance which arguably could amount to very special circumstances. Instead, it would simply constitute additional housing to meet the housing need of Oxford, Reading or London if it were occupied at all. Furthermore, with its location so close to Oxford Parkway station the likelihood is that any private development will become housing to fulfil a need in London, not even locally. Without constraints on occupation, the legal test for development in the Green Belt cannot be considered to be met and the development is not justified adequately or at all. Furthermore, if delivery of units for occupation of the site is to begin in 2021, the infrastructure improvements for the development which are identified as "critical" in Appendix 4 should be provided in advance and any planning permission for the development should not be allowed to come forward unless all the infrastructure is provided before the works begin. This infrastructure should include the provision of the extension to Water Eaton Park and Ride (currently identified as a long term aspiration 2026-2031); Bus Lane improvements (medium term so to be provided between 2021 and 2026 - potentially after 530 units on sites 6A and 6B are built and occupied. These improvements are identified as Necessary or Critical. There are proposals for a Cycle Super-Highway which again is identified as Critical but a Medium Term aspiration. There are regular injury accidents on the Sainsbury's Roundabout into Kidlington and these facilities should be upgraded as a matter of course - certainly before the introduction of a further 1000 homes. Note that the funding for all the highway and infrastructure improvements is currently "TBC". If these improvements are "critical" as stated, they should be required by policy to form part of a Section 106 obligation to be carried out at the Developer's cost prior to the development of the allocated sites. If the infrastructure development does not take place, but housing development does, Oxford will become significantly less accessible from Kidlington.

Changes Sought

Reasons for Participation

PR-C-0230	14/09/2017	Lisa	Bullock	Network Rail				

793

Comments

A public footpath runs through sites PR6a, PR6b and PR3c. The following level crossings will be impacted: 1. Colts, Banbury Road, Sleeping Dog – Footpath Crossing; 2. Water Eaton 5 - Public footpath crossing with whistle board; 3. Nesbitts, Near Wolvercote Tunnel – Footpath Crossing

Changes Sought

Reasons for Participation

PR-C-0237	15/09/2017	Karen	East	TMP Planning Ltd on behalf of Gosford and Water Eaton Parish Council			N	Y

816

Comments

This development will result in the loss of agricultural land (48Ha) and a highly valued local landscape which is used by local residents for recreation. Adding 650 houses will lead to a substantial reduction in the gap between Oxford and Kidlington and urbanisation of Gosford and Water Eaton. It is noted in the Plan in 5.83 that this area is viewed as a new North Oxford neighbourhood, however the land is within Gosford and Water Eaton Parish and should be recognised as such especially given the scale of development planned. All references to this land should be credited to Gosford and Water Eaton in any future documentation.In terms of specific comments:• In total 1410 dwellings are proposed in the Parish. 650 of these are on this site. This number will have a major impact on transport infrastructure in particular on the already heavily congested Oxford Road. The Parish considers that traffic from this development will increase congestion further. It is not clear how the transport improvements including new bus lane (and/or cycle lane provision) can be implemented without further problems for Oxford Road residents who already suffer from congestion, delay, air pollution and vibration caused by passing lorries/buses.• In the Green Belt Study (April 2017) this site was categorised as “High” in terms of harm to the Green Belt from its release for development. The PC concurs with this view and consider that it would significantly erode the gap between Kidlington and Oxford, especially in combination with removal of the Park and Ride site from the Green Belt. This would result in continuous development up to the railway/A34. This will lead towards the coalescence of Gosford/Water Eaton/Kidlington and Oxford. The area has no easily definable boundary to the east which raises further concerns about how development may be contained in the long run. Whilst opposed to the development on this land, if it were to go ahead would wish to see the following incorporated in the proposals:• Support the 50% affordable housing provision, however it is important that Cherwell DC, robustly enforces this policy and ensures that affordable housing is equally available to residents of Gosford and Water Eaton Parish in perpetuity.• Providing community facilities for residents is welcomed although have concerns as stated about the traffic implications of this and the impact on Kidlington Centre which is much used by Gosford and Water Eaton residents. There are major pressures on existing community and health facilities in the area and therefore it is critical that new facilities are delivered.• Green spaces- The provision of public open space/wildlife habitats is welcomed however would seek reassurance that this land will be protected from future development and will remain permanently in the Green Belt.• Wildlife habitats should be properly investigated and protected.

Changes Sought

Wish to see this allocation deleted and the land retained as Green Belt.

Reasons for Participation

The Parish Council would wish to take part in order to explain the potential impact of the proposed development on local communities and why this should be better reflected in the draft vision.

PR-C-0262	10/10/2017	Richard	Pye		N	N	N	Y

5575

Comments

The following section provides a response to elements of the Proposed Submission Plan (PSP) that relate to the sites included in Policies PR6 to Policy PR10 inclusive. The section also covers the Sustainable Transport strategy and Oxfordshire Infrastructure Strategy as covered by Policy PR4 and PR11. Evidence base documents reviewed. Detailed comments provided on: Location of site relative to the employment centres of Oxford, cycle and walking, Rapid Transit system, reliance on buses, return journeys from Central Oxford, commuter inflow patterns in Oxfordshire, review of RAG matrices, unfunded Transport Strategy, safety, loss of green space.

Changes Sought

For the reasons I have given above AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

Would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6a - Land East of Oxford Road

PR-C-0305	25/09/2017	Martin	Small	Historic England	Y	Y	N	

903

Comments

According to Historic England records, the site "Land East of Oxford Road" is within the setting of, rather than includes, the Grade II* listed St Frideswide Farmhouse. As the Council will be aware, paragraph 126 of the National Planning Policy Framework requires local planning authorities to recognise that heritage assets are an "irreplaceable resource" and "conserve them in a manner appropriate to their significance". Paragraph 129 notes that the significance of a heritage asset can be affected by development affecting its setting, and paragraph 132 recognises Grade II* listed buildings to be assets of the "highest significance", substantial harm to or loss of which should be "wholly exceptional". The rural context of the farm is likely to be an important aspect of its significance, and Historic England considers that this should be assessed through a Heritage Impact Assessment before the site is taken forward, in order to ascertain the acceptability of development over what area of this site. Historic England notes that requirement 15 of Policy PR6a requires an HIA to be undertaken by a prospective developer to support an application which will "include measures to avoid or minimise conflict with the identified heritage assets within the site, particularly the Grade 2* Listed St Frideswide Farmhouse". However, we consider this to be too late in the planning process, which gradually firms up this allocation as the Plan progresses. We therefore consider that Policy PR6a fails to provide adequate protection for St Frideswide's Farmhouse in accordance with the National Planning Policy Framework and therefore object to this policy and consider it not to be sound. We welcome the presumed intention behind requirement 18 of Policy PR6a for the application to be supported by an archaeological investigation which may "then require predetermination evaluations and appropriate mitigation measures" as part of the positive strategy for conserving and enjoying, and clear strategy for enhancing, the historic environment as required by the National Planning Policy Framework. However, requirement 18, as drafted, only notes that the archaeological investigation may require predermination evaluations and appropriate mitigation measures respectively. It does not require these measures to be incorporated in or to influence the actual development scheme. The same flaw is evident in requirement 15 in that it only requires the HIA to include measures to avoid or minimise conflict with the identified heritage assets, not these measures to be incorporated into any proposed development scheme. Historic England therefore considers that the policy provides inadequate protection for the Farmhouse (and potential archaeological remains on the site) in this way too, and that Policy PR6a as written does not conform with the Framework and thus is not sound for this reason too. Historic England supports requirement 24 and, in principle, requirement 28, although it should be reworded to make it clear that the location of archaeological features should help determine the landscape design of the site.

Changes Sought

The site "Land East of Oxford Road" should not be taken forward without an assessment of the significance of St Frideswide Farmhouse, the contribution of its setting to that significance, and the likely impact of proposed development on that significance. (Discussions with the Council are ongoing at the time of submitting this representation, but early indications are that the Council will consider commissioning such an assessment prior to submitting the Plan. If it was to do so, and Policy PR6a amended as necessary to our satisfaction, Historic England's objections to the Policy on the basis of the impact on St Frideswide Farmhouse would be overcome). If, however, Policy PR6a remains without that assessment, Requirement 15 of Policy PR6a should be reworded as follows: "15. The application shall be supported by a Heritage Impact Assessment which will identify measures to avoid or minimise conflict with the identified heritage assets within the site, particularly the Grade 2* Listed St Frideswide Farmhouse. These measures shall be incorporated or reflected, as appropriate, in any proposed development scheme." In either event, Requirement 18 should be reworded as follows: The application(s) shall be supported by a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures. The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme". Requirement 28 should be reworded as follows: "The location of archaeological features, including the tumuli to the east of the Oxford Road, should be incorporated and made evident in the landscape design of the site". (Discussions with the Council are ongoing at the time of submitting this representation, but early indications are that the Council will consider rewording these requirements as suggested as minor modifications. If it was to do so, Historic England's objections to these requirements would be overcome).

Reasons for Participation

PR-C-0306	10/08/2017	Anthony	Hall				N	

917

Comments

Key Delivery Requirements' on all these policies are nothing more than a fig leaf. It is perfectly obvious the developers will agree to some or all of them and then will renege on them. This always happens. 50% affordable housing will be thrown out of the window as it has been in Templars Square where 50% has magically transformed into 23%. Similarly, developers never actually deliver infrastructure like schools, community centres or roads that are wide enough. The 'Place shaping principles' in these policies are valueless: there are no measure by which they might be enforced. How can one tell, for example, whether an extension "responds to the 'gateway' location of the site". It's gobbledygook. PR11: This is completely empty. 'Working with partners' does not guarantee anything except that you have no control over the outcome. Nor does 'setting out the Council's approach'. Its all very well having the development proposals demonstrate that infrastructure requirements can be met - it does not mean they will be met.

Changes Sought

Reasons for Participation

PR-C-0319	04/09/2017	Mrs Philippa J	Nelson				N	

940

Comments

In all probability, the proposed developments on sites PR6 and PR7 will, given their proximity to Oxford Parkway station, simply attract commuters to London.

Changes Sought

Reasons for Participation

PR-C-0341	10/10/2017	Mrs Suzanne	McIvor					N

4459

Comments

HERITAGE SITES: This site contains Grade II* listed 16th Century Frideswide Farm and Grade II* listed 16th Century Water Eaton Manor. It is not possible to develop the site and retain the value of the properties because their important rural setting will be destroyed.

Changes Sought

The Cherwell Plan is fundamentally unsound and I suggest it should be rejected. Cherwell should re-start the process at a future time when the amount of housing needed has been realistically calculated. Cherwell should have due regard for the NPPF an in particular the parts of the framework which apply to the Green Belt.

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6a - Land East of Oxford Road

PR-C-0341 10/10/2017 Mrs Suzanne McIvor Y Y N N

4456

Comments

GREEN BELT: Over the past 50 years or so the Kidlington Gap has been steadily eroded with a large part now earmarked for the norther Gateway development, and the remaining gap largely comprised of PR6a and PR6b. The Cherwell Green Belt Study by LUC in April 2017 judged that the level of harm in releasing these two sites would be high. Paragraph 80 of the National Planning Policy Framework sets out the five purposes of the GB in checking unrestricted sprawl, preventing towns merging, safeguarding the countryside, preserving historic towns and assisting in urban regeneration. PR6a and PR6b prevent Kidlington and Oxford merging, and the LUC report states that "this release would result in the A34 becoming the Green Belt boundary from the Northern Gateway up to Oxford Parkway station, leaving only the width of a single field to separate Oxford from Kidlington". and that the "physical prominence of the golf course makes it an important buffer feature on the urban edge...". Development of these sites would also damage the rural setting of an important City with a rich heritage of history, architecture and culture. Cherwell considers the that the removal of these sites is justified by exceptional circumstances, but has failed to realise both the international importance of Oxford as a city and the likelihood of these homes providing for London commuters rather than Oxford. Cherwell has also failed to give proper consideration to other sites in its area that are not in the GB.

Changes Sought

The Cherwell Plan is fundamentally unsound and I suggest it should be rejected. Cherwell should re-start the process at a future time when the amount of housing needed has been realistically calculated. Cherwell should have due regard for the NPPF an in particular the parts of the framework which apply to the Green Belt.

Reasons for Participation

PR-C-0341 10/10/2017 Mrs Suzanne McIvor Y Y N N

4455

Comments

UNMET HOUSING NEED': The figures put forward by Oxford City as unmet housing need are highly questionable, and Oxford City does not yet know how much of its 'unmet housing need' it can cater for as it has only just finished consulting on its Preferred Options and its Local Plan has not been prepared. It also continues to allocate land for employment and expects other authorities to meet its 'unmet housing need'. The Government's new method for calculating Objectively Assessed Housing Need suggests that Oxford has significantly over-stated its housing need. Cherwell's current proposals seem to have been produced with undue haste and this approach is not justified Site PR6a is adjacent to an area of GB land put forward for development by Oxford City, and neither council has considered or publicised the cumulative effect of both parcels of land being removed from the GB. The Councils have not demonstrated effective joint working on cross-boundary strategic priorities so these policies are not effective.

Changes Sought

The Cherwell Plan is fundamentally unsound and I suggest it should be rejected. Cherwell should re-start the process at a future time when the amount of housing needed has been realistically calculated. Cherwell should have due regard for the NPPF an in particular the parts of the framework which apply to the Green Belt.

Reasons for Participation

PR-C-0436 05/10/2017 Steve Pickles West Waddy ADP on behalf of JA Pye (Oxford) Ltd Y Y N Y

1105

Comments

It is not considered therefore that the impact on the Conservation Area is a valid one for rejecting allocation of the Webb's Way site. The Council acknowledges that the Webb's Way site is located in a suitable location to accommodate Oxford's unmet need and has good access to services and facilities in Kidlington. Although the Webb's Way site is a relatively small site, it is important to allocate a mix of housing sites, as smaller sites have the benefit of enabling development to come forward at an early stage in the plan period as significant infrastructure provision would not be required, thereby enabling an early contribution towards meeting Oxford's unmet housing need. In addition, the impact of developing a small site adjoining the existing settlement of Kidlington would have a much smaller impact on the purposes of the Green Belt than the large areas which it is proposed to allocate under policies PR6a and PR6b, which are located in a critical location in the Kidlington Gap as set out in the accompanying Green Belt representations. It is therefore considered that the failure to allocate land at Webb's Way, Kidlington does not represent the most appropriate strategy when considered against the reasonable alternatives and the plan is therefore unsound in this respect.

Changes Sought

Amend the strategy to remove, or at least minimise, the amount of land to be removed from the Green Belt in the 'Kidlington Gap' by instead removing other areas, such as the J A Pye (Oxford)Ltd land at Webb's Way, Kidlington (PR32), which the Cherwell Green Belt Study (April 2017) has identified would cause less harm to the Green Belt.

Reasons for Participation

J A Pye (Oxford) Ltd owns land at Webb's Way, Kidlington and wishes to ensure that the argumentis strongly made for the removal of this site from the Green Belt and its allocation for housingdevelopment, which would help to address Oxford's unmet need.

PR-C-0436 05/10/2017 Steve Pickles West Waddy ADP on behalf of JA Pye (Oxford) Ltd Y Y N Y

1104

Comments

Appendix 4 of the council's HEELA states that the site (HEELA168) 'is considered to be unsuitable for development as the site is an important open space within the Church St Conservation Area & provides a rural setting for the church and its environment.' While it is accepted that this is the case with the outer fields which are not proposed for development, it is not the case with the inner field, which is screened by a continuous thick hedgerow on its eastern boundary. Aspect's comments on the potential impact on the Conservation Area are contained in paragraph 3.7 of the Landscape & Visual Appraisal of Land at Webb's Way (January 2017) , where they state that: 'It is considered however that, on the ground, the south western part of the site is not readily perceived and does not appear to contribute to the setting of the Conservation Area, particularly when compared to the more open network of fields to the north east which are publicly accessible and from which views towards the church are available. This part of the site does not appear to be related to the listed buildings or the setting of the Church or Mill End. It is acknowledged that the proposals will change the character of the site, however, various post- war residential developments to the south east and north west of the site, immediately adjacent to the Conservation Area and the listed buildings of Mill Street have been integrated without harm to the setting of these buildings or the wider designation. It is considered that a sensitively designed development can be integrated without compromising the perceived landscape setting of the listed buildings or Conservation Area. '

Changes Sought

Amend the strategy to remove, or at least minimise, the amount of land to be removed from the Green Belt in the 'Kidlington Gap' by instead removing other areas, such as the J A Pye (Oxford)Ltd land at Webb's Way, Kidlington (PR32), which the Cherwell Green Belt Study (April 2017) has identified would cause less harm to the Green Belt.

Reasons for Participation

J A Pye (Oxford) Ltd owns land at Webb's Way, Kidlington and wishes to ensure that the argumentis strongly made for the removal of this site from the Green Belt and its allocation for housingdevelopment, which would help to address Oxford's unmet need.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6a - Land East of Oxford Road

PR-C-0436 05/10/2017 Steve Pickles West Waddy ADP on behalf of JA Pye (Oxford) Ltd Y Y N Y

1100

Comments

Much of the land proposed to be allocated to meet Oxford's unmet need is not located close to existing service centres. As a result new service centres are proposed to be created under the allocation policies for Begbroke (policy PR8) and land east of Oxford Road (policy PR6a). The effect of this is that these new developments will not be served by or support the important Kidlington Village Centre. This would conflict with the aspiration of the Cherwell Local Plan 2011- 2031 Part 1 policy Kidlington 2, which is entitled 'Strengthening Kidlington Village Centre,' which states that it is proposed in part 2 of the Local Plan to expand the geographical area defined as Kidlington Village Centre, with the aim of supporting the viability and vitality of the existing village centre and encouraging economic activity. This is also the aspiration of the adopted Kidlington Masterplan, Theme 3 of which is 'Strengthening Kidlington Village Centre,' with the objective being: 'To strengthen the Village Centre, increasing its mix of uses and vitality and its attractiveness to local residents, employees and visitors as a place to shop, work and spend leisure time during the day and evening.' None of the proposed allocations to meet Oxford's unmet need, which amount to a total of 4,400 dwellings, would help to achieve this objective, however, as they are all located well away from Kidlington Village Centre, with the most significant amounts of development being allocated on the northern edge of Oxford; and at Begbroke and Yarnton.

Changes Sought

Amend the strategy to remove, or at least minimise, the amount of land to be removed from the Green Belt in the 'Kidlington Gap' by instead removing other areas, such as the J A Pye (Oxford)Ltd land at Webb's Way, Kidlington (PR32), which the Cherwell Green Belt Study (April 2017) has identified would cause less harm to the Green Belt.

Reasons for Participation

J A Pye (Oxford) Ltd owns land at Webb's Way, Kidlington and wishes to ensure that the argumentis strongly made for the removal of this site from the Green Belt and its allocation for housingdevelopment, which would help to address Oxford's unmet need.

PR-C-0436 05/10/2017 Steve Pickles West Waddy ADP on behalf of JA Pye (Oxford) Ltd Y Y N Y

1101

Comments

In order to increase footfall to Kidlington Village Centre it is important that some of this development is located much closer to the village centre. One such site is the J A Pye (Oxford) Ltd land at Webb's Way (as indicated on the attached Site Location Plan L02) and there are also other potential sites that could be allocated, as indicated in the council's HEELA and Green Belt Study. Allocating the land at Webb's Way would also enable a significant contribution to be made towards providing green infrastructure in the area in accordance with proposed policy PR5, which requires development proposals meeting Oxford's unmet need to show how multi-functioning Green Infrastructure can be provided including the restoration or re-creation of habitats; biodiversity enhancements; informal and public open space and movement corridors. The Landscape & Visual Appraisal (January 2017) carried out by Aspect, which is submitted with these representations, indicates that the south western part of the site is well contained, being adjoined by residential development on three sides and a hedgerow on the other and has the capacity to accommodate sensitively designed residential development. The north eastern part of the site is more open and this part of the site would be a suitable location for landscaped public open space and wildlife habitats.

Changes Sought

Amend the strategy to remove, or at least minimise, the amount of land to be removed from the Green Belt in the 'Kidlington Gap' by instead removing other areas, such as the J A Pye (Oxford)Ltd land at Webb's Way, Kidlington (PR32), which the Cherwell Green Belt Study (April 2017) has identified would cause less harm to the Green Belt.

Reasons for Participation

J A Pye (Oxford) Ltd owns land at Webb's Way, Kidlington and wishes to ensure that the argumentis strongly made for the removal of this site from the Green Belt and its allocation for housingdevelopment, which would help to address Oxford's unmet need.

PR-C-0449 09/10/2017 Lynne Tighe

1131

Comments

It is believed these proposals are not consistent with National Policy because they do not take into account the detrimental effect that removing these large areas of Green Belt will have. These proposals therefore fail to meet the test of soundness as defined in paragraph 182 of the NPPF. Oxford's local plan has not yet been prepared so Cherwell's allocation of homes is premature and is not an appropriate strategy and is unjustified.

Changes Sought

Reasons for Participation

PR-C-0459 06/10/2017 Tim del Nevo Y Y N N

1472

Comments

Does not believe that the proposal to develop the land between Cutteslowe Park and the Parkway Station is in compliance with national policy and in particular with the NPPF. Furthermore, does not believe that Oxford's housing needs have been properly calculated and feel that they are presently overstated. Indeed the recent announcement by the government which changes the way in which housing needs are to be assessed undermines the whole planning process. Until the figures are recalculated, the Consultation and Examination in Public should be suspended. In addition, Oxford's Local Plan is not yet in existence and so the proposals, so readily accepted by Cherwell, have little or no validity. Cutteslowe Park is a wonderful local facility enjoyed by so very many people who use it for a wide variety of recreational uses. The unique feature of the park is its rural setting with wide open spaces and farmland views to the north and east. The park has many public footpaths leading from it onto and across the farmland, particularly to the north but also out towards the village of Islip. The proposed development would remove the rural setting, which would be so very disappointing. Also of concern is the fact that there is no physical or geographic boundary to the east of the proposed development area and has a very real fear that if PR6a is allowed to be developed, in future years the land owner will seek to build on land further to the east and towards the village of Islip. In addition the development of this land would adversely affect the setting of the two Grade II*listed buildings at Water Eaton Manor and St Frideswide's Farmhouse. The development of the land within PR6a and PR6b would cause the coalescence of Oxford and Kidlington and therefore be against NPPG paragraph 80. Although the present plans indicate additional park land will be provided, there is no guarantee of this and feels that it would not be delivered. Firmly believes that any houses built on the land (PR6a), being so close to the Parkway Station, would be built for and occupied by people commuting to London. How would that help Oxford's housing need ? Clearly, it would not. Firmly believes that the Green Belt should be preserved and that brown land within the city should be developed for housing and not for additional office and business space. The Northern Gateway is an example.

Changes Sought

Thinks that Cherwell should be directed to hold the present process in abayance until Oxford's Local Plan is in place and until after the government's new method of calculating required housing numbers has been carried out.

Reasons for Participation

PR-C-0471 08/10/2017 Richard Whitlock N N

1151

Comments

Sites PR6a and PR6b are large expanses of open land forming part of the key gap separating Oxford from Kidlington. They meet all of the purposes of a GB. In addition, development of site PR6a would involve the loss of attractive open farm land and seriously harm the character and setting of St. Frideswide's Farmhouse, an idyllic 16th century Tudor stone house listed as Grade II *. Site PR6b is a well-established golf course, that provides a valuable sports facility, and its loss, with the consequent need to replace it elsewhere, makes little sense.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6a - Land East of Oxford Road

PR-C-0499 30/09/2017 Alan Oliver N N

1190

Comments

4. NOGC is a biodiverse landscape. Containing different tree species & 55 recorded bird species & pond life. The NPPF states this is important for health & wellbeing. It is much valued by locals. Land N of Cutteslowe Park is also important in this respect, changing the open nature the Parks. It is a well used facility. 5. The development will put further pressures on transport & other infrastructures. Seemingly funding bids for infrastructure are being made to cater for growth, but funding has not been secured. Growth shouldn't be approved until infrastructure can be provided & it's demonstrated that any proposed measures will be effective. Traffic in the N Oxford area is already severe. Work on the 2 roundabouts hasn't improved this. More housing will add to congestion & air pollution. Oxford has good public transport provision, but not all who work/live locally will use this. Increased housing & employment levels will add to congestion with its health implications. It will reduce Oxfords' attractiveness as a business location & place to live. Putting more housing & employment in this area cannot be viewed as sustainable. There are also severe existing pressures on other services including health and education.

Changes Sought

The housing allocations in the Kidlington Gap should be removed from the Plan & the Green Belt designation of the Kidlington Gap retained.

Reasons for Participation

PR-C-0499 30/09/2017 Alan Oliver N N

1189

Comments

1. The sites are on Oxford GB. GB's remain Govt. policy. Land between N Oxford & Kidlington is unique as it fully accords with the 5 GB purposes as per para 80 of the NPPF. GB's are designated to manage the location of new development, they would not exist were there not pressure to develop on them. Such pressures cannot be considered exceptional circumstances. As per para 84 of the NPPF there's no evidence of alternatives being considered i.e.. using allocated, undeveloped employment land in Oxford for housing & promoting employment growth outside Oxford, creating a better balance between where people live & work. Have the LA's co-operated in looking at alternatives? This land being GB also complies with para 81 of the NPPF. It is used for sport & recreation, is biodiverse & visually pleasing. 2. The identified housing needs rely on an outdated study which has never been independently assessed. Revised Govt. figures indicate a reduced requirement. It now seems there is no need to build on GB. Even if there is a need on this scale, it is a poor location to meet Oxford's needs, being adjacent to a London commuter rail line & in the expensive part of Oxford. The private housing will likely attract London commuters & wont provide affordable homes for people with jobs in Oxford. It is evident that many house buyers in N Oxford are those moving from London & continuing to work there. 3. Unsound in allocating NOGC for housing & not taking into account NPPF para 74. Understand NOGC weren't involved in discussions prior to this. NPPF Para 74 says existing sports facilities shouldn't be built on unless it assessed as surplus to requirements or replaced by equivalent or better provision. No such assessment has been made. NOGC, a well established & thriving club with 475 members & 3000 visitors p.a. Its clubhouse is used by the wider community. As a flat course, it is especially suitable for seniors. NOGC is needed. It is not sound practice to propose allocating land for housing & to carry out a retrospective assessment of the need for a golf course. We need this space for the health & wellbeing of locals. The land at Frieze Farm as a replacement GC, appears to be an afterthought. It is too small. Building a new GC on a similar sized site to NOGC would cause H & S issues unless mature trees were in all the right places. No indication shown on how it could be financed or developed. Apparently the landowners have stated to NOGC that they have no intention of providing another GC or providing the level of funds that would be needed. The mature landscape central to the current GC couldn't be replace in reasonable time & therefore the 2nd criterion of para 74 cannot be met.

Changes Sought

The housing allocations in the Kidlington Gap should be removed from the Plan & the Green Belt designation of the Killington Gap retained.

Reasons for Participation

PR-C-0500 30/09/2017 Gill Oliver N N

1191

Comments

1. The sites are in the Oxford GB. GBs remain Government policy. The Kidlington Gap land is in GB and fully meets all 5 of the purposes of GB set out in para. 80 of the NPPF. GB's are designed to manage the location of new development and would not exist were there not pressure to develop within them. The existence of such pressures cannot therefore be considered exceptional circumstances. There is no evidence (as per para 84 National Planning Policy Framework) that serious consideration and cooperation by local authorities has been given to alternatives such as using allocated and underdeveloped employment land in Oxford for housing and promoting employment growth outside Oxford to create a better balance between where people live and work. This land is also used positively for outdoor sport, recreations and has value for biodiversity and visual amenity. 2. The identified need is based on an outdated study and revised Government figures indicate a much reduced requirement. This is a poor location to meet Oxford's needs as it is adjacent to a commuter rail line to London and in the most expensive part of Oxford for housing. Therefore will likely cater for London commuters rather than provide the required affordable housing. 3. Para. 74 of the National Planning Policy Framework says that existing sports facilities should not be built on unless an assessment is undertaken showing it is surplus to requirements of replaced by equivalent or better provision. No such assessment as been made. It is understood that the Golf Club were not involved in discussions prior to the allocation. The Golf Club is well established, thriving club whose facilities are also used by the wider community. As a flat course it is particularly suitable for senior members. This facility is clearly needed for the health and well-being of residents. The allocated land at Frieze Farm as a replacement golf course is seemingly an afterthought with no indication of how it could be developed or financed. The mature landscape central to the current course could not be replaced within a reasonable timescale. This creates major health and safety issues and does not meet the second criterion of Para 74. 4. The golf course is valuable in terms of biodiversity and landscape, containing 25 different tree species and 55 regularly records bird species as well as pond life. There would also be a negative impact on the open nature of the land to the north of Cutteslowe Park. 5. Further pressures will be put on transport and other infrastructures. No funding has been secured for further infrastructure and growth should not be approved until it can be demonstrated that any proposed measures will be effective. It has been reported that the recent works on the 2 roundabouts have not improved queue times. More housing will add to congestion and air pollution, put pressure on health and education services, as well as reduce the attractiveness of Oxford. It is difficult to understand that putting more housing and employment in this area can be viewed as sustainable.

Changes Sought

Housing allocations in Kidlington Gap should be removed from the Plan and GP designation of Kidlington Gap retained.

Reasons for Participation

PR-C-0510 08/10/2017 Rachel Walton N

1219

Comments

GB is designed to protect from overdevelopment. If PR6 and /or PR7 are permitted, Kidlington, Yarnton and Begbroke will become victims of urban sprawl and become a suburb of Oxford. This GB should not be sacrificed as it will irrevocably damage the countryside, wildlife and biodiversity of North Oxfordshire, reducing quality of life for local residents.

Changes Sought

Reasons for Participation

PR-C-0518 25/09/2017 Zoe Christodoulou N

1239

Comments

Objects to PR6a. The use of GB land for meeting Oxford's unmet housing need is not justified & not consistent with NP. Allowing development on the "Kidlington gap"(PR6a & b) will completely remove Kidlington's identity as a separate village. Kidlington will become a suburb of Oxford in it's increasing urban sprawl, which the GB is meant to prevent. This proposed site will encroach on the countryside, which once gone will be lost forever. The increased traffic into the local roads will lead to more congestion & increased journey times both by car or public transport. The likelihood is that housing here will do little to ease Oxford's housing problem as the proximity to Oxford parkway means that a large proportion will be purchased by Londoners who will then commute back via the train.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6a - Land East of Oxford Road

PR-C-0519 25/09/2017 Sian Robbins N N

1244

Comments

Objects to PR6a. It is not a justified or proven requirement & is inconsistent with national policy. New Govt. methods for calculating housing need indicates that 30% fewer houses are required in Oxfordshire than previously forecast. Consequently the basis for allocating housing to accommodate Cherwell & Oxford City's requirements are overstated & invalid. Less land will be required to accommodate development & there are no exceptional circumstances to warrant the release of land from the GB. Without prejudice to the above point, proposals to release Cherwell's GB to meet Oxford's needs are premature & unjustified as Oxford City is in the process of reviewing its LP & has not yet determined how much housing development can be accommodated on land within the City's boundaries. PR6a lies in the Kidlington Gap (core GB that separates Oxford & Kidlington). Development here would be in direct contravention of the fundamental aim of GB policy, preventing urban sprawl by keeping land permanently open. The Kidlington Gap serves all the five purposes of the Green Belt which are: (lists the 5 purposes) & it is strategically important. It is a clear example of an open area preventing the coalescence of settlements, checking unrestricted sprawl & safeguarding the setting & character of historic Oxford city. Its loss would fundamentally undermine the principles of GB policy. PR6a is unsustainable on its own & in conjunction with other planned releases from the GB for housing. Infrastructure & services in & around Oxford are already under strain i.e.. Schools, hospitals/healthcare & roads. There is no capacity for major additional development. The infrastructure & services of Oxford & its surrounds are already beyond capacity. Further population is unacceptable. The road network in the immediate & wider environs are already highly congested. There are no clear, identified & funded proposals in the Plan to address these issues.

Changes Sought

Delete PR6a housing allocation on land to the east of Oxford Road. Delete PR6b housing allocation on land west of Oxford Road. Delete PR7a housing allocation on land south east of Kidlington. nDelete PR7b housing allocation on land at Stratfield Farm. Delete PR8 housing allocation on land east of the A44

Reasons for Participation

PR-C-0529 08/10/2017 John Tremlett

1294

Comments

Support for Cherwell Local Plan 2011-2031 (Part 1). Obvious need for new houses in area. While GB is valued it should be used as an aid to creating good plans, not a straight-jacket to frustrate them. The land of PR6a is not of high amenity visually or practically. and is ideally suited to housing. Land for PR6b is equally suited to housing, and I have no objection to moving the golf course further away from the centre of Oxford. Oxford has great opportunities to grow, in enterprise and in employment. The notion that business should be denied land so that housing needs can be met is absurd. Gaps in the current plans should be addressed in due course. In particular transport, for cars, bikes, and pedestrians need careful attention. I should particularly like to see proposal for a safe and quiet footpath between the existing housing in the area of Harbord Road and Five Mile Drive, and Oxford Parkway Station.

Changes Sought

Reasons for Participation

PR-C-0531 09/10/2017 Ben Staveley-Taylor N N N

1305

Comments

These comments apply equally to PR6a and PR6b. The GB reserved areas between North Oxford and Kidlington provide a critical buffer between the two areas. If they are allowed to merge, then Oxford and Kidlington become one large sprawl. Already the A4165 Oxford Road is hugely over-congested, with stationary traffic every day in the morning rush hour, and this would just make matters worse. PR6a and PR6b are undesirable developments which violate national GB planning policy. A non-urban buffer zone in this area must be maintained. Maybe a legal justification can be forced through but it is entirely unwanted by local residents and would be vigorously opposed.

Changes Sought

Drop PR6a and PR6b. Housing needs can be met by expanding other areas if necessary.

Reasons for Participation

PR-C-0535 05/10/2017 Donna Bennett N N N Y

1311

Comments

The exceptional need to build 650 homes on this area due to few alternative locations being available is not proven, convincing or justified. This planning solution for meeting housing needs is insensitive towards overdevelopment to nearby villages, as well as the preservation of already too little remaining natural space and wildlife. How could this possibly therefore be effective or result in potentially healthy new living space? Using small bit of green space left would only be a temporary measure with irreversible consequences.Infrastructure plans are afterthoughts not actually agreed, funded or guaranteed by potential developers. The current infrastructure in surrounding areas, rapidly deteriorating and under increasing duress, surely needs to be a paramount consideration before exposing it to further demands. Consistent with National Policy? Only, and at best are 50% of these homes planned to accommodate housing needs which means that the remaining land will be used purely for property investment. Property investor's interests should surely not be underlying necessities in any GB development state as an exceptional cause? Justifying this plan as an exception to meet urgent needs therefore is not in compliance with the national GB policy. Decision making by any parties that stand to profit from the success of this planning should not be allowed. GB space is labelled as such to cap the area from inevitable demand of expansion. This development would link Kidlington to the outskirts of the city centre and would result in an urban sprawl thus eliminating a small but precious pocket of wildlife and character. The high quantity of housing threatens the already deteriorating and increasingly grid-locked infrastructure Decision makers for these plans and deciding on the fate of GB areas should be those it will affect as there is no question it will have an impact on their quality of life.

Changes Sought

Changes to Plan 6a - so that it is more legally compliant and sound. 1. If using our GB areas is truly the only option for development then Cherwell should decline and point to other solutions such as a. Brownfield sites within Oxford or further out. b. Current and numerous vast amounts of land either being reserved for commercial use (much of it not looking very utilised or successful). 2. Ensure affordable housing is defined and that proposed housing estates are more than 50% (at least 65%) toward the housing need, not the interest of property investors. 3. Current infrastructure problems to be considered by developers as a paramount concern. 4. Funding of infrastructure plans to be agreed and legally bound by property investors before the start of any development. 5. The decision making process should be ultra-sensitive and rigid to the aesthetics at risk.

Reasons for Participation

PR-C-0536 06/10/2017 Judith Haverty N

1319

Comments

Proposal not consistent with national policy because they do not take into account the detrimental effect removing large areas of GB will have. Proposal fails to meet the test of soundness as defined in para 182 of the National Planning Policy Framework. Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature, not an appropriate strategy and is unjustified. Oxford City Council should be utilising their own unused land such as Lord Nuffield Grounds and Oxford Greyhound stadium before pushing housing to other districts. It is unlikely that low density housing will be affordable for key workers. Barton Park prices and the proximity to the train station will make this area very attractive to London commuters. Traffic congestion will just get even worse and no consideration has been put forward to alleviate this (in addition to the air quality hotspots). Cutteslowe Park and its infrastructure will be detrimentally affected by an obvious increase in its resources.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6a - Land East of Oxford Road

PR-C-0547 09/10/2017 Hilary Fletcher N

1356

Comments

Objects to building on GB. These proposals are not consistent with NP. They don't take into account the detrimental effect of removing large GB areas. They fail to meet the test of soundness as per para 182 of the NPPF. Oxfords LP has not yet been prepared. Thus CDC's allocation of homes is premature & is not an appropriate strategy & is unjustified.

Changes Sought

Reasons for Participation

PR-C-0554 08/10/2017 Lesley Harding N

1377

Comments

These proposals are not consistent with NPPF. They don't take into account the detrimental effect that removing large areas of GB will have. These proposals therefore fail to meet the test of soundness as defined in paragraph 182 of the NPPF. • Oxford's LP has not yet been prepared so Cherwell's allocation of homes is premature, is not an appropriate strategy & is unjustified. GB boundaries should be meaningful. The existing boundaries of the Oxford GB should be upheld wherever possible. Current citizens have a responsibility to future generations. Oxford's GB exists to protect the countryside & individual communities. Once built on, this & the environment will be lost forever. It is vitally important that the rural landscape & open space be preserved, as it currently is by GB designation. CDC's policies seem to have no regard to the importance of the Oxford GB, & don't take into account other current new developments, e.g. Barton Park, traffic, transport, the likely availability of affordable housing under their policies, all of which would have to be resolved by Oxford. As Oxford has not yet made available its LP, Cherwell's policies seem particularly ill-timed.

Changes Sought

Reasons for Participation

PR-C-0558 28/09/2017 Mrs Caroline Thompson N

1385

Comments

Object to policies PR3, (The Oxford Green Belt), PR6a (Land East of Oxford Road) and PR6b (Land West of Oxford Road). • Believe these proposals are not consistent with National Policy because they do not take into account the detrimental effect that removing these large areas of Green Belt will have. These proposals therefore fail to meet the test of soundness as defined in paragraph 182 of the NPPF. • Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature and is not an appropriate strategy and is unjustified.

Changes Sought

Reasons for Participation

PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N Y

1429

Comments

GB: CONCLUSIONS: 1. Government Policy and the Public Interest both require the GB to be permanent unless truly exceptional circumstances necessitate consideration of release. 2. Oxford unmet need is not an exceptional circumstance, firstly because it has not been defined and secondly because there are ample reasonable alternatives to accommodate it. 3. The LUC GB study was conducted on flawed principles and should be given little weight. 4. Cherwell have cited no other exceptional circumstances which hold any water – and their primary arguments – proximity to Oxford – is in fact a key argument for GB retention rather than release. 5. If at some future time an Oxford "unmet need" has been shown to exist and satisfactorily quantified, and if that requires any allocation to Cherwell, there are alternatives available to the District other than releasing GB land and therefore none should be released.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

Reasons for Participation

CPRE Oxfordshire represents a wide membership across the County, including many parish councils and local organisations, and seeks to influence development to protect and enhance the countryside. As one of the founders of the Oxford GB, we have considerable knowledge about its origins, purpose and ongoing relevance.

PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N Y

1418

Comments

TRANSPORT - THE PROPOSED NEW STATION AT KIDLINGTON/BEGBROKE. The initial proposals for the development made great emphasis on the provision of a new railway station "between Kidlington & Begbroke", the implication being that this station would cater for the needs of residents to reach their places of employment in Oxford and that therefore the housing plans are more sustainable. The relevant railway line is that from Oxford and the south to the midlands and north via Banbury. It is intensively used with half hourly cross-country trains and frequent freights including regular intermodal trains from and to Southampton docks. There is also a local service of 12 trains per day each way (9 on Saturdays, 3 on summer Sundays, none on winter Sundays) calling at the intermediate stations at Tackley, Heyford & Kings Sutton. North of Aynho Junction, as far as Banbury, these trains all have to interwork with the three trains per hour on the Chiltern Line to and from London Marylebone. There are presently no proposals for a new station on this line, nor are there likely to be. Neither Network Rail, Oxfordshire County Council nor any train operator has any aspiration for a station here. It does not feature on any relevant route study or strategic proposal. For example, we note that no such plans have been included in the Oxfordshire Infrastructure Strategy, signed off by the Oxfordshire Growth Board in September 2017, which claims to 'provide a view of emerging development and infrastructure requirements to support growth from 2016 to 2031 and beyond'. This includes a description of numerous rail improvement projects both pre and post 2031, as well as listing infrastructure priorities for the A40 Corridor, but gives no mention at all to a new station in this area. Journey time for the local trains is 30 minutes and they only just slot in between the other services; in other words, a train leaving Banbury soon after the previous southbound train only arrives in Oxford just before the next one. To add an extra stop on the route would make this pathing issue even more tricky. It would be possible to accelerate the journey time with electric trains which have better acceleration and deceleration rates and thus allow an extra stop in the same timetable but although the previous government did announce a scheme to electrify this railway as part of its "electric spine" in 2012, this has been deferred and there is at present no prospect of this happening. Great Western Railway (GWR) operate the local trains and they do have an aspiration to increase the frequency to a train every 90 minutes across the whole day but it is only an aspiration, not a timed commitment. Even that frequency is not really sufficient to attract substantial numbers of commuters to use rail on a daily basis. For that a half hourly service level is, these days, a basic requirement. The station at Oxford Parkway, opened in October 2015 and connected to Oxford station in December 2016 has in any case now become the railhead for Kidlington, swathes of north Oxford, Headington and surrounding villages. The rail industry as a whole is thus utterly unlikely to wish to commit to another new station "between Kidlington and Begbroke".

Changes Sought

References to the station should be removed from the Plan as it is not deliverable within the lifetime of the Plan and therefore is not effective.Any element of development that is dependent on this station being delivered should be removed from the Plan as unsound.Plans for additional housing in north Oxford/south Kidlington should be put on hold until the Oxford to Cambridge Expressway route is settled, the East West railway is re-opened and the full extent of the expansion of Bicester is agreed, with its possible new transport infrastructure.

Reasons for Participation

CPRE Oxfordshire represents a wide membership across the County, including many parish councils and local organisations, and seeks to influence development to protect and enhance the countryside. We would like to attend the oral part of the Examination.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6a - Land East of Oxford Road

PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N Y

1419

Comments

Not Positively Prepared. Not Justified. Not Effective. Not Consistent with National Policy.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. Cherwell District Council should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the Green Belt.

Reasons for Participation

CPRE Oxfordshire represents a wide membership across the County, including many parish councils and local organisations, and seeks to influence development to protect and enhance the countryside. As one of the founders of the Oxford Green Belt, we have considerable knowledge about its origins, purpose and ongoing relevance.

PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N Y

1420

Comments

Government Policy requires development in the GB to be the very last resort, only to be considered if there is no alternative. Cherwell has stood that Policy on its head by making building in the GB its very first choice, rejecting what it accepts were reasonable alternatives. Cherwell says that building as close to Oxford as possible trumps all other considerations. Since Oxford is surrounded by GB, that has led them to select not just GB sites, but the very closest GB sites to the City, at the Kidlington Gap, where the GB is most fragile, just a few fields wide. It is those few fields the Council plans to build on, flatly contrary to GB policy, and the known wishes of the overwhelming majority of its electorate. If the Council gets away with this plan, it will also, again contrary to GB policy, cause the merger of Yarnton and Begbroke into Kidlington; expose Kidlington itself to being engulfed by the predatory City Council which has sought to subsume it for at least thirty years; and also, by declaring that proximity to Oxford is itself an exceptional reason to build on the GB which surrounds the City, fundamentally undermine its very purpose, risking opening the whole GB to development.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

Reasons for Participation

CPRE Oxfordshire represents a wide membership across the County, including many parish councils and local organisations, and seeks to influence development to protect and enhance the countryside. As one of the founders of the Oxford GB we have considerable knowledge about its origins, purpose and ongoing relevance.

PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N Y

1421

Comments

CPRE is opposed in principle to the release of GB land – as is national planning policy. A very strong case therefore has to be made to establish the exceptional circumstances required for the release of GB land. The Cherwell Plan goes nowhere near making such a case; Cherwell's electorate strongly supports retention of GB land as does Government Policy. There are a number of reasonable alternatives. The houses to satisfy Oxford's 'unmet need' targeted at the Cherwell GB could not only, on the Council's own admission, be sustainably built elsewhere in the District on other sites, or by increasing the density of build on existing sites, but also, at least to a considerable extent, within the City itself. Failing that, if there were genuinely no available option other than release of GB, national policy indicates that Cherwell would be expected to decline to do so and require other Councils to co-operate in meeting the unmet need Cherwell itself cannot satisfy. Additionally, during the course of the consultation, the Government published a revised Objectively Assessed Need (OAN) calculation, showing a total Oxford need of half that identified by the Oxfordshire Strategic Housing Market Assessment (SHMA). If adopted the new formula would make it certain that Oxford could accommodate all of its own housing need, and therefore there would be no "unmet need" for Cherwell to meet. The proposed OAN also reduces Cherwell's own need by a third, meaning that even if there were any Oxford unmet need to be covered, it could be met within the surplus the new OAN creates in Cherwell's adopted plan. This review is therefore premature and should be suspended at least until new "need" figures are crystallised.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

Reasons for Participation

CPRE Oxfordshire represents a wide membership across the County, including many parish councils and local organisations, and seeks to influence development to protect and enhance the countryside. As one of the founders of the Oxford GB, we have considerable knowledge about its origins, purpose and ongoing relevance.

PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N

1422

Comments

The primary duty of a Local Authority must be to the people it represents. In an independent market research exercise, with a very high sample size, conducted across Oxfordshire by Alpha Research of Thame in April 2015 respondents were specifically prompted that there was considered to be a need for more housing, and of the extent and purpose of the GB, before being asked whether the GB, should be developed for that, or indeed any other, purpose. Their answers were therefore fully informed by recognition of housing need. 76% of respondents considered that the GB should remain undeveloped; 66% considered housebuilding the greatest threat. Although polls have something of a tarnished reputation, this has resulted from situations where marginal inaccuracy can lead to wholly incorrect forecasts in narrow binary decisions. In this case the sample size was so large and so representative, and the outcome so conclusive, that whilst there might be up to a 5% margin of error, this would not be capable of affecting the result, or its scale. Further, this is in line with previous polls, adding to confidence that it accurately reflects public opinion. The same exercise showed that in North Oxfordshire – closely correlating to Cherwell - the outcome was hardly less conclusive, with 71% of respondents supporting the proposition that the GB should not be developed for housing or any other purpose. This was despite years of constant media campaigning by the City Council that Oxford has "no option" but to spread over the GB unless people are to go homeless (a wholly fallacious claim). Despite the City's campaigning, 73% of non-homeowners, and 74% of C2DEs agreed that the GB should not be developed for housing. In other words, the people who would be expected to have been the most responsive to the City's campaigning rejected GB development almost as strongly as the general population. Indeed 73% of the City Council's own constituents rejected it. There can be no doubt that the people both of Oxfordshire, and of Cherwell itself, reject GB development in principle, and this must be given great weight in any consideration of doing so.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

Reasons for Participation

CPRE Oxfordshire represents a wide membership across the County, including many parish councils and local organisations, and seeks to influence development to protect and enhance the countryside. As one of the founders of the Oxford GB, we have considerable knowledge about its origins, purpose and ongoing relevance.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6a - Land East of Oxford Road

PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N Y

1423

Comments

The NPPF states that one of its Core Planning Principles (para 17) is to take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the GBs around them, and noting (at para 79) that the fundamental aim of GB policy is to prevent urban sprawl by keeping land permanently open. Paragraph 83 states that once established, GB boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. The recent Housing White Paper, clarifies what the steps before a finding of "exceptional circumstances" should be, when local authorities can demonstrate that they have fully examined all other reasonable options for meeting their identified housing requirements. Amongst these "reasonable options" which Local Authorities must demonstrate they have considered before there can be the "exceptional circumstances" required for review/release of GB land are: • making effective use of suitable brownfield sites and the opportunities offered by estate regeneration; • the potential offered by land which is currently underused, including surplus public sector land where appropriate; • optimising the proposed density of development; and • exploring whether other authorities can help to meet some of the identified development requirement. Although not yet law, the White Paper illustrates how high the hurdle for exceptional circumstances must be, given that the NPPF's "fundamental aim is keeping GB land permanently open", and the need to show there are no "reasonable options" before considering GB release.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

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PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N Y

1424

Comments

OXFORD'S 'UNMET NEED' AND REASONABLE OPTIONS FOR MEETING IT. 1. Is the Oxford unmet need real or realistic? Cherwell argues that an "exceptional circumstance" exists in the Inspector approving the adopted plan having added a requirement for "a formal commitment from the Council, together with other relevant Councils, to undertake a joint review of the boundaries of the Oxford GB, "once the specific level of help required by the city of Oxford to meet its needs that cannot reasonably be met within its present confines, IS FULLY AND ACCURATELY DEFINED". (Our emphasis) It was our view at the time that the Inspector could have exceeded his remit as there was no evidence before him suggesting that further development in Cherwell was impossible without breaching the GB, nor of the precise quantum of Oxford's unmet need (if any existed) or the capacity of other Districts to accommodate it. However it is relevant that he proposed a Review only AFTER Oxford's unmet needs were fully and accurately defined. They still are not, and a review is therefore premature even on the Inspector's terms. According to the City Council in a report to Scrutiny Committee (12th June), the agreed unmet need allocation, is used as a working basis for current local plans in Oxfordshire which will be updated when the Oxford Local Plan is completed. In other words it is presently neither fully nor accurately defined, as the Inspector had required it should be. Oxford has only now started its own Local Plan process to reflect the Oxfordshire Strategic Housing Market Assessment (SHMA), three years after it was published, and long after Oxfordshire's other Districts. Its draft Local Plan gives no figure for unmet need, or for the City's capacity to meet it. However, taking Oxford's overall "need" to be for 28,000 houses over the plan period, CPRE argues that at least 26,000 could be provided inside the City itself by switching employment sites – the use of which for employment would only exacerbate the housing need the City Council describes as being its Number One priority to overcome – to housing, and increasing densities on all sites to compact city levels. That is even before the outcome of a review of further sites to which the City refers in its plan. (See Oxford/Densities paper attached) Consequently the Inspector's condition, that Oxford's unmet need should first be "fully and accurately defined" is nowhere near met, and, further, there would be little or no "unmet need" for other Authorities to consider. In any event, a "working assumption" of need cannot be an exceptional circumstance justifying GB release, especially when it is likely to be extremely inaccurate. Finally, during the course of this consultation the Government has proposed a new OAN formula to replace the SHMA (on which all the Review numbers are based). This new formula, if adopted, would reduce Oxford's total annual housing need from a SHMA mid-point of 1400 per annum to 746, that is by 47%. This would in turn reduce "unmet need" by two thirds, even before taking into account that the City should use employment land to satisfy existing housing need rather than exacerbate it and build at densities appropriate to cities. The new OAN is at the very least further evidence that the level of unmet need this review seeks to satisfy is neither fully nor accurately defined.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. Cherwell District Council should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the Green Belt.

Reasons for Participation

CPRE Oxfordshire represents a wide membership across the County, including many parish councils and local organisations, and seeks to influence development to protect and enhance the countryside. As one of the founders of the Oxford Green Belt, we have considerable knowledge about its origins, purpose and ongoing relevance.

PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N Y

1428

Comments

THE GB STUDY No great weight should be given to the LUC GB Study. Its purpose was not to determine whether any of the GB made no, or an insignificant contribution to, the purposes of the GB since clearly all of the GB land contributes, and the loss of any would be harmful. Rather, in its own words, the GB Study has been commissioned by Cherwell District Council to assess the suitability of the strategic sites being promoted for development against the five purposes of the GB. In other words the sites had been pre-selected, as we showed above, in the face of GB policy, and targeting the most fragile point in the entire Oxford GB. LUC continue The considerations that will determine the most appropriate scenario, or combination of scenarios, will largely relate to the existing or potential environmental qualities and value of land, and to the sustainability of residential development. This will enable Cherwell District Council to consider whether there are 'exceptional circumstances' (under paragraph 83, NPPF) to justify altering GB boundaries through the Local Plan process, i.e. to enable existing GB land to contribute to meeting Oxford's unmet housing need. That is, value is not primarily judged against GB purposes at all, but against environmental ones, and the sustainability of the land for housing development. LUC found that Release of areas identified as making a low contribution to GB could provide only 5.8ha of potential development land 4.13). Release of areas identified as making a low or low-moderate contribution to GB could, subject to consideration of cumulative impacts, provide 34.6ha of potential development land(4.14). Release of areas identified as making a low, low-moderate or moderate contribution to GB could, subject to consideration of cumulative impacts, provide 166.7ha of potential development land (4.15). Although as noted above, the judgment was largely not on GB grounds, moderate harm was considered acceptable in order to release a larger amount of land. LUC acknowledge that release of fragile GB 4.16 GB that occupies only a small/narrow area between separate urban settlements will tend to rate highly in terms of its role in preventing settlement coalescence. This exactly describes the land chosen for release; but LUC went on. However, if environmental assessment determines that this land lacks significant value then a case could be made for accepting the coalescence, or near-coalescence, of settlements in order to maximise the scale of development in one area. That is the, subjectively assessed low environmental value trumps urban sprawl and severe coalescence, the two founding principles of the GB. Further, they have targeted the very point at which the GB is already narrowest – the Kidlington Gap between Kidlington and Oxford – for release, directly creating the coalescence of two distinct settlements (It is material that Oxford itself is proposing to breach that same area from the South with a proposed development of St Frideswide Farm). The sites concerned are all at the exact point in the GB where coalescence of settlements (Oxford and Kidlington) is most threatened, with the built areas separated presently by a few fields. The proposed GB reviews, together with the release of the Parkway Station and Park and Ride would effectively merge the two settlements. Although Kidlington (population 13,000, 2011) is statutorily a village, it is larger than many towns, notably Thame (11,600) and Henley (11,700) in Oxfordshire.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

Reasons for Participation

CPRE Oxfordshire represents a wide membership across the County, including many parish councils and local organisations, and seeks to influence development to protect and enhance the countryside. As one of the founders of the Oxford GB, we have considerable knowledge about its origins, purpose and ongoing relevance.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6a - Land East of Oxford Road

PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N Y

1427

Comments

DUTY TO CO-OPERATE - The SHMA is explicit that Authorities are not expected to meet OAN (Objectively Assessed Need) in full if e.g. it would necessitate Green Belt development. It has been the unforced choice – not the requirement – of Oxfordshire's Councils to agree to meet the SHMA need in full despite wide swathes of Oxfordshire being GB and AONB. It is therefore incumbent on Councils to take on each others' "unmet need" if it would otherwise require GB land to be released. As shown, Oxford's unmet need is very far indeed from being quantified or crystallised, but, if it were, it would be the duty of other Councils to assist Cherwell in meeting its part of that need without releasing GB land, not least by assisting Cherwell to understand how to do so within its own borders. There is no evidence that this has been attempted. Finally, the new OAN calculation proposed by the Government during the consultation defines "need" as the figure shown in the Government's own tables on household projections. This is overlaid in the proposed calculation with an arbitrary (and ill-conceived) uplift intended to reduce house prices. It is also accepted that local authorities may if they wish further inflate their housing targets to provide further economic growth than that already included in the government's base tables. However, it is submitted that these latter two elements cannot be defined as "need" and neighbouring Councils have no duty to co-operate in meeting them.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

Reasons for Participation

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PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N Y

1425

Comments

OXFORD'S 'UNMET NEED' AND REASONABLE OPTIONS FOR MEETING IT. 2. If Oxford's unmet need were realistic could it be met elsewhere in Cherwell than in GB? a. Yes, it could be met on non-GB sites. Cherwell found that the required number of houses could sustainably be built elsewhere, outside the GB, at Junction9 M40, Arncott, Bicester and surrounding area, Upper Heyford, Junction 10 M40, Banbury and surrounding area. They rejected these alternative sites because they might upset the evolution of the current adopted plan – although why competent planners would not be able to deal with that problem, if real, is not apparent; because there might be shortfalls, although why these should be greater for Oxford's unmet need than for Cherwell's own need was not explained; and more dispersed options provided less opportunity for strategic infrastructure investment (e.g. transport and education), although why this would be the case for, for example, Upper Heyford which is already targeted and developed, or for other centres which already benefit from services, is not explained. The overriding reason for their rejection however was clearly that they were less well situated (than the GB sites) to build communities associated with Oxford, to assist with the delivery of the Oxford Transport Strategy, to provide affordable transport options, and more likely to involve commuting. It is significant that even GB sites like the previously developed Shipton Quarry, were rejected as Development here would relate to Shipton-on-Cherwell, not Oxford. Therefore the parcel plays no role with respect to this purpose (Oxford's unmet need). Simply put, this amounts to saying that all reasonable alternatives were unacceptable because they were not in the GB, or, if they were in the GB, were too far from Oxford. It is an argument that urban sprawl into the GB is justified by the fact that only GB sprawl could (by definition) be close enough to the City; in other words it is an argument not just for nibbling at the GB but for undermining its core purpose. It is clearly unacceptable in its own terms. Further, the proposed new OAN calculation would reduce Cherwell's own need by 33%. The effect of this would be that 33% of the housing trajectory in the Council's adopted plan would be superfluous to Cherwell's own requirement and therefore available to satisfy any unmet needs of neighbouring authorities that might arise. b. The unmet need could be met by marginal density increases on generally low density allocated sites. Policy BSC2 in the adopted plan states New housing should be provided on net developable areas at a density of at least 30 dwellings per hectare unless there are justifiable planning reasons for lower density development. Yet Policy Bicester 1 allocates 380 hectares to just 6,000 homes which is 16 houses per hectare. Assuming for these purposes that 30 dwellings per hectare is the average across the District, the sites to which the present 22,800 homes are allocated would need to increase build density by just 5%, to 36%, to accommodate all of the "working assumption" of Oxford's unmet need. This would still be less than half the density of Central Paris or Barcelona, or Islington in London. Higher density build would also mean smaller houses, of which 63% of Oxfordshire's SHMA need is comprised, and thus better meet public requirements. High densities also reduce the need for car travel and create a stronger sense of community.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

Reasons for Participation

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PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N

1426

Comments

OXFORD'S 'UNMET NEED' AND REASONABLE OPTIONS FOR MEETING IT (continuation)
c. Even if there were no reasonable alternative sites, and even if densities on allocated non-GB sites could not be increased, the release of GB land could be substantially reduced. The total GB land proposed to be released is 264 ha. 10 hectares is proposed to be released for the station and Park and Ride, which already exist on GB land. There is no obvious rationale for the release. The net GB land to be released for housing is 254 hectares However within this area only 153 hectares is proposed to be actually used for housing, with the rest being allocated for sport, nature, agriculture etc., all legitimate GB uses. On the residual land 3990 houses are proposed at a density of 26 dph (although an average of 34 is claimed in the Plan). If build densities were increased to urban levels – the Council's stated Policy is to treat these incursions for Oxford's unmet need as urban extensions – then 70 houses per hectare, utilising only 37% of the land would be appropriate. This would require only 57 hectares, all of which could be comfortably accommodated on PR8, the least damaging in terms of coalescence and the Kidlington Gap of all these sites.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6a - Land East of Oxford Road

PR-C-0567	09/10/2017	Dr Ian	Scargill	Oxford Green Belt Network	N		N	Y

1438

Comments

Strong objection to all of the proposed development in the Oxford GB which "was designated to restrain development pressures which could damage the character of Oxford City and its heritage through increased activity, traffic and the outward sprawl of the urban area." This quote is from paragraph B256 of Cherwell's adopted Local Plan Part 1 and we fully support it. We also support Policy ESD14 in the Plan to maintain the Oxford GB. The Oxford GB supports all five purposes set out in the NPPF and has been largely successful over the last sixty years. In particular it seeks to protect the setting and character of the historic city of Oxford. The reference to the character of the City, as referred to in Cherwell's Local Plan. is often overlooked but it is a crucial aim of GB policy. The historic city centre by its nature cannot be expanded or comprehensively redeveloped. It is already under substantial pressure and this is likely to become highly damaging if expansion on the edge of the city is not restricted. The City's never-ending traffic problems are testimony to this, and there have been calls for even the number of buses in the centre to be limited. The GB also provides accessible open space, footpaths and other recreational opportunities for residents of the city and for the communities within it. It is well used and supported as public opinion surveys have shown. GB is intended to be a permanent designation only to be changed in exceptional circumstances (NPPF). We think that that the overall levels of growth proposed are unnecessarily high and that alternatives to development in the GB are available. We therefore consider that exceptional circumstances do not exist to justify development in the GB.

Changes Sought

The plan should be withdrawn and a spatial strategy for Oxfordshire established in a co-ordinated and consistent way. Through such a strategy the Oxfordshire authorities should continue with their previous approach of actively encouraging further employment and housing growth, at realistic levels, away from Oxford. Oxford City Council and Cherwell in particular should co-operate more effectively and as part of this Oxford should a) discourage further employment generating development in the city unless it is absolutely essential and b) use some of the land it has currently allocated for employment, together with other previously developed land, for well planned high density housing.

Reasons for Participation

OGBN was established in 1997 to help to protect the Oxford GB and to support those wishing to resist proposals for inappropriate development within it. It comments regularly on planning applications in the GB and in planning policy consultations, particularly on matters affecting the GB. OGBN has made representations on all stages of the Cherwell Local Plan Part 1 and participated in the Public Examination in December 2014. We have also commented on earlier stages of this Partial Review.
The membership of OGBN includes many of the Parish Councils whose areas include GB land. The OGBN fully supports the aims of GBs as set out in the NPPF and earlier planning guidance and in particular it strongly endorses the fundamental principle that GB is a permanent designation.
We consider that our participation in the examination in necessary and justified because of our longstanding interest and understanding of the Oxford GB.

PR-C-0567	09/10/2017	Dr Ian	Scargill	Oxford Green Belt Network	N		N	Y

1442

Comments

We consider it to be a serious omission that at the options stage a question was not asked about the acceptability of development in the GB. This is probably the most important matter raised in this review. The plan may therefore be rendered procedurally noncompliant.

Changes Sought

The plan should be withdrawn and a spatial strategy for Oxfordshire established which can address the issues addressed in this review in a co-ordinated and consistent way. Through such a strategy the Oxfordshire authorities should continue with their previous approach of actively encouraging further employment and housing growth away from Oxford.
Oxford City Council and Cherwell in particular should co-operate more effectively and as part of this Oxford should (a) discourage further employment generating development in the city unless it is absolutely essential and (b) use some of the land it has currently allocated for employment, together with other previously developed land, for well planned high density housing.

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The membership of OGBN includes many of the Parish Councils whose areas include GB land. The OGBN fully supports the aims of GBs as set out in the NPPF and earlier planning guidance and in particular it strongly endorses the fundamental principle that GB is a permanent designation.
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PR-C-0567	09/10/2017	Dr Ian	Scargill	Oxford Green Belt Network	N		N	Y

1440

Comments

This Plan is contrary to the NPPF which states in paragraph 14 that Local Plans should meet objectively assessed needs unless specific policies in the Framework indicate development – including land designated as GB - should be restricted. It is also contrary to the twelve core land use planning principles set out in Paragraph 17 of the NPPF one of which is that planning should take account of the different roles and character of different areas, promoting the vitality of our main urban areas and protecting the GBs around them. Furthermore, National Planning Practice Guidance makes clear that assessing need is just the first stage in developing a Local Plan and that once need has been assessed, the local planning authority should take account of any constraints such as GB, which indicate that development should be restricted and which may restrain the ability of an authority to meet its need. Cherwell has accepted (or, more accurately, been pressured to accept) the inflated figures of the Oxfordshire SHMA in full and has never followed this guidance to "take account of any constraints such as GB …. Which may restrain the ability of an authority to meet its need". The proposed submission plan is therefore not consistent or compliant with national policy.

Changes Sought

The plan should be withdrawn and a spatial strategy for Oxfordshire established which can address the issues addressed in this review in a co-ordinated and consistent way. Through such a strategy the Oxfordshire authorities should continue with their previous approach of actively encouraging further employment and housing growth away from Oxford.
Oxford City Council and Cherwell in particular should co-operate more effectively and as part of this Oxford should (a) discourage further employment generating development in the city unless it is absolutely essential and (b) use some of the land it has currently allocated for employment, together with other previously developed land, for well planned high density housing.

Reasons for Participation

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The membership of OGBN includes many of the Parish Councils whose areas include GB land. The OGBN fully supports the aims of GBs as set out in the NPPF and earlier planning guidance and in particular it strongly endorses the fundamental principle that GB is a permanent designation.
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Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6a - Land East of Oxford Road

PR-C-0567	09/10/2017	Dr Ian	Scargill	Oxford Green Belt Network	N		N	Y

1439

Comments

Strong disagreement with the assessment that “exceptional circumstances” exist. Twelve “circumstances” are listed. The final ten are not exceptional circumstances at all. Some of them might be described as “opportunities”, some of them are simply descriptions of how development might occur, and others are meaningless, for example “12.the ability to create a sustainable, holistic, joined up vision for the whole of the Oxford/Kidlington/A44 corridor area”. That statement certainly does not constitute an exceptional circumstance. Exceptional Circumstance 1 (urgent and pressing need for homes) is highly contentious. It is based on the assessment in the SHMA which has been heavily criticised and never validated. The proposed DCLG standardised methodology proposes a much lower level of need that takes account of affordability. Exceptional Circumstance 2 (clear inability of Oxford to meet its needs) is also unproven. Oxford’s needs have not been established through its own local plan process and neither has its ability to meet its own needs. It is clear that alternative development strategies could accommodate a significant number of additional dwellings within the city. The submission document in proposing to develop in the GB is in complete opposition to the purpose of the GB and contradicts Local Plan Pt 1. The main purpose of the Oxford GB, (Local Plan Part 1 para B256), is to limit the growth of Oxford to avoid damage to its character and heritage. Oxford City Council itself should have a part to play in this by restricting the growth of employment generating activities to the minimum necessary. This would have the double benefit of releasing some land for housing and reducing the demand for further housing. However its currently proposed policies do the opposite. We have made this point in our representations to the recent Options consultation on the Oxford Local Plan. Alternative development strategies – which have been successful in the past – are possible for Oxfordshire, and include the diversion of growth away from Oxford towards the country towns. Oxford City Council should play its part in this. We also think it would be possible for the Oxfordshire authorities to promote the diversion of some economic growth to other parts of the country which would welcome and benefit from it – possibly through formal ‘economic twinning’ arrangements.

Changes Sought

The plan should be withdrawn and a spatial strategy for Oxfordshire established which can address the issues addressed in this review in a co-ordinated and consistent way. Through such a strategy the Oxfordshire authorities should continue with their previous approach of actively encouraging further employment and housing growth away from Oxford.
Oxford City Council and Cherwell in particular should co-operate more effectively and as part of this Oxford should (a) discourage further employment generating development in the city unless it is absolutely essential and (b) use some of the land it has currently allocated for employment, together with other previously developed land, for well planned high density housing.

Reasons for Participation

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The membership of OGBN includes many of the Parish Councils whose areas include GB land. The OGBN fully supports the aims of GBs as set out in the NPPF and earlier planning guidance and in particular it strongly endorses the fundamental principle that GB is a permanent designation.
We consider that our participation in the examination in necessary and justified because of our longstanding interest and understanding of the Oxford GB.
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PR-C-0567	09/10/2017	Dr Ian	Scargill	Oxford Green Belt Network	N		N	Y

1441

Comments

We note that the plan calculates the loss of GB to be 3%. There is an implication here that the loss is relatively small and therefore acceptable. This is fallacious as is illustrated by the following example taken from a paper by Professor Dieter Helm, Chair of the Government’s Independent Natural Capital Committee “Think about St James’ Park in central London, set between Buckingham Palace at one end and Whitehall at the other. Suppose a developer comes along with a proposal; to build on a small plot on one corner of St James’ Park. This developer might argue as follows. The marginal value of the patch of grass in a small corner is not that great. After all, all the rest is left. Better still, the developer might pay such an enormous price for the small bit of land that perhaps a hospital could be built elsewhere with the proceeds. The marginal value to the ultimate owner of this house is so great relative to the marginal value of the small corner of St James’ Park that it makes marginal economic sense to build on it. There are two problems with this argument. The first is that the same marginal case can be made for the next small bit of St James’ Park. Indeed the value to the developer is even higher now because the Park is now slightly smaller. And for the next bit, the argument just gets stronger. Carried to its limits there is a great marginal case for incrementally building all over St James’ – and Hyde Park, and Regent’s Park and indeed all the green spaces in London. That is indeed what would have happened if the market had been left to allocate the land as if St. James’ was a private good. It is what would happen to the GB too. The second problem is that the reason why the land is so valuable is because it is not surrounded by other houses in close proximity. The very rich person who buys this house on the corner of St James’ is paying so much because others are not able to do so, and because it is St James’. We cannot all have green spaces around our houses – green space is in fixed supply. Carry both of these arguments across to the GB. Each marginal bit has a marginal economic case for developing it, and as each bit is chipped away, the value of the whole public good – the GB system – diminishes. The core point here is that the marginal case if carried through to its logical conclusion leads to no GB – there is a good marginal case for building on each and every marginal bit of land, as there is for building on each and every bit of St James’ Park.” The loss of a small proportion of GB therefore increases the likelihood of further loss. GB should be considered as an entity or system not as a collection of individual land parcels. This is a further reason why we fully endorse Government Policy (NPPF para 79) that GB is a permanent designation.

Changes Sought

The plan should be withdrawn and a spatial strategy for Oxfordshire established which can address the issues addressed in this review in a co-ordinated and consistent way. Through such a strategy the Oxfordshire authorities should continue with their previous approach of actively encouraging further employment and housing growth away from Oxford. Oxford City Council and Cherwell in particular should co-operate more effectively and as part of this Oxford should (a) discourage further employment generating development in the city unless it is absolutely essential and (b) use some of the land it has currently allocated for employment, together with other previously developed land, for well planned high density housing.

Reasons for Participation

The Oxford Green Belt Network (OGBN) was established in 1997 to help to protect the Oxford GB and to support those wishing to resist proposals for inappropriate development within it. It comments regularly on planning applications in the GB and in planning policy consultations, particularly on matters affecting the GB. OGBN has made representations on all stages of the Cherwell Local Plan Part 1 and participated in the Public Examination in December 2014. We have also commented on earlier stages of this Partial Review.
The membership of OGBN includes many of the Parish Councils whose areas include GB land. The OGBN fully supports the aims of GBs as set out in the NPPF and earlier planning guidance and in particular it strongly endorses the fundamental principle that GB is a permanent designation. We consider that our participation in the examination in necessary and justified because of our longstanding interest and understanding of the Oxford GB.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6a - Land East of Oxford Road

PR-C-0574 09/10/2017 Chris Anstey CRJ Anstey on behalf of The Trustees of the Water Eaton Estate

508

Comments

The Trustees of Water Eaton Estate own 13.4 hectares of land S of Oxford Parkway, the remainder of the Estate lies East of the PR6a area. The Estate will be heavily impacted upon by development. It would be harmful to the historic, architecturally important Grade 1; Grade 2* Listed, & other buildings in close proximity to the development. The development is on higher ground & in clear view of these buildings. It is important that the Estate is protected from the impact. Access Issues. The only access to the Estate is off the A4165. If PR6a goes ahead this vital access will need to be breached (possibly in various places) to accommodate internal roadways & cycle/pedestrian paths. This access is used daily by the 6 Estate dwellings, tractors/heavy machinery & 44 tonne articulated delivery vehicles etc. This usage is likely to increase & sits uncomfortably with being crossed by cars/cycles/pedestrians. Being the main approach/access to the Estate it will need improvement, landscaping & widening to emphasise it's importance. The Trustees will not contemplate any downgrading of the access & careful design consideration will be needed to accommodate these disparate interests. Visual Intrusion. PR6a will be visible from the Listed & important dwellings of the Estate. This will impact on it's the capital value. Everything possible must be done to limit visual intrusion. The Trustees suggest; a. Residential & other dwellings should be limited in height to max. 3 storeys, with low profile roofing on any 3 storey buildings. B. The Eastern boundary of PR6a will need strengthening & thickening up by an agreed landscaping/planting/bunding brief, agreed with CDC Planning & developers. C. The overall impact of all artificial lighting will need careful consideration, to reduce light pollution. D. Any residential/other ancillary development will need to be undertaken sympathetically & attractively. The Trustees welcome the opportunity to work with CDC to ensure a high standard of architectural design/development is achieved. Surface Water. The major part of the remainder of WE Estate lies in flood plain. The impact of surface/ground water flowing from higher ground onto the retained Estate must be carefully considered & dealt with by way of viable & effective engineering solutions. There must be no increased risk of flooding on the Estate. Local Centre & School. The Trustees see no possible reason for locating the Local Centre & School within the Northern part of PR6a. They support the proposal by CDC, that such uses are located in the Southern part of PR6a, closer to Cutteslowe. It makes no sustainable planning sense to put the Local Centre or School on the Trustees land, being the northern outskirts of the development.

Changes Sought

Site specific suggestions covering access issues, visual intrusion and surface water to ensure that all Estate dwellings and remaining farmland are protected from the impact (PR6a) .

Reasons for Participation

PR-C-0578 07/10/2017 Cllr Carmen Griffiths

1459

Comments

Development in these sites would provide an urban extension of Oxford and would significantly narrow the important gap which separates Kidlington and Oxford and Kidlington would lose its identity as a village.

Changes Sought

Reasons for Participation

PR-C-0630 27/09/2017 David Peddy

1558

Comments

Proposals for additional housing between Cutteslowe Park and Oxford Parkway and on the site of the present North Oxford Golf Club are ill conceived taking areas of green land ; destroying natural habitats for wild life - flora & fauna ; creating further congestion on already excessively busy roads , especially Banbury Road, Five Mile Drive , Sunderland Avenue and Elsfield Way (already being affected by the traffic control off the new Barton development) and should be abandoned.

Changes Sought

Reasons for Participation

Page 2240

PR-C-0638 09/10/2017 Peter Bridges N

1568

Comments

Proposals not consistent with National Policy because they do not take into effect the detrimental effect that removing large areas of the GB will have. Therefore do not meet the test of soundness as defined in para 182. Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature and not an appropriate strategy and is unjustified.

Changes Sought

Reasons for Participation

PR-C-0646 09/10/2017 Mr David Somers

1588

Comments

I believe these proposals are not consistent with National Policy because they do not take into account the detrimental effect that removing these large areas of Green Belt will have. These proposals therefore fail to meet the test of soundness as defined in paragraph 182 of the NPPF. • Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature and is not an appropriate strategy and is unjustified.

Changes Sought

Reasons for Participation

PR-C-0658 09/10/2017 Giles Hughes West Oxfordshire District Council Y Y N Y

1623

Comments

Exceptional circumstances have been demonstrated to justify the release of sites from the GB, including sites for housing to help meet Oxford City's unmet housing need. It is clear from the evidence base for Cherwell's proposed submission plan and from the Oxfordshire Growth Board evidence base that the release of sites from the GB is necessary to deliver the scale of housing required in a sustainable manner. However, there is a need to make efficient use of land released from the GB for housing purposes. Some of the proposed densities on sites released from the GB do not appear to make efficient use of this land despite their close proximity to Oxford and to sustainable transport infrastructure and services. By increasing the density on some of the GB sites and by developing the site covered by Policy PR3a Cherwell DC would achieve their target of meeting Oxford City's unmet housing need without requiring development at Woodstock South East (Policy PR10).

Changes Sought

Review of the proposed densities and the resulting site capacities of the sites to be released from the GB in order to ensure that efficient use is made of this scarce land resource.

Reasons for Participation

To address cross-boundary issues with West Oxfordshire

PR-C-0660 07/10/2017 Carol Matheson N

1631

Comments

Over-development and over allocation of dwellings to one Parish - Gosford and Water Eaton. This parish currently has 676 dwellings. Adding 1410 houses into Gosford and Water Eaton, increases the number of homes by 208% to 2083. The proposal increases the Parish housing by two thirds of its current size. 32% of all the new houses have been allocated to Gosford and Water Eaton. If there have to be more houses here then a 25% increase is acceptable (under 200).

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6a - Land East of Oxford Road

PR-C-0675 04/10/2017 Gill Davidson N

1658

Comments

Strong objection to building in the Kidlington gap. This is the narrowest and most vulnerable part of the GB and will mean that Oxford City and Kidlington become joined. The site PR6b is currently occupied by North Oxford Golf Club which is a recreational and social facility for over 500 local people of all ages. It has been in existence for over 110 years and is a beautiful piece of green land enhancing the environmental quality of the area. Why remove this which is contributing to the health and well being of so many people, to replace it with low density houses that will be of no value in helping resolve the housing problems? It will become a perfect place for people to live and commute to London attracting more wealthy people who make no contribution to the City. These proposed developments are not providing affordable housing. This development is being led by the University Colleges who own the land to swell their coffers rather than being a rational planning choice. If a golf course is to be sacrificed then why not the one in the City rather than destroying the GB? It is also completely irrational and unsound to propose to build a new course at Frieze Farm a few hundred metres away. Frieze Farm could be considered for housing instead. Golf courses cannot be made overnight and it would be years before a new course could be established. I object to the way in which the University and its Colleges together with unscrupulous developers are ruining the City and being allowed to control developments. The Council should look after the well being of people living in the City and its surroundings. This plan is completely ineffective and not consistent with National Policy. It is disgraceful.

Changes Sought

Reasons for Participation

PR-C-0682 08/10/2017 Tara J Prayag N

1682

Comments

This land is Gosford and Water Eaton parish land – not North Oxford.In total 1410 dwellings are proposed in the Parish. 650 of these are on this site. This number have a major impact on transport infrastructure in particular on the already heavily congested Oxford Road. The traffic from this development will increase congestion further. It is not clear how the transport improvements including new bus lane (and/or cycle lane provision) can be implemented without further problems for Oxford Road residents who already suffer from congestion, delay, air pollution and vibration caused by passinglorries/buses. In the Green Belt Study (April 2017) this site was categorised as “High” in terms of harm to the Green Belt from its release for development. I agree with this and consider that it would significantly erode the gap between Kidlington, Gosford and Water Eaton and Oxford, especially in combination with removal of the Park and Ride site from the Green Belt. This would result in continuous development up to the railway/A34. This in our view will lead towards the coalescence of Gosford/Water Eaton/Kidlington and Oxford. The area has no easily definable boundary to the east which raises further concerns about how development may be contained in thelong run. Green spaces- You ironically discuss the provision of public open space whilst destroying the current green belt. Why?

Changes Sought

Reasons for Participation

PR-C-0684 28/09/2017 Mike Stoddard

1690

Comments

I am writing to raise my concerns about the impending planning application for housing development at North Oxford Golf Club.My concerns centre around the potential destruction of a recreational site. I am a Director of England Hockey. This National Governing Body is funded in part by Sport England, a central government body. In the latest funding cycle Sport England have stated that one of their objectives is to promote exercise activity for those people who currently don't engage in any exercise. This directive comes from the DCMS. Development of North Oxford for housing would remove a facility where people could begin a pastime that would be in line with the wishes of both the DCMS and Sport England.

Changes Sought

Reasons for Participation

PR-C-0687 06/10/2017 Tim Green Y Y N N

1694

Comments

Para. 85 of the NPPF states that GB boundaries should be clearly defined, using physical features that are readily recognisable and likely to be permanent. Proposed revised GB boundary immediately east of 'land east of Oxford road' does not appear to provide a clear, defensible or permanent boundary. Developing this land may lead to the 'unrestricted sprawl of large built-up areas'. One of the five purposes and the fundamental aim of GB is to prevent urban sprawl by keeping land permanently open as set out in para. 80 of NPPF. Whilst land does need to be released from GB to meet unmet needs of Oxford City, the proposed area should be reduced and located on land that provides permanent and defensible boundaries. Proposed urban extension to Oxford City at land east of Oxford Road, comprising 650 dwellings at a net density of 40 dwellings per hectare, is considered detrimental to the highly valued GB and current individual identity of land. Removal of land from GB would result in coalescence of Oxford and Kidlington, eroding existing countryside contrary to National Policy. Particular concern is the impact on the existing setting of Cutteslowe Park, with open landscape/countryside views being destroyed with loss of openness, one of the main purposes of GB. The provision of public open space an extension to Cutteslow Park, including the creation of wildlife habitats is considered not to compensate for the proposed overall loss of valued agricultural and undeveloped land, rich in biodiversity that is currently accessible via existing Public Rights of Ways. There is no guarantee that this will even happen. The associated traffic and pollution will impact greatly on Cutteslow Park and existing areas rich in biodiversity. This is the largest park in Oxford and is home to a number of sports clubs/facilities, and significant wildlife areas and community woodland. It is unclear what level of provision is proposed to ease road traffic congestion particularly when popular community events are held. Significant increase in road traffic alongside other significant developments already in the pipeline is highly environmentally unsustainable. Oxford City has been declared an Air Quality Management Area where pollution levels of nitrogen dioxide objective will not be met. The Cutteslow Roundabout is one of seven hotspots. Given the proportion of relatively recent planning permissions/proposed developments, it is considered that the 2013 traffic data used to inform the preparation of the draft Local Plan Partial Review is outdated and therefore invalid. Concern is raised regarding the potential conflict between the proposed development on site and the Grade II* listed St Frideswide Farmhouse. What measures will be put in place to protect the setting of this heritage asset? Level of proposed housing is questionable as Oxford City has not finalised it's Local Plan. Emphasis on encouraging further employment is concerning, it is felt that Oxford City should be prioritising land for housing. Thus it is considered that allocation of housing within Cherwell to meet Oxford City's need is premature and should be delayed pending completion of Oxford's Local Plan. Proposed new Government protocol for the determination of housing need indicates the requirement in and around Oxford is greatly reduced from the previous determination. This should be properly examined before any development is undertaken. Proposal is not considered effective as they are not based on effective joint working and cross-boundary strategic priorities. The proposal is not considered to be consistent with national policy as it has not fully taken into account the detrimental effect that removing such extensive land from the Green Belt will have.

Changes Sought

It is respectfully requested that the preparation of the Local Plan Partial Review is delayed until further progress has been made with Oxford City's Local Plan to more accurately ascertain the level of housing that can be delivered within the City. Failing that, it is requested that the number of houses developed on 'land east of Oxford Road' is reduced in any event.

Reasons for Participation

PR-C-0716 04/10/2017 Nicola Barnetson N

5439

Comments

Object to policies PR3, (The Oxford Green Belt), PR6a (Land East of Oxford Road) and PR6b (Land West of Oxford Road). • Believes these proposals are not consistent with National Policy because they do not take into account the detrimental effect that removing these large areas of Green Belt will have. These proposals therefore fail to meet the test of soundness as defined in paragraph 182 of the National Planning Policy Framework (NPPF)• Oxford’s Local Plan has not yet been prepared so Cherwell’s allocation of homes is premature and is not an appropriate strategy and is unjustified.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6a - Land East of Oxford Road

PR-C-0717 01/10/2017 Pierre Pazgrat N

5444

Comments

Object to policies PR3, (The Oxford Green Belt), PR6a (Land East of Oxford Road) and PR6b (Land West of Oxford Road). • Believes these proposals are not consistent with National Policy because they do not take into account the detrimental effect that removing these large areas of Green Belt will have. These proposals therefore fail to meet the test of soundness as defined in paragraph 182 of the NPPF. (National Planning Policy Framework) • Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature and is not an appropriate strategy and is unjustified. Further comments regarding the Green Belt: • Its purpose aims at preventing urban sprawl• If Green Belt boundaries are re-defined, the way to define those using physical features would need to be readily recognisable and permanent. This is not the case on the area to the east of the A4165 (Oxford Road) because there are no such features and therefore no eastern boundary. There is a high risk to lead to unrestricted sprawl of large built up areas – which is contrary to the Green Belt purpose. Further comments regarding housing needs: The proposal is focussing on being close to the Parkway Station; this is unlikely to fill the need to have affordable housing. The developers are likely to have to pay a premium because of its location. It is clear that these new homes are likely to be purchased by London commuters due to the proximity of the station.

Changes Sought — Reasons for Participation

PR-C-0720 07/10/2017 Adrian Sutton

1810

Comments

The Government has published a consultation document Planning for the right homes in the rightplaces. This document sets out Government proposals to assess housing needs in differentareas of the country. It has been welcomed by many professionals who regarded the earlierSHMA estimates as overblown and unjustified. Rep quotes Helen Marshall of CPRE as saying that the housing needs in Oxford had beenreduced in the new estimates by no less than 47%. For more than 60 years the Green Belt thatforms the Kidlington Gap has successfully checked urban sprawl, and it has prevented themerging of Oxford and Kidlington, provided access to countryside to residents of northOxford and Kidlington, and preserved the setting of the historic town of Oxford. In view ofthe new assessment of housing need in Oxford, and the lack of a completed local plan byOxford City Council informed by accurate data on the land available for housing withinOxford, it would be irresponsible and reckless for Cherwell District Council to proceed withits plans to build on the Kidlington Gap. The above Government consultation document also notes that the pressure on housing ismuch greater in London, and is set to increase further over the next decade. Given that theproposed housing in PR6a and PR6b is approximately 10 minutes walk from Oxford Parkwaystation it is obvious that those sites east and west of Oxford Road (A4165) will be veryattractive for London commuters. It is hard to imagine how key workers in Oxford in need ofaffordable housing will be able to compete with the market pressure of London commutersfor this housing. The proposed housing density on the golf course is only 25 per hectare, andit is highly unlikely that any of it will be affordable to those who need cheaper housing inOxford.One of the greatest attractions for families living in north Oxford is the wide range ofavailable secondary schools. If 1,180 new households were built on either side of Oxford Road there would be even more car journeys to schools inside the Ring Road to prolong thecommute into Oxford. Following a Freedom of Information request Oxford City Council hasadmitted recently that the new road layout and traffic lights at Cutteslowe roundabout havenot improved traffic flow along Banbury Road. This continues to be an area of severe trafficcongestion during school term, and the proposed housing can only make it worse. The onlygood transport link is from Oxford Parkway station, but even there the huge station car parkis already filled by London commuters during week-days, less than 2 years since the stationopened.We understand that Cherwell District Council have been obliged by the "Duty to Cooperate"with Oxford City Council to solve Oxford's perceived housing problems. But Oxford CityCouncil has chosen to allocate land to employment at the Northern Gateway developmentinstead of housing. Further employment growth is unnecessary and unsustainable in an areaof full employment and a shortage of housing. It only exacerbates the housing problem, andleads to even more people commuting into Oxford. Rather than helping Oxford City Councilin this way Cherwell District Council should challenge the lack of thinking displayed by theCity Council.We recognize that Oxford has a housing problem, especially for key workers. But building onthe Kidlington Gap is unjustified by the information available, and by Oxford City Council'sown policies to develop land for employment rather than housing. Once the Green Belt hasgone it has gone forever, and it is difficult to see how further urban sprawl to the east ofOxford Road could be contained since the nearest road is the B4027, which is several miles tothe east (National Policy Planning Framework, paragraph 85).We urge Cherwell District Council to postpone any decision on the development of the GreenBelt around Oxford until all the facts are made available.

Changes Sought — Reasons for Participation

PR-C-0728 08/10/2017 Denis Roger N

1837

Comments

Object to policies PR3, (The Oxford Green Belt), PR6a (Land East of Oxford Road) and PR6b (Land West of Oxford Road). Believes that these proposals are not consistent with national policy because they do not take into account the detrimental effect that removing these large areas of Green Belt will have. These proposals therefore fail to meet the test of soundness as defined in paragraph 182 of the National planning Policy Framework (NPPF). Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature and is not an appropriate strategy and is unjustified.

Changes Sought — Reasons for Participation

PR-C-0730 09/10/2017 Monik Rodger N

1842

Comments

Object to policies PR3, (The Oxford Green Belt), PR6a (Land East of Oxford Road) and PR6b (Land West of Oxford Road). Believe these proposals are not consistent with National Policy because they do not take into account the detrimental effect that removing these large areas of Green Belt will have. These proposals therefore fail to meet the test of soundness as defined in paragraph 182 of the National Planning Policy Framework (NPPF). Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature and is not an appropriate strategy and is unjustified.

Changes Sought — Reasons for Participation

PR-C-0737 01/10/2017 Pauline Alvarez

1865

Comments

Object to policies PR3, (The Oxford Green Belt), PR6a (Land East of Oxford Road) and PR6b (Land West of Oxford Road). Believe these proposals are not consistent with National Policy because they do not take into account the detrimental effect that removing these large areas of Green Belt will have. These proposals therefore fail to meet the test of soundness as defined in paragraph 182 of the national Planning Policy Framework (NPPF).

Changes Sought — Reasons for Participation

PR-C-0756 10/10/2017 William & Rebecca Hodgson

1900

Comments

The proposed development on the land north of Cutteslowe Park, which is part of the Green Belt north of Oxford and forms a separating barrier known locally as the Kidlington Gap, between the northern boundary of the city of Oxford and the large urban village of Kidlington. The development directly contradicts the five stated purposes of land of the green belt as set out by the NPPF. To build on the green belt North of Cutteslowe would contravene all the five stated purposes; Resulting in Oxford sprawling and encroaching into the countryside, Oxford and Kidlington merging into one another, the historic character of Oxford being diminished and overwhelmed by the large urban sprawl, whilst the use of available derelict and urban land should be considered, instead of Greenbelt landIn addition, the local infrastructure (transport, hospital and schools) will be unable to cope with the large influx of people. While the aim is to provide housing for local Oxford people, the location of the houses near a direct-London line station will encourage people to live in Oxford but commute to London. Only about 13% of England is Green Belt and when there is so much other land available it is counter-productive to develop on Green Belt land. Strongly suggest that the Council reconsiders their development proposals to urbanise the small Green Belt area separating Oxford town and Kidlington.

Changes Sought — Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6a - Land East of Oxford Road

PR-C-0758 10/10/2017 Susan Cooper — Yes | Yes | | No

1905

Comments

The views described in paragraph 5.73 are actually unavailable to most people, being blocked along most of the Oxford Road by trees and hedges at the side of the road. This makes it less important to preserve this Green Belt land, allowing more weight to the need to provide housing needed by people working in Oxford. Paragraphs PR6a – 26 and PR6b – 24 specify an "active frontage", which assume means removing the trees and hedges along the road. Suggest not doing this. Having a sports ground to the east of Oxford Road south of Kidlington and keeping the Green Belt on the west side keeps a small separation between Kidlington and the extended Oxford. More of an optical separation could be maintained if a small strip of land along each side of the road in the area to be used for housing were left as is – planted with trees and hedges – instead of running the housing right up to the road. This strip needn't be very wide so would make only a minimal effect on the area available for housing, while having a significant positive effect on the apparent separation. The housing would also benefit from this shielding from the busy road. Lives on Banbury Road and it is not at all pleasant since it has become so much busier during the last 20 years. In addition, a cycle and pedestrian path could be provided on the housing side of this strip, providing shielding for cyclists and pedestrians. Frequently walks from the north edge of Oxford to the new train station and back; the noise of the traffic is unpleasant, and it is much worse when the road is wet and one get splashed by passing traffic The green strip could be extended past the Park and Ride to hide this unsightly area from the road. The proposed density of 27 dwellings per hectare is below the average new build density of 32 quoted (Rep quotes website in the letter) which also says the best health is found in areas with a density greater than 32. To make best use of the Green Belt land and to build a settlement fit for the future, suggest the target density be increased. Nothing is said about the ratio of flats to single-family houses. Perhaps no flats are foreseen at all. Higher density should be achievable in an attractive way by including a reasonable fraction of flats, which are also more likely to be affordable to Oxford workers.

It would also be good to encourage innovative designs of blocks of flats, such described on the website as provided.

Changes Sought

Reasons for Participation

PR-C-0766 10/10/2017 Haidrun Breith — Berks, Bucks & Oxon Wildlife Trust — Y

1940

Comments

Policy PR6a - Land East of Oxford Road. The policy proposes residential development on 24ha of the site at an average density of 40 dwellings per hectare. Have no principle objection to this but have some concerns that 40 dwellings/ha might not allow sufficient space for meaningful green infrastructure such as large native street tree planting within the built-up areas. Having said this it is unclear what the calculation is based on as 650 dwellings over 24 ha would result in a lower density than stated. Welcome the requirement to create a green infrastructure link along the eastern boundary to Cutteslowe Park. Also welcome the requirement for cross-boundary working between local authorities. Considering that the site is located next to another allocation PR6b wonder whether the two sites should be considered in combination rather than isolation Map / key: - Ancient Woodland: see general comment on mapping above. - BAP habitat: BAP habitat is shown on an area that is currently arable. Whilst it might be the intention to create a BAP habitat this might be difficult to achieve in this location. We recommend that the wording in the key is changed to 'proposed BAP habitat' or 'proposed area for nature conservation' or similar - Adjoining allocation: The map shows the golf course as remaining but policy PR6b allocates the site for development. This is misleading and the map should be revised accordingly - Policy PR3 land: see general comment on mapping above.

Changes Sought

Reasons for Participation

Potential biodiversity impacts as outlined in the representation.

PR-C-0773 10/10/2017 Philip Rawle — Greenlight Developments — Y | Y | N | Y

1951

Comments

Does not consider the Partial Review of Cherwell Local Plan to pass the 'tests' of soundness, in terms of being positively prepared, justified, effective and consistent with National policy. This is because the Partial Review does not make reference to the need for C2 units (residential institutions, including care homes), nor to care/nursing homes more generally. Policy PR2 deals with C3 uses only. Further limitations on current local planning policies (adopted and emerging) are outlined in the accompanying Note prepared by Lichfield's. In terms of National policy, the Government's National Planning Practice web-based resource in the section on 'Housing and economic development needs assessments' provides guidance to the plan-making process on how to deal with 'housing for older people'. Failure of the Partial Review to meet the care needs of the District will clearly have significant implications on housing options for Cherwell's increasingly ageing population. The accompanying Note prepared by Lichfield's quantifies that like the rest of the UK there is a clear need for care homes in Cherwell. Examples are found in the Oxfordshire SHMA, which projects the number of people with dementia and mobility issues in Cherwell and Oxfordshire will roughly double by 2031 (end of this Plan period). The latest DCLG figures project the number of people in Cherwell living in communal establishments to double by 2031. The Lichfield's' Note sets out the care need for Cherwell as follows: • In Cherwell District itself, the latest DCLG projections show growth in the number of people over age 75 living in communal establishments of 565, i.e. this is the number of care home bed spaces needed (2011 – 2031). However, as the Council are planning for housing growth well in excess of demographic trends, which will lead the population growth in excess of demographic trends, 565 bed spaces should be considered a minimum to plan for up to 2031. • In terms of Oxford City's need, the DCLG projections suggest a need for a further 305 bed spaces by 2031, and (as with its housing need) a proportion of this may well go unmet. Cherwell will inevitably import some of Oxford's care home needs, as those additional residents (who otherwise would have lived in Oxford) age and move into care homes. This further justifies the use of the 565 figure for Cherwell as a minimum, which may need to be increased if unmet care home need for Oxford is identified. Lichfield's' Note on Care Home Need provided.

Changes Sought

Greenlight asserts that it in order for this clear 'need' for care bed spaces to be met in Cherwell over the Plan period, specific policies are required to:(a) Set the delivery of this need over the Plan period as a requirement - this requirement being a minimum of 565 bed spaces by 2031; and(b) To identify and allocate sites to accommodate this need in the Plan and on the Policies Map.To this end, Greenlights' land interest at Skimmingdish Lane, Bicester, which is currently subject to planning application 17/01428/F, provides an opportune site to be allocated for a 64-bed care home; thus accommodating some 11.3% of the bed space requirement (based on a total requirement of 565 bed spaces) over the Plan period (by 2031).To demonstrate how the site at Skimmingdish Lane, Bicester can accommodate a 64-bed care home, and therefore to assist in informing its allocation as a care home site in the Plan, enclosed with this letter is the site location plan and proposed site layout plan, both of which form part of the current planning application on the site.

Reasons for Participation

The matters raised in these representations are of a strategic nature to the plan.

PR-C-0775 10/10/2017 Jon Alsop — Savills on behalf of Christ Church, Exeter & Merton Colleges and Oxford University — Y

1958

Comments

In addition to its interests in sites PR6a and PPR6b, the University of Oxford and Merton College also have landownership interests in the following sites: • PR3c:land north of Oxford Service Area.• PR8: land East of the A44 at Begbroke/Yarnton.• PR9: land West of the A44 at Yarnton.

Given their shared interest across these sites, there has been careful co-ordination between the landowners and their advisory teams in the preparation of these representations and specifically comments in relation to these sites. In addition, the teams advising the landowners have met in order to start to formulate a co-ordinated approach to the sites in relation to common themes (e.g. transport) and in terms of planning phase and subsequent implementation. These parties will continue to work together on areas where their interests are aligned with the aim of achieving a comprehensive and co-ordinated approach to the delivery of these sites and the strategy for the A44 corridor overall.

Changes Sought

Reasons for Participation

On behalf of the consortium, given the significance of their land interests, would wish to participate in the oral examination.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6a - Land East of Oxford Road

PR-C-0775 10/10/2017 Jon Alsop Savills on behalf of Christ Church, Exeter & Merton Colleges and Oxford University — Y

1964

Comments

Support with amendments. The consortium is strongly supportive of the proposed policies to develop a new North Oxford neighbourhood either side of the A4165 Oxford Road, with direct access to central Oxford and Summertown, to employment opportunities, including at Northern Gateway, and to services and facilities nearby including public transport hubs. The policy supporting text highlights that in this location sustainable travel choices can be strongly encouraged and car use for local journeys discouraged. Whilst the proposals here would involve the loss of agricultural land and realignment of the GB boundary, and give rise to other localised impacts on environmental assets, the consortium agrees with the Council that the proposals would represent the most sustainable opportunity to create a new gateway neighbourhood, and that the impacts are capable of being mitigated as well as being substantially outweighed by the benefits.The opportunities exist to consolidate this urban edge, integrate the area with the existing north Oxford communities, and develop a highly sustainable neighbourhood that will achieve social, environmental and economic benefits in line with NPPF, paragraph 7. Detailed comments provided on affordable housing, housing numbers density and local services contributions, development brief and location of key facilities.

Changes Sought

Overarching strong support however suggested changes have been provided on affordable housing, housing numbers density and local services contributions, development brief and location of key facilities.

Reasons for Participation

On behalf of the consortium, given the significance of their land interests, we would wish to participate in the oral examination.

PR-C-0778 10/10/2017 Sarah Knox-Brown Begbroke & Yarnton Green Belt Campaign N N

5465

Comments

Begbroke & Yarnton Green Belt Campaign's (BYG) main concern is that they believe there is no proper justification for altering the Green Belt boundaries from where they currently stand. On a local level, they particularly object to the removal of the land described as PR8 and PR9 from the Green Belt due to the significant detrimental impact of that removal on the villages and villagers of Begbroke and Yarnton. They also object to the removal of land described as PR6a, PR6b, PR7a and PR7b from the Green Belt due to the importance of these sites in maintaining the gap between the villages of Begbroke, Yarnton and Kidlington to Oxford City and to the land described as PR10, a green field site due to the impact its development will have on the adjacent A44 corridor. Instructed Bruce Bamber, a transport consultant, to prepare a report on the transport implications of the allocation of sites PR8 and PR9 for housing purposes. Although his technical review has focused on these areas, the broader methodology to identify potential development locations has also been assessed for its soundness. The report has been provided as Appendix B. Key conclusions from the report includes: the Sustainability Appraisal Report was published before the Transport Assessment and therefore cannot properly take into account the transport impact of development options. The SAR fails to report the adverse traffic congestion impact from the proposed development around Begbroke and Yarnton and is therefore flawed. Transport evidence base and the associated environmental assessment work is fundamentally unsound and cannot be relied upon. A number of legal issues are raised in Appendix A with a detailed summary provided. If the Council proceeds as planned, we consider the Inspector will find the Plan unsound due to inadequacy of evidence base and failure to ensure effective consultation and participation by the public.

Changes Sought

Reasons for Participation

PR-C-0779 10/10/2017 Graham Jones Summertown and Wolvercote Conservatives N

1980

Comments

Whilst it is challenging to help solve Oxford's housing problem, there are better ways to do this than those proposed in Policies PR6a and PR6b. There are already agreed plans for homes in the Wolvercote Ward (500 Northern Gateway, 190 mill site, Lower Wolvercote and 17 at Elsfield Hall). In addition there are a number of brownfield sites that can be developed for housing in the city. This with the recently revised and lower Government housing needs figure for Oxfordshire and Oxford, in particular, mean only the most appropriate sites for housing should be considered. These two policies use GB land, which our forebears had the wisdom to set up to prevent urban sprawl, to prevent urban conurbations from joining up and to ensure that those living in an urban environment have some open space and countryside within a reasonable distance. The National Planning Framework makes this quite clear. The proposal to effectively close the "Kidlington Gap" so that Kidlington is divided from Oxford but not much more than the A34 and the railway to Bicester means that Kidlington will be as joined up to Oxford as Blackbird Leys. There are other sites that are not in the GB that would be better suited. The proposal to put housing on both sides of the Banbury Road, next to the Oxford Parkway Station, will be of great appeal to London commuters and will not readily ease the housing needs of local people. The road system, in spite of lengthy and expensive works carried out on the Cutteslowe and Wolvercote Roundabouts, is barely coping with the current traffic. The situation will deteriorate when the Northern Gateway employment and housing site is developed. Further development in such close proximity for up to another 1,080 homes, with additional entry points on to the Banbury Road, will further exacerbate the problem to the extent that there will be unacceptable levels of pollution and congestion. Understand the need for more housing but believe there are other solutions. Do not agree that the proposals are consistent with national policy and that the need of housing is sufficiently exceptional to allow for the ripping up of the GB and, by doing so, enabling the joining of Kidlington to Oxford. Do not consider that sound, justified or effective.

Changes Sought

Reasons for Participation

PR-C-0779 10/10/2017 Graham Jones Summertown and Wolvercote Conservatives N

1981

Comments

While it is pleasing to see that a larger site here within the Cherwell Valley is no longer being considered, the proposals for this site are inappropriate. The development of the full site covered by PR6b would compromise the setting of the Grade II listed St Frideswide Farmhouse as well as the edge of the Cherwell Valley. There is a wildlife corridor on this site on the edge of the Banbury Road and every effort should be taken to retain this.

Changes Sought

Reasons for Participation

PR-C-0787 10/10/2017 John L Broad CPRE Cherwell South District N

2016

Comments

PR6a and b is just wrong. This area of the town is already traffic and pollution blackspot and proposing even more development can only make this worse. The proposed Northern Gateway will add to the problems. Including the term 'wildlife corridors' in these proposals just shows the lack of knowledge as to how wildlife works.

Changes Sought

Reasons for Participation

PR-C-0791 10/10/2017 Keiron Ward N Y

2036

Comments

Object to the allocations in Policies PR6a, 6b, 7a, 7b, 8 and 9 since they require the release of Green Belt land (see objection to PR3). All of these sites contribute to the purposes of the Green Belt and should not therefore be removed from it.Other Green Belt Sites rejected by the Council.

Support the Council's rejection of other sites in the Green Belt considered at the options stage for the same reasons.

Changes Sought

All allocations should be withdrawn because they are premature (need has not been established) and because alternatives to Green Belt development exist.

Reasons for Participation

Would like to be represented by Kidlington Development Watch at the oral examination in public. For the reasons given in the Kidlington Development Watch representation.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6a - Land East of Oxford Road

PR-C-0791 10/10/2017 Linda Ward N Y

5682

Comments

Object to the allocations in Policies PR6a, 6b, 7a, 7b, 8 and 9 since they require the release of Green Belt land (see objection to PR3). All of these sites contribute to the purposes of the Green Belt and should not therefore be removed from it.Other Green Belt Sites rejected by the Council.

Support the Council's rejection of other sites in the Green Belt considered at the options stage for the same reasons.

Changes Sought

All allocations should be withdrawn because they are premature (need has not been established) and because alternatives to Green Belt development exist.

Reasons for Participation

Would like to be represented by Kidlington Development Watch at the oral examination in public. For the reasons given in the Kidlington Development Watch representation.

PR-C-0799 10/10/2017 Steven Sensecall Carter Jonas on behalf of Sheehan Group of Companies N Y N Y

5475

Comments

This submission relates to land at and adjacent to Knightsbridge Farm, Yarnton, and which is located on the south-east edge of Yarnton and immediately to the south-east of the Begbroke Policy PR8 - Land East of the A44 Proposed Urban Neighbourhood. The land is owned by the Sheehan Group of Companies and Cappagh and is previously developed land comprising a redundant sewerage treatment works, a haulage depot and storage land and a concrete batching plant. The land extends in all to some 13 hectares and is outlined in red on the attached plan. This submission should be read alongside and is put forward as an alternative to a separate submission made by Planning Consultant, Suzi Coyne, who has argued that, consistent with the existing use of the Sheehan land, the site as a whole should be allocated for employment land for B2 and B8 uses. Development at and adjacent to Knightsbridge Farm would be a logical addition to the Begbroke Urban Neighbourhood or the existing built up area of Yarnton and would assist further in meeting Oxford's unmet housing need. it is also less sensitive in GB terms than, for example, proposed allocations PR6a and PR6b both of which (a) cause a material diminution in the gap between Oxford and Kidlington (contrary to the GB purpose of preventing neighbouring towns from merging in to one another) and (b) seriously undermine the requirement to preserve the setting and special character of Oxford, central to which is its green backdrop. Key attributes for the land at and adjacent to Knightsbridge Farm listed.

Changes Sought

Remove the land at and adjacent to Knightsbridge Farm from the GB. Amend the boundary of the Begbroke Urban Neighbourhood (Policy PR8) so as to include the land at and adjacent to Knightsbridge Farm in the allocated site for residential development or a mix of residential and other uses.

Reasons for Participation

As drafted, and in so far as it relates to the land at and adjacent to Knightsbridge Farm, the Plan has not been positively prepared, is not justified and is not effective. This goes to its soundness and raises issues that should be explored fully at the oral part of the Examination.

PR-C-0806 10/10/2017 Liz Pickering Education and Skills Funding Agency

2070

Comments

The ESFA supports the policy requirement for the provision of a 3FE primary school on 3.2 hectares.

Changes Sought

Reasons for Participation

Page 2245

PR-C-0813 08/10/2017 Jennifer Betts

2209

Comments

Propose the deletion of the following sites: Pr3c, PR3d, PR6a, PR6b, and PR8 (although some housing which preserves a substantial barrier between Begbroke and Kidlington may be acceptable).

Changes Sought

Deletion of the following sites: Pr3c, PR3d, PR6a, PR6b, and PR8 (although some housing which preserves a substantial barrier between Begbroke and Kidlington may be acceptable).

Reasons for Participation

PR-C-0813 08/10/2017 Jennifer Betts N

2208

Comments

Objection to the allocation of PR6a and PR6b: Both sites are important parts of the Green Belt separating Oxford from Kidlington allowing both to retain their identity. The closure of this gap by building on the Green Belt will leave a small gap of about half a kilometre so it would effectively be joining Oxford to Kidlington to become an urban extension of Oxford. This part of the Green Belt has high landscape value providing a clear divide of rural land between Oxford and Kidlington. There is no evidence that this land should be released from the Green Belt on exceptional circumstances as studies have shown this land to be of high importance to the integrity and function of the Green Belt. The land occupied by the Golf Club serves a contribution to the Green Belt both is its landscape function and as a recreational activity. The plan proposes a low density of 25/Ha, which is unlikely to be attractive to accommodate 50% affordable housing. In addition the balance of the site is likely to be attractive to Commuters from London who will pay high prices for large expensive houses. This site would clearly never meet the objectives of providing houses that are reasonably priced for workers in Oxford.

Changes Sought

Reasons for Participation

PR-C-0814 07/10/2017 David Betts N

2225

Comments

Objection to the allocation of PR6a and PR6b: Both sites are important parts of the Green Belt separating Oxford from Kidlington allowing both to retain their identity. The closure of this gap by building on the Green Belt will leave a small gap of about half a kilometre so it would effectively be joining Oxford to Kidlington to become an urban extension of Oxford. This is such an important part of the Green Belt, Cherwell District Council must ensure the quantum is right. This part of the Green Belt has high landscape value providing a clear divide of rural land between Oxford and Kidlington. There is no evidence that this land should be released from the Green Belt on exceptional circumstances as studies have shown this land to be of high importance to the integrity and function of the Green Belt. The land occupied by the Golf Club serves a contribution to the Green Belt both is its landscape function and as a recreational activity. It should be noted that Southfield Golf Course in Oxford has been rejected by the City Council for a potential housing site. The plan proposes a low density of 25/Ha, which is unlikely to be attractive to accommodate 50% affordable housing. In addition the balance of the site is likely to be attractive to Commuters from London who will pay high prices for large expensive houses. This site would clearly never meet the objectives of providing houses that are reasonably priced for workers in Oxford.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6a - Land East of Oxford Road

PR-C-0814 07/10/2017 David Betts

2222

Comments

Propose the deletion of the following sites: Pr3c, PR3d, PR6a, PR6b, and PR8 (although some housing which preserves a substantial barrier between Begbroke and Kidlington may be acceptable).

Changes Sought

Propose the deletion of the following sites: Pr3c, PR3d, PR6a, PR6b, and PR8 (although some housing which preserves a substantial barrier between Begbroke and Kidlington may be acceptable).

Reasons for Participation

PR-C-0817 10/10/2017 G Davies N

5666

Comments

Loss of Cherwell District Local Amenities - The development of North Oxford Golf Club and adjacent land on the opposite side of the Banbury Road will only result in multimillion pound houses for Oxford and London commuters. The impractical alternative proposed site at Frieze Farm is smaller, flat featureless agricultural land and within a mile of the current North Oxford Golf Club; who will pay for it to be moved to an unviable site? A new golf course requires a significant investment and take years to develop to an acceptable condition. Why can this alternative site not be considered for housing? Has the Oxford Golf Course been scheduled for development to meet Oxford city's housing needs, if not why not? Its acreage is significantly larger than North Oxford Golf Club and not within the Green Belt area.

Changes Sought

Reasons for Participation

PR-C-0821 09/10/2017 Caroline Johnson Y Y N N

2243

Comments

The proposal to take land between Oxford and Kidlington is wrong because of its impact on the Green Belt and the loss of the Kidlington Gap. If this proposal is accepted there will be urban sprawl, the neighbouring towns of Oxford and Kidlington will merge with one another, there will be encroachment on the countryside, the setting and special character of the historic town of Oxford will be adversely affected, there will be no assistance to urban regeneration. The proposal is not in line with National Planning Policy as they do not take account of the adverse effects of removing this land from the Green Belt. These issues are also discussed in my response to PR3. Specific concerns about the proposal PR6a. The proposals are predicated on meeting Oxford's unmet housing need yet the density of housing proposed for this site is so low that it is clear that these will be executive homes. It is reasonable to assume that a large proportion will be purchased by people moving from London and then using the train service to go to work. Thus they will make no contribution to meeting the unmet housing need.The proposal suggests that a primary school should be placed at the southern edge of the parcel of land, northern boundary of Cutteslowe Park. This is nonsensical given that the majority of the population growth is in Yarnton and there is an Oxford City Council school at Cutteslowe, half a mile away. It is proposed that an extension to Cutteslowe Park will be included but there is no guarantee of this and it could be withdrawn. Similarly a proposal is made to keep an area of land as arable farmland but there is no guarantee of this. These proposals were made in response to concerns raised at the previous stage of Consultation about the impact of PR6a on the unique and very valuable setting of Cutteslowe Park. Even if these offers were to materialise the impact on the Park would be highly detrimental. The setting in open countryside with far reaching views will be lost. This proposal is for an area which has no defined eastern boundary. When redefining the boundaries of Green Belt land Local Authorities should define clear boundaries using physical features that are easily recognised and likely to be permanent. This is not the case for PR6a which has 3 boundaries defined by the Park and two major roads but whose eastern boundary is only a field boundary. The risk of future proposals being made to add further fields to the development is very high and thus there would be urban sprawl. The proposal to develop PR6a is contrary to the purposes of the Green Belt. It is unjustified and unsustainable.

Changes Sought

The process should be restarted once the Oxford Local Plan has been completed and thus when any unmet housing need of Oxford is known. When Cherwell does this it should correct the errors made in this process and take account of the importance of the Green Belt and provide solutions which do not impact the Green Belt.

Reasons for Participation

PR-C-0822 09/10/2017 Iain Johnson Y Y N N

2247

Comments

Even if Cherwell and Oxford City's calculation of unmet housing need is correct , (which it isn't), the proposal for PR6A is flawed. The density of housing in PR6A is too low to provide affordable housing or the type of houses for key workers in Oxford. The density implies large houses for people who will notice they have railway station on their doorstep and can commute to London in an hour. If people move into these homes to work in London that does nothing to meet Oxford's need. The proposal includes a primary school next to the park, on the edge of the proposed low density housing development. The major population growth in this plan is in Yarnton not next to Cutteslowe park. Primary school children are the most likely to travel to school by car adding several hundred car journeys to an already overcrowded road system. Cutteslowe already has one primary school at the other end of the park. The planned extension to the park, offered as a cynical ploy to curry favour with nearby residents and park users, is not guaranteed. There is also no guarantee of the arable farmland promised in the plan. Building next to the park will alter the park irrevocably. People travel to and use this park because it is on the edge of the city with views over open countryside. Without its setting it is much diminished. Cutteslowe park is a lovely green space surrounded by open countryside that provides habitats for wildlife visible in and around the park. The open fields and farmland provide a setting that allows the city population to take leisure while viewing a countryside that contributes to their wellbeing. Happiness from being in and viewing green space shouldn't be underestimated and should be valued. PR6a has no permanent eastern boundary. This amounts to a "developers charter" where existing development can be used as an excuse for further development and then yet more. This is a crass and foolish oversight by Cherwell and will play into the hands of landowners and developers who will build and build and build some more making PR6a bigger and bigger. PR6a is directly in opposition to what the Green belt is for and what the National Policy Framework clearly says the Green belt is for 5 purposes of the Green Belt quoted. This plan goes against all 5 purposes.

Changes Sought

The local plan should be scrapped and started again when there is clarity about the ACTUAL unmet housing need and not just the desire of the city council, and Cherwell, to meet a figure they have made up based on discredited calculations. The local plan should also recognise the importance of the Green Belt. The Green belt isn't an inconvenient anachronism to be discarded . It is essential to the wellbeing of the citizens of Oxford and surrounding towns and villages. It is evident that the UK government values its green belt more than this local plan does …
The Government national planning policy framework states that the Green belt exists to prevent urban sprawl, prevent neighbouring towns merging, safeguard countryside from encroachment, preserve setting and character of historic towns (such as Oxford!) and assist in urban regeneration (by forcing entities such as the Oxford city Council , the University and its colleges to consider land in the city for housing not more unnecessary jobs).

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6a - Land East of Oxford Road

PR-C-0832 10/10/2017 David Flavin Oxfordshire County Council

5030

Comments

Proposed changes suggested.

Changes Sought

On page 88, para 5.85, the document states that: “Design principles which seek to deliver a connected and integrated urban extension to Oxford will be required”. The new Cycling and Walking Design Guides should be referenced as the relevant document for best practice Design principles.

Reasons for Participation

PR-C-0832 10/10/2017 David Flavin Oxfordshire County Council

5042

Comments

North Oxford development sites (Policy PR6a East of Oxford Road, 650 homes and Policy PR6b West of Oxford Road, 530 homes) would beexpected in combination to generate approximately 360 primary pupils. This would require a 2 form entry (420 place) primary school, which would be expected to have some space to accommodate children from other growth areas as well. A 2.2ha site is therefore required for a new 2 form entry primary school within this site.

Changes Sought

Policy PR6a currently requires “provision of a primary school with at least three forms of entry on 3.2 hectares of land”. This requirement can be reduced as above and should state “provision of a primary school with two forms of entry on 2.2 hectares of land”.

Reasons for Participation

PR-C-0832 10/10/2017 David Flavin Oxfordshire County Council

5053

Comments

The requirements within each site policy for an archaeological assessment and potential pre-determination investigations are supported.

Changes Sought

Reasons for Participation

PR-C-0832 10/10/2017 David Flavin Oxfordshire County Council

5034

Comments

Proposed changes suggested.

Changes Sought

a. Primary school – the site Development Brief will need to consider school requirements regarding length of frontage, not on cul de sac, number of access points etc. as well as options for parking and drop off. b. Needs to be a direct walking/cycling link to Oxford Road via the existing residential streets to the south. c. Due to the size of the development, the Policy needs to specify two separate access points onto the highway. d. Generally, should PR6a and b be covered by a single masterplan? This would need to include integration across Oxford Road. It would help to coordinate the vehicular access points, crossings and pedestrian/cycle links. e. Pedestrian connection to adjacent residential area should be secured.

Reasons for Participation

PR-C-0846 10/10/2017 Alison Noel N

2285

Comments

Object to policies PR3, (The Oxford Green Belt), PR6a (Land East of Oxford Road) and PR6b (Land West ofOxford Road).• Believes these proposals are not consistent with National Policy because they do not take into account the detrimentaleffect that removing these large areas of Green Belt will have. These proposals therefore fail to meet the test ofsoundness as defined in paragraph 182 of the NPPF.• Oxford’s Local Plan has not yet been prepared so Cherwell’s allocation of homes is premature and is not an appropriatestrategy and is unjustified.

Changes Sought

Reasons for Participation

PR-C-0847 10/10/2017 Dr Michael Fraser N N N Y

5291

Comments

References on the Cherwell Green Belt Study (April 2017), the Oxford Green belt Study (2015), Category A Village Analysis (2016), Policy Villages 1 and 2 of the adopted Local Plan Part 1 and SA report. Conclude that the removal of Green Belt separating Begbroke (PR8) and Yarnton (PR9) and subsequent development as proposed would result in coalescence of both settlements; encroach on the open countryside; and result in highly inefficient use of land (which itself is a combination of grade 2 and grade 3 agricultural land). The harm that results is exactly the harm that the Green Belt land is designed to prevent. The loss of protection of the Green Belt and the scale of subsequent development is contrary to existing Local Plan policies. The “exceptional circumstances” put forward by Cherwell District Council are without merit with respect to all sites proposed for removal from the Green Belt.

Changes Sought

For the reasons given above AND the Representations made by the Begbroke & Yarnton Green Belt (BYG) Campaign which are additionally supported, the Plan in its current form cannot be changed to make it legally compliant or sound and should therefore be withdrawn and NOT be submitted for Inspection.

Reasons for Participation

Would like the Begbroke & Yarnton Green Belt (BYG) Campaign to represent meat the Examination should it take place.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6a - Land East of Oxford Road

PR-C-0847 10/10/2017 Dr Michael Fraser — N | N | N | Y

5290

Comments

Referenced the 5 purposes of the Green Belt and NPPF paragraphs 82-84. Quotes provided on the Elmbridge Local Plan and Poole Local Plan. Quotes provided on NPPG's guidance on the Housing and Economic Land Availability Assessment (HELAA). Reference to Policy ESD14 of the adopted Local Plan Part 1. it is reasonable to conclude that whilst local districts may have accepted an apportionment of Oxford's unmet housing need the actual number is not
absolute and the Local Plan process may determine that Cherwell, for example, is unable to accommodate the apportioned figure due to existing national policies, such as Green Belt. Conversely, Oxford City, through the development of its own Local Plan and consideration of urban density, re-allocation of land previously earmarked for employment use, etc. may determine that the total unmet housing need is lower than that recommended by the SHMA and post-SHMA work. The latter point will especially apply should Oxford City seek to justify exceptional circumstances to remove Green Belt land that falls within its own jurisdiction. Reference to Oxford's Preferred Options document.

Changes Sought

For the reasons given above AND the Representations made by the Begbroke & Yarnton Green Belt (BYG) Campaign which I additionally support and adopt as part of my own Representation in this document, the Plan in its current form cannot be changed to make it legally compliant or sound and should therefore be withdrawn and NOT be submitted for Inspection.

Reasons for Participation

"Would like the Begbroke & Yarnton Green Belt (BYG) Campaign to represent meat the Examination should it take place"

PR-C-0848 08/10/2017 Plamen Petroff — N | N

2288

Comments

Object to policies PR3, PR6a and PR6b as well. The key facts:- The proposal is not consistent with the National Policy because the policies do not take into account the detrimental effect that removing these large areas of Green Belt will have.- There are no 'exceptional circumstances', which could allow a City Council to ruin the environment and the future of our children. The Government's NPPF (Para 80) is very clear what the aims of the Green Belt are. The Green Belt must be 'enhanced', not reduced.There are no supporting facts that all relevant alternatives had been assessed.

Changes Sought

Revise the Plan

Reasons for Participation

PR-C-0874 03/10/2017 Mr Stuart & Mrs Phyllis Holcroft — Y | Y | N

2369

Comments

Consider that Policies 6a and 6b are unjustified, on the grounds that :- • They do nothing to check the growth of Oxford and its urban sprawl. • There are sites within the City Council boundary that would potentially be more suitab• The level of Oxford's need has not been confirmed. If there is little or no need in Oxford this will reduce the pressure of developing in the Green Belt.• Residents of Kidlington, Gosford and Water Eaton have no desire for their communities to be swallowed up into Oxford. The Plan will remove much of the physical and importantly, the visual green space between Kidlington and Oxford and instead promote the A34 as the physical boundary of Green Belt. This effectively reduces the belt to a ribbon a few hundred metres wide. What would remain as visible belt is a narrow strip extending from the Kidlington roundabout to the A34 bridge adjacent to Parkway station. Moving the Green Belt boundary away from Oxford in this way would provide the basis of future arguments to engulf Kidlington within the City of Oxford. Disagree with Para 5.77 about integrating with existing North Oxford communities. Reference to two Green Belt sites within Oxford, both rejected due to coalescence which is inconsistent to Cherwell's approach. The Cundall Report "Unlocking Oxford's Development Potential "concluded in Para 158 that "It is not appropriate for the City Council to enter into discussions regarding the use of neighbouring Authorities land, especially if it is Green Belt, without undergoing a thorough and robust assessment of all potential sites for housing within its own authority's boundary first''.

Changes Sought

Reasons for Participation

PR-C-0875 04/10/2017 Mrs Frances Bishop — N | N

2370

Comments

Greenbelt - The reasons for Green Belt seem even more valid for today. The review has not shown that the circumstances are exceptional. Oxford is an unique and important historic City and it's identity is closely linked to it's size and it's settings in the gentle and surrounding landscape. The Greenbelt allows people to feel that the countryside is meandering into the city, connecting city and country and keeping the surrounding villages intact.

Changes Sought

Reasons for Participation

PR-C-0875 04/10/2017 Mrs Frances Bishop — N | N

2371

Comments

Cutteslowe Park. (PR6a) would radically alter after this beautiful and very well used park, which is very dear to the hearts of those of us who live nearby and the many families who visits from further off. A large part of the attraction is it's lovely setting with views across the countryside, allowing people to experience this sense of space of freedom so near to the city centre, without having to travel miles through the urban sprawl. Does not think the reasons given, justify the loss of this amenity.

Changes Sought

Reasons for Participation

PR-C-0875 04/10/2017 Mrs Frances Bishop — N | N

2372

Comments

The proposed policy depending on less use of cars, seems more hopeful than justified by evidence. The document does not seem to show any real ways that the very overcrowded and noisy road network could be made to cope with so much more traffic. Family life for most people requires car use and there will also be increased public transport, delivery vehicles, service vehicles and traffic related to use of schools, doctors, leisure facilities etc. Air quality is also an serious issue.

Changes Sought

Reasons for Participation

PR-C-0878 05/10/2017 Tim Davison — N

2377

Comments

Believe these proposals are not consistent with National Policy because they do not take into account the detrimental effect that removing these large areas of Green Belt will have. These proposals therefore fail to meet the test of soundness as defined in paragraph 182 of the NPPF.• Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature and is not an appropriate strategy and is unjustified.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6a - Land East of Oxford Road

PR-C-0882 05/10/2017 Carl Smith N N N Y

5213

Comments

Objects to PR6a. This is an ambitious plan to remove the Green Belt gap between Oxford & Kidlington. The green policies associated with the proposals appear to be a cosmetic remodelling to the detriment of wildlife & appearance of the high graded landscape. The areas of residential development & open/ green spaces shown on policy map PR6a are unacceptable & do not replace roaming in the countryside. The proposed new school shown on proposals Map PR6a is unlikely to be convenient for those in Kidlington and surrounding area, where existing schools are already becoming overstretched with pupil numbers. Any pupil overspill which may be allocated to such a proposed new school other than at Oxford are likely to have to travel long trips, which will lead to more cars on school runs using the already congested road network. Any foot/ cycle route links between north Oxford and the Water Eaton Park & Ride / Parkway should be along or landscaped close to the A4165 Jordan Hill corridor and not in the open countryside, which will create further creeping urbanisation and light pollution, if lit. A map/diagram is provided, suggesting alternative development areas & boundaries.

Changes Sought

PR6a should be replaced by the attached revised proposal map showing options for housing densities at 30 & homes per hectare. Although the outer boundary has been rigidly fixed, the internal layout of development shown should be designed using a flexible approach. The proposed revised development needs shown on the attached map makes use of existing hedgerows close to the brow of Jordan Hill and can be reinforced with a wide green buffer screen for marrying it into the landscape and preventing excessive light pollution.

Reasons for Participation

Based on the representation, would like to reserve the right to respond if necessary.

PR-C-0883 06/10/2017 Ian Crook

2383

Comments

Objections to the proposed development of housing in the Green Belt north of Oxford city- the area identified as PR6a. Objections:1. Traf Housing on the scale envisaged will generate a huge increase in commuter and general traffic. This would be on roads which are in poor condition, already congested and could not cope with the additional volume; they can barely handle the existing loads. 2. Cutteslowe Par.Cutteslowe Park is one of few green open spaces in Oxford that are freely accessible to the public; most of the many green areas are college lands which not available to the general public. The new housing will encroach on the borders of Cutteslowe Park and destroy the open country aspect at the borders of the Park. That this would take place on Green Belt land is particularly regrettable. The proposed 'Park Extension' and 'Arable Land' would have no guarantee of permanence. If the current application is approved, no doubt these plots of land would then also soon become ripe for building. Is well aware that there is dire need for more low-cost housing and that something urgently needs to be done to put right the current unacceptable situation. Is not a 'NIMBY' - believes it is wrong to build these houses on Green Belt land so near to a much valued public park.

Changes Sought

Reasons for Participation

PR-C-0889 10/10/2017 Mrs Donna Bennett N N N Y

2391

Comments

The exceptional need to build 650 homes on this area due to few alternative locations being available is not proven, convincing or justified. This planning solution for meeting housing needs is insensitive towards overdevelopment to nearby villages, as well as the preservation of already too little remaining natural space and wildlife. How could this possibly therefore be effective or result in potentially healthy new living space? Using small bit of green space left would only be a temporary measure with irreversible consequences. Infrastructure plans are afterthoughts not actually agreed, funded or guaranteed by potential developers. The current infrastructure in surrounding areas, rapidly deteriorating and under increasing duress, surely needs to be a paramount consideration before exposing it to further demands. Only, and at best are 50% of these homes planned to accommodate housing needs which means that the remaining land will be used purely for property investment. Property investor's interests should surely not be underlying necessities in any green belt development stated as an exceptional cause? Justifying this plan as an exception to meet urgent needs therefore is not in compliance with the national green belt policy.Decision making by any parties that stand to profit from the success of this planning should not be allowed. Green belt space is labelled as such to cap the area from inevitable demand of expansion. This development would link Kidlington to the outskirts of the city centre and would result in an urban sprawl thus eliminating a small but precious pocket of wildlife and character. The high quantity of housing threatens the already deteriorating and increasingly grid-locked infrastructure. Decision makers for these plans and deciding on the fate of green belt areas should be those it will affect as there is no question it will have an impact on their quality of life.

Changes Sought

1) If using our green belt areas is truly the only option for development then Cherwell should decline and point to other solutions such as a. brown field sites within Oxford or further out b. current and numerous vast amounts of land either being reserved for commercial use (much of it not looking very utilised or successful 2) Ensure affordable housing is defined and that proposed housing estates are more than 50% (at least 65%} towards the housing need, not the interest of property investors 3) Current infrastructure problems to be considered by developers as a paramount concern. 4).Funding of infrastructure plans to be agreed and legally bound by property investors before the start of any development5) The decision making process should be ultra-sensitive and rigid to the aesthetics at risk.

Reasons for Participation

Concerned as a long time resident that these plans will affect. Also aware and understand these plans and their implications involving both current and future residents. Strongly believes to be competent and justified to be involved in ensuring that alternatives, and fair compromises are met.

PR-C-1011 23/08/2017 Tony Norris N

2958

Comments

The creation of 1,118 houses on PR6a & PR6b will create a potential of 3000+ car movements a day, together with a further 5000+ movements from PR7a, PR7b, PR8 & PR9. The traffic situation North of Oxford will be at gridlock even worse than that which occurred during the recent alterations to Banbury Rd & Woodstock Rd roundabout.

Changes Sought

Reasons for Participation

PR-C-1129 18/09/2017 Mrs M G Kibbey N

3524

Comments

No costs shown for infrastructure schedule. What road improvements are scheduled for houses in area PR6b, PR6a and PR8 as already very congested.

Changes Sought

Reasons for Participation

PR-C-1172 08/08/2017 Robin Carey N

3749

Comments

PR7a is on a flood plain as are North Oxford's PR6a and b - no indication of flood protection.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6a - Land East of Oxford Road

PR-C-1202 08/08/2017 Mary Timms N

3883

Comments

Re the plans, PR7(a) is preferable to building at PR6(b) and PR6(a) but not enough homes. If anything, allow PR8 and PR7(a), this may preserve Green Belt and keep a distance.

Changes Sought | Reasons for Participation

PR-C-1260 17/08/2017 D R Pickvance N

2167

Comments

The views and countryside around the Green Belt approaching Water Eaton Manor will be spoilt by building 650 houses and the potential for more (PR6a - East of Oxford Rd).

Changes Sought | Reasons for Participation

PR-C-1321 10/10/2017 Doreen Rose Oxford Sports Council

4334

Comments

Strongly objects to developing on N Oxford Golf Course (NOGC). It is outside but abuts Oxford CC's boundary. It provides golfing facilities for Oxford and Cherwell CC's residents. Golf is played by males, females, from pre-teens up to 90 yrs. It is good exercise & enjoyable & can be competitive. It is good for the health & fitness of those in their later years. NOGC has a good membership, particularly for the over 50's. We appreciate that there is high demand for housing in the Oxford area, but cannot see the sense in removing a successful recreational facility which could be used by the new home dwellers, & other housing sites already with PP. We recognise that PR6b has been suggested as an alternative location, but this is flawed. It makes no sense developing on an existing facility & set a new one up 1 mile away. This will cost in excess of £10 million & will take decades to establish on of the same quality. Also the new course would need to be available before the existing course is closed for development to ensure continuity. That means there would be no new completed housing at NOGC for a long time.

Changes Sought | Reasons for Participation

PR-C-1323 10/10/2017 Erlinda Boyle

4338

Comments

Object to PR6(a). I believe this proposal doesn't take into account the detrimental effects on the environment, on general health and well being and healthy lifestyles (important consideration).

Changes Sought | Reasons for Participation

PR-C-1324 10/10/2017 Maureen Haile N

4341

Comments

The Kidlington Gap (PR6a & PR6b) should be protected to prevent urban sprawl and village identities. The Golf course is a valuable recreational amenity that can't be moved. Object to transport strategy because; Most improvements are un-funded. Railway proposal is unrealistic. Unreal expectations for people to journey on foot, bicycle & bus. No demonstrations of air quality improvement, Oxford being an Air Quality Management Area, especially plans PR6a & PR6B adding to more cars onto the A4165. Does not take into account house building in the pipeline. How will building in PR6a & PR6b be affordable homes? London commuters will buy them. Schools, GP's, Hospitals etc. are already pressurised. Cutteslowe Park is not given sufficient protection.

Changes Sought | Reasons for Participation

PR-C-1332 10/10/2017 Peter Webber N N N

4369

Comments

I commented at the earlier stage on the need to ensure that additional housing is so organised as to avoid simply becoming London overspill. For that reason too I would use Areas 6a-c as parkland and if need be part of the existing Cutteslowe Park for housing - it is particularly close to the JR hospital. I also commented on the need to direct employment outside Oxford and to locate housing accordingly.

Changes Sought | Reasons for Participation

PR-C-1332 10/10/2017 Peter Webber N N N

4364

Comments

Positive Preparation - There has been an apparent failure to stress-test the alleged requirements of Oxford City Council. This is the subject of widespread local criticism, and the latest downgrading of the Government's own estimates of housing requirements undermines the whole basis of Cherwell's proposals and Oxford's demands. We need to start again with a process geared to the current Government figures as an absolute maximum. Damage to the GB just seems to have been assumed as a given, whilst it is not. Justification - The proposals cannot be justified as matters stand, as the figures have not been adequately tested and may no longer be current.

Changes Sought | Reasons for Participation

PR-C-1332 10/10/2017 Peter Webber N N N

4365

Comments

Effectiveness - There is little concrete information as to the funding or timing of infrastructure provision - e.g. a substantial new station will certainly be required, but there is no clarity at all as to how this will be delivered or funded or when in relation to the related development. This all comes across as a wish-list rather than as a blueprint for a successful outcome.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6a - Land East of Oxford Road

PR-C-1332 10/10/2017 Peter Webber N N N

4367

Comments

If as I believe the loop for this part of the GB is not substantiated then these areas should be zoned for use as London-style community park, with purpose facilities for public use. The area is easily accessible from several directions by public transport, and it would be far preferable for this to be properly landscaped as a continuing "Green Lung" of benefit to both Oxford (which could contribute to the cost) and Cherwell. The Golf Course is in effect already landscaped. If the City still believes that it needs additional housing I suggest that part of Cutteslowe Park is developed and the funds released used to provide a new and larger community facility. The existing Cutteslowe Park is not easily accessed from Kidlington, and the additional extension proposed of little use to any except Cutteslowe residents and gives little protection to the GB/"Green Lung".

Changes Sought

Reasons for Participation

PR-C-1332 10/10/2017 Peter Webber N N N

4363

Comments

Duty to Co-operate - I do not believe that the duty to co-operate requires a Council to accept without apparent justification the aspirations of an overwhelming neighbour Council where that Council has not done all it can to solve the problems. They have not substantiated the basis for it's alleged housing shortfall and has not shown any obvious willingness to co-operate in the funding and/or provision of essential infrastructure. There is a lack of mutuality.

Changes Sought

Reasons for Participation

PR-C-1343 09/10/2017 Miss Josephine Willoughby N

4395

Comments

Objects because proposals are not consistent with NP because they do not take into account the detrimental effect that removing these large areas of GB will have. These proposals therefore fail to meet the test of soundness as defined in para. 182 of the NPPF. Oxford's LP has not yet been prepared so Cherwell's allocation of homes is premature & is not an appropriate strategy & is unjustified.

Changes Sought

Reasons for Participation

PR-C-1361 09/10/2017 Mrs Lorna Logan N

5086

Comments

Objects to PR6(a). These proposals are not consistent with NP because they don't take into account the detrimental effect that removing large areas of GB will have. These proposals fail to meet the test of soundness as defined in paragraph 182 of the NPPF. Oxford's LP has not yet been prepared so Cherwell's allocation of homes is premature & is not an appropriate strategy, & is unjustified.

Changes Sought

Reasons for Participation

Page 2251

PR-C-1363 09/10/2017 Mrs S Crook Land E N

4434

Comments

This policy is unsound and ineffective. It is intended that building in this area will help to address Oxford City's 'unmet housing need' which is for affordable homes, but it will simply provide expensive homes close to Oxford Parkway station which will inevitably attract London commuters. Also object to the encroachment of GB land and the detrimental effect it would have on the open views from Cutteslowe Park - the best public park in Oxford and a much-appreciated and valuable resource for many residents.

Changes Sought

Reasons for Participation

PR-C-1364 09/10/2017 Mrs Susan Moss Y Y N N

4435

Comments

The policies are unsound because they fail to meet the real needs of people for low cost (rented or for sale) houses that deal with urgent housing problems. Housing to meet local needs could be achieved by building smaller units at higher density and using far less land. Houses for sale at so-called 'affordable' prices, and houses at market prices, do not meet the needs of the teachers, nurses, public sector workers and young families. Build some houses, but make all of them of the type that people need - not what developers and landowners desire.

Changes Sought

Reasons for Participation

PR-C-1366 09/10/2017 Dr & Mrs Charles Steiner N

4439

Comments

Object to PR6a, land East of Oxford Rd. Proposal not consistent with NP. They fail to meet test of soundness as in Para 182 of NPPF. Losing GB will be detrimental. Oxford's LP hasn't been prepared yet, so CDC's allocation of homes is premature, is not an appropriate strategy & unjustified.

Changes Sought

Reasons for Participation

PR-C-1379 10/10/2017 Tim Del Nevo The Friends of Cutteslowe & Sunnymead Park N Y

4470

Comments

The proposal is not justified because it is not reasonable to plan to help meet the unmet need of a neighbouring authority (Oxford City Council) where that Council has yet to fully assess its unmet need. This is particularly relevant in the light of new methodology which suggests that Oxford's supposed unmet need is significantly overstated. The proposal is not justified because it does not meet the requirements of the NPPF on protecting Green Belt land. The land on PR6a & PR6b is very important in preventing urban sprawl, preventing towns from merging, protecting the countryside from encroachment and preserving the setting and special character of historic towns. The proposal does not take sufficient account of the damage that removing this Green Belt land would have. The proposal is not justified because the key exceptional circumstances as put forward by Cherwell are not valid. The proposal is not effective in terms of protecting an important park which lies on the border of Oxford City and Cherwell. The proposals put forward to protect the park can not be seen as deliverable. The proposal is not effective because it is not the most appropriate strategy. There are other sites within Cherwell which would not result in loss of valuable, high-performing Green Belt land. We would be grateful if the Inspector could visit the park please.

Changes Sought

Reasons for Participation

To represent the interests of the users of Cutteslowe Park

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6a - Land East of Oxford Road

PR-C-1380 10/10/2017 Gordon Henning N N

4471

Comments

PR6a/PR6b are not justified or effective in terms of SA Objective 10 (Air Pollution/Road Congestion). Whatever pedestrian, cycle or public transport provision is available, increased vehicular traffic will inevitably be associated with development on this site. Climate change may well also increase the frequency and severity of adverse weather conditions making cycling etc. very unpleasant and more dangerous.

Changes Sought

Reasons for Participation

PR-C-1380 10/10/2017 Gordon Henning N N

5841

Comments

PR6a and PR6b are not justified because a) the prediction for the number of houses needed is questioned and is to be re-evaluated b) it does not take into consideration the intrinsic value of the Green Belt for current and future generations and the irreplaceable nature of the Green Belt c) is difficult to see how this development can be sustainable given the lack of realistic plans for providing necessary infrastrucutre - these are already significant longstanding problems in Oxford and Oxfordshire which are likely to be seriously exacerbated by the Northern Gateway development. Policy PR6a is not likely to be effective because a) it is very likely to provide housing for London commuters rather than people employed in Oxford and local areas, and hence exacerbate many of the problems that Oxford and Oxfordshire already have e.g. traffic and demand for schools, healthcare etc. b) the considerable uncertainty over many financial and economic matters after Brexit mean that there is considerable uncertainty about whether the plan could be deliverable over its period c) we have seen little real evidence in recent years of effective co-operation between local authorities. PR6a is not consistent with the NPPF and has an indistinct border.

Changes Sought

PR6a and PR6b should be withdrawn completely. There are other alternatives for increased availability of housing including i) use of land within Oxford city for housing instead of employment and ii) increased housing density on sites already used or designated for housing within Oxford city.

Reasons for Participation

PR-C-1381 10/10/2017 Caroline Johnson The Harbord Road Area Residents Association Y Y N Y

5286

Comments

The proposed urban extension to Oxford City at land east of Oxford Road, comprising 650 dwellings at a net density of 40 dwellings per hectare, is considered detrimental to the highly valued Green Belt land and the current individual identity of land within Oxford City and Cherwell District. In addition it is considered extremely likely that housing on this site would be aimed at the affluent London commuter market with no real prospect of any affordable housing. Thus Green Belt land would be lost and Cherwell would fail to meet its objective of meeting Oxford's (alleged) housing need. Paragraph 85 of the National Planning Policy Framework (NPPF) states that when defining Green Belt boundaries, Local Authorities should define boundaries clearly, using physical features that are readily recognisable and likely to be permanent. The proposed revised Green Belt boundary immediately east of 'land east of Oxford Road' does not provide a clear, defensible or permanent boundary. Therefore, developing this land is likely to lead to the 'unrestricted sprawl of large built-up areas'. One of the five purposes of Green Belt land, according to paragraph 80 of the NPPF, is to prevent such sprawl. Indeed, the fundamental aim of the Green Belt is to prevent urban sprawl by keeping land permanently open, as set out at paragraph 79 of the NPPF. This lack of a clear, recognisable and permanent boundary gives cause for deep concern particularly because this area extends to the east across the wide open and stunning landscape of the Cherwell Valley towards Islip.The proposed removal of this land from the Green Belt would result in the coalescence of Oxford and Kidlington. Such removal of Green Belt land would erode the existing countryside setting of Oxford, contrary to national planning policy. Of particular concern, relating to development on 'land east of Oxford Road', is the impact that this level of development will have on the existing setting of Cutteslowe Park. This very large park is enjoyed by tens of thousands of visitors each year and they all benefit from the open landscape and countryside views. The footpath from the park leads to a network of Public Rights of Way thus providing easy access to this vast and attractive area of Green Belt countryside. Whilst some of the views will be retained the location of a school adjacent to the park's cricket pitch and development of land to the north will have a detrimental effect. Cherwell has responded to concerns raised at an earlier stage by providing for an "extension to Cutteslowe Park and agricultural land to be kept free of buildings to avoid landscape impact". These measures are too vague and indeed could be rescinded and do not provide sufficient protection for this very important and beautiful park. It is important to protect the openness of the Green Belt, one of its main purposes, in this location. The photos demonstrate that this is not an urbanised environment but valued Green Belt countryside fulfilling the important purposes for which it was designated. Draft Policy PR6a proposes the provision of public open space as an extension to Cutteslowe Park, including the creation of wildlife habitats. However, it is considered that this does not compensate for the proposed overall loss of valued agricultural and undeveloped land, rich in biodiversity that is currently accessible via existing Public Rights of Way. Furthermore, the associated traffic and pollution will impact greatly on Cutteslowe Park and existing areas rich in biodiversity. Cutteslowe Park is the largest park in Oxford with sports pitches and pavilions, play areas, miniature golf and railway, a skate park, significant wildlife areas and a community woodland. As recognised by the Council, the park is home to a number of sports clubs and hosts regular community events. It is of great concern that the increased level of traffic associated with a development of 650 dwellings will significantly impact on traffic and access to Cutteslowe Park, particularly when popular community events are held. It is unclear what exact level of provision is being proposed to ease such road traffic congestion. In relation to Oxford City, in September 2010 the City Council made an Air Quality Management Order declaring the whole of the City as an Air Quality Management Area (AQMA), where pollution levels of nitrogen dioxide objective will not be met. The Cutteslowe Roundabout has been identified as one of seven localised hotspots where pollution levels of nitrogen dioxide have exceeded national objectives. In light of this, it is considered that the significant increase in road traffic, inevitably associated with a cumulative increase of 1,180 new homes, in the local area (Draft Policies PR6a and Gb), alongside further significant developments already in the pipeline (Barton Park: up to 885 new homes, Northern Gateway: 500 proposed new homes and Wolvercote Papermill: 250 new homes) is highly environmentally unsustainable. Given the proportion of relatively recent planning permissions and proposed development listed above, it is considered that the 2013 traffic data used to inform the preparation of the draft Local Plan Partial Review is outdated and therefore invalid. It should also be noted that most of the traffic infrastructure improvements are unfunded and inadequate. All approaches to Oxford including the A4165 are subject to regular and severe congestion which further exacerbates air quality issues. Concern is raised regarding the potential conflict between the proposed development on site and the Grade II* listed St Frideswide Farmhouse. Any development of this site will cause substantial harm to the setting of The Manor given its important relationship to its rural landscape setting. The level of proposed housing provision on 'land east of Oxford Road' is questionable considering that Oxford City is currently only at the Preferred Options stage of Local Plan preparation. Therefore it is not yet known exactly how much land is available for housing development within Oxford City. It is concerning that Oxford City Council's strategy appears to be encouraging further employment growth within the City as this reduces available land with potential for residential development whilst, at the same time, creating additional demand for new homes. This was a shared concern, raised by many, during Oxford City Council's First Steps Consultation and is likely to have been raised again during the recent Preferred Options Consultation. Whilst it is appreciated that Oxford City is an appropriate location for new employment development within the County, it is felt that Oxford City should be prioritising land for housing at this current time. For example, Oxford City could well allocate more housing on the proposed Northern Gateway development by reducing the proportion of land currently allocated for employment use. It is considered that the allocation of housing within Cherwell to meet Oxford City's housing needs is premature and should be delayed until Oxford City has made further progress with its own Local Plan. It is considered that proposed development at 'land east of Oxford Road' is not justified as allocating new homes ahead of further preparation of Oxford City's Local Plan is premature and therefore not the most appropriate strategy. In the same respect, it is not considered effective as the proposals at this time are not based on effective joint working and cross-boundary strategic priorities.The proposal is not considered to be consistent with national policy as it has not fully taken into account the detrimental effect that removing such extensive land from the Green Belt will have. The proposal therefore fails to meet the tests of soundness as defined within paragraph 182 of the NPPF."

Changes Sought

We respectfully request that this Local Plan be rejected. Cherwell District Council should re-start the process once Oxford City's housing need has been properly examined and when Cherwell does this it should have due regard for the importance and functions of the Green Belt.

Reasons for Participation

We respectfully request that the Planning Inspector visits Cutteslowe Park and walks from the footpath in the Bottom Field, over the footpaths / bridleways to the Oxford Road past Water Eaton Manor and past St Frideswide Farmhouse.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6a - Land East of Oxford Road

PR-C-1382 10/10/2017 Peter Watson — Y | N | N | Y

4473

Comments

Consider the proposed plan to be uncompliant and unsound. Object strongly as this would conflict with two principal objectives of the GB in checking the unrestricted sprawl of large built-up areas and preventing neighbouring towns from merging. It is not sound and not justified as it is not the most appropriate strategy when considered against reasonable alternatives and is not consistent with national policy. Conflicts flagrantly with two principle objectives of the GB.

Changes Sought

Not changes in words but a matter of retaining the area in the GB and finding alternative sites for development to the north, between the A4260 and the A44. e.g. accessible to the proposed station.

Reasons for Participation

Consider that the views of Gosford & Water Eaton and Kidlington have not been sufficiently heard during the preparation of these proposals. Have lived in the area for over 30 years and local councillors have previously been keen to preserve Kidlington gap while Oxford City wished to expand into the areas covered by PR6a and PR6b. Local councillors have not been well represented on the relevant reviewing bodies.

PR-C-1396 09/10/2017 Paul Walker Oxford Bus Company — Y

5162

Comments

SUPPORT the Policy with AMENDMENTS. The Brief should clearly set out how the plan proposals relate to the strategic bus network and how this will evolve, what the trigger points to deliver this shall be and give clarity to developers on the costs of developing in these locations. The risk of not doing this is one of a hap-hazard development pattern of sites coming forward which cannot be served by high quality public transport though lack of forward planning, lack certainty for developers and a poorly thought out network connecting major nodes. We therefore support the Policy PR6a 10© and PR6b 8© which both state the need for the development to enable connection to Oxford Parkway & Water Eaton P&R site and to existing or potential public transport services.However the policy needs to explicitly highlight that the development brief will need to contain costed proposals for bus services improvements. The size of the strategic allocation also makes it unlikely that it will support key local facilities, such as a substantial district centre. The result is that, to a very great extent, any bus route created to serve this site would have to rely only on the new demand generated by the development itself. Therefore there needs to be mention within the policy of the need to “kick start” bus services for a number of years promoting alternative transport to the car until the development is built out and bus servicescommercially viable. This viability may come from diversion into the site of existing services and as such we consider that anyextension and/or diversion of the 500 park and ride service provide this role. Not least that such a connection would better enable occupiers if these developments were to access not only Oxford city centre but also Oxford Parkway Station which will better enable modal shift, keeping park and ride spaces free for longer distance travellers and providing a direct link to the station which will be more attractive to potential occupiers.Whilst supporting the notion of policy PR6a 7 in terms of a green infrastructure corridor for pedestrians and cyclists we would also contend that to improve journey time reliability & speedier connections, modal shift and operational viability that this link also be for bus use to provide a suitable piece of bus priority consistent with the emerging pan for the A44/A4415 corridor and the Oxford Transport Strategy.

Changes Sought

Like to see the policy strengthened to highlight the need to connect inter urban bus route networks between settlements that reflect the OCC strategic bus network in a phased manner than can allow new developments to be accessible by modes other than the car with appropriate S106 commitments to enable these developments to be sustainable in a manner that is clear to developers promoting sites. Additionally we would therefore suggest that PR6a 7 be amended to include bus provision along the green infrastructure corridor.

Reasons for Participation

PR-C-1398 10/10/2017 Ben Simpson WYG on behalf of Bonnar Allan Ltd — Y | Y | N | N

5330

Comments

The representations are submitted on behalf of my client Bonnar Allan with regard to their proposals at New Alchester. The land is identified in the Vision document attached to these representations and will include up to 7,200 new market & affordable homes, primary & secondary schools, creation of a 240 acre country park & watersports centre & the potential to incorporate a new Park & Ride site with connection to the railway line south of Bicester by a new railway station. Our comments on the PSP are confined to issues of soundness. A summary of the alternative Options A to I that CDC considered at the last stage of the Plan is set out at paragraph 2.12. For the reasons we set out in our representations to that stage, we consider that the CDC's proposed approach of allocating land to the north of Oxford & within the Green Belt (GB) around Kidlington as set out in PR6a is flawed, & that the Partial Review does not pass the test of soundness. The PSP is not Justified as in our view it does not represent the most appropriate strategy for meeting Oxford’s un-met housing needs. The logic that appears to underlie the PSP is in essence that the closer the proximity of the required housing to the City, the more sustainable it will be. This logic ignores the fact that there would be better prospects of residents travelling into Oxford as well as the major employment locations in the Science Vale by public transport including by rail from New Alchester. The preferred locations around Kidlington will increase congestion on the highway network & will result in the loss of GB & lead to coalescence between Kidlington, Begbroke & Yarnton, whereas the proposals at New Alchester are located beyond the GB. As we make clear in the Vision document, our proposals can be delivered in a phased manner & there are no impediments to early delivery. The scale of the proposals at New Alchester allows it to meet both the identified needs of Oxford City as well as an element of the future needs of Cherwell District, & in so doing, we recognise the journey that this proposal involves.

Changes Sought

We consider that the PSP should direct a majority of the un-met need to New Alchester which constitutes a more sustainable & justified location for the new homes needed both to meet the City’s un-met needs as well as future need within Cherwell District. The PSP should be re-drawn to allocate land at New Alchester in place of the proposed allocations in the Green Belt (GB) around Kidlington. New Alchester can provide a highly sustainable location for the much needed development, at a location outside the GB & on the railway line into Oxford. The development would facilitate creation of a new railway station at New Alchester which would encourage people to travel to Oxford City & also other employment centres within the Science Vale by public transport.

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6a - Land East of Oxford Road

PR-C-1399 10/10/2017 Ms Jennifer Mitter Lichfields on behalf of The Church Commissioners for England (CCE) N N Y

5383

Comments

The CDC Local Plan Part 1 and the NPPF (Para 34) support a strategy whereby growth should be directed towards the most sustainable locations, encouraging travel by non-car modes. The County Council's Oxford Transport Strategy is also clear in its objectives for achieving a meaningful modal shift for those travelling into Oxford City away from the private car and towards public transport. In this context, the justification for the Council's approach in pursuing growth at sites such as PR7, PR8, PR9 and PR10 which propose concentrated levels of development (circa 3,220 dwellings) is unclear. The development as proposed is concentrated along the already very congested A44 corridor and around Kidlington which is a known congestion hotspot. While some development in this area may be appropriate, the concentration of sites will lead to significant issues of congestion given that the sustainable modes being pursued (with the exception of cycling) are all road based Park & Ride, Bus and RTP routes. The Sustainability Appraisal (June 2017) recognises that new development around the Kidlington area 'may increase congestion but the Local Plan Part 1 Partial Review allocates new housing sites that encourage the use of sustainable transport and are allocated following consideration of their impacts on transport patterns through the SA'. Notwithstanding assessment of the proposed allocations through the SA, the impact of congestion has not been sufficiently weighed in the balance when considering reasonable alternative sites and a broader distribution across the District. For example, locating development on the rail network at locations such as Islip would assist in removing some traffic movement from the road entirely. It's recognised that there is the potential for a new railway station at Yarnton, but this is a long term strategy with no immediate proposals for delivery. CDC does not consider this necessary infrastructure to support the proposals and simply consider it a potential future benefit. Therefore, all focus for this plan period under this strategy will be on the road, contrary to the conclusions of the Sustainability Appraisal and to which our client objects. Overall, the various transport evidence base documents prepared to date have not robustly assessed the opportunities to improve rail usage despite current work being undertaken to develop the East-West rail link. East-West rail Phase 1 works saw an upgrade of Islip station which is on the new Oxford – London Marylebone line. The Western Section of East-West Rail will also see the introduction of three new passenger services, for direct services within the region and connections to national mainline services. These services are due to start operating in the early 2020s. Despite this significant rail investment, no development is proposed within Islip which is just a 3 minute train ride from Oxford Parkway, 7 minutes from Bicester, 11 minutes from Oxford and under an hour to London Marylebone. Our client is of the view that Policy PR4a (and by association policies PR6-PR10) focuses too strongly on improvements to and mitigations for the highway network rather than considering options for removing traffic from the road network and towards more sustainable modes such as rail. The proposed locations for the additional housing are known areas of congestion and the transport proposals do not go far enough to solve the existing issues, with the proposed levels of development in this location likely to compound matters further. Our client objects to these policies which will lead to increased levels of congestion and the strategy will not achieve a step change in modal split. Soundness - The evidence base prepared to support Policy PR4a (and by association policies PR6-PR10) is not sufficiently robust to justify the approach to allocate this level of housing in an area of existing traffic congestion without an effective strategy to achieve a step change in modal split. The Council needs to justify its approach for focusing so much of the new development in one area which is already known to suffer issues relating to road congestion. Rail has not been considered as a reasonable alternative within the evidence base documents and consequently the draft plan is not justified. The draft Plan is not Effective, as it focuses too much of the housing requirement in one, focused area. The Plan is not consistent with national Policy as the proposed development is not located where the need to travel will be minimised and the use of sustainable transport modes can be maximised.

Changes Sought

The evidence base has failed to sufficiently consider investment in rail / exploitation of existing rail assets despite recent investment in the East-West Rail project. A thorough exploration of the reasonable alternatives is required.
More detailed consideration needs to be given to the potential for locating new development at Islip within proximity to the existing railway station. This location would be sustainable and would support the existing local community. It has been demonstrated that there are no overriding physical constraints, in terms of highway impact, flooding and ecology, to the development of this land.

Reasons for Participation

Due to the complexity of the matters discussed in relation to PR4a

PR-C-1400 10/10/2017 Ms Deidre Wells Red Kite Development Consultancy on behalf of Kidlington Parish Council N Y

5361

Comments

This site would perform as urban extensions to Oxford, physically linked to existing communities. Development of these sites would significantly narrow the important open countryside gap between Oxford and Kidlington, effectively creating the perception that Kidlington was not a separate village community, but a suburb of Oxford. The combination of both sites, either side of the Oxford Road, currently provides a valued area of unlit open green space, and a distinct break in development between the City and surrounding villages, along a major entrance corridor to Oxford. Evidence does not demonstrate that exceptional circumstances exist to justify a release from the Green Belt, where background studies confirm that both sites are of high importance to the integrity and function of the Green Belt. (See 2015 and 2017 Green Belt Studies) Development on either or both sites would aggravate existing local congestion and air quality issues, and adversely impact on movement between Oxford and Kidlington. The open character of the agricultural land east of Oxford Road forms part of thewider landscape which provides an important setting on the approach to Oxford. The landscape of the Golf Course is manmade, but long established, with significant tree belts and groups. It is unlikely to be able to preserve these features unless development is restricted to a low density and larger dwellings. As a result, there would be an inefficient use of an important large area, and potential viability difficulties in accommodating 50% affordable housing. The net benefits do not outweigh the substantial harm to local character. The Golf Course is also a local recreation facility, and KPC consider that its loss is unlikely to be offset by a new Golf Course on a significantly smaller site at Frieze Farm. Development on this site conflicts not only with NPPG Green Belt Policy, but also with paragraph 74 of the NPPG, which seeks to prevent the loss of recreation facilities. Indeed, site owners/promoters have recently made a presentation proposing 600 houses on the Frieze Farm site, and have no apparent intention of creating a new Golf Course. (See representations on Policy PR6c). In summary - Retain Green Belt Policy on all the above sites, and do not allocate for development."

Changes Sought

Retain Green Belt Policy on all the above sites, and do not allocate for development.

Reasons for Participation

"KPC is an elected body, representing the views of a large number of people inthe part of the District which will be most affected by the proposed alteration to the Development Plan. In addition to having a statutory role in the Planning process, the Parish Council has an in depth understanding of the local area where new development is proposed, and is well placed tocontribute to the Local Plan process. It is essential for the KPC to be actively involved in the Examination, in order to be able to represent local views, fully respond to submissions made by others, and to address any modifications discussed in advance of the Examiners report."

PR-C-1401 10/10/2017 Alan Lodwick Alan Lodwick on behalf of Kidlington Development Watch N N Y

5306

Comments

While we object to any release of land in the Green Belt including the allocated sites, we have a further concern relating to the possible overall location of land for housing in the event that any or all of the allocated sites are confirmed for development in any adopted plan. PR6a, 6b, 7a, and 8, the land areas allocated specifically for residential development (i.e. not the total site areas) are approximately 50% higher than would be necessary to accommodate the stated number of houses at the net densities specified. For example the largest site (PR8) for 1950 houses at 45dpha net should require 43.3ha. Whereas the allocation is for 66ha, over 50%larger. The definition of net density is not specified in the plan though it usually includes access roads, parking, incidental open space and play areas. There are separate allocations for schools and a local centre, so it appears that the areas allocated specifically for residential development are significantly too large. Given the desirability of this land to developers, there is a clear risk thatpermission could be sought for significantly higher numbers of dwellings over and above the intended provision, resulting in even greater environmental harm and pressure on infrastructure. We are therefore concerned about the provision in PR12a (para 7) that should more than 4400 houses be built this will be taken into account in meeting Cherwell's own need, which would appear to be an incentive to the Council to approve higher numbers than set out in this plan."

Changes Sought

All allocations should be withdrawn because they are premature (need not yet established) and because alternatives to Green Belt development exist.However if some or all of the allocations are confirmed (which we completely oppose) then the plan should be amended to ensure that no more than the specified numbers of houses will be permitted (e.g. by reducing site areas or other stipulations).

Reasons for Participation

We (Kidlington Development Watch – KDW) consider this is necessary because of:our extensive involvement with the consultations at all stages of the Cherwell LocalPlan to date; the considerable work we have undertaken to publicise the consultationourselves; of the feedback we have received from Kidlington residents; and, the largenumbers of them who have responded as a result of our efforts.KDW is a voluntary organisation run by Kidlington residents with experience andinterest in planning issues. We believe that effective, informed public participation inplanning consultations is vital to democratic policy making. We publiciseconsultations that directly affect Kidlington and offer advice on how people can bestmake their views known. In relation to this and the previous options consultation weprinted and distributed leaflets, put up posters, ran a stall on many Saturday marketsand at other events, participated in public and parish council meetings, provided information on our website and responded to requests for information from Kidlingtonresidents.As a result, we have gained a very good understanding of the views of Kidlingtonresidents, a large number of whom have made representations because of ouractivities. KDW's representations therefore reflect the views of much of the Kidlingtoncommunity."

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6a - Land East of Oxford Road

PR-C-1401 10/10/2017 Alan Lodwick Alan Lodwick on behalf of Kidlington Development Watch N N Y

5305

Comments

"Object to the allocations in Policies PR6a, 6b,7a,7b,8 and 9 for the reasons given in our objection to release of Green Belt land (seeobjection to PR3). All of these sites contribute to the purposes of the Green Belt and should not therefore be removed from it. Other Green Belt Sites rejected by the Council. We also explicitly support the Council's rejection of other sites in the Green Belt considered at the options stage for the same reasons. Policy 10 : Woodstock Allocation. In the case of Policy 10, the site is on the edge of the Green Belt, and would impact on its openness. It would also be an excessive and disproportionate extension to the small historic town of Woodstock particularly when considered in addition to the adjacent site provisionally allocated in the draft West Oxfordshire Local Plan (currently under examination) for 300 houses. Due to wide-spread concerns raised at the hearings, the Inspector has asked West Oxfordshire District Council to conduct a heritage impact assessment of this site given its proximity to a World Heritage site. Cherwell should have conducted a similar assessment, taking into account the cumulative impact of the proposed development. Woodstock town is not within the Cherwell boundary but nevertheless, Cherwell has a duty to seek to protect historic Woodstock from inappropriate development and we consider it is not reasonable or sustainable to locate 410 extra houses in this area to meet Oxford's unmet housing needs."

Changes Sought

All allocations should be withdrawn because they are premature (need has not been established) and because alternatives to Green Belt development exist.

Reasons for Participation

We (Kidlington Development Watch – KDW) consider this is necessary because of:our extensive involvement with the consultations at all stages of the Cherwell LocalPlan to date; the considerable work we have undertaken to publicise the consultationourselves; of the feedback we have received from Kidlington residents; and, the largenumbers of them who have responded as a result of our efforts.KDW is a voluntary organisation run by Kidlington residents with experience andinterest in planning issues. We believe that effective, informed public participation inplanning consultations is vital to democratic policy making. We publiciseconsultations that directly affect Kidlington and offer advice on how people can bestmake their views known. In relation to this and the previous options consultation weprinted and distributed leaflets, put up posters, ran a stall on many Saturday marketsand at other events, participated in public and parish council meetings, provided information on our website and responded to requests for information from Kidlingtonresidents.As a result, we have gained a very good understanding of the views of Kidlingtonresidents, a large number of whom have made representations because of ouractivities. KDW's representations therefore reflect the views of much of the Kidlingtoncommunity."

PR-C-1403 10/10/2017 Vicky Aston Sport England Y Y N Y

5185

Comments

An existing golf course is located within policy allocation PR6a - Land East of Oxford Road. Sport England welcomes the Council's identification of a replacement site within the policy on 'Land at Frieze Farm'. This will replace the facility lost, in accordance with paragraph 74 of the NPPF.

Changes Sought

If it is proposed not to replace the golf course, the Council should commission an independent assessment of the need for golf in the District (together with Oxford City).

Reasons for Participation

To discuss the matter with the Council and the Planning Inspector if the golf course is proposed to be lost.

PR-C-1403 10/10/2017 Vicky Aston Sport England Y Y N

5184

Comments

Sport England welcomes the Council's references throughout the document and policies requiring developers to include open space, outdoor sport and recreation. However, Sport England is concerned that the Council has yet to publish its evidence base in relation to playing fields and outdoor sports provision and built sports facilities. The Council will need to ensure that all of the new development contributes towards indoor and outdoor sports facilities in the District. The Council's evidence base will help frame this work. Sport England also recommends that the Council includes a requirement for applicants to include a statement demonstrating how their development has met the 10 principles included in Sport England's Active Design document. See Section 3 of the document 'how to use Active Design' and the proposed change.

Changes Sought

Sport England recommends that the Council consult Sport England at the earliest opportunity on the preparation of the Playing Pitch Strategy. Sport England suggest the following text could be included in the policies to support Active Design: PR5 (10) Provide evidence of how the development has improved the health and well being of new residents by demonstrating how the proposals will meet the 10 Active Design Principles set out in Sport England's guidance document 'Active Design' https://www.sportengland.org/facilitiesplanning/active-design/

Reasons for Participation

PR-C-1404 09/10/2017 Andrew Hornsby-Smith N N N Y

5366

Comments

If the aim is to provide 1,180 houses in the area south of Kidlington, the least damaging locations would be at Stratfield Farm (site 49) and south of Gosford (sites 178, and HELAA 243 incidentally, a new site not identified at the Issues and Options stage). The two assessed sites have existing small allocations, but the theoretical capacity is far higher. The Initial Sustainability Appraisal (which excluded site 243) set these at 523 and 1,388 respectively. Allowing 3.2 hectares for a new primary school, probably best sited at the Gosford sites, and the 0.7 hectares identified for a cemetery extension in the Submission draft PR7a no. 3, the total net combined land available would be 34.26 + approximately 5 hectares of previously unidentified site HELAA 243. Adding in the existing allocation of 220 + 120, the total number of dwellings required to replace those not developed south of Oxford Parkway becomes 1,520. This represents an overall net density of 38.7 dph (1,520/39.26), which is lower than the 40 dph proposed in the submission draft in PR6a, less than the 45 dph proposed in Policy PR8 and less wasteful of Green Belt land than the 25 dph proposed in policy PR6b, or, to put the figures in greater perspective, withdrawing 60 hectares of land from Green Belt protection (Policy 6A, 6B) contributes 1,180 houses at a net density of just under 20dph. Detailed comments are provided in relation to the selection of alternative sites PR178 and PR49 and the Kidlington Masterplan.

Changes Sought

PR3, 6a, 6b - Delete references to PR6a and 6b in PR3. Rewrite all references to sites in Kidlington gap, deleting allocations, setting out playing field allocation in land east of A4165. Allow mixed use on land identified within Policy 3c playing fields, residential allocation of 140 written as a new policy. PR7 a and PR7b - Increase allocation to 1,520 between these sites. Retain a small buffer area to the west of Stratfield Farm. Remove reference to playing fields. PR12a - Rewrite to avoid incentive for future allocations beyond those allocated in the plan, or delete.

Reasons for Participation

Has spoken as a platform speaker at three public meetings in Kidlington and Gosford. Made a substantial representation at the Issues and Options stage. As a former parish councillor, has represented Kidlington Parish Council at the North Oxford Area Action Plan examination in public, and likewise was invited to the Examination in Public of the Local Plan. Has an MSc in Transport Planning, so part of representation covers that area. Also offers a distinctive perspective as a local resident, who agrees with the principle of a Green Belt review, but does not support the current planned site allocation. Has no interest in promoting a particular site, but only have some sympathy with those who would wish to preserve the Green Belt intact. Believe views represent many in Kidlington who recognise the need for local housing, but see these plans as strategically unacceptable. Representation contains primary research evidence which could be presented.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6a - Land East of Oxford Road

PR-C-1404 09/10/2017 Andrew Hornsby-Smith N N N Y

5375

Comments

Not consistent with national policy. The allocations in Policies PR3, PR6A, PA6B, PR8, and PR12a by virtue of their location, scale, and likelihood to lead to future harm to the Green Belt, fail to demonstrate the 'very special circumstances' required to offset the protection against inappropriate development in the Green Belt, and the coalescence of settlements.

Changes Sought

Reasons for Participation

Has spoken as a platform speaker at three public meetings in Kidlington and Gosford. Made a substantial representation at the Issues and Options stage. As a former parish councillor, has represented Kidlington Parish Council at the North Oxford Area Action Plan examination in public, and likewise was invited to the Examination in Public of the Local Plan. Has an MSc in Transport Planning, so part of representation covers that area. Also offers a distinctive perspective as a
local resident, who agrees with the principle of a Green Belt review, but does not support the current planned site allocation. Has no interest in promoting a particular site, but only have some sympathy with those who would wish to preserve the Green Belt intact. Believe views represent many in Kidlington who recognise the need for local housing, but see these plans as strategically unacceptable. Representation contains primary research evidence which could be presented.

PR-C-1406 08/10/2017 Dr. Alan and Mrs Catherine Dobson N

4512

Comments

Objection: - Proposals are not consistent with National Policy because they do not take into account the detrimental effect that removing these large areas of GB will have. These proposals therefore fail to meet the test of soundness as defined in paragraph 182 of the National Planning Policy Framework. - Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature and is not an appropriate strategy and is unjustified.

Changes Sought

Reasons for Participation

PR-C-1409 10/10/2017 Richard Cutler Bloombridge Development Partners N Y

5605

Comments

Object to PR6a & PR6b, where exceptional circumstances have not been demonstrated . The dominance of residential shown on the Policies Map is a massive lost opportunity for higher order uses, notably University-related and for inward investment, uses best suited to take full advantage of a location next to Oxford Parkway Station. Housing here is very likely to increase commuting to London. There is no long term defensible Green Belt boundary.

Changes Sought

The proposals for housing development at Water Eaton and Begbroke (PR6 & PR8) either need to be deleted as unsound or modified to include 'safeguarded land' for the University or major inward investors, typically 25 to 50 hectares (based on our Arlington experience, for example in relation to the former Regional Investment Sites in the West Midlands RSS). This will have an impact on the housing capacity of these sites.

Reasons for Participation

We confirm that we wish to attend the examination in public.

PR-C-1409 10/10/2017 Richard Cutler Bloombridge Development Partners N Y

5345

Comments

Object to PR6a & PR6b, where exceptional circumstances have not been demonstrated . The dominance of residential shown on the Policies Map is a massive lost opportunity for higher order uses, notably University-related and for inward investment, uses best suited to take full advantage of a location next to Oxford Parkway Station. Housing here is very likely to increase commuting to London. There is no long term defensible Green Belt boundary.

Changes Sought

The proposals for housing development at Water Eaton and Begbroke (PR6 & PR8) either need to be deleted as unsound or modified to include 'safeguarded land' for the University or major inward investors, typically 25 to 50 hectares (based on our Arlington experience, for example in relation to the former Regional Investment Sites in the West Midlands RSS). This will have an impact on the housing capacity of these sites.

Reasons for Participation

We confirm that we wish to attend the examination in public.

PR-C-1418 10/10/2017 Glenda Abramson N

5090

Comments

Is opposed to the proposed Green Belt allocations mainly because CDC has not proved the exceptional circumstances required to build on a GB, nor has it proved Oxford's "unmet need". Use of the GB for development should be the last resort, if at all. The impact of this proposed "sprawl" on the environment would be massive, with extra cars on roads that are unable to sustain what already exists. This is true also of the existing infrastructure as a whole.

Changes Sought

Reasons for Participation

PR-C-1423 10/10/2017 Dr. Judith Webb

4328

Comments

Land East of Oxford Road. Developing this farmland would be the final nail in the coffin of the 'Kidlington Gap' of GB which separates the city from Kidlington. Strong objection to it. Maintain the GB here. the likelihood is that the nearness to Oxford Parkway Station will mean that developers will want to build large expensive houses which will go to commuters to London from the station or will be bought by landlords for renting out at high price. There will be nowhere near the 50% truly affordable housing that should have been built there. People desperate for housing in Oxford city will not be helped by development of PR6a. How can any Planning Policies prevent this? Green land and food production area will be lost at massive profits to developers. I note a red line around 'parkland and retained agricultural land' to the east of PR6a. I consider this land should never be developed, however hard developers push for it, years down the line.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6a - Land East of Oxford Road

PR-C-1425 10/10/2017 Katherine Chetwynd N

4330

Comments

I have family living at Lucerne Rd, Oxford and know the area well. 650 new homes on this site, together with the 550 homes suggested for PR6b, would place an intolerable strain on the Banbury Road roundabout and route into the city of Oxford. Therefore no building should commence until after a full rapid transit system has been provided. Full recognition should be made of the importance of agricultural land in feeding an expanding population in an uncertain world. Farms in the vicinity of PR6a should be disrupted as little as possible. Cutteslowe Park should not be extended as proposed, and the land should be retained as agriculture. I note that sports, play areas, and allotments are to be provided within the new housing areas. The setting of the Grade 2* St Frideswides Farm is insufficiently respected and the Green Belt land between the Banbury Road, the railway line and the River Cherwell is a particularly loved and special area, given its open countryside feel right next to the City and its historic nature and 'land that time forgot' feel, and the exceptional nature of Water Eaton. Damage to this area would be desecration.

Changes Sought

Reasons for Participation

PR-C-1427 10/10/2017 Christopher Villiers

4554

Comments

Almost all the new houses are planned to be built in Oxford's GB. Particular concern with the 1,180 houses envisaged for the land between Cutteslowe Park and Banbury Road and the North Oxford Golf course. Your own Local Plan states in connection with Oxford's GB that it "was designated to restrain development pressures which could damage the character of Oxford City and its heritage through increased activity, traffic and the outward sprawl of the urban area." It is clear that filling the gap between Oxford and Kidlington breaches all three reasons given above for having a GB. It would be not only an obvious 'urban sprawl' but it would fly in the face of one of the purposes of all GBs - i.e. to prevent the coalescing of existing settlements (Oxford and Kidlington). GBs are a permanent designation and thus are not the same as other green field land. Oxford is lucky to have one: many other cities of its size have no such designation of the land surrounding them and are thus subject to relatively unrestricted outward expansion. Unlike other green field sites, GB land can be built on only under exceptional circumstances. Various grounds claim this is a case where such 'exceptional circumstances' exist. In particular I quote Exceptional Circumstance 2: "Clear inability of Oxford to meet its (housing) needs." Even if one accepts that Cherwell has a 'duty to co-operate', this argument a) is incorrect and b) has been overtaken by events. It is incorrect in that Oxford City Council, whilst stating it has a housing shortage, is using some of its available land to create further employment opportunities rather than for new housing. This not only removes land which otherwise could be used for housing, but makes the situation worse in that more demand for housing (and other infrastructure) is created by those who will take the new jobs. The event which now renders this whole review at the very least questionable is the emergence of new methodology to determine the county's 'unmet need' for housing. The demand for new housing for the whole county has been reduced by 30%, while Oxford City's need has been slashed by 50%. These new figures, while still high, are a lot more realistic than the previous ones which seemed to have been developer led. It means that the City need no longer rely on the District Councils to meet its housing needs.

Changes Sought

Reasons for Participation

PR-C-1427 10/10/2017 Christopher Villiers

4555

Comments

Disagrees with proposals for building on land next to Cutteslowe Park: 1. Proposals based on a consultants' report which suggests that the Park is little used. The Park has always been well used and has become even busier than before over the last few years. A new splash feature and beach volleyball court have been added; the international phenomenon of Parkrun has really taken off in Cutteslowe Park. Both the summer/winter courses take runners very near the proposed new housing: what is now a pleasant rural run would be ruined, and the air quality adversely affected too, with developments along the edge of the Park. The Park has become so popular that a new carpark has just been added alongside the A40. 2. The great joy of the Park is that it adjoins open, unspoilt land. There is easy access to open countryside, in particular to and around the village of Water Eaton. The proposal to build houses between the Park and Oxford Parkway Station would completely destroy this rural quality. Oxford City Council initially argued that development in area PR6a is necessary in their attempt to solve its housing shortages, but (as has been widely reported) they now admit that houses in this particular area will just be snapped up by London commuters doing nothing to alleviate any local housing shortage. This admission alone is enough to defeat any proposed development anywhere near Oxford Parkway as any such development would do nothing to meet Oxford's alleged unmet housing need. Opposes Cherwell's plans as put forward in the partial review and agree with our local MP
that it is time for a total rethink.

Changes Sought

Reasons for Participation

PR-C-1436 10/10/2017 Patsy Dell Oxford City Council

4574

Comments

Supports & welcomes the proposals to deliver 1180 homes on sites PR6a and PR6b in North Oxford. The City Council supports the analysis that the area south of the A34 is perceptually part of the city of Oxford & that the recent developments at Oxford Parkway Station & Water Eaton Park & Ride reinforce this impression. We consider that this area links more clearly & effectively as part of the urban area to the south than to the rural area beyond. In sustainability terms, the area benefits from being adjacent to existing communities, frequent public transport links into the city, local facilities & services provided in Cutteslowe, Summertown & beyond, & proximity to the planned employment opportunities at Northern Gateway. Improving these existing links & facilities to support residents of the new housing is an efficient and effective way to secure their delivery. Refers to the importance of design considerations in the context and policy guidance of both Cherwell & Oxford and that these sites are approached in terms of forming an urban extension to the city integrated to neighbouring communities and infrastructure. Refers to maximizing opportunities for new residents to access jobs and facilities in Oxford by sustainable travel modes. Keen to ensure that a strong contemporary urban feel is delivered.

Changes Sought

Oxford CC notes that on the maps to accompany policies PR6a,b & c (pages 89, 95 & 100) that a small area within the Oxford CC's administrative area is identified as a BAP habitat. We consider that this notation is not necessary as it is the only notation in the city's area & would simply ask that the maps are amended to remove this for consistency.

Reasons for Participation

PR-C-1436 10/10/2017 Patsy Dell Oxford City Council

4580

Comments

Supports PR6a and although considers the proposed density to be a lower average density than can be seen in much of the city considers that it is important to take into account local context; welcomes the opportunity to be involved in the production of the development brief & in exploring the appropriate density & design for the site. The policy also makes provision for a 3-form entry primary school & a local centre which would offer a range of facilities to support the new residents & offer additional benefits to existing residents in the area. Supports the approach of linking new public open space on this site to the existing provision at Cutteslowe Park. The creation of a green infrastructure corridor is supported; this would provide a range of sustainability benefits, including opportunities for pedestrian & cycle links to local transport hubs, the Northern Gateway strategic development area, & the wider cycle/footpath network.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6a - Land East of Oxford Road

PR-C-1437 10/10/2017 Cllr Paul Buckley Councillor for Wolvercote and Summertown Division of Oxfordshire County Council Y N N Y

4586

Comments

PR3 proposes removing large areas of land from the GB in order to provide housing. It is clear Nation Policy that this can only be justified in the most exceptional of circumstances. The Partial Review & its accompanying documents do not provide convincing justification. The issues at stake vary a little between the different GB sites threatened. The Reps focuses on land covered by PR6a & PR6b, since they impact most especially on my constituents as County Councillor. Describes the location of PR6a and its relationship to the countryside and its surroundings including site's visibility and its part in defining the character of the area. Refers to this part of the Oxford GB having served its purposes extremely well over the years; safeguarding the open countryside, preventing Oxford sprawling north & swallowing up Kidlington, & preserving the historic character of Oxford as a discrete city. Notes that removing land from the GB will undo this and result on a classic example of urban sprawl. This would be in clear breach of NP, & unacceptable to the community I represent, that borders the land concerned. Implementing PR6a in its present form will be to disregard the NPPF intention that, when drawing up a Local Plan 'authorities should consider GB boundaries having regard to their intended permanence in the long term'. Similar considerations apply to the land covered by PR6b. Describes the site's amenity role for over 100 years. Considers that its use for house building would be considered a tragedy by local residents. Oxford & Kidlington would have been merged, contrary to the aims of the GB, & again in conflict with NP. No doubt PR3 is based on judgements made in the LUC GB Study about the relative amounts of damage to the purposes of the GB. But these judgements are mostly subjective.
Notes that the LUC study grossly under-estimates the damage to be caused to the character of the N Oxford/Kidlington gap by implementing PR6a & PR6b, especially the de-facto merging of Oxford & Kidlington that would result. Refers to LP1 PR para 5.17 points 1 and 3 as weak arguments. Does not dispute the exceptional need for more housing, especially affordable housing, to meet Oxford's needs but for reasons highlighted in comments on PR 1(a) & PR2, Cherwell District & the PR6a and PR6b sites in particular, are not effective, sustainable locations for providing this housing. Therefore the 'exceptional need' justification is spurious in this context, & the sustainability justification does not bear scrutiny.

Changes Sought

Policy PR3 must be re-considered, and changed at least to remove reference to the land covered by PR6a and PR6b. If it really proves impossible to negotiate a substantial reduction in the figure of 4400 homes to be provided by CDC, then CDC should remove the need to use Green Belt land, by proposing brownfield land instead (available at the Shipton on Cherwell quarry), in order to be consistent with national policy.

Reasons for Participation

Because the need to change Policy PR3 needs to be emphasised.

PR-C-1446 10/10/2017 Mary Brown Wolvercote Commoners Committee N Y

4610

Comments

There should be no building on the Green Belt. This is against national policy as outlined by the NPPF. There are no exceptional circumstances to justify building on the Green belt in this area. The Plan is therefore considered to be unsound. Wolvercote Commoners' Committee (WCC), which is an elected body representing the residents of the parish of Wolvercote, are concerned about the likely effects of this development on Wolvercote Common, Wolvercote Green and Goose Green. These are nationally important areas of Common Land which lie very close to the areas just north of Oxford which are currently part of Cherwell District's plans.The WCC has seen the Habitat Regulations Assessment Screening Report dated June 2017, which considers the possible significant effects of the Local Plan Review development on the habitat of the Oxford Meadows SAC. This includes Wolvercote Common and Wolvercote Green, both of which have been actively managed by the Wolvercote Commoners' Committee since 1929. The HRA Screening Report concludes that the Partial Review of the Local Plan "will not lead to likely significant effects, either alone or in combination, on the qualifying features of the Oxford Meadows SAC". It is the view of the WCC that this is incorrect, as it is based on assumptions which may well be incorrect. The key concerns of the WCC are set out below.The Report asserts that air pollution will not increase, and yet the Appendix B traffic data show an increase in average daily flow on Godstow Road (which runs adjacent to both Wolvercote Common and Wolvercote Green) from 4,791 in 2013 to 7,261 in 2031 with 'transport improvement package 2 and Super Cycle route in place'. This represents an increase in daily traffic in close proximity to the Oxford Meadows of 51.5%. Wolvercote is covered by the city-wide Air QualityManagement Area (AQMA) due to the air quality objectives for nitrogen dioxide being exceeded in areas dominated by traffic. This increase is calculated without the effects of forecast traffic increases on the A34 and A40, which together will have increased from an AADT of 103,218 in 2013 to 120,252 in 2031 with the same "improvement package." This represents growth in traffic of 16.5%. It is hard to see that an increase in traffic on this scale will not result in an increase in pollution which wouldaffect the Meadows SAC.• The HRA Screening Report's conclusion is based on the assumption that the County's Transport Plan will be implemented in full. There is no guarantee that this will be implemented in full until after the new housing is built, due to current funding issues for local authorities.• There are many assumptions in the Report about the likelihood of any effects on the Oxford Meadows SAC as a result of other planned projects in the area in combination with the housing developments proposed in the Cherwell Local Plan Review. This applies not just to air pollution, but to the effect on water levels and water quality, which are also vital to the continued health of the SAC. All of the HRA reports for other developments in the area apparently came to the conclusion that there would be no effect on the SAC as a result of that specific development. The most important local planned new development in the area is the Northern Gateway, which will lie very close to the southern end of the Cherwell plans. The likely effects of this development on traffic, and therefore air pollution, as well as possible effects on water quality on Oxford Meadows are apparently not likely to be any significant effects . (Table 5.1). This is all based on what developers are going to be asked to do – to take appropriate measures to protect the Oxford Meadows SAC. No-one knows what will happen in reality, so it would seem much more sensible to place new developments further away from internationally-recognised and protected areas. Cherwell District Council should not build on the Green Belt, nor in this close proximity to north Oxford."

Changes Sought

Reasons for Participation

The WCC represents people living in Wolvercote who are likely to be affected by this development. It is the responsibility of the Committee to safeguard the Commons in Wolvercote from any damage caused by building nearby.

PR-C-1447 10/10/2017 Christopher Hardman Wolvercote Neighbourhood Forum N Y

5191

Comments

"This policy is not positively prepared, as it relies on an entirely incorrect assessment of the problems that will result from building on these areas of north Oxford. The increased traffic, congestion and pollution caused by building next to major roads has already been mentioned in the comments on PR4a. The residential areas proposed are on Green Belt land, and all the comments made previously about Policy PR3 apply. Building on the Green Belt is not sustainable. Development here will result in a high risk of harm to the Green Belt, according to the LUC Cherwell Green Belt Study (April 2017). To prevent the coalescence of Oxford and Kidlington these sites should not be developed. One of the purposes of the Green Belt is to prevent the coalescence of settlements. Development will harm the existing views of open countryside from Cutteslowe Park. If the North Oxford Golf Course is to be relocated it will take some years to develop a similar mature natural environment. In the meantime the proposed relocation will remove a recreational facility also valued for its contribution to biodiversity. There are other possible sites that have not been given sufficient consideration. This plan is also not justified because it is likely to fail to provide for the unmet housing need. The proximity to the station makes it far more likely that unaffordable expensive homes will be built for the benefit of commuters to London. The policy is not effective, as it is unlikely that development would result in a net biodiversity gain (as required under PR6a clause 11) because green belt land would be destroyed by development. The policy is not consistent with national Policy, as it proposes to build on Green Belt, when NPPF outlaws the use of such land to meet unmet housing need when this is accurately determined.

Changes Sought

Reasons for Participation

Wolvercote Neighbourhood Forum would wish to be represented at the examination because we represent a large number of local people who will be affected by any development in Cherwell near to the northern boundary of the city.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6a - Land East of Oxford Road

PR-C-1452	10/10/2017	Cllr Emilie	Walton		N	N	N	Y

5195

Comments

PR6a, PR6b, PR6c and PR7a: These site are all within one Parish – the Parish of Gosford and Water Eaton. Not once in any of the planning documentation does it mention these sites being within the Parish of Gosford and Water Eaton. It has been referred to as Land East or West of Oxford Road, North Oxford or South East of Kidlington. To be clear, all are within the Parish of Gosford and Water Eaton. We have an identity, we have a community and we deserve to be appropriately recognised! 4400 Homes in the Cherwell District: Of this 4400 figure 1410 is allocated in Gosford and Water Eaton Parish and represents 32% of the total. There are currently 676 dwellings within the Parish so these proposals for 1410 dwellings will lead to a 208% increase in number of houses in the Parish. This is a substantial figure which in my view needs to be fully tested in terms of its impact on the Parish and its residents. I believe that the figure is inappropriate given the impact on existing communities, the environment and transport infrastructure. Was this figure influence by the growth of the University of Oxford? If so, Brexit has already seen a down turn in EU research funding and thus a decline in the level of recruitment. Also the University has called for voluntary redundancies for centrally employed staff so employment growth is not set to grow any further (They are the largest employer in the County). An independent review should be undertaken to reassess the original housing figures.

Changes Sought

Reasons for Participation

PR-C-1456	10/10/2017	Nicky	Brock	Carter Jonas on behalf of Mr M Smith	Y	N	N	Y

4620

Comments

Act of behalf of Mr M Smith, the owner of land east of Water Eaton Park & Ride, Oxford Road, who is promoting the site as an additional housing allocation. The subject site has previously been promoted through the Cherwell Local Plan Part 1 Partial Review. The subject site adjoins the proposed allocation at land east of Oxford Road (draft Policy PR6a), the red line of PR6a adjoins the subject site in the north east corner (Map attached).
The site is currently not allocated for any other use and Mr Smith would like the site to be considered for residential development in the form of a logical extension to the allocated site at Policy PR6a. If the site is not seen as a suitable housing site then other uses compatible with its location adjacent to a transport hub such as a commercial use in the form of a hotel should be considered. In any event the site should be removed from the green belt to enable the site to be developed in the future for any one of the uses referred to above.
Refers to Paragraph 8.60 of the LP1 PR noting this paragraph suggests that it would be more sustainable to deliver new homes within the villages than other parts of the District, or even the County as a whole. Given that the need arises in Oxford, and is a city with a wide range of services and facilities, it is considered that the areas has the capacity to deliver more new homes than currently proposed within the Partial Review Local Plan.
Development on land east of Water Eaton P&R and the Oxford Parkway Station would further help meet Oxford's unmet housing need due to the site's close proximity and accessibility to the City.
In summary, we are concerned that the Council has not undertaken a robust assessment of the options for accommodating Oxford City's unmet housing need within North Oxford area. It is not considered that the draft Local Plan Partial Review is justified as the Council has failed to fully consider all reasonable alternatives/ additional options as land south of Sandy Lane is clearly a sustainable location given its relationship with land proposed to be allocated for development at Begbroke (PR8).

Changes Sought

Amend the boundary of Land East of Oxford Road Neighbourhood Centre (Policy PR6a) so as to include the land east of the Water Eaton Park and Ride in the allocated site for residential development or a mix of residential and other uses. Remove the land east of the Water Eaton Park and Ride from the Oxford Green Belt. (Map attached)

Reasons for Participation

As drafted, and in so far as it relates to land East of Oxford Road the Plan has not been positively prepared, is not justified and is not effective. This goes to its soundness and raises issues that should be explored fully at the oral part of the Examination.

PR-C-1457	10/10/2017	Barry	Orton		N	N	N	Y

4629

Comments

Believes that Cherwell District Council would fight to preserve GB around Oxford to prevent the areas of PR6a, PR6b, PR8 and PR9 ever being developed. Moved to village of Yarnton to be part of a typical English village community but now appears that, if not stopped, developers will be given carte blanche to turn a crucial part of beautiful Oxfordshire countryside into yet another amalgamated housing estate.Traffic chaos will on A44 by expansion of Begbroke and Yarnton, combined with additional houses at Woodstock and ludicrous proposal to close Sandy Lane to through traffic, will have a devastating effect on the ability of residents and others to use the A44. Majority of people using A44 do not want to cycle to Oxford and the a super cycle way or bus lane would not alleviate the misery. Bitterly oppose the digging up of the historical North Oxford Golf Course (PR6b) for low density, highly priced housing aimed at London commuters – an act of vandalism to a wonderful local amenity which will not help resolve Oxford's low-cost housing shortage. It would be a tragedy for members and visitors, and local people who have access to wander through the beautiful parkland established over 110 years. Cherwell D.C. appear to offer an alternative site PR6c clearly knowing that it would not be acceptable to a golf course developer and would never be recreated. The questions around this proposal are:(a) Why does Cherwell D.C. not offer up PR6c for housing as it is only yards away from the existing club?(b) Why does the city not build its houses on the city's golf (Southfield) course – i.e. on the land it owns and which is ideally suited to higher density housing and in an area of greater need? Why doesn't the Council use its powers of compulsory purchase to acquire the under-used golf course at ST Edward's School or a number of the many under-used college sports grounds, reserved for the rich and academics?This once again shows the stranglehold the University has on Oxfordshire residents. For the reasons given above and the Representations made by the Begbroke & Yarnton Green Belt Campaign which are supported and adopted as part of my own representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore not be submitted for Inspection.

Changes Sought

Reasons for Participation

Would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-1460	10/10/2017	Chris	Robins		Y	Y	N	Y

5165

Comments

"This policy extends the built-up area of Oxford City too close to the built-up area of Kidlington,leading to the effective coalescence of communities"

Changes Sought

"Approximately 21.5 hectares of land should be allocated to outdoor sports provision as shown on attached map PR6a. in the rep. 180 dwellings should be constructed on approximately 6.2 hectares of land shown as residential on the attached map PR6a. At an approximate average net density of 40 dwellings per hectare. Land allocated to outdoor sports provision, together with the adjacent green infrastructure corridor and the extension to Cutteslowe Park should remain in the Green Belt. The adjacent site PR3d comprising the Park & Ride terminal and Oxford Parkway station should also remain in the Green Belt. In order to preserve as far as possible the appearance of this site from the A4165, the existing belt of trees along much of the western edge of the site should be retained."

Reasons for Participation

"This submission raises an important issue as to whether, in the event of the removal of GreenBelt land being found to be necessary, residential development could be allocated in a differentmanner so as to reduce detriment to the Green Belt and minimise the coalescence of communities."

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6a - Land East of Oxford Road

PR-C-1472 10/10/2017 David Tighe N N N

5224

Comments

The density of proposed housing on the golf course is 25 per ha and on the land to the east of the A4165 is 40 per ha. These proposed densities on land which is adjacent to Oxford Parkway Station are not likely to lead to developers building "affordable" houses since they will simply not be viable. Particularly since developers are likely to have to pay a premium on this land because of its location. Even if "affordable" houses are built they still won't actually be affordable to most people. These houses are also unlikely to provide homes to meet Oxford City Council's alleged "unmet housing need" because many of them are likely to be purchased by London commuters due to the proximity of the station. Underfunded public services are already struggling. For example, many GPs are struggling to cope, with long waits to get an appointment to see a doctor. Also, the hospitals have huge parking issues which the Councils believe can be solved by persuading people to use public transport, which won't work if you are ill, injured or elderly. This will all lead to more pressure on parking, more traffic coming into Oxford from the north and more pressures on existing healthcare resources. If the Council were serious about avoiding destruction of the Green Belt more houses could be built in Oxford if the City Council stopped reserving spare land for commercial use. Houses could be built at higher densities and some of the houses which are supposed to satisfy Oxford's "unmet need" could be sustainably built on other sites in Cherwell District, outside the Green Belt.

Changes Sought

Reasons for Participation

PR-C-1473 10/10/2017 Debbie Dance Oxford Preservation Trust Y N N Y

5221

Comments

The proposed residential development sites PR6a & PR6b which lie in the 'The Kidlington Gap' is important to Oxford & its setting. To build on this land will destroy the northern limb of Oxford's green setting & will bring about the coalescence of Oxford with Kidlington, contrary to, arguably, the two most important purposes of the Oxford Green Belt. If land is needed close to Oxford for housing then in our view further more detailed consideration should be given to other less sensitive locations in both Green Belt terms & in terms of the special character of Oxford. In addition, we have a particular concern regarding the lack of a clear & permanent boundary to the east of PR6a. NPPF Paragraph 85 states that when defining Green Belt boundaries, Local Authorities should "define boundaries clearly using physical features that are readily recognisable and likely to be permanent". In our view, the lack of such a boundary to the east could lead to unrestricted sprawl, contrary to purpose 1 of the Green Belt. An absence of any defined & permanent boundary would also have the effect of making it more difficult to integrate new development as a part of the existing urban forms, risking its intrusion into the open countryside being accentuated. We note that steps to protect some of the extensive views from Cutteslowe Park, an area of "extra parkland" are referred to with an area of agricultural land included to the east of site PR6a, to be kept as such in permanence. However, we are concerned as to what measures will be put in place to ensure the permanence of any such safeguard. OPT also responded earlier this year to Oxford City Council's consultation on its Local Plan 2036 Preferred Options document. In that document, a number of sites on the northern edge of Oxford were identified as having the potential for residential development, notably site 107 "St Frideswide's Farm". This is immediately adjacent to site PR6a, & the two sites would have the potential to be merged & their impact should surely be judged together & not singly. We are unclear as to whether the "duty to cooperate" has been extended to a site-specific level, but would urge that this should be done in order to protect the urban edge of Oxford from the impact of such cumulative development.

Changes Sought

Reasons for Participation

We consider that the sites allocated in policies PR6a and PR6b should be deleted. Consequential amendments to the Proposals Map would then be necessary. We also consider that CDC must make the changes necessary to remedy the failings of the plan in relation to the tests of soundness and the requirement to have regard to national planning policy.

PR-C-1485 09/10/2017 Emma Worthington N

4656

Comments

Object to policies PR3, (The Oxford Green Belt), PR6a (Land East of Oxford Road) and PR6b (Land West ofOxford Road).• I believe these proposals are not consistent with National Policy because they do not take into account the detrimentaleffect that removing these large areas of Green Belt will have. These proposals therefore fail to meet the test of soundness as defined in paragraph 182 of the NPPF.• Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature and is not an appropriatestrategy and is unjustified.

Changes Sought

Reasons for Participation

PR-C-1486 09/10/2017 Lawrence E Coupland N

4662

Comments

Object to policies PR3, (The Oxford Green Belt), PR6a (Land East of Oxford Road)and PR6b (Land West of Oxford Road).• I believe these proposals are not consistent with National Policy because they do not take into account the detrimental effect that removing these large areas of Green Belt will have. These proposals therefore fail to meet the test of soundness as defined in paragraph. 182 of the NPPf • Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature and is not an appropriate strategy and is unjustified.

Changes Sought

Reasons for Participation

PR-C-1488 09/10/2017 Genevieve Coupland N

4670

Comments

Object to policies PR3, (The Oxford Green Belt), PR6a (Land East of Oxford Road) and PR6b (Land West of OxfordRoad).• Believe these proposals are not consistent with National Policy because they do not take into account the detrimental effect that removing these large areas of Green Belt will have. These proposals therefore fail to meetthe test of soundness as defined in paragraph 182 of the NPPF.• Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature and is not anappropriate strategy and is unjustified.

Changes Sought

Reasons for Participation

PR-C-1501 09/10/2017 Cherry Brougham N

4714

Comments

PR6a should be removed from the list of potential sites, or at the least the area allocated for housing should not extend north of the track from the A4165 to Frideswide Farm in order to maintain the 'Kidlington Gap'. PR6b should remain a golf course and PR6c,be developed for housing instead - again, this would maintain the 'Kidlington Gap'. PR6c is close to the Northern Gateway. Additional housing could be allocated to PR7a and PR7b as high density urban extensions to Kidlington. No further sites at Kidlington should be reconsidered. The area and scale of development proposed for Yarnton on site PR8 would completely change the character of the village, and threaten coalescence with Kidlington. The land take should be pulled back from the railway. If the target 4,400 dwellings cannot be met by increasing densities and additional housing on some other sites, the target should be reconsidered

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6a - Land East of Oxford Road

PR-C-1502 09/10/2017 Henry Brougham

5138

Comments

Incorrect consultation form used. Comments relate to proposed submission plan. PR6a should be removed from the list of potential sites, or at the least the area allocated for housing should not extend north of the track from the A4165 to Frideswide Farm in order to maintain the 'Kidlington Gap'. PR6b should remain a golf course and PR6c be developed for housing instead - again, this would maintain the 'Kidlington Gap'. PR6c is close to the Northern Gateway. Additional housing could be allocated to PR7a and PR7b as high density urban extensions to Kidlington. No further sites at Kidlington should be reconsidered. The area and scale of development proposed for Yarnton on site PR8 would completely change the character of the village, and threaten coalescence with Kidlington. The land take should be pulled back from the railway. If the target 4,400 dwellings cannot be met be increasing densities and additional housing on some other sites, the target should be reconsidered.

Changes Sought

Reasons for Participation

PR-C-1508 09/10/2017 Alan Graham N N N N

4744

Comments

This site seem to form a natural extension to the north side of Oxford and on sustainable transport routes into Oxford City Centre, but not to other employment centres in Oxford. It also appears to be in a sustainable location for Oxford Parkway Station which would actually encourage outward commuting from housing this area and could not be considered for the latter reason as likely to address Oxford's housing needs.A further concern about the development of the Oxford Golf Club is that the proposed density of development on this site is low with only 530 dwellings proposed on the 32 hectare site, if it cannot be developed at a substantially higher density it should be considered inappropriate on those grounds alone. With an allocation of 50% affordable housing provision this element is likely to be at a much higher density, potentially 40-50 dwellings per hectare and this leaves the market housing on large plots which are likely to be very expensive properties and not addressing any specific need, other perhaps for commuters to London from Oxford Parkway station. The Plan even states that houses will be on large plots, presumably the market housing, and this is inconsistent with the primeobjective of addressing Oxford's housing needs.The sites are located in one of the most vulnerable areas of the Green Belt and development on these two sites brings about a substantial erosion of the Green Belt in terms of moving towards coalescence between Oxford and Kidlington, in terms of national policy development in this area is not appropriate.

Changes Sought

Reasons for Participation

PR-C-1513 10/10/2017 Mark Lowen N

4756

Comments

PR6a - Land East of Oxford Road, PR6b - Land to the West of Oxford Road & N Oxford golf course. NOGC is a well established & heavily used course. It is an attraction to the area & a valuable resource. It is proposed to make land (Site PR6c) available for a new course. It would cost circa £10m to build a new course & take many years for it to establish. This would be unsustainable, it will not happen & there is no evidence within the proposals that it will. It is inconceivable that anyone would try & establish a new golf course at that site given the nature of the land (entirely flat), it's too small & the upfront cost. It wasn't a golfer that drafted this plan! Along with PR6b it will produce some 1180 homes. For many years there has been enormous traffic congestion involving Cutteslowe, Kidlington, Wolvercote & the two Peartree Roundabouts. A further 1,000 vehicle movements at peak times will cause gridlock. This plan does not provide for any realistic proposals to alleviate traffic congestion. The proposal to provide a link from the A40 west of Wolvercote Roundabout to the small Peartree Roundabout, while it might relieve congestion at Wolvercote & Cutteslowe, will equally exacerbate it at the small Peartree & Kidlington Roundabouts. Perhaps though the siting of these developments will provide housing for commuters into London, via a walk to the railway station. However, that is not meeting Oxford's housing shortage, its alleviating London's.

Changes Sought

Reasons for Participation

Page 2261

PR-C-1514 10/10/2017 Councillors Neil Prestidge and Maurice Billington Prestidge and Billington N

4764

Comments

We object to the proposals to build 650 homes on this site, this site is situated in the strategic gap between Kidlington and Oxford, this part of the green belt is key to preventing the coalescence of Oxford and Gosford. There is no strategic gap policy in any of the local plans, if one was in place here it would offer extra protection to the gap between Gosford and Oxford If this site was developed, then there would be a considerable loss of habitat for a wide number of species. We urge the council to do a proper wildlife survey on the site before any development takes place. We also want assurances from the council that the remaining green belt will not be developed around this site. As stated in our response to Policy PR2, we support the social housing target of 50%. Given the location of this site and the proposed housing density we want to seek assurances that this target will be met and enforced. We also want to make sure that residents of Gosford and Kidlington are prioritised in the housing allocation process for the affordable housing on this site. As stated in our response to Policy PR4b, we are concerned that the amenities that are being provided to serve this site will be in direct competition with businesses in Kidlington Village Centre. We want assurances from Cherwell District Council that proper investment will be made in the Village Centre to make sure it is a viable place for local businesses. It is not clear how the improvements to the infrastructure will benefit the residents of the Oxford Road. If this site is used for housing the traffic issues will only be exacerbated, the residents of Gosford are already in one of the most polluted areas of Cherwell District Council and measures need to be taken to ensure that this does not get worse. The council needs to have a plan in place to solve the pollution issue in Gosford before any development takes place.

Changes Sought

Reasons for Participation

PR-C-1516 09/10/2017 Councillor Gillian Hopcroft N

5104

Comments

North Oxford Golf Club is within the Green Belt and should remain as recreation use. It is not suitable for high density housing, and therefore would only provide fewer executive highly priced houses. The Golf Course is a mature, well maintained and very well attended facility and although an alternative site for a golf course has been suggested at Frieze Farm, which is not a suitable replacement, there has been no consultation with the owners, who actually would intend to build houses on their land.

Changes Sought

Reasons for Participation

PR-C-1516 09/10/2017 Councillor Gillian Hopcroft N

5102

Comments

How the allocation of new affordable housing will work in practice between OCC & CDC has not been established satisfactorily, & therefore it is essential there is a proposed strategy in place before the Policy is adopted.

Changes Sought

Reasons for Participation

PR-C-1516 09/10/2017 Councillor Gillian Hopcroft N

5105

Comments

The important gap separating Kidlington and Oxford will diminish if development of these sights go ahead. This will inevitably narrow the "Gap~" and the village of Kidlington would lose it's identity. The Green Belt protects open spaces, which in turn protects the beautiful City of Oxford and also prevent coalescence.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6a - Land East of Oxford Road

PR-C-1521 09/10/2017 Alaric Rose N N

5441

Comments

These sites would become urban extensions to Oxford, physically linked to existing communities. Development of these sites would significantly narrow the important open countryside gap between Oxford and Kidlington, erasing the perception that Kidlington is a separate village community, and bringing it into Oxford. The combination of both sites, either side of the A4260, provides a valued area of unlit open green space, and a distinct break in development between the City and surrounding villages, along a major entrance corridor to Oxford. Evidence does not demonstrate that exceptional circumstances exist to justify a release from the GB, where background studies confirm that both sites are of high importance to the integrity and function of the GB. (See 2017 GB Study) Development on either or both sites would aggravate existing local congestion and air quality issues, and adversely impact on movement between Oxford and Kidlington. The open character of the farmland east of Oxford Road forms part of the wider landscape which provides an important setting on the approach to Oxford. The landscape of the Golf Course is manmade, but long established, with significant tree belts and thickets. It is highly unlikely that these features could be saved unless development is restricted to a low density and larger dwellings. As a result, there would be an inefficient use of an important large area, and potential viability difficulties in accommodating 50% affordable housing. The net benefits do not outweigh the substantial harm to local character. The Golf Course is also a local recreation facility, and its loss is unlikely to be offset by a new Golf Course on a significantly smaller site at Frieze Farm contrary to NPPF p74 “Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
 an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements
 the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location
 the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.” Owners of the Frieze Farm land seem unaware of the plans to site a golf course there, and recently made a presentation to Kidlington Voice (made up of local businesses and parish/district councillors) proposing 600 houses on the site. (See representations on Policy PR6c)

Changes Sought

Retain GB Policy on all the above sites, and do not allocate for development.

Reasons for Participation

PR-C-1529 08/10/2017 David Stone N N N Y

5435

Comments

Cherwell District Council's Partial Review of it's Local Plan to 'Meet Oxford's Unmet Housing Need is UNSOUND.
1. It's completely ignores the consequently impacts of Oxford City's new Local Plan, which is still in the "melting pot," and yet to be determined. It does not show a duty to co-operate, quite the reverse. This is significant because these two plans need to work together, not in isolation. Otherwise, Oxford and the setting of it's immediate northern communities could lose even more protected Greenbelt land than so far proposed.
The sheer scale and amount of Greenbelt proposed for removal is breath-taking and totally in contravention of National Planning Policy Framework, Paragraphs 79 and 80, which define the need and purpose of Green Belts. Cherwell District Council are paying only "lip-service" to the detrimental consequences. This is not acceptable. To claim the amount to be removed is only repents 3% is a very misleading distortion, because the locations identified, PR6b, PR6a, PR6c, PR8 will completely "strangle" north Oxford and are unstainable. The consequences of what clearly will be a very significant additional spread of - urban sprawl - have not been evaluated effectively.
IT IS IMPORTANT TO RETAIN THE PRESENT GAP BETWEEN KIDLINGTON AND NORTH OXFORD. IT IS IMPORTANT TO STOP URBAN SPRAWL TO PRESERVE THE OPEN INTEGRITY AND SETTING OF CUTTESLOWE PARK.
2. The Plan is NOT POSITIVELY PREPARED.As already mentioned, the number of houses on the sites mentioned above, are unsustainable, and contrary to Cherwell's own Summary Document page 4, they will do exactly the opposite to "limiting Oxford's Outward Growth." Indeed, this will, propel further 'ribbon development' in the future. The Plan is deeply "flawed," there is no mention of how it will safeguard and aid the needs, environment,and access to free-movement of present communities, adjoining the A4165, from the Cuttleslowe roundabout to the Kidlington roundabout by bus, car, cycle or on foot, the same applies across the Wolvercote area to the west end boundaries, where the ultimate impacts of development at the Northern Gateway, Barton Park (further to the east) is as yet unknown. To suggest it meets with the Country Council's Oxford Transport Strategy, is a misnomer, because this strategy is not sufficiently robust to deal with present excessive traffic congestion and health damaging pollution. Further more it is reliant on speculative funding, which may never arrive. TheLink road from Loop Farm A40 to A44, has been promised, but the funding is not is place. The congestion on the A40 is unstainable and a northern link road is needed north of Kidlington to relieve the over-whelming volume of traffic. Travel from the Park and Ride designated for Eynsham, will be constrained by the reduced width of the bridge on the approach towards the Wolvercote roundabout, so traffic coming to Oxford will remain at a standstill. It is regrettable that the County Council policy has cut bus services from villages, whom also need access to employment, perhaps if some of these villages were a little larger, bus services might be more sustainable?According to Cherwell District Council's Local Plan Summary Document:-It will create balanced and sustainable communities? NO! It will overwhelm north Oxford and Kidlington.It will be supported by necessary infrastructure? NO! No concrete evidence to deal with existing infrastructure, let along any new infrastructure. It will contribute to improving health and well-being? NO! It will increase detrimental health of existing residents in northern Cutteslowe, north Oxford, Wolvercote and Kidlington. Traffic will be at gridlock all day, everyday, pollution all day, everyday at EXCESSIVE LEVELS in addition to present Oxford Air Quality, non- compliance. Elderly crossing the road or accessing the shops in our area will find it completely impossible.

Changes Sought

Remove the need for affordable housing, because, there is no way it will be affordable next to northOxford. Be honest with people, tell them their lives in Kidlington and north Oxford are to be blightedwith complete traffic gridlock and damaging vehicle pollution.Be legal by NOT destroying Greenbelt land next to Cutteslowe Park, The Golf course, (an essentialrecreational resource currently), and stopping coalesce with Kidlington and north Oxford.

Reasons for Participation

Believes, with respect, the Inspector would much benefit from really listening seriously to ordinary people, regarding the very real experience and particularly genuine concerns of how these 'grand proposals' to 'illegally' destroy all the immediate greenbelt land around Kidlington and north Oxford, will have a completely devastating impact on the lives, health, well being and free movement of wellestablished existing communities.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6a - Land East of Oxford Road

PR-C-1535	10/10/2017	Layla	Vidal-Martin	Lichfields on behalf of Taylor Wimpey (Oxfordshire)	Y	Y	N	

5261

Comments

Taylor Wimpey (TW) considers the Submission Plan is not sound as it is not "justified" or "consistent with national policy". This is because : 1. CDC acknowledge (Submission Plan Executive Summary para XV) that "under national policy Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of a Local Plan". The Submission Plan (para 5.17) sets out why CDC consider that exceptional circumstances exist for the release of these sites from the Green Belt & their allocation for residential development. TW contend that CDC have not thoroughly explored "all other reasonable options" &, where they have sought to do so, there are flaws in their evidence base (regarding their assessments of sustainability, transportation & alternative development locations). They have not demonstrated the "exceptional circumstances" required for the proposed release of the sites identified in Table 1 from the Green Belt; 2. CDC's approach is predicated on an assumption that "Oxford's Housing Needs" form a bespoke & identifiable source of housing need. This conflicts with the recognition in the Oxfordshire SHMA (2014) (para 9.2) that "the SHMA identifies an Oxford-focused Housing Market Area which extends across much of the County, reflecting the economic influence of the City. The county still remains the most appropriate geography for analysis of housing markets in terms of the 'best fit' of local authority boundaries to a functional housing market area." More recently the Inspectors Report into the Vale of White Horse Local Plan emphasised that (para 45) "it is not the role of, or possible for, the plan to prescribe where people live and work;" and; 3. CDC compound this assumption (Policy 12a) by seeking to pursue a "separate five year housing land supply . . . For meeting Oxford's needs." This, in conjunction with proposals not to support Sites Not Allocated in the Partial Review (policy PR12b) are not consistent with the NPPF's presumption in favour of sustainable development & risk substantially harming housing delivery in the District in the coming years. Scope of response (See Detailed 4 Section Report). This response amplifies TW's concerns regarding the soundness of the Submission Plan, & their view that their site at Bloxham (Site PR35) forms a "reasonable option" for residential development prior to the release of the proposed allocations from the Green Belt. Specifically • Section 2: Summarises the appropriateness of residential development on the TW site; (Section 2 encloses * Sustainability Analysis by Calibro, * Residential Potential of Site, * Assessment of site against constraints, * SHLAA Analysis) • Section 3: Summarises TW's concerns regarding the inadequacy of the evidence base, whilst emphasising their support for the level of residential development proposed. This underpins their contention that the Submission Plan does not establish "exceptional circumstances" for the proposed release of these sites from the Green Belt; • Section 4. Sets out TW's comments on emerging policies and the changes that they consider are necessary to make the plan sound.

Changes Sought

The Plan proposes that around 55 % of the housing proposed should be targeted within the Green Belt (GB). Para 3.26 "approximately 14 % of Cherwell lies within the Oxford GB". Thus CDC need to demonstrate "exceptional circumstances" as to why this housing cannot be located within non GB locations comprising 86 % of the District. We do not consider that CDC have appropriately addressed "reasonable alternatives" & therefore cannot be considered to have demonstrated "exceptional circumstances" for the release of all of these sites from the GB. * Combined with the inadequacy of the evidence base, these concerns are amplified by the fact that the Submission Plan appears to prejudge the proposed development strategy irrespective of the evidence base. This is reflected in the fact that the (Executive Summary para xiv) states that the Plan "focusses development on a geographic area extending north from Oxford to south Kidlington, along the A44 corridor" & earlier iterations of the evidence base acknowledged that only sites within two of the nine areas of search have been assessed, * Conversely TW have established that the TW site at Bloxham does form a "reasonable alternative" for development within a sustainable location which is capable of meeting housing need. This is consistent with CDC's analysis within the HELAA (albeit that TW's technical analysis is that the site is capable of accommodating a higher level of residential development). * Accordingly the TW site should be allocated for residential development (under this or an additional policy) prior to CDC moving on to consider the need for any Green Belt release. * Without the amendments sought above our clients do not consider that the Submission Plan can be considered "sound", particularly with regards to being "positively prepared" or "justified."

Reasons for Participation

PR-C-1539	10/10/2017	Tim	Emptage				N	

4836

Comments

Object to development on sites PR6a and PR6b. These sites are critical parts of the Oxford which prevent the coalescence of Kidlington and Oxford enabling each community to retain its own individual identity. It was to prevent this sprawl that the green belt was originally established. The proposed developments would leave such as small gap as to be completely useless in effectively separating the two communities. Kidlington would then become no more than an extension of Oxford.There is no evidence that this land should be released from the greenbelt on exceptional circumstances as studies have shown this land to be of high importance to the integrity and function of the greenbelt. The land occupied by the Golf Club makes a significant contribution to the green belt both in its landscape function and as a recreational activity. It should be noted that the Southfield golf course in Oxford has been rejected by the city council for a potential housing site. The plan proposes a very low density of houses which means it will be extremely difficult to achieve 50% affordable. It is clear that the position of this site will result in it being used for large,expansive houses attractive to commuters from London. This will do nothing to support the unmet housing need or to provide affordable housing for local people.

Changes Sought

Reasons for Participation

PR-C-1542	10/10/2017	Cllr Andrew	Gant	Oxford City Council Liberal Democrat group	N	N	N	Y

4846

Comments

Considers that both CDC statements "considered reasonable alternatives" and that it has demonstrated "clear, exceptional circumstances for development within the Oxford GB" are unjustified, non-compliant and unsound as a result. "Reasonable alternatives" must include sites which are within reasonable commutable distance of Oxford but avoid the coalescence of Oxford and Kidlington and northward urban sprawl of Oxford, as required by the NPPF. This must mean that, for example, the Shipton Quarry site is appropriate to meet Oxford's housing need. Similarly, building on both sides of Oxford Rd (policies PR6a and PR6b) clearly breaches the NPPF requirement that settlements must not coalesce. The alternative site at Frieze Way, currently allocated as a replacement golf course, would not have that effect. These alternatives have not been sufficiently considered.Oxford City Council has re-stated the legal definition of GB that among its principal characteristics are "openness" and "permanence" The Council is right to do so. This is not consistent with the assumptions in this plan. We do not believe an "exceptional need" has been demonstrated to justify the breach of GB principles in the way the plan does. The need could be accommodated with far less damage to the GB by better and different use of some of the allocated sites, and by more consistent consideration of alternatives. Without such consideration, the plan is procedurally non-compliant, legally non-compliant with definitions of GB, and unsound in its consideration of alternatives.

Changes Sought

A fundamental review of site allocations is required, acknowledging that Green Belt must remain open and permanent, as required by the NPPF. Alternative sites within "easy commutable distance of Oxford" which do not cause urban sprawl or coalescence should be more proactively considered.

Reasons for Participation

To ensure full representation of the views and concerns of local people by their elected representatives

PR-C-1543	09/10/2017	Sir Clive	Booth	Oxford Civic Society				

4849

Comments

Concern that the eastern boundary of PR6a does not meet the NPPF criteria for Green Belt boundaries which should be well-defined, permanent physical features.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6a - Land East of Oxford Road

PR-C-1560 09/10/2017 Aubrey King

4894

Comments

Objects because: 1. The proposals are not consistent with National Policy. They do not take into account the detrimental effect that removing these large areas of GB will have. These proposals therefore fail to meet the test of soundness as defined in Para 182 of the NPPF. 2. Oxford's LP has not yet been prepared, so CDC's allocation of homes is premature, is not an appropriate strategy & is unjustified.

Changes Sought

Reasons for Participation

PR-C-1580 09/10/2017 Janet and Tim Stott N

4924

Comments

Objection to policies PR3, (The Oxford GB), PR6a (Land East of Oxford Road) and PR6b (Land West of Oxford Road). We are particularly concerned about the loss of the GB for PR6a as we are regular walkers on this land and aware of the wildlife and habitats that will be lost forever with the loss of this land. This land contains established grass snake colonies which will be destroyed. The grass snake is a UKBAP priority species of conservation concern39. It is also protected under the Wildlife and Countryside Act, and the Bern Convention.We believe these proposals are not consistent with National Policy because they do not take into account the detrimental effect that removing these large areas of Green Belt will have. These proposals therefore fail to meet the test of soundness as defined in paragraph 182 of the NPPF.

Changes Sought

Reasons for Participation

PR-C-1589 01/10/2017 Professor Peter Robbins N N

4959

Comments

Object to the proposal to build 650 homes on land to the east of Oxford Road, on the grounds that it is not a justified or proven requirement and it is inconsistent with national policy. New Government methods for calculating housing need indicates that some 30% fewer houses are required in Oxfordshire than previously forecast with the consequence that the basis for housing allocations in Cherwell to accommodate its needs and the City of Oxford's requirements are overstated and invalid. Less land will be required to accommodate development and there are no exceptional circumstances to warrant the release of land from the Green Belt. Without prejudice to the above point, any proposals by Cherwell to release land from the Green Belt to meet the Oxford's needs are premature and unjustified given that the City of Oxford is in the process of reviewing its Local Plan and has not yet determined how much housing development can be accommodated on land within the City's boundaries. The land to the east of Oxford Road lies in the Kidlington Gap which forms a core component of the Green Belt separating Oxford and Kidlington. Development in this location would be in direct contravention of the fundamental aim of Green Belt policy which is to prevent urban sprawl by keeping land permanently open and the Kidlington Gap serves all the five purposes of the Green Belt It is also strategically important and is one of the clearest examples of an open area preventing the coalescence of settlements, checking unrestricted sprawl and safeguarding the setting and character of the historic city of Oxford. Its loss would fundamentally undermine the long established principles of Green Belt policy. The housing allocation proposed in Policy PR6a is also unsustainable both on its own and in conjunction with other planned releases from the Green Belt for housing. Infrastructure and services in and around Oxford are already under great strain. This applies to schools, hospitals/healthcare and roads. There is no capacity for major additional development. Oxford and the surrounding area are already beyond capacity in relation to infrastructure and services, and the further population pressure from the proposed developments is unacceptable. The road network in the immediate environs and the wider area is already highly congested. There are no clear, identified and funded proposals in the Plan to address these issues.

Changes Sought

Delete PR6a housing allocation on land to the east of Oxford Road; delete PR6b housing allocation on land west of Oxford Road; delete PR7a housing allocation on land south east of Kidlington; delete PR7b housing allocation on land at Stratfield Farm; Delete PR8 housing allocation on land east of the A44.

Reasons for Participation

PR-C-1603 10/10/2017 Gordon and Helen Henning Y Y N N

4984

Comments

The prediction for the number of houses needed (Oxford City Council's "unmet need" for housing) is questioned and is to be re-evaluated. It does not take into consideration the intrinsic value of the Green Belt for current and future generations and the irreplaceable nature of the Green Belt. It is difficult to see how this development can be sustainable, given the lack of realistic plans for providing necessary infrastructure (e.g. transport, health care etc.) - and these are already significant, longstanding problems in Oxford and Oxfordshire (which are likely to be seriously exacerbated by the Northern Gateway development nearby). It is likely to provide housing for London commuters rather than people employed in Oxford and local areas, and hence exacerbate many of the problems that Oxford and Oxfordshire already have such as traffic and very high demand on schools, healthcare etc. The considerable uncertainty over many financial and economic matters after Brexit mean that there is considerable uncertainty about whether the plan could be "deliverable over its period". Have seen little real evidence in recent years of effective co-operation between local authorities e.g. the Jack of solution to the traffic problems in Oxford/Oxfordshire (particularly relevant here as the planned development would inevitably generate more traffic). Not consistent with the National Policy Framework for Green Belts, and has an indistinct border. Not justified or effective in terms of SA Objective 10 (air pollution/road congestion). Whatever pedestrian, cycle or public transport provision is available, increased vehicular traffic will inevitably be associated with any development on this site (for personal reasons for many users e.g. disability, but also for delivery vehicles as more and more shopping is done online. Climate change may well also increase the frequency and severity of adverse weather conditions making cycling etc. not only very unpleasant but also more often dangerous (e.g. in high wind).

Changes Sought

This policy should be withdrawn completely. There are other alternatives for increased availability of housing including:-(i) use of land within Oxford city for housing instead of employment - Oxford city appears to be planning for employment to outstrip its housing need even more than is now the case and, in particular, there is already a major development (the Northern Gateway) very close to the area covered by policy PR 6a) (ii) increased housing density on sites already used or designated for housing within Oxford city.

Reasons for Participation

PR-C-1618 10/10/2017 Harry Fletcher N

5584

Comments

Object to policies PR3, (The Oxford Green Belt), PR6a (Land East of Oxford Road) and PR6b (Land West of
Oxford Road- Believe these proposals are not consistent with National Policy because they do not take into account the detrimental effect that removing these large areas of Green Belt will have. These proposals therefore fail to meet the test of soundness as defined in paragraph 182 of the NPPF. - Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature and is not an appropriate strategy and is unjustified.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6a - Land East of Oxford Road

PR-C-1619 10/10/2017 Gary dáLuz Vieira

5586

Comments

Object to policies PR3, (The Oxford Green Belt), PR6a (Land East of Oxford Road) and PR6b (Land West of Oxford Road). - Believe these proposals are not consistent with National Policy because they do not take into account the detrimental effect that removing these large areas of Green Belt will have. These proposals therefore fail to meet the test of soundness as defined in paragraph 182 of the NPPF. - Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature and is not an appropriate strategy and is unjustified. - Development of these areas will effectively join Oxford and Kidlington, which is against Green Belt rules. - Developing these areas is more likely to result in high price commuter housing than the affordable housing currently needed for key workers in the city.

Changes Sought

Reasons for Participation

PR-C-1622 09/10/2017 Andrew Hornsby-Smith Kidlington & Yarnton Labour Party N Y N Y

5535

Comments

Kidlington & Yarnton Labour Party acknowledges the real housing need for Oxford. It is not convinced that the need is for 4,400 houses to be built in Cherwell District. It opposes the allocations in the vulnerable Kidlington gap (proposed policies 6a, 6b), which it believes will mainly be used by London commuters rather than meeting local need; and by
the size of the allocation made between Kidlington and Yarnton (Policy PR8). It considers that there are less harmful alternatives available at Gosford (the area allocated for playing fields in Policy PR 7a and at Stratfield Farm, Policy 7b). It also believes that land at Frieze Farm and close to Loop Farm offers alternatives that are closer to the Northern
Gateway employment site and less damaging to the open countryside between Yarnton and Kidlington.
It considers that the North Oxford Golf course provides an important Green Belt friendly amenity, and that the need for additional playing fields could be met south of the Park & Ride. It is concerned to ensure that the County Council develops additional Park & Ride capacity east of Kidlington, where the traffic impact would be less damaging than an extension at Water Eaton Park & Ride. It would support the provision of a railway station on the Cherwell Valley line, but not at the proposed location at Sandy Lane, but closer to the airport, Langford Locks and Lyne Road (for the benefit of Kidlington's residents). We are concerned that at each of the main allocations, an unreasonably high level of land
has been extracted from the Green Belt, which we believe will lead to future speculative development that will be difficult to resist.

Changes Sought

Opposes policies 6a, 6b. There are less harmful alternatives available at Gosford (the area allocated for playing fields in Policy PR 7a and at Stratfield Farm, Policy 7b); and by the size of the allocation in policy PR8.

Land at Frieze Farm and close to Loop Farm offers alternatives that are closer to the Northern Gateway employment site and less damaging to the open countryside between Yarnton and Kidlington.

It considers that the North Oxford Golf course provides an important Green Belt friendly amenity, and that the need for additional playing fields could be met south of the Park & Ride.

It is concerned to ensure that the County Council develops additional Park & Ride capacity east of Kidlington, where the traffic impact would be less damaging than an extension at Water Eaton Park & Ride.

It would support the provision of a railway station on the Cherwell Valley line, but closer to the airport, Langford Locks and Lyne Road (for the benefit of Kidlington's residents).

Reasons for Participation

I have spoken as a platform speaker at three public meetings in Kidlington and Gosford. I made a substantial representation at the Issues and Options stage. As a former parish councillor, I represented Kidlington Parish Council at the North Oxford Area Action Plan examination in public, and likewise was invited to the Examination in Public of the Local Plan. I have an MSc in Transport Planning, so part of my representation covers that area. I also offer a distinctive perspective as a local resident, who agrees with the principle of a Green Belt review, but does not support the current planned site allocation. I have no interest in promoting a particular site, but only have some sympathy with those who would wish to preserve the Green Belt intact. I believe my views represent many in Kidlington who recognise the need for local housing, but see these plans as strategically unacceptable. My representation contains primary research evidence which I would wish to represent.

PR-C-1635 10/10/2017 William and Rebecca Hodgson

4993

Comments

We refer to the proposed development on the land north of Cutteslowe Park which is part of the Green Belt north of Oxford and forms a separating barrier known locally as the Kidlington Gap, between the northern boundary of the city of Oxford and the large urban village of Kidlington. The development directly contradicts the five stated purposes of land of the green belt as set out by the NPPF. To build on the green belt North of Cutteslowe would contravene all the five stated purposes. Resulting in Oxford sprawling and encroaching into the countryside, Oxford and Kidlington merging into one another, the historic character of Oxford being diminished and overwhelmed by the large urban sprawl, whilst the use of available derelict and urban land should be considered, instead of Greenbelt land. In addition, the local infrastructure (transport, hospital and schools) will be unable to cope with the large influx of people. While the aim is to provide housing for local oxford people, the location of the houses near a direct-London line station will encourage people to live in Oxford but commute to London. Only about 13% of England is Green Belt and when there is so much other land available it is counter-productive to develop on Green Belt Land. We strongly suggest that the council reconsiders their development proposals to urbanise the small green belt area separating Oxford town and Kidlington.

Changes Sought

Reasons for Participation

Proposed Submission Plan - Policy PR6b - Land West of Oxford Road

PR-C-0055 11/08/2017 Mr Ronald Lloyd N

99

Comments

The statements in CLPPR paras 5.78, 5.81, 5.82 suggesting that the merits of meeting housing numbers "far outweigh" those of a vibrant social facility - the Golf Course - appears to be another assertion without explanation. That the University has 'made the land available' raises questions as to why. There are of course obligations on councils to fulfil policy agreements, but Cherwell also has a responsibility to support NPPF guidelines (paras 73, 74) and its own vision (Executive Summary ix.4), and intelligently question the focus on housing targets in the City more than the County. Motives of the owners of land leased to NOGC will, one assumes, have been examined. It would not reflect well on the Council if it emerged that cash proceeds of the sale were judged more important than fulfilling a primary responsibility of the University to help sustain the health and social wellbeing of people who live in the City, and even the County, in its management of an extensive portfolio of land. It is a responsibility of Councils to challenge the University to uphold the interests of local people. The suggestion that land at Frieze Farm could be a location for NOGC has been rejected by many on grounds of inadequate size, and unattainable levels of spending to create a course in any way comparable with current one. It also questions the logic of invading greenbelt by digging up the golf course and moving it a short distance, when the case for not building houses at Frieze Farm has not been made. However much hard work has gone into producing the land allocation plan it behoves the Planning Department to give proper consideration to new information and alternative views - especially of local people whose health and wellbeing are directly affected.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6b - Land West of Oxford Road

PR-C-0055 11/08/2017 Mr Ronald Lloyd N

97

Comments

The golf course is a green space that alleviates city pollution, sustains biodiversity, and provides an amenity for many residents of all ages in conformance with the National Planning Policy Framework, Mar 2012 (NPPF) paras 73, 74 and CLPPR Executive Summary ix.4 These guidelines are being ignored simply to reach a target number of houses that aligns with an old plan, based on figures which are distinctly provisional and now being seriously challenged.

Changes Sought

Reasons for Participation

PR-C-0225 24/08/2017 Mrs Anne Davies N N N N

787

Comments

The policy needs to acknowledge that connectivity between areas of Oxford is already poor. The lack of joined up transport thinking in the plan suggests that it has not been appropriately scrutinised by either Oxford City Council or Oxfordshire County Council. If the justification for the release of land from the Green Belt is the requirement to meet Oxford's Housing need for Oxford City Council and the main employers, as the land is owned by Oxford University or its colleges, the development should be subject to a policy requirement that it is developed for key worker housing for the University, Brookes University, and the NHS Trust. If the land is to be sold on the open market to make already rich institutions slightly richer, this would not justify the release of land from the Green Belt.

Changes Sought

If the justification for the release of land from the GB is to meet Oxford's housing needs, the development should be subject to a policy requirement that it is developed for key worker housing for the University, Brookes and the NHS. If the land is to be sold on the open market, this would not justify the release of land from the GB. The policy should state that critical transport improvements should take place at developers' costs before works begin. The terms of the S106 agreements should be published so that local residents know what to expect Oxford University to provide.

Reasons for Participation

PR-C-0225 24/08/2017 Mrs Anne Davies N N N

786

Comments

The National planning Policy Framework (NPPF) at Section 9 attaches great importance to green belts (quote provided). If these sites are taken out of the Green Belt, Oxford and Kidlington will inevitably merge - the division between the settlements will at best be the already developed roundabout into Kidlington. Large scale housing development of the sort to be authorised by the policy is a classic example of inappropriate development in the Green Belt which should only be permitted in Very Special Circumstances. The Very Special Circumstances claimed by Cherwell District Council are the ability to provide homes for Oxford on land to be made available by Oxford Colleges on land which is very sustainable in transport terms and with a community integrated with Oxford and access to jobs and amenities within Oxford. However, no controls are proposed through policy on the future use of the land. There is nothing in the proposed policy approving the development on the basis that it is used in its entirety to meet the housing needs of Oxford by providing long term social or key worker housing for the University, Colleges or Hospitals - a circumstance which arguably could amount to very special circumstances. Instead, it would simply constitute additional housing to meet the housing need of Oxford, Reading or London if it were occupied at all. Furthermore, with its location so close to Oxford Parkway station the likelihood is that any private development will become housing to fulfil a need in London, not even locally. Without constraints on occupation, the legal test for development in the Green Belt cannot be considered to be met and the development is not justified adequately or at all. Furthermore, if delivery of units for occupation of the site is to begin in 2021, the infrastructure improvements for the development which are identified as "critical" in Appendix 4 should be provided in advance and any planning permission for the development should not be allowed to come forward unless all the infrastructure is provided before the works begin. This infrastructure should include the provision of the extension to Water Eaton Park and Ride (currently identified as a long term aspiration 2026-2031); Bus Lane improvements (medium term so to be provided between 2021 and 2026 - potentially after 530 units on sites 6A and 6B are built and occupied. These improvements are identified as Necessary or Critical. There are proposals for a Cycle Super-Highway which again is identified as Critical but a Medium Term aspiration. There are regular injury accidents on the Sainsbury's Roundabout into Kidlington and these facilities should be upgraded as a matter of course - certainly before the introduction of a further 1000 homes. Note that the funding for all the highway and infrastructure improvements is currently "TBC". If these improvements are "critical" as stated, they should be required by policy to form part of a Section 106 obligation to be carried out at the Developer's cost prior to the development of the allocated sites. If the infrastructure development does not take place, but housing development does, Oxford will become significantly less accessible from Kidlington.

Changes Sought

Reasons for Participation

PR-C-0230 14/09/2017 Lisa Bullock Network Rail

793

Comments

A public footpath runs through sites PR6a, PR6b and PR3c. The following level crossings will be impacted: 1. Colts, Banbury Road, Sleeping Dog – Footpath Crossing; 2. Water Eaton 5 - Public footpath crossing with whistle board; 3. Nesbitts, Near Wolvercote Tunnel – Footpath Crossing

Changes Sought

Reasons for Participation

PR-C-0237 15/09/2017 Karen East TMP Planning Ltd on behalf of Gosford and Water Eaton Parish Council N Y

817

Comments

The North Oxford Golf Course comprises: “an important buffer feature on the urban edge, limiting perception of the city, andhelps to maintain the gap with Kidlington.” Building 520 houses on this area will significantly reduce the gap between Kidlington and Oxford where it is already at its narrowest. The Golf Course is an extremely important leisure facility which has existed for 110 years. It is highly valued by the local community and well used. Strongly object to it being developed for houses. The Parish questions the viability and practicality of moving the Course given the considerable expense and disruption which will result.In terms of specific comments:• In total 1410 dwellings are proposed in the Parish. 530 of these are on this site. This number will have a major impact on transport infrastructure in particular on the already heavily congested Oxford Road. Traffic from this development will increase congestion further. It is not clear how the transport improvements including new bus lane can be implemented without further problems for Oxford Road residents who already suffer from congestion, delay, air pollution and vibration caused by passing lorries/buses.• In the Green Belt Study (April 2017) this site was categorised as mostly “High” or “Moderate High” in terms of harm to the Green Belt from its release for development. Concur with view and consider that it would significantly erode the gap between Kidlington and Oxford, especially in combination with removal of the Park and Ride site from the Green Belt and also site PR3c. This would result in continuous development up to the railway/A34. This will lead towards the coalescence of Gosford/Water Eaton/Kidlington and Oxford. The area has no easily definable boundary to the east which raises further concerns about how development may be contained in the long run.• There is well established tree cover on the site including many TPO trees which could be impacted by this development. Whilst opposed to the development on this land, if it were to go ahead would wish to see the following incorporated in the proposals:Support the 50% affordable housing provision, however it is important that Cherwell DC, robustly enforces this policy and ensures that affordable housing is equally available to residents of Gosford and Water Eaton Parish. Further information needs to be provided as to how this will be secured in perpetuity.Note that the density proposed at the site is low at 25 dwellings per hectare, in order to preserve the trees and woodland currently on the site. On this basis are sceptical about the viability of delivering 50% affordable housing on the sites and developers are likely to argue for this proportion to be reduced and/or for significant reduction in the vegetation on the site. Both of which would be unacceptable outcomes.• Requiring contributions for community facilities for residents is welcome however there are major pressures on existing community and health facilities in the area and therefore it is critical that new facilities are delivered. Not convinced that adequate facilities will be put in place to address this problem.

Changes Sought

The Parish Council believes that this allocation should be removed from the Plan and the land retained as Green Belt.

Reasons for Participation

The Parish Council would wish to take part in order to explain the potential impact of the proposed development on local communities and why this should be better reflected in the draft vision.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6b - Land West of Oxford Road

PR-C-0238 18/09/2017 Bob Burrage

824

Comments

Objects to the Proposed Submission Plan because instead of creating coherent new communities, it takes the least effort route. The obvious need for more housing is poorly met by the Proposed Submission Plan: it is lazy, cowardly planning that meets the need by piece-meal infill and ribbon development that creates poor communities and overloads existing infrastructure and resources of all kinds. Reasons for objection: • Creation of residential development split in two by the essential and very busy A416• Half or more of the residents will have to cross the very busy A4165 to access the Proposed local centres and schools• Loss a beautiful golf course, founded 110 years ago and set in Green Belt land• Loss of existing valuable green belt that provides the "lungs" for the City of Oxford• Oxford would effectively be joined to Kidlington in a ribbon of urban sprawl from the South of Oxford through Oxford to the North of Kidlington• Opportunities to create new, exciting, well resourced communities are being missed by sweeping the problem under the carpet of infill and ribbon developmentUrges the Planners to be courageous: join with the other Districts to create a single New Community of 14,850: a project to be proud of.

Changes Sought

Reasons for Participation

PR-C-0239 20/09/2017 Carolyn Sampson

825

Comments

Protests in the strongest possible terms against the proposal to build housing on North Oxford Golf Club. The course has existed for over 100 years, is a carefully laid out and attractive landscape that supports a variety of wildlife - including the Great Crested Newt - and provides vital recreational space for Oxford residents and visitors. If the proposed housing is built, Kidlington and Oxford will effectively merge in an urban sprawl resulting in loss of identity. The course also fulfils all the requirements of the Green Belt set out in the Government's National Planning Policy Framework. This states (Para 74 under 'Health') that sports facilities should not be built on unless equivalent or greater provision is made elsewhere. The tentative proposal to relocate to Frieze Farm does not fulfil this obligation in any way and is ridiculous. It appears that the owners of this land were not approached before the proposal and have other plans. The proximity of central Oxford and the new Oxford Parkway railway station is likely to attract London buyers and to prove unaffordable for the local population. It seems that this proposal is designed purely to satisfy the greed of the landowners and property developers and has nothing to do with improving the lot of local people. The course is vital to the wellbeing of the area and it would be an absolute tragedy if it were to disappear.

Changes Sought

Reasons for Participation

PR-C-0246 15/09/2017 John Nason

832

Comments

Shocked to hear that plans were afoot to build houses on the golf course. The land matches all the criteria of the greenbelt set out by the government national planning policy. This land separates Kidlington from Oxford which is a critical part of the green belt which prevents the merging of a urban sprawl and a loss of identity. Understand that Cherwell District Council talked to the agents but did not talk to the golf club about the proposed development. A replacement site at Frieze Farm was suggested but there is nothing in the document as to how it would be provided or who should fund a replacement golf course added to the fact this site would not be big enough to build a new course. If this plan goes ahead you will be destroying over 100 years of golfing history in the Oxford area. In conclusion North Oxford Golf Club is a important recreational facility for the whole of the county.

Changes Sought

Reasons for Participation

Page 2267

PR-C-0262 10/10/2017 Richard Pye N N N Y

5575

Comments

The following section provides a response to elements of the Proposed Submission Plan (PSP) that relate to the sites included in Policies PR6 to Policy PR10 inclusive. The section also covers the Sustainable Transport strategy and Oxfordshire Infrastructure Strategy as covered by Policy PR4 and PR11. Evidence base documents reviewed. Detailed comments provided on: Location of site relative to the employment centres of Oxford, cycle and walking, Rapid Transit system, reliance on buses, return journeys from Central Oxford, commuter inflow patterns in Oxfordshire, review of RAG matrices, unfunded Transport Strategy, safety, loss of green space.

Changes Sought

For the reasons I have given above AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

Would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-0268 27/09/2017 Stephen Duke

1561

Comments

Cherwell as representatives of the wishes of constituents, are contravening Para. 74 of the Government's National Policy Framework regarding the re-use of sports facilities. The matter has been referred to MPs John Howell and Layla Moran both of whom are totally against these proposals. Hearty agreement with comments summarised below made by Christopher Lane: Objection by a local resident, member of North Oxford Golf Club and Oxford Ornithological Society to building houses on the golf course. The late offer of Frieze Farm as a replacement course is presumably to avoid contravening the government's National Policy Framework regarding the re-use of sports facilities. Why destroy a hundred years old course to rebuild it a few hundred yards away? The City's search for affordable housing is understandable, but is this provision likely to satisfy local housing needs, rather than attract wealthy buyers living along the Chiltern line? The land occupied by the golf course fully complements the raison d'etre behind the creation of the GB. It is a bulwark against urban sprawl, separating the city from the village of Kidlington, and with its 80 acres of manicured grounds, its pond and beautiful trees (it would be an outrage to fell them) making a healthy contribution to the environment. There are a variety of birds which are found there throughout the year, from woodpeckers and warblers to several different raptors, some fifty species in total. The Council may not appreciate the extent to which this club is valued by its members, young and old, and by other visitors. The health benefits of getting people out in the open air in pleasant surroundings yet close to the centre of a major city are obvious. So why close down such an attractive course?

Changes Sought

Reasons for Participation

PR-C-0268 03/08/2017 Stephen Duke

855

Comments

North Oxford Golf Club is a vibrant club with approximately 450 current members and has been enjoyed by literally thousands of sports people of all ages from Juniors though to Seniors for 110 years. Cannot believe that Cherwell District Council Planning Committee are continuing to break the Government's National Planning Policy Framework (para 74 states specifically) that sports facilities should not be built on unless equivalent or greater provision is made elsewhere. Not aware of any other suitable alternative being offered except the possibility of Frieze Farm which is wholly unsuitable as a replacement, which is actually only 300 yards from the existing course. Suggest the obvious solution is to leave the NOGC as it is and build the houses on Frieze Farm. Moreover, the object is to provide affordable housing, which would be far better accommodated on Frieze Farm, (than on the Golf course). Housing built on NOGC would be immediately classed as part of the most expensive areas in Oxfordshire and would therefore defeat the object of supplying affordable housing. Kidlington is the proud owner of the title Britain's largest village, which is in danger of becoming just another suburb of Oxford, if the green belt triangle upon which North Oxford Golf Club stands is built on. "all the hard work that Cherwell District Council have done over the last 10 years therefore must be seen to be doing some thing whether it makes sense or not". (There is an addendum to this representation which is a copy of an email from John Howell MP which states 'Dear Steve. Thanks for your email. I deplore the use of the Green Belt for this purpose and will try to intercede.')

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6b - Land West of Oxford Road

PR-C-0303 19/09/2017 Alan K Butler

895

Comments

Object to any plans to build houses on North Oxford golf club, for two reasons.1/ The triangle of land precisely matches all the purposes of the Green Belt set out in the Government's National Planning Policy Framework.2/ Separating Kidlington from Oxford, it is almost certainly the most important piece of the most criticalpart of the whole Green Belt. It is especially critical for supporting the purposes of Green Belt in preventing the merging of communities with subsequent urban sprawl and loss of identity.

Changes Sought

Reasons for Participation

PR-C-0305 25/09/2017 Martin Small Historic England Y Y N

904

Comments

Historic England welcomes the presumed intention behind requirement 13 of Policy PR6b for the application to be supported by a desk-based archaeological investigation which may "then require predetermination evaluations and appropriate mitigation measures" as part of the positive strategy for conserving and enjoying, and clear strategy for enhancing, the historic environment as required by the National Planning Policy Framework. However, requirement 13, as drafted, only notes that the archaeological investigation may require predermination evaluations and appropriate mitigation measures respectively. It does not require these measures to be incorporated in or to influence the actual development scheme. The policy therefore provides inadequate protection for potential archaeological remains on the site. As the Council will be aware, paragraph 126 of the National Planning Policy Framework requires local planning authorities to recognise that heritage assets are an "irreplaceable resource" and "conserve them in a manner appropriate to their significance". Paragraph 129 notes that the significance of a heritage asset can be affected by development affecting its setting. Historic England therefore considers that Policy PR6b as written does not conform with the Framework and thus is not sound.

Changes Sought

Requirement 13 of Policy PR6b should be reworded as follows: "The application(s) shall be supported by a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures. The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme". (Discussions with the Council are ongoing at the time of submitting this representation, but early indications are that the Council will consider rewording this requirement as suggested as a minor modification. If it was to do so, Historic England's objection to this requirement would be overcome).

Reasons for Participation

PR-C-0306 10/08/2017 Anthony Hall N

917

Comments

Key Delivery Requirements' on all these policies are nothing more than a fig leaf. It is perfectly obvious the developers will agree to some or all of them and then will renege on them. This always happens. 50% affordable housing will be thrown out of the window as it has been in Templars Square where 50% has magically transformed into 23%. Similarly, developers never actually deliver infrastructure like schools, community centres or roads that are wide enough. The 'Place shaping principles' in these policies are valueless: there are no measure by which they might be enforced. How can one tell, for example, whether an extension "responds to the 'gateway' location of the site". It's gobbledygook. PR11: This is completely empty. 'Working with partners' does not guarantee anything except that you have no control over the outcome. Nor does 'setting out the Council's approach'. Its all very well having the development proposals demonstrate that infrastructure requirements can be met - it does not mean they will be met.

Changes Sought

Reasons for Participation

Page 22688

PR-C-0307 03/09/2017 John Wakefield

918

Comments

Strongly object to the part of the plan proposing to build on the parcel of land that is currently occupied by North Oxford Golf Course and has been for over 100 years for the following reasons: It is very important to maintain the green belt to prevent urban sprawl so that communities maintain their own identity. The golf course is an attractive landscape with a variety of animal and tree species - it would be a shame to lose these. It is an important leisure and sports facility encouraging people of all ages to participate in social and sporting activities. The proposed replacement golf course on barren farm land would need years of work and huge amounts of money to develop (where would the money come from?). Large exclusive houses would probably be built on the site which would not help with the shortage of more affordable housing for Oxford.' Surely a better option would be to build houses on the farm land allocated for the replacement golf course and leave the existing course as it has been for over 100 years.

Changes Sought

Reasons for Participation

PR-C-0313 23/09/2017 Graham Phillips

924

Comments

It is easy to make the case for Oxford's need for more housing for it's workforce but infinitely more difficult to find solutions to this problem. Focussing on one particular piece of land, to the west of the Oxford Road - which has been included for more houses - and which is currently in the GB. This is the land owned by parts of the University of Oxford and leased for over 100 years, to the North Oxford Golf Club. Points to make: 1. This land is a very well used recreational space (across the age spectrum). Paragraph 5.17 attempts, unsuccessfully to test the hypothesis that the loss of this land both as a golf course and to the GB is suitable under the 'exceptional circumstances' outlined in the National Planning Framework Criteria. 2. The existing golf course land cover a diverse natural habitat/environment - much of this would be lost if built on. 3. The proposal that the club could move to a site a Frieze Farm - some 300 yards away - is unsustainable, on grounds of cost and suitability. It also begs the question as to why this site has not been chosen instead. The recent news that the owners of Frieze Farm are now applying for planning permission for housing development bears this out. Surely your planning officers should have consulted them as part of this plan review? 4. The current owners of the golf course land- two Oxford Colleges and the University Press- have apparently 'made the land available' for development. Their motives in doing so could be challenged. Their wish to use the proceeds of the sale should be judged alongside the loss of an important recreational facility which benefits both the city of Oxford and the surrounding communities of Oxfordshire and beyond. 5.The plan review is based on the assumption that it deals with the unmet housing needs of Oxford city. The recently built Oxford Parkway station will almost certainly, mean that many/most of the proposed properties would be purchased by London commuters! Clearly this will do little or nothing to solve Oxford city's housing problem. Finally, Oxford City Council should be challenged re the availability of suitable building sites within the city boundary. Two examples will suffice: first, a substantial area of land next to Marston- currently owned by a farmer who apparently doesn't wish to sell. Surely, given the expressed need, a compulsory purchase order is possible? Second, Oxford City currently own the 'other' golf course. Situated within the city on the border between Headington and Cowley this land is eminently suitable as a large open space for development. And.....it isn't in the GB!

Changes Sought

Reasons for Participation

PR-C-0319 04/09/2017 Mrs Philippa J Nelson N

940

Comments

In all probability, the proposed developments on sites PR6 and PR7 will, given their proximity to Oxford Parkway station, simply attract commuters to London.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6b - Land West of Oxford Road

PR-C-0341 10/10/2017 Mrs Suzanne McIvor N

4458

Comments

NORTH OXFORD GOLF CLUB: PR6b site is a thriving golf club which has been there for over a hundred years and is a valuable amenity which should be protected. There is no funding to move to the proposed site at Frieze Farm and the owner of Frieze Farm (an Oxford College) does not want a golf course there. PR6b is not justified as a valuable recreational amenity and GB land would be lost when other non-GB sites are available.

Changes Sought

The Cherwell Plan is fundamentally unsound and I suggest it should be rejected. Cherwell should re-start the process at a future time when the amount of housing needed has been realistically calculated. Cherwell should have due regard for the NPPF an in particular the parts of the framework which apply to the Green Belt.

Reasons for Participation

PR-C-0341 10/10/2017 Mrs Suzanne McIvor Y Y N N

4456

Comments

GREEN BELT: Over the past 50 years or so the Kidlington Gap has been steadily eroded with a large part now earmarked for the norther Gateway development, and the remaining gap largely comprised of PR6a and PR6b. The Cherwell Green Belt Study by LUC in April 2017 judged that the level of harm in releasing these two sites would be high. Paragraph 80 of the National Planning Policy Framework sets out the five purposes of the GB in checking unrestricted sprawl, preventing towns merging, safeguarding the countryside, preserving historic towns and assisting in urban regeneration. PR6a and PR6b prevent Kidlington and Oxford merging, and the LUC report states that "this release would result in the A34 becoming the Green Belt boundary from the Northern Gateway up to Oxford Parkway station, leaving only the width of a single field to separate Oxford from Kidlington". and that the "physical prominence of the golf course makes it an important buffer feature on the urban edge...". Development of these sites would also damage the rural setting of an important City with a rich heritage of history, architecture and culture. Cherwell considers the that the removal of these sites is justified by exceptional circumstances, but has failed to realise both the international importance of Oxford as a city and the likelihood of these homes providing for London commuters rather than Oxford. Cherwell has also failed to give proper consideration to other sites in its area that are not in the GB.

Changes Sought

The Cherwell Plan is fundamentally unsound and I suggest it should be rejected. Cherwell should re-start the process at a future time when the amount of housing needed has been realistically calculated. Cherwell should have due regard for the NPPF an in particular the parts of the framework which apply to the Green Belt.

Reasons for Participation

PR-C-0341 10/10/2017 Mrs Suzanne McIvor Y Y N N

4455

Comments

UNMET HOUSING NEED': The figures put forward by Oxford City as unmet housing need are highly questionable, and Oxford City does not yet know how much of its 'unmet housing need' it can cater for as it has only just finished consulting on its Preferred Options and its Local Plan has not been prepared. It also continues to allocate land for employment and expects other authorities to meet its 'unmet housing need'. The Government's new method for calculating Objectively Assessed Housing Need suggests that Oxford has significantly over-stated its housing need. Cherwell's current proposals seem to have been produced with undue haste and this approach is not justified Site PR6a is adjacent to an area of GB land put forward for development by Oxford City, and neither council has considered or publicised the cumulative effect of both parcels of land being removed from the GB. The Councils have not demonstrated effective joint working on cross-boundary strategic priorities so these policies are not effective.

Changes Sought

The Cherwell Plan is fundamentally unsound and I suggest it should be rejected. Cherwell should re-start the process at a future time when the amount of housing needed has been realistically calculated. Cherwell should have due regard for the NPPF an in particular the parts of the framework which apply to the Green Belt.

Reasons for Participation

Page 2269

PR-C-0355 31/08/2017 Norman Goldsworthy

990

Comments

Object to the proposed development of the Golf Course site for additional housing. The current land mass of approximately 80 acres that is shaped triangular precisely matches all the purposes of the Green Belt that was set out in the Government's National Planning Policy Framework. This excellent recreational facility that separates Oxford City from Kidlington is certainly the most important piece of the most critical part of the whole Green Belt north of Oxford City, can you at Cherwell Council name another site that is more suitable for Green Belt purposes? It is critical for supporting the purposes of Green Belt in preventing the merging of communities with subsequent urban sprawl and loss of identity, why therefore would you want to fail to support this objective? The Golf Course itself is carefully laid out with many different variety of tree's species and offers a very attractive landscape, it supports a variety of wildlife, providing for over 50 regularly recorded different bird species. Some three years ago the Golf Club redeveloped the pond on the third hole and pond life which includes the Great Crested Newt has increased considerably. It is therefore a 'green lung' to counteract pollution in an area of considerable traffic and transport impact. My understanding was that the National Planning Framework (para 74 under 'Health') says that sports facilities should not be built on unless equivalent or greater provision is made elsewhere, since when was this changed? NOGC is a thriving Golf Club and, importantly, open to all players members and visitors alike. Our Club members all come from the Oxford area. Take away this club, and you remove from all age groups the health benefits both mental and physical. This directly contradicts all that the Government have been saying about the importance of recreation in the National Planning Policy. It is unlikely that the golf club site will do much to help local housing needs, Cherwell suggests building at half the density of other sites, that being the case, were it to be developed, it would be an estate including many large houses and commuters to Marylebone, given that this land will cost approximately £1 million per acre no developer will build any social housing as it would be uneconomical. I understand that Cherwell Council representatives talked to the Colleges Agents but you did not talk to our Golf Club, why was this? It has been noted that a replacement site at Frieze farm seems to have been suggested late in the day. A new 18 hole course needs at least 150 acres so how could we fit a Golf Course onto this site for clearly it is not large enough. I note there is nothing in your document about how it would be funded(who would pay!), the University Colleges have previously said they have no land available, and it would anyway be pointless to uproot a 100 year old course and move it a few yards across a dual carriageway to an unsuitable site. Given this land would be made available for a Golf Course why not build on this site thereby leaving our Golf Club where it is, you wold make all our members happy with this decision.

Changes Sought

Reasons for Participation

PR-C-0364 15/09/2017 Colin & Eunice Rummings

999

Comments

We hope you will reject the proposal on many grounds. Of great importance should be the retention of the Green Belt and a sports facility (North Oxford Golf Club) which benefits many people (health wise and socially) of different ages and has done so for a 100 years. The course itself is a wonderful green space which supports a rich environment and attractive landscape supporting a variety of wildlife, different trees and bird species. Over many years Oxford City has encouraged, on a large scale, commercial development which has resulted in a shortage of housing. Not convinced that they have explored, in sufficient detail, opportunities on which to build within their own boundaries e.g.. Why a golf course in the Green Belt is chosen for development when one within the city boundary is exempt. It seems that Oxford City and 3 colleges seem to be driving the planning process and the colleges will benefit tremendously financially if this proposal is allowed. It is important that Kidlington and Oxford are separated to maintain environmental quality and to prevent the spread of urban sprawl and loss of identity.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6b - Land West of Oxford Road

PR-C-0373 04/09/2017 S R Brown

1008

Comments

New homes should not be built on the North Oxfordshire Golf Club. Not a viable site due to traffic congestion in the area and there is no suitable site for an alternative course.

Changes Sought | Reasons for Participation

PR-C-0377 07/08/2017 Ian J Coleman

1012

Comments

Objection to build on North Oxford Golf Club for housing development. The proposal to allocate an alternative replacement Golf Course location is complete madness.

Changes Sought | Reasons for Participation

PR-C-0378 18/09/2017 Philip Bobby

1013

Comments

The land is of course Green Belt as is much other undeveloped land within the city area notably Christ Church Meadow, Angel Meadow and Port Meadow. Much of this land is low lying and possibly unsuitable for development but there is also a second golf course, also Green Belt, in the south of the city where planning consent for housing on the North Oxford Golf Course could be used as a precedent for planning consent for the development of the Oxford Golf course (previously known as Southfields) . Oxford would then lose both of it's golf courses and open areas. Both are mature courses which will take another hundred years to replace were it even possible to contemplate other land within the city boundary

Changes Sought | Reasons for Participation

PR-C-0379 14/09/2017 Brian Chalmers

1014

Comments

Objection to build on North Oxford Golf Club. The building of homes on this site would be perfect for commuters to London and would not alleviate the housing problem in Oxfordshire. The proposed plan to re-house the new golf club at Frieze Farm would be too small to house a golf course. It is understood that The National Planning Framework says that sport facilities should not be built on unless equivalent or greater provision is made elsewhere. The course is like a park – attractively laid out, with more than 25 species of trees. It supports a variety of wildlife, including some 55 different species of birds and pond life including the Great Crested Newt. The large green area is important in counteracting pollution in an area of considerable traffic and transport. Consider the urban sprawl this plan will create, from the south of Oxford city to the north of Kidlington, Begbroke and Yarnton. Separating Kidlington from Oxford is an important part of the Green Belt.

Changes Sought | Reasons for Participation

Page 2270

PR-C-0380 31/08/2017 Graham Oliver

1015

Comments

Concerned about the proposed building of housing on the North Oxford Golf Club land. It seems to be complete madness to build on that land and rebuild a new golf course only hundreds of yards away. If housing should be built there it would mostly be taken up by persons that would commute to London via Parkway Station. The Golf Club is a lung for Oxford and a wild life haven that it would be criminal to destroy.

Changes Sought | Reasons for Participation

PR-C-0381 25/08/2017 Peter Alliss Peter Alliss Golf Ltd

1016

Comments

Sure that the Cherwell District Council can find some other land for development and not touch North Oxford Golf Club, to do so would be almost sacrilegious!

Changes Sought | Reasons for Participation

PR-C-0382 27/08/2017 Gary Watts

5541

Comments

The golf club raises money for good charities. When you build on a golf club, charities around Oxford will lose thousands of pounds. North Oxford Golf Club raised 10,000 for charities around Oxford last year alone and the same for past years, but not in the future if houses are built on North Oxford Golf Club of over 100 years of golfing.

Changes Sought | Reasons for Participation

PR-C-0382 03/08/2017 Gary Watts

1017

Comments

There are more than enough colleges in Oxford all with sports grounds why not let Oxford council build on them? A further concern would be the traffic congestion around this area.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6b - Land West of Oxford Road

PR-C-0383 05/09/2017 John Sweeney

1018

Comments

Objection to the proposed housing development on North Oxford Golf Club. This is a 100 year old amenity providing a recreational facility for mainly town folk. The idea that has surfaced in the face of criticism that an alternative facility could be provided at Frieze Farm is not an option. It is too small. If this plan goes ahead the definition of the area disappears. Oxford will merge with Kidlington and the result will be urban sprawl. . I accept they have to meet housing targets and hence there has to be a balance. I suggest the balance in this case is heavily in favour of land grab by the university to the detriment of town facilities. The argument that such a development will go towards meeting housing demand needs scrutiny. Concern is that this plan will provide for larger properties for commuters to London and will not resolve the housing issue in Oxford.

Changes Sought

Reasons for Participation

PR-C-0384 24/09/2017 Dr Terence Colclough

1019

Comments

Strong Objection to plans to build housing on North Oxford Golf Club. As an Associate member of the club, attends regular functions and organises a Bridge Club. The facilities at the Golf Club are excellent for this activity. The group have been playing for many years and look forward to this weekly event.

Changes Sought

Reasons for Participation

PR-C-0386 13/09/2017 David Wynne-Jones

1021

Comments

Objection to North Oxford Golf Club being used for housing. If permission is granted for this plan, this means the end of the North Oxford Golf Club on its 120-year-old site. The golf club is an essential meeting place as well as for keeping fit and active. Our area of land is almost certainly the most important piece of the most critical section of the whole Green Belt argument. It is especially critical for supporting the purposes of Green Belt in preventing the merging of communities with subsequent urban sprawl and loss of identity. Our course is a carefully laid out and attractive landscape with more than 25 different tree species. It supports a variety of wildlife, birds and pond life which includes the Great Crested Newt. It is a vital living green lung to counteract pollution in an area of considerable traffic and transport impact. Our club members represent all ages and walks of life and regard this club rather like we might regard our family. Hence our sense of comradeship. Replace this club, with a vast housing estate and you remove from all age groups the health benefits, both mental and physical. This certainly contradicts all that the Government has been saying about the importance of recreation in its National Planning Policy. Cherwell District Council has talked to the Colleges/Agents over the future plans for our course, but it did not talk to our club executive committee. This is unfair.

Changes Sought

Reasons for Participation

PR-C-0396 16/08/2017 Neil Buckingham

1032

Comments

Strong objection to build on North Oxford Golf Club. This is the oldest golf course in Oxford and is not just a great recreational facility for golfers but also ramblers via the public bridleway through it. It is also home to many types of wildlife with deer and woodpeckers. As a resident of North Oxford and living on the Banbury road, building 4000 houses here would be a disaster for the area. It simply does not have the infrastructure to cope. The roads are congested at present and another 4000 cars (minimum) would bring the Cutteslowe roundabout and Wolvercote roundabout to a grinding halt. Please keep this green belt green.

Changes Sought

Reasons for Participation

PR-C-0417 11/09/2017 Chris Pack N Y N Y

476

Comments

Oxford's housing need in large part arises from the concentration of jobs in the City area – roughly twice as many as houses to serve them. The City Council continues to pursue a reckless policy of reserving huge areas for employment within the city boundary without the housing to go with them. Their only solution is to annex GB land for the housing that their policy demands regardless of the impact that this will have upon the principles and purposes of the GB, recreational needs and upon the merging of communities. The only reason for putting forward GB sites between Oxford and Kidlington is because they are close to Oxford and the landowners are more than willing to release the land for their own profit. It is worth noting that Cherwell is the only District concentrating on such a small area of massive and unsustainable urban extension. · It is unlikely that the golf club site will do much to help local housing need. Because it says it is a nice area, Cherwell suggests building at half the density of other sites and it would be an estate including many large houses and commuters to Marylebone. For any proposed social housing on the site it is worth noting that prices on the largest estate built in Oxford for a generation at Barton, just a few miles from the golf course, will start at £299,950 for one-bedroom and £360,000 for two-bedroom apartments. Hardly affordable!

Changes Sought

Reasons for Participation

I believe that submitting NOGC as an exception site for housing in the Green Belt is wrong,both morally and legally and cannot be justified. The case for protecting it needs to be statedclearly at the examination.

PR-C-0417 11/09/2017 Chris Pack N Y N Y

473

Comments

Objection on Protection of GB. The National Planning Policy Framework spells out the importance of the GB.North Oxford Golf Club is almost certainly the most important piece of the most critical part of the whole GB. It is especially critical for supporting the purposes of GB in preventing the merging of communities with subsequent urban sprawl and loss of identity. For years it has managed to separate Kidlington from North Oxford and preserve the special character of the uniquely historical city of Oxford from Kidlington, Gosford, Yarnton and Begbroke. Apart from being a golf course it also a parkland, contributing to the aims of GB as an attractive landscape supporting quite a rich biodiversity of fauna and flora characteristic of the countryside. The Proposed Submission does not comply with nationally accepted purposes of GB as laid down in the legal framework of the National Planning Policy Framework

Changes Sought

Reasons for Participation

I believe that submitting NOGC as an exception site for housing in the Green Belt is wrong,both morally and legally and cannot be justified. The case for protecting it needs to be statedclearly at the examination.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6b - Land West of Oxford Road

PR-C-0417 11/09/2017 Chris Pack N Y N Y

474

Comments

The National Planning Policy Framework is very specific about the importance of providing appropriate Recreational facilities for communities. Recreation itself is crucial for physical, mental and social health. North Oxford Golf Club performs a vital role in these respects which would collapse with the demise of the club. It is a thriving club and, importantly, open to all. There are 475 members, most of whom play regularly; additionally, around 3,000 visitors play here every year – in addition to similar numbers who visit the club for social and other (including e.g., Pilates) purposes. Club members come from all ages and walks of life and regard this club rather like we might regard our family. At one extreme, our junior section fosters an interest in sport from an early age. At the other extreme, our many senior members consider this club to be their life blood. Some of these have led active sporting lives but may no longer be able to pursue the more physically demanding sports. Take away this club, and you remove from all age groups the health benefits - mental and physical. Many members have expressed how important it has been to be able to rely upon it for their recreational and social life. Approving this site for development would directly contradict all that the Government and your own Council have been saying about the importance of recreation and would not be compliant with the National Planning Policy Framework.

Changes Sought

Reasons for Participation

I believe that submitting NOGC as an exception site for housing in the Green Belt is wrong,both morally and legally and cannot be justified. The case for protecting it needs to be statedclearly at the examination.

PR-C-0417 11/09/2017 Chris Pack N Y N Y

475

Comments

Critically, the National Planning Framework (para 74 under 'Health') says that sports facilities should not be built on unless equivalent or greater provision is made elsewhere. The proposed Submission Plan has put forward a field known as Frieze Farm as a suitable replacement course. This was suggested after the initial consultation and rather late in the day-almost as an afterthought. The Planning Officers talked to the Colleges/Agents about Frieze Farm but it didn't talk to the Golf Club about this possible replacement. If they had they would have found that this site would be totally unsuitable as a replacement. No assessment has been made to show whether or not the North Oxford golf course is surplus to requirements. But the very fact that they have offered a replacement would indicate that the planners believe that a golf course in this immediate area is in fact needed and in demand. I have already shown that North Oxford Golf Club is a thriving club with a good sized membership and is making a high quality contribution to recreational and social needs. Furthermore, Frieze Farm is simply an area of agricultural land used mainly for cereals. It is an almost empty, fairly flat featureless area of land with few if any trees and no natural features to build upon in designing an interesting new course equal in quality to the present North Oxford course. There are no trees to compensate for the loss of a beautiful parkland course of numerous species. The northern edge is traversed by electricity pylons. Access is by a small entrance and track off the very busy A44 and very close to the A44/ Frieze Way roundabout. A new 18 hole course could not be fitted into the smaller Frieze Farm site and it is doubtful that it could satisfy Health & Safety regulation. There is nothing in the submission about how it would be provided and who would pay. The conclusion must be, therefore, that whatever the other objections, any attempt to develop North Oxford Golf Club for housing or any commercial purpose would not be compliant with the National Planning Policy Framework and could not be justified in law.

Changes Sought

Reasons for Participation

I believe that submitting NOGC as an exception site for housing in the Green Belt is wrong,both morally and legally and cannot be justified. The case for protecting it needs to be statedclearly at the examination.

PR-C-0418 14/09/2017 Shaun P Wood

477

Comments

Plays golf regularly at NOGC throughout the year and does not wish to move to another golf club for the following reasons: 1. This club is the nearest to home. 2.The local bus services which travel from a stop on the Banbury Road, to the entrance of the club. This saves using a car with the resultant expense, air pollution and traffic congestion.3. Golf is a necessary form of exercise for maintaining health. It gives the mental benefits of having good and sociable company, vital for retired people. 4. The golf course gives access to beautiful natural surroundings with a great variety of flora and fauna to admire through all the seasons. It is a mature 100+ year old investment that cannot be replicated instantly in a new course, irrespective of the funds available to attempt this. This club contributes immeasurably to the quality of life. Please do not allow the destruction of this irreplaceable asset.

Changes Sought

Reasons for Participation

PR-C-0421 19/09/2017 David Clutterbuck

480

Comments

Object to the proposed re-development of North Oxford Golf Course. Find it incomprehensible that your planning policy should even consider turning it into a housing scheme. Oxford City council already own land within the city boundary (Oxford City Golf Club) which they have designated as amenity land. If they have made this decision why do they want houses built on land used as amenity land? North Oxford golf club has been in existence for over 100 hundred years, it has a thriving membership of all ages and abilities. As for the proposal to allocate land of comparable size (Frieze Farm), this parcel of land is nigh on impossible to build a 18 hole golf course on due to the shape. Who would fund the development of the course? Rep gives rough estimate detailed financial costing in letter. Would also like to point out that the Golf course is the only one in the surrounding area that is on a major Bus route, which in the environmentally aware society that we live in could be of benefit in the near future. Please consider the impact that your proposal will have on the members of North Oxford Gold Club and throw out this proposal from the poor colleges of Oxford.

Changes Sought

Reasons for Participation

PR-C-0430 12/08/2017 T Scarrott

1088

Comments

North Oxford Golf Club has been on the present site for over 100 years. It provides a recreation ground that is open every day and accommodates all ages male and female. The total complex is owned by three landlords with lease arrangements, the club is financed from members fees, and club functions. Pressure is being placed on landlords from the developers who are offering a large incentive to sell the land and are keen to force properties onto the market. Obviously due to progress with the train link to London from Oxford Parkway this has considerably increased the land value. To move this course as suggested by Cherwell District Council would be the finish of golf in this area, when money takes precedence over an established golf course with over 100 years of history it will be a very sad day. To re-site the golf course as suggested by the council to the land at Frieze Farm would be a non event, size being a major problem amongst others. In 1978 the club was threatened with closure with the proposed A40 road improvement plan, with the aid of the environment Secretary of State and planning consultants alike the case was dropped. Oxford City Council stated that the 70 acre site was to be protected from development as the site was suited for its purpose as a golf course. The 18 holes at NOGC are tightly packed into 70 acres and relocation to a smaller site would be impossible. 530 properties are planned to be built on the NOGC. This could produce a possible 1000 extra vehicles entering the Banbury road. This area is already under major pressure in the rush hour and add to this the increase in traffic for the new Oxford Parkway station and park and ride facility equates to infrastructure failure. I'm confident that the housing that is proposed for the NOGC site will be suited towards high earning professionals and will not be the affordable housing that is required for the area. If it's necessary to lose a golf course I consider the universities should form an alliance and release some of their sports fields for building development. If five cricket teams used one ground potentially there are 4 cricket grounds that could be used for development. This ground is only used once a week in the season and remains untouched for the rest of the week, this applies to many other sports. I consider Oxford City Council should be taking an interest in the golf course, visitors who have a vested interest in golf see this course as an attraction to the city. It appears now a conservation order should have been placed to retain the area for golf only. Suggest the landlords where the course is currently situated should stand up and say their piece. The only reason for the course to be developed on is the fact that since the arrival of the train station the value of the land opposite is at a premium. Development on this site is unnecessary and will eliminate a perfectly good golf course that adds history and value to both Oxford and the local area. If it does come to financing there may be two avenues for potential funding; the Government and the National Lottery both parties could be considered to retain a golf course with this many years history. The moment JCBs start ripping up fairways, greens and trees that have been there for many years and some in remembrance of members passed it will be a sad day in the history of North Oxford Golf Club.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6b - Land West of Oxford Road

PR-C-0436 05/10/2017 Steve Pickles West Waddy ADP on behalf of JA Pye (Oxford) Ltd Y Y N Y

1100

Comments

Much of the land proposed to be allocated to meet Oxford's unmet need is not located close to existing service centres. As a result new service centres are proposed to be created under the allocation policies for Begbroke (policy PR8) and land east of Oxford Road (policy PR6a). The effect of this is that these new developments will not be served by or support the important Kidlington Village Centre. This would conflict with the aspiration of the Cherwell Local Plan 2011- 2031 Part 1 policy Kidlington 2, which is entitled 'Strengthening Kidlington Village Centre,' which states that it is proposed in part 2 of the Local Plan to expand the geographical area defined as Kidlington Village Centre, with the aim of supporting the viability and vitality of the existing village centre and encouraging economic activity. This is also the aspiration of the adopted Kidlington Masterplan, Theme 3 of which is 'Strengthening Kidlington Village Centre,' with the objective being: 'To strengthen the Village Centre, increasing its mix of uses and vitality and its attractiveness to local residents, employees and visitors as a place to shop, work and spend leisure time during the day and evening.' None of the proposed allocations to meet Oxford's unmet need, which amount to a total of 4,400 dwellings, would help to achieve this objective, however, as they are all located well away from Kidlington Village Centre, with the most significant amounts of development being allocated on the northern edge of Oxford; and at Begbroke and Yarnton.

Changes Sought

Amend the strategy to remove, or at least minimise, the amount of land to be removed from the Green Belt in the 'Kidlington Gap' by instead removing other areas, such as the J A Pye (Oxford)Ltd land at Webb's Way, Kidlington (PR32), which the Cherwell Green Belt Study (April 2017) has identified would cause less harm to the Green Belt.

Reasons for Participation

J A Pye (Oxford) Ltd owns land at Webb's Way, Kidlington and wishes to ensure that the argumentis strongly made for the removal of this site from the Green Belt and its allocation for housingdevelopment, which would help to address Oxford's unmet need.

PR-C-0436 05/10/2017 Steve Pickles West Waddy ADP on behalf of JA Pye (Oxford) Ltd Y Y N Y

1101

Comments

In order to increase footfall to Kidlington Village Centre it is important that some of this development is located much closer to the village centre. One such site is the J A Pye (Oxford) Ltd land at Webb's Way (as indicated on the attached Site Location Plan L02) and there are also other potential sites that could be allocated, as indicated in the council's HEELA and Green Belt Study. Allocating the land at Webb's Way would also enable a significant contribution to be made towards providing green infrastructure in the area in accordance with proposed policy PR5, which requires development proposals meeting Oxford's unmet need to show how multi-functioning Green Infrastructure can be provided including the restoration or re-creation of habitats; biodiversity enhancements; informal and public open space and movement corridors. The Landscape & Visual Appraisal (January 2017) carried out by Aspect, which is submitted with these representations, indicates that the south western part of the site is well contained, being adjoined by residential development on three sides and a hedgerow on the other and has the capacity to accommodate sensitively designed residential development. The north eastern part of the site is more open and this part of the site would be a suitable location for landscaped public open space and wildlife habitats.

Changes Sought

Amend the strategy to remove, or at least minimise, the amount of land to be removed from the Green Belt in the 'Kidlington Gap' by instead removing other areas, such as the J A Pye (Oxford)Ltd land at Webb's Way, Kidlington (PR32), which the Cherwell Green Belt Study (April 2017) has identified would cause less harm to the Green Belt.

Reasons for Participation

J A Pye (Oxford) Ltd owns land at Webb's Way, Kidlington and wishes to ensure that the argumentis strongly made for the removal of this site from the Green Belt and its allocation for housingdevelopment, which would help to address Oxford's unmet need.

PR-C-0436 05/10/2017 Steve Pickles West Waddy ADP on behalf of JA Pye (Oxford) Ltd Y Y N Y

1105

Page 2273

Comments

It is not considered therefore that the impact on the Conservation Area is a valid one for rejecting allocation of the Webb's Way site. The Council acknowledges that the Webb's Way site is located in a suitable location to accommodate Oxford's unmet need and has good access to services and facilities in Kidlington. Although the Webb's Way site is a relatively small site, it is important to allocate a mix of housing sites, as smaller sites have the benefit of enabling development to come forward at an early stage in the plan period as significant infrastructure provision would not be required, thereby enabling an early contribution towards meeting Oxford's unmet housing need. In addition, the impact of developing a small site adjoining the existing settlement of Kidlington would have a much smaller impact on the purposes of the Green Belt than the large areas which it is proposed to allocate under policies PR6a and PR6b, which are located in a critical location in the Kidlington Gap as set out in the accompanying Green Belt representations. It is therefore considered that the failure to allocate land at Webb's Way, Kidlington does not represent the most appropriate strategy when considered against the reasonable alternatives and the plan is therefore unsound in this respect.

Changes Sought

Amend the strategy to remove, or at least minimise, the amount of land to be removed from the Green Belt in the 'Kidlington Gap' by instead removing other areas, such as the J A Pye (Oxford)Ltd land at Webb's Way, Kidlington (PR32), which the Cherwell Green Belt Study (April 2017) has identified would cause less harm to the Green Belt.

Reasons for Participation

J A Pye (Oxford) Ltd owns land at Webb's Way, Kidlington and wishes to ensure that the argumentis strongly made for the removal of this site from the Green Belt and its allocation for housingdevelopment, which would help to address Oxford's unmet need.

PR-C-0436 05/10/2017 Steve Pickles West Waddy ADP on behalf of JA Pye (Oxford) Ltd Y Y N Y

1104

Comments

Appendix 4 of the council's HEELA states that the site (HEELA168) 'is considered to be unsuitable for development as the site is an important open space within the Church St Conservation Area & provides a rural setting for the church and its environment.' While it is accepted that this is the case with the outer fields which are not proposed for development, it is not the case with the inner field, which is screened by a continuous thick hedgerow on its eastern boundary. Aspect's comments on the potential impact on the Conservation Area are contained in paragraph 3.7 of the Landscape & Visual Appraisal of Land at Webb's Way (January 2017) , where they state that: 'It is considered however that, on the ground, the south western part of the site is not readily perceived and does not appear to contribute to the setting of the Conservation Area, particularly when compared to the more open network of fields to the north east which are publicly accessible and from which views towards the church are available. This part of the site does not appear to be related to the listed buildings or the setting of the Church or Mill End. It is acknowledged that the proposals will change the character of the site, however, various post- war residential developments to the south east and north west of the site, immediately adjacent to the Conservation Area and the listed buildings of Mill Street have been integrated without harm to the setting of these buildings or the wider designation. It is considered that a sensitively designed development can be integrated without compromising the perceived landscape setting of the listed buildings or Conservation Area. '

Changes Sought

Amend the strategy to remove, or at least minimise, the amount of land to be removed from the Green Belt in the 'Kidlington Gap' by instead removing other areas, such as the J A Pye (Oxford)Ltd land at Webb's Way, Kidlington (PR32), which the Cherwell Green Belt Study (April 2017) has identified would cause less harm to the Green Belt.

Reasons for Participation

J A Pye (Oxford) Ltd owns land at Webb's Way, Kidlington and wishes to ensure that the argumentis strongly made for the removal of this site from the Green Belt and its allocation for housingdevelopment, which would help to address Oxford's unmet need.

PR-C-0438 07/10/2017 Jim Briden N

1109

Comments

Objects to Policy PR6b as unsound and unjustifiable. The proposal to move North Oxford Golf Club would be laughable if the implications for creating urban sprawl were not so serious; and the contrast with the city's obsession in preserving Oxford (Southfield) Golf Course exposes the narrow self-interest that is embedded in the city's demands.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6b - Land West of Oxford Road

PR-C-0449 09/10/2017 Lynne Tighe

1131

Comments

It is believed these proposals are not consistent with National Policy because they do not take into account the detrimental effect that removing these large areas of Green Belt will have. These proposals therefore fail to meet the test of soundness as defined in paragraph 182 of the NPPF. Oxford's local plan has not yet been prepared so Cherwell's allocation of homes is premature and is not an appropriate strategy and is unjustified.

Changes Sought

Reasons for Participation

PR-C-0458 06/10/2017 Malcolm Austen

492

Comments

Objection made to Policy PR 6(b) to build 530 houses on the current North Oxford Golf Course, owned by two Oxford Colleges and the University Press. This land has been utilised as a golf course since 1907, providing a formal sports facility for players of both sexes and ages ranging from junior to senior. It would mean the loss of one of Oxfordshire's finest and most picturesque courses for the use of current and future generations. The course also provides an excellent wildlife habitat for many species of birds and a host of bugs, beetles and all sorts of insect and pond life. . It appears to be illogical to tear up a golf course that has been established for 110 years only to then suggest a site (PR 6c) as a 'potential' new course. The cost to provide a new course does not appear to concern Cherwell District Council, but expect the players, who have contributed to the upkeep, improvement and maintenance of the course and facilities throughout the years, to bear the cost. C.D.C have effectively cast a 'blight' over the club and course and appear to have no concern for their action.

Changes Sought

Reasons for Participation

PR-C-0459 06/10/2017 Tim del Nevo Y Y N N

494

Comments

Does not believe that the proposal to develop this land is in complyance with national policy and in particular with the NPPF. It seems to me that Oxford's housing need has not been properly calculated. Indeed how could it have been when Oxford's Local Plan does not yet exist ? In addition, the government has recently proposed that the way in which housing needs are calculated is to be changed. Examination of the Cherwell proposals should, in my opinion, be
suspended until Oxford's housing needs are known and firmly established. I do not think that allocating this land for development, presently the North Oxford Golf Course, forms the basis for a sensible or safe policy. The golf course has been there for very many years and is well used. It has an active membership and its loss would be missed. The club has no wish to move and has no resources to create a new course on the land at Frieze Farm. The development of the land on PR6a and PR6b would cause the coalesance of Oxford with Kidlington, something that has consistantly and rightly been resisted for several decades. Does not think that this should be allowed. All the more so as the additional traffic that would be generated would exacerbate the already dreadful traffic congestion and air polution in the area.
Understands that Exeter College, the owner of Freize Farm, as part of Cherwell's Local Plan Options in Noverber 2016, put forward a detailed and comprehensive representation showing how the land could be used to create a discrete and sustainable village community which would not cause the coalesance of Oxford and Kidlington. If part of the Green Belt has to be built on, why not on Frieze Farm ?

Changes Sought

Reasons for Participation

Until Oxford has a Local Plan in place and until the local housing need is firmly established using the government's revised method of calculation, believes that the present process should be held in abayance.

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PR-C-0471 08/10/2017 Richard Whitlock N N

1151

Comments

Sites PR6a and PR6b are large expanses of open land forming part of the key gap separating Oxford from Kidlington. They meet all of the purposes of a GB. In addition, development of site PR6a would involve the loss of attractive open farm land and seriously harm the character and setting of St. Frideswide's Farmhouse, an idyllic 16th century Tudor stone house listed as Grade II *. Site PR6b is a well-established golf course, that provides a valuable sports facility, and its loss, with the consequent need to replace it elsewhere, makes little sense.

Changes Sought

Reasons for Participation

PR-C-0487 07/10/2017 Brigadier M J F & Dr A R Stephens N

5409

Comments

Object to policies PR6b and PR6c and contend that the proposed submission plan is unsound, inadequately researched and, as a result, not justified at this stage. While not immediately affected as a resident of Eynsham, we have taken time to study the proposed plans, particularly Policy PR6b, as they affect us as long-term members of North Oxford Golf Club (NOGC). Much work has been put in to produce a very lengthy document but the brief comments on the subject in paragraph 21 of PR6b on page 99 clearly demonstrate that the proposed plan as it relates to NOGC has not been adequately examined on the ground and the ramifications of destroying a 110-ten year old and very well used golf course in the Green Belt have not been given adequate consideration.

Changes Sought

Reasons for Participation

PR-C-0499 30/09/2017 Alan Oliver N N

1189

Comments

1. The sites are on Oxford GB. GB's remain Govt. policy. Land between N Oxford & Kidlington is unique as it fully accords with the 5 GB purposes as per para 80 of the NPPF. GB's are designated to manage the location of new development, they would not exist were there not pressure to develop on them. Such pressures cannot be considered exceptional circumstances. As per para 84 of the NPPF there's no evidence of alternatives being considered i.e.. using allocated, undeveloped employment land in Oxford for housing & promoting employment growth outside Oxford, creating a better balance between where people live & work. Have the LA's co-operated in looking at alternatives? This land being GB also complies with para 81 of the NPPF. It is used for sport & recreation, is biodiverse & visually pleasing. 2. The identified housing needs rely on an outdated study which has never been independently assessed. Revised Govt. figures indicate a reduced requirement. It now seems there is no need to build on GB. Even if there is a need on this scale, it is a poor location to meet Oxford's needs, being adjacent to a London commuter rail line & in the expensive part of Oxford. The private housing will likely attract London commuters & wont provide affordable homes for people with jobs in Oxford. It is evident that many house buyers in N Oxford are those moving from London & continuing to work there. 3. Unsound in allocating NOGC for housing & not taking into account NPPF para 74. Understand NOGC weren't involved in discussions prior to this. NPPF Para 74 says existing sports facilities shouldn't be built on unless it assessed as surplus to requirements or replaced by equivalent or better provision. No such assessment has been made. NOGC, a well established & thriving club with 475 members & 3000 visitors p.a. Its clubhouse is used by the wider community. As a flat course, it is especially suitable for seniors. NOGC is needed. It is not sound practice to propose allocating land for housing & to carry out a retrospective assessment of the need for a golf course. We need this space for the health & wellbeing of locals. The land at Frieze Farm as a replacement GC, appears to be an afterthought. It is too small. Building a new GC on a similar sized site to NOGC would cause H & S issues unless mature trees were in all the right places. No indication shown on how it could be financed or developed. Apparently the landowners have stated to NOGC that they have no intention of providing another GC or providing the level of funds that would be needed. The mature landscape central to the current GC couldn't be replace in reasonable time & therefore the 2nd criterion of para 74 cannot be met.

Changes Sought

Reasons for Participation

The housing allocations in the Kidlington Gap should be removed from the Plan & the Green Belt designation of the Killington Gap retained.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6b - Land West of Oxford Road

PR-C-0499 30/09/2017 Alan Oliver N N

1190

Comments

4. NOGC is a biodiverse landscape. Containing different tree species & 55 recorded bird species & pond life. The NPPF states this is important for health & wellbeing. It is much valued by locals. Land N of Cutteslowe Park is also important in this respect, changing the open nature the Parks. It is a well used facility. 5. The development will put further pressures on transport & other infrastructures. Seemingly funding bids for infrastructure are being made to cater for growth, but funding has not been secured. Growth shouldn't be approved until infrastructure can be provided & it's demonstrated that any proposed measures will be effective. Traffic in the N Oxford area is already severe. Work on the 2 roundabouts hasn't improved this. More housing will add to congestion & air pollution. Oxford has good public transport provision, but not all who work/live locally will use this. Increased housing & employment levels will add to congestion with its health implications. It will reduce Oxfords' attractiveness as a business location & place to live. Putting more housing & employment in this area cannot be viewed as sustainable. There are also severe existing pressures on other services including health and education.

Changes Sought

The housing allocations in the Kidlington Gap should be removed from the Plan & the Green Belt designation of the Kidlington Gap retained.

Reasons for Participation

PR-C-0500 30/09/2017 Gill Oliver N N

1191

Comments

1. The sites are in the Oxford GB. GBs remain Government policy. The Kidlington Gap land is in GB and fully meets all 5 of the purposes of GB set out in para. 80 of the NPPF. GB's are designed to manage the location of new development and would not exist were there not pressure to develop within them. The existence of such pressures cannot therefore be considered exceptional circumstances. There is no evidence (as per para 84 National Planning Policy Framework) that serious consideration and cooperation by local authorities has been given to alternatives such as using allocated and underdeveloped employment land in Oxford for housing and promoting employment growth outside Oxford to create a better balance between where people live and work. This land is also used positively for outdoor sport, recreations and has value for biodiversity and visual amenity. 2. The identified need is based on an outdated study and revised Government figures indicate a much reduced requirement. This is a poor location to meet Oxford's needs as it is adjacent to a commuter rail line to London and in the most expensive part of Oxford for housing. Therefore will likely cater for London commuters rather than provide the required affordable housing. 3. Para. 74 of the National Planning Policy Framework says that existing sports facilities should not be built on unless an assessment is undertaken showing it is surplus to requirements of replaced by equivalent or better provision. No such assessment as been made. It is understood that the Golf Club were not involved in discussions prior to the allocation. The Golf Club is well established, thriving club whose facilities are also used by the wider community. As a flat course it is particularly suitable for senior members. This facility is clearly needed for the health and well-being of residents. The allocated land at Frieze Farm as a replacement golf course is seemingly an afterthought with no indication of how it could be developed or financed. The mature landscape central to the current course could not be replaced within a reasonable timescale. This creates major health and safety issues and does not meet the second criterion of Para 74. 4. The golf course is valuable in terms of biodiversity and landscape, containing 25 different tree species and 55 regularly records bird species as well as pond life. There would also be a negative impact on the open nature of the land to the north of Cutteslowe Park. 5. Further pressures will be put on transport and other infrastructures. No funding has been secured for further infrastructure and growth should not be approved until it can be demonstrated that any proposed measures will be effective. It has been reported that the recent works on the 2 roundabouts have not improved queue times. More housing will add to congestion and air pollution, put pressure on health and education services, as well as reduce the attractiveness of Oxford. It is difficult to understand that putting more housing and employment in this area can be viewed as sustainable.

Changes Sought

Housing allocations in Kidlington Gap should be removed from the Plan and GP designation of Kidlington Gap retained.

Reasons for Participation

PR-C-0510 08/10/2017 Rachel Walton N

1219

Comments

GB is designed to protect from overdevelopment. If PR6 and /or PR7 are permitted, Kidlington, Yarnton and Begbroke will become victims of urban sprawl and become a suburb of Oxford. This GB should not be sacrificed as it will irrevocably damage the countryside, wildlife and biodiversity of North Oxfordshire, reducing quality of life for local residents.

Changes Sought

Reasons for Participation

PR-C-0516 25/09/2017 Christopher Lane

1234

Comments

Objection as a local resident, member of North Oxfordshire Golf Club and Oxford Ornithological Society to building houses on the golf course. The late offer of Frieze Farm as a replacement course is presumably to avoid contravening the government's National Policy Framework regarding the re-use of sports facilities. Why destroy a hundred years old course to rebuild it a few hundred yards away? The City's search for affordable housing is understandable, but is this provision likely to satisfy local housing needs, rather than attract wealthy buyers living along the Chiltern line? The land occupied by the golf course fully complements the raison d'etre behind the creation of the GB. It is a bulwark against urban sprawl, separating the city from the village of Kidlington, and with its 80 acres of manicured grounds, its pond and beautiful trees (it would be an outrage to fell them) making a healthy contribution to the environment. There are a variety of birds which are found there throughout the year, from woodpeckers and warblers to several different raptors, some fifty species in total. The Council may not appreciate the extent to which this club is valued by its members, young and old, and by other visitors. The health benefits of getting people out in the open air in pleasant surroundings yet close to the centre of a major city are obvious. So why close down such an attractive course?

Changes Sought

Reasons for Participation

PR-C-0518 25/09/2017 Zoe Christodoulou N

1240

Comments

Objects to PR6b. The use of GB land for meeting Oxford's unmet housing need is not justified & not consistent with NP. There can be little justification in building on the current perfectly adequate golf course, & moving the golf course a few hundred yards. It is now common knowledge that this site 6c is also being considered for housing. I can only conclude from this that this amenity will be lost forever. Allowing development on the "Kidlington gap"(PR6a & b) will completely remove Kidlington's identity as a separate village. Kidlington will become a suburb of Oxford in it's increasing urban sprawl, which the GB is meant to prevent. This proposed site will encroach on the countryside, which once gone will be lost forever. The increased traffic into the local roads will lead to more congestion & increased journey times both by car or public transport. The likelihood is that housing here will do little to ease Oxford's housing problem as the proximity to Oxford parkway means that a large proportion will be purchased by Londoners who will then commute back via the train.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6b - Land West of Oxford Road

PR-C-0519 25/09/2017 Sian Robbins N N

1245

Comments

Objects to PR6b. It is not a justified or proven requirement & is inconsistent with national policy. New Govt. methods for calculating housing need indicates that 30% fewer houses are required in Oxfordshire than previously forecast. Consequently the basis for allocating housing to accommodate Cherwell & Oxford City's requirements are overstated & invalid. Less land will be required to accommodate development & there are no exceptional circumstances to warrant the release of land from the GB. Without prejudice to the above point, proposals to release Cherwell's GB to meet Oxford's needs are premature & unjustified as Oxford City is in the process of reviewing its LP & has not yet determined how much housing development can be accommodated on land within the City's boundaries. PR6b lies in the Kidlington Gap (core GB that separates Oxford & Kidlington). Development here would be in direct contravention of the fundamental aim of GB policy, preventing urban sprawl by keeping land permanently open. The Kidlington Gap serves all the five purposes of the Green Belt (lists the 5 purposes) & it is strategically important. It is a clear example of an open area preventing the coalescence of settlements, checking unrestricted sprawl & safeguarding the setting & character of historic Oxford city. Its loss would fundamentally undermine the principles of GB policy. PR6b is unsustainable on its own & in conjunction with other planned releases from the GB for housing. Infrastructure & services in & around Oxford are already under strain i.e.. Schools, hospitals/healthcare & roads. There is no capacity for major additional development. The infrastructure & services of Oxford & its surrounds are already beyond capacity. Further population is unacceptable. The road network in the immediate & wider environs are already highly congested. There are no clear, identified & funded proposals in the Plan to address these issues.

Changes Sought

Delete PR6a housing allocation on land to the east of Oxford Road. Delete PR6b housing allocation on land west of Oxford Road. Delete PR7a housing allocation on land south east of Kidlington. Delete PR7b housing allocation on land at Stratfield Farm. Delete PR8 housing allocation on land east of the A44

Reasons for Participation

PR-C-0529 08/10/2017 John Tremlett

1295

Comments

Support for Cherwell Local Plan 2011-2031 (Part 1). Obvious need for new houses in area. While GB is valued it should be used as an aid to creating good plans, not a straight-jacket to frustrate them. The land of PR6a is not of high amenity visually or practically. and is ideally suited to housing. Land for PR6b is equally suited to housing, and I have no objection to moving the golf course further away from the centre of Oxford. Oxford has great opportunities to grow, in enterprise and in employment. The notion that business should be denied land so that housing needs can be met is absurd. Gaps in the current plans should be addressed in due course. In particular transport, for cars, bikes, and pedestrians need careful attention. I should particularly like to see proposal for a safe and quiet footpath between the existing housing in the area of Harbord Road and Five Mile Drive, and Oxford Parkway Station.

Changes Sought

Reasons for Participation

PR-C-0531 09/10/2017 Ben Staveley-Taylor N N N

1305

Comments

These comments apply equally to PR6a and PR6b. The GB reserved areas between North Oxford and Kidlington provide a critical buffer between the two areas. If they are allowed to merge, then Oxford and Kidlington become one large sprawl. Already the A4165 Oxford Road is hugely over-congested, with stationary traffic every day in the morning rush hour, and this would just make matters worse. PR6a and PR6b are undesirable developments which violate national GB planning policy. A non-urban buffer zone in this area must be maintained. Maybe a legal justification can be forced through but it is entirely unwanted by local residents and would be vigorously opposed.

Changes Sought

Drop PR6a and PR6b. Housing needs can be met by expanding other areas if necessary.

Reasons for Participation

Page 2276

PR-C-0532 03/10/2017 David Fitchett N Y

1308

Comments

1. Proposed density means expensive 'commuter' houses will be built not meeting Oxford City Council's unmet housing needs. 2. Golf course has been in existence for over a century and matches all purposes of GB set out in Government's National Planning Framework. 3. This land and natural habitat is well cared for and should remain as a green lung between Oxford and Kidlington. 4. The National Planning Framework (Para4 under "Health") states that sports facilities should not be build on. Not a viable proposition to relocate this to Frieze Farm - takes decades to mature and establish a customer base. With keen competition no business case could be made that would justify the setup investment costs. 5. The course is extremely well played with nearly 500m members and over 3000 visitors annually. Contrast this to football pitches which only get used twice a week. 6. Is also a well used community facility for various functions. 7. The club is a business employing some 20 staff and contributing to the local economy. 8. Important countryside cultivated with over 25 tree species specially planted and maintained. Includes strategic water features creating habitat for many flora and fauna with some 55 bird species ranging from gold crests to buzzards. 9. Traffic flows already horrendous and due to worsen with Northern Gateway development. Even more houses will make congestion unbearable. 10. Many under utilised areas around Oxford could be developed - why take away land that is serving a useful purpose for the community.

Changes Sought

Take North Oxford Golf course (PR6b) out of the Plan completely

Reasons for Participation

Because I do not believe the Councillors have all the facts

Proposed Submission Plan - Policy PR6b - Land West of Oxford Road

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate
PR-C-0535	05/10/2017	Donna	Bennett		N	N	N	Y

1312

Comments

The exceptional need to build 530 homes on this area due to few alternative locations being available is not proven, convincing or justified. This planning solution for meeting housing needs is insensitive towards overdevelopment to nearby villages, as well as the preservation of already too little remaining natural space and wildlife. How could this possibly therefore be effective or result in potentially healthy new living space? Using small bit of green space left would only be a temporary measure with irreversible consequences. Infrastructure plans are afterthoughts not actually agreed, funded or guaranteed by potential developers. The current infrastructure in surrounding areas, currently and rapidly deteriorating need to be fully considered before further demand.Only, and at best are 50% of these homes planned to accommodate housing needs which means that the remaining land will be used purely for property investment. Property investor's interests should surely not be underlying necessities in any GB development state as an exceptional cause? Justifying this plan as an exception to meet urgent needs therefore is not in compliance with the national GB policy. It cannot be denied that using this green space will have a negative effect n the quality of lives of those living around this area. Decision making by any parties that stand to profit from the success of this planning should not be allowed. GB space is labelled as such to cap the area from inevitable demand of expansion.This development would link Kidlington to the outskirts of the city centre. This urban sprawl will change the environmental surroundings with a result n having to eliminate a small but precious pocket of wildlife in the wooded area as well as the protected green space of the golf course. The high quantity of housing threatens the already deteriorating infrastructure Decision makers for these plans should rely heavily on those it affects.

Changes Sought

Changes to Plan 6b - so that it is more legally compliant and sound. 1. If using our GB areas is truly the only option for development then Cherwell should decline and point to other solutions such as a. Brownfield sites within Oxford or further out. b. Current and numerous vast amounts of land either being reserved for commercial use (much of it not looking very utilised or successful). 2. Ensure affordable housing is defined and that proposed housing estates are more than 50% (at least 65%) toward the housing need, not the interest of property investors. 3. Current infrastructure problems to be considered by developers as a paramount concern. 4. Funding of infrastructure plans to be agreed and legally bound by property investors before the start of any development. 5. The decision making process should be ultra-sensitive and rigid to the aesthetics at risk.

Reasons for Participation

I am a concerned as a long time resident that these plans will affect. I am also aware and understand these plans and their implications involving both current and future residents. I strongly believe I am competent and justified to be involved in ensuring that alternatives, and fair compromises are met

PR-C-0536	06/10/2017	Judith	Haverty				N	

1320

Comments

Proposal not consistent with national policy because they do not take into account the detrimental effect removing large areas of GB will have. Proposal fails to meet the test of soundness as defined in para 182 of the National Planning Policy Framework. Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature, not an appropriate strategy and is unjustified. Oxford City Council should be utilising their own unused land such as Lord Nuffield Grounds and Oxford Greyhound stadium before pushing housing to other districts. It is unlikely that low density housing will be affordable for key workers. Barton Park prices and the proximity to the train station will make this area very attractive to London commuters. Traffic congestion will just get even worse and no consideration has been put forward to alleviate this (in addition to the air quality hotspots). Cutteslowe Park and its infrastructure will be detrimentally affected by an obvious increase in its resources.

Changes Sought

Reasons for Participation

PR-C-0544	02/10/2017	Malcolm P	Hookman					

1349

Comments

The triangle of land occupied by North Oxfordshire Golf Club for last one hundred and ten years has become a veritable arboretum with a diversity of trees and hedgerows which are home to many species of birds and animals. The course itself is a tribute to its architect and has stood the test of time. Memberships consists of a good mix of age groups and gender. It is well used by societies and casual players lending itself for all to be able to fit in a quick nine holes after perhaps a stressful day at work. There is an upgraded clubhouse providing an important income stream and can be hired by members and outside agencies. There are good public transport links. Over the years the club has raised many thousands of pounds for national and local charities. As a past President of the club and a member of 47 years standing I submit my objections and request that the planning committee take this recreational facility out of the proposed housing plan.

Changes Sought

Reasons for Participation

PR-C-0547	09/10/2017	Hilary	Fletcher				N	

1357

Comments

Objects to building on GB. These proposals are not consistent with NP. They don't take into account the detrimental effect of removing large GB areas. They fail to meet the test of soundness as per para 182 of the NPPF. Oxfords LP has not yet been prepared. Thus CDC's allocation of homes is premature & is not an appropriate strategy & is unjustified.

Changes Sought

Reasons for Participation

PR-C-0554	08/10/2017	Lesley	Harding				N	

1378

Comments

These proposals are not consistent with NPPF. They don't take into account the detrimental effect that removing large areas of GB will have. These proposals therefore fail to meet the test of soundness as defined in paragraph 182 of the NPPF. Oxford's LP has not yet been prepared so Cherwell's allocation of homes is premature, is not an appropriate strategy & is unjustified. GB boundaries should be meaningful. The existing boundaries of the Oxford GB should be upheld wherever possible. Current citizens have a responsibility to future generations. Oxford's GB exists to protect the countryside & individual communities. Once built on, this & the environment will be lost forever. It is vitally important that the rural landscape & open space be preserved, as it currently is by GB designation. CDC's policies seem to have no regard to the importance of the Oxford GB, & don't take into account other current new developments, e.g. Barton Park, traffic, transport, the likely availability of affordable housing under their policies, all of which would have to be resolved by Oxford. As Oxford has not yet made available its LP, Cherwell's policies seem particularly ill-timed.

Changes Sought

Reasons for Participation

PR-C-0558	28/09/2017	Mrs Caroline	Thompson				N	

5404

Comments

Object to policies PR3, (The Oxford Green Belt), PR6a (Land East of Oxford Road) and PR6b (Land West of Oxford Road). • Believe these proposals are not consistent with National Policy because they do not take into account the detrimental effect that removing these large areas of Green Belt will have. These proposals therefore fail to meet the test of soundness as defined in paragraph 182 of the NPPF. • Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature and is not an appropriate strategy and is unjustified.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6b - Land West of Oxford Road

PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N Y

1421

Comments

CPRE is opposed in principle to the release of GB land – as is national planning policy. A very strong case therefore has to be made to establish the exceptional circumstances required for the release of GB land. The Cherwell Plan goes nowhere near making such a case; Cherwell's electorate strongly supports retention of GB land as does Government Policy. There are a number of reasonable alternatives. The houses to satisfy Oxford's 'unmet need' targeted at the Cherwell GB could not only, on the Council's own admission, be sustainably built elsewhere in the District on other sites, or by increasing the density of build on existing sites, but also, at least to a considerable extent, within the City itself. Failing that, if there were genuinely no available option other than release of GB, national policy indicates that Cherwell would be expected to decline to do so and require other Councils to co-operate in meeting the unmet need Cherwell itself cannot satisfy. Additionally, during the course of the consultation, the Government published a revised Objectively Assessed Need (OAN) calculation, showing a total Oxford need of half that identified by the Oxfordshire Strategic Housing Market Assessment (SHMA). If adopted the new formula would make it certain that Oxford could accommodate all of its own housing need, and therefore there would be no "unmet need" for Cherwell to meet. The proposed OAN also reduces Cherwell's own need by a third, meaning that even if there were any Oxford unmet need to be covered, it could be met within the surplus the new OAN creates in Cherwell's adopted plan. This review is therefore premature and should be suspended at least until new "need" figures are crystallised.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

Reasons for Participation

CPRE Oxfordshire represents a wide membership across the County, including many parish councils and local organisations, and seeks to influence development to protect and enhance the countryside. As one of the founders of the Oxford GB, we have considerable knowledge about its origins, purpose and ongoing relevance.

PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N Y

1429

Comments

GB: CONCLUSIONS: 1. Government Policy and the Public Interest both require the GB to be permanent unless truly exceptional circumstances necessitate consideration of release. 2. Oxford unmet need is not an exceptional circumstance, firstly because it has not been defined and secondly because there are ample reasonable alternatives to accommodate it. 3. The LUC GB study was conducted on flawed principles and should be given little weight. 4. Cherwell have cited no other exceptional circumstances which hold any water – and their primary arguments – proximity to Oxford – is in fact a key argument for GB retention rather than release. 5. If at some future time an Oxford "unmet need" has been shown to exist and satisfactorily quantified, and if that requires any allocation to Cherwell, there are alternatives available to the District other than releasing GB land and therefore none should be released.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

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PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N Y

1428

Comments

THE GB STUDY No great weight should be given to the LUC GB Study. Its purpose was not to determine whether any of the GB made no, or an insignificant contribution to, the purposes of the GB since clearly all of the GB land contributes, and the loss of any would be harmful. Rather, in its own words, the GB Study has been commissioned by Cherwell District Council to assess the suitability of the strategic sites being promoted for development against the five purposes of the GB. In other words the sites had been pre-selected, as we showed above, in the face of GB policy, and targeting the most fragile point in the entire Oxford GB. LUC continue The considerations that will determine the most appropriate scenario, or combination of scenarios, will largely relate to the existing or potential environmental qualities and value of land, and to the sustainability of residential development. This will enable Cherwell District Council to consider whether there are 'exceptional circumstances' (under paragraph 83, NPPF) to justify altering GB boundaries through the Local Plan process, i.e. to enable existing GB land to contribute to meeting Oxford's unmet housing need. That is, value is not primarily judged against GB purposes at all, but against environmental ones, and the sustainability of the land for housing development. LUC found that Release of areas identified as making a low contribution to GB could provide only 5.8ha of potential development land 4.13). Release of areas identified as making a low or low-moderate contribution to GB could, subject to consideration of cumulative impacts, provide 34.6ha of potential development land(4.14). Release of areas identified as making a low, low-moderate or moderate contribution to GB could, subject to consideration of cumulative impacts, provide 166.7ha of potential development land (4.15). Although as noted above, the judgment was largely not on GB grounds, moderate harm was considered acceptable in order to release a larger amount of land. LUC acknowledge that release of fragile GB 4.16 GB that occupies only a small/narrow area between separate urban settlements will tend to rate highly in terms of its role in preventing settlement coalescence. This exactly describes the land chosen for release; but LUC went on. However, if environmental assessment determines that this land lacks significant value then a case could be made for accepting the coalescence, or near-coalescence, of settlements in order to maximise the scale of development in one area. That is the, subjectively assessed low environmental value trumps urban sprawl and severe coalescence, the two founding principles of the GB. Further, they have targeted the very point at which the GB is already narrowest – the Kidlington Gap between Kidlington and Oxford – for release, directly creating the coalescence of two distinct settlements (It is material that Oxford itself is proposing to breach that same area from the South with a proposed development of St Frideswide Farm). The sites concerned are all at the exact point in the GB where coalescence of settlements (Oxford and Kidlington) is most threatened, with the built areas separated presently by a few fields. The proposed GB reviews, together with the release of the Parkway Station and Park and Ride would effectively merge the two settlements. Although Kidlington (population 13,000, 2011) is statutorily a village, it is larger than many towns, notably Thame (11,600) and Henley (11,700) in Oxfordshire.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

Reasons for Participation

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Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6b - Land West of Oxford Road

PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N Y

1427

Comments

DUTY TO CO-OPERATE - The SHMA is explicit that Authorities are not expected to meet OAN (Objectively Assessed Need) in full if e.g. it would necessitate Green Belt development. It has been the unforced choice – not the requirement – of Oxfordshire's Councils to agree to meet the SHMA need in full despite wide swathes of Oxfordshire being GB and AONB. It is therefore incumbent on Councils to take on each others' "unmet need" if it would otherwise require GB land to be released. As shown, Oxford's unmet need is very far indeed from being quantified or crystallised, but, if it were, it would be the duty of other Councils to assist Cherwell in meeting its part of that need without releasing GB land, not least by assisting Cherwell to understand how to do so within its own borders. There is no evidence that this has been attempted. Finally, the new OAN calculation proposed by the Government during the consultation defines "need" as the figure shown in the Government's own tables on household projections. This is overlaid in the proposed calculation with an arbitrary (and ill-conceived) uplift intended to reduce house prices. It is also accepted that local authorities may if they wish further inflate their housing targets to provide further economic growth than that already included in the government's base tables. However, it is submitted that these latter two elements cannot be defined as "need" and neighbouring Councils have no duty to co-operate in meeting them.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

Reasons for Participation

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PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N

1426

Comments

OXFORD'S 'UNMET NEED' AND REASONABLE OPTIONS FOR MEETING IT (continuation)
c. Even if there were no reasonable alternative sites, and even if densities on allocated non-GB sites could not be increased, the release of GB land could be substantially reduced. The total GB land proposed to be released is 264 ha. 10 hectares is proposed to be released for the station and Park and Ride, which already exist on GB land. There is no obvious rationale for the release. The net GB land to be released for housing is 254 hectares However within this area only 153 hectares is proposed to be actually used for housing, with the rest being allocated for sport, nature, agriculture etc., all legitimate GB uses. On the residual land 3990 houses are proposed at a density of 26 dph (although an average of 34 is claimed in the Plan). If build densities were increased to urban levels – the Council's stated Policy is to treat these incursions for Oxford's unmet need as urban extensions – then 70 houses per hectare, utilising only 37% of the land would be appropriate. This would require only 57 hectares, all of which could be comfortably accommodated on PR8, the least damaging in terms of coalescence and the Kidlington Gap of all these sites.

Changes Sought

Reasons for Participation

PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N Y

1425

Comments

OXFORD'S 'UNMET NEED' AND REASONABLE OPTIONS FOR MEETING IT. 2. If Oxford's unmet need were realistic could it be met elsewhere in Cherwell than in GB? a. Yes, it could be met on non-GB sites. Cherwell found that the required number of houses could sustainably be built elsewhere, outside the GB, at Junction9 M40, Arncott, Bicester and surrounding area, Upper Heyford, Junction 10 M40, Banbury and surrounding area. They rejected these alternative sites because they might upset the evolution of the current adopted plan – although why competent planners would not be able to deal with that problem, if real, is not apparent; because there might be shortfalls, although why these should be greater for Oxford's unmet need than for Cherwell's own need was not explained; and more dispersed options provided less opportunity for strategic infrastructure investment (e.g. transport and education), although why this would be the case for, for example, Upper Heyford which is already targeted and developed, or for other centres which already benefit from services, is not explained. The overriding reason for their rejection however was clearly that they were less well situated (than the GB sites) to build communities associated with Oxford, to assist with the delivery of the Oxford Transport Strategy, to provide affordable transport options, and more likely to involve commuting. It is significant that even GB sites like the previously developed Shipton Quarry, were rejected as Development here would relate to Shipton-on-Cherwell, not Oxford. Therefore the parcel plays no role with respect to this purpose (Oxford's unmet need). Simply put, this amounts to saying that all reasonable alternatives were unacceptable because they were not in the GB, or, if they were in the GB, were too far from Oxford. It is an argument that urban sprawl into the GB is justified by the fact that only GB sprawl could (by definition) be close enough to the City; in other words it is an argument not just for nibbling at the GB but for undermining its core purpose. It is clearly unacceptable in its own terms. Further, the proposed new OAN calculation would reduce Cherwell's own need by 33%. The effect of this would be that 33% of the housing trajectory in the Council's adopted plan would be superfluous to Cherwell's own requirement and therefore available to satisfy any unmet needs of neighbouring authorities that might arise. b. The unmet need could be met by marginal density increases on generally low density allocated sites. Policy BSC2 in the adopted plan states New housing should be provided on net developable areas at a density of at least 30 dwellings per hectare unless there are justifiable planning reasons for lower density development. Yet Policy Bicester 1 allocates 380 hectares to just 6,000 homes which is 16 houses per hectare. Assuming for these purposes that 30 dwellings per hectare is the average across the District, the sites to which the present 22,800 homes are allocated would need to increase build density by just 5%, to 36%, to accommodate all of the "working assumption" of Oxford's unmet need. This would still be less than half the density of Central Paris or Barcelona, or Islington in London. Higher density build would also mean smaller houses, of which 63% of Oxfordshire's SHMA need is comprised, and thus better meet public requirements. High densities also reduce the need for car travel and create a stronger sense of community.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

Reasons for Participation

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Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6b - Land West of Oxford Road

PR-C-0562	05/10/2017	Helen	Marshall	CPRE Oxfordshire			N	Y

1424

Comments

OXFORD'S 'UNMET NEED' AND REASONABLE OPTIONS FOR MEETING IT. 1. Is the Oxford unmet need real or realistic? Cherwell argues that an “exceptional circumstance” exists in the Inspector approving the adopted plan having added a requirement for “a formal commitment from the Council, together with other relevant Councils, to undertake a joint review of the boundaries of the Oxford GB, "once the specific level of help required by the city of Oxford to meet its needs that cannot reasonably be met within its present confines, IS FULLY AND ACCURATELY DEFINED”. (Our emphasis) It was our view at the time that the Inspector could have exceeded his remit as there was no evidence before him suggesting that further development in Cherwell was impossible without breaching the GB, nor of the precise quantum of Oxford’s unmet need (if any existed) or the capacity of other Districts to accommodate it. However it is relevant that he proposed a Review only AFTER Oxford’s unmet needs were fully and accurately defined. They still are not, and a review is therefore premature even on the Inspector’s terms. According to the City Council in a report to Scrutiny Committee (12th June), the agreed unmet need allocation, is used as a working basis for current local plans in Oxfordshire which will be updated when the Oxford Local Plan is completed. In other words it is presently neither fully nor accurately defined, as the Inspector had required it should be. Oxford has only now started its own Local Plan process to reflect the Oxfordshire Strategic Housing Market Assessment (SHMA), three years after it was published, and long after Oxfordshire’s other Districts. Its draft Local Plan gives no figure for unmet need, or for the City’s capacity to meet it. However, taking Oxford’s overall “need” to be for 28,000 houses over the plan period, CPRE argues that at least 26,000 could be provided inside the City itself by switching employment sites – the use of which for employment would only exacerbate the housing need the City Council describes as being its Number One priority to overcome – to housing, and increasing densities on all sites to compact city levels. That is even before the outcome of a review of further sites to which the City refers in its plan. (See Oxford/Densities paper attached) Consequently the Inspector’s condition, that Oxford’s unmet need should first be “fully and accurately defined” is nowhere near met, and, further, there would be little or no “unmet need” for other Authorities to consider. In any event, a “working assumption” of need cannot be an exceptional circumstance justifying GB release, especially when it is likely to be extremely inaccurate. Finally, during the course of this consultation the Government has proposed a new OAN formula to replace the SHMA (on which all the Review numbers are based). This new formula, if adopted, would reduce Oxford’s total annual housing need from a SHMA mid-point of 1400 per annum to 746, that is by 47%. This would in turn reduce “unmet need” by two thirds, even before taking into account that the City should use employment land to satisfy existing housing need rather than exacerbate it and build at densities appropriate to cities. The new OAN is at the very least further evidence that the level of unmet need this review seeks to satisfy is neither fully nor accurately defined.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. Cherwell District Council should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the Green Belt.

Reasons for Participation

CPRE Oxfordshire represents a wide membership across the County, including many parish councils and local organisations, and seeks to influence development to protect and enhance the countryside. As one of the founders of the Oxford Green Belt, we have considerable knowledge about its origins, purpose and ongoing relevance.

PR-C-0562	05/10/2017	Helen	Marshall	CPRE Oxfordshire	N

1422

Comments

The primary duty of a Local Authority must be to the people it represents. In an independent market research exercise, with a very high sample size, conducted across Oxfordshire by Alpha Research of Thame in April 2015 respondents were specifically prompted that there was considered to be a need for more housing, and of the extent and purpose of the GB, before being asked whether the GB, should be developed for that, or indeed any other, purpose. Their answers were therefore fully informed by recognition of housing need. 76% of respondents considered that the GB should remain undeveloped; 66% considered housebuilding the greatest threat. Although polls have something of a tarnished reputation, this has resulted from situations where marginal inaccuracy can lead to wholly incorrect forecasts in narrow binary decisions. In this case the sample size was so large and so representative, and the outcome so conclusive, that whilst there might be up to a 5% margin of error, this would not be capable of affecting the result, or its scale. Further, this is in line with previous polls, adding to confidence that it accurately reflects public opinion. The same exercise showed that in North Oxfordshire – closely correlating to Cherwell - the outcome was hardly less conclusive, with 71% of respondents supporting the proposition that the GB should not be developed for housing or any other purpose. This was despite years of constant media campaigning by the City Council that Oxford has “no option” but to spread over the GB unless people are to go homeless (a wholly fallacious claim). Despite the City’s campaigning, 73% of non-homeowners, and 74% of C2DEs agreed that the GB should not be developed for housing. In other words, the people who would be expected to have been the most responsive to the City’s campaigning rejected GB development almost as strongly as the general population. Indeed 73% of the City Council’s own constituents rejected it. There can be no doubt that the people both of Oxfordshire, and of Cherwell itself, reject GB development in principle, and this must be given great weight in any consideration of doing so.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

Reasons for Participation

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PR-C-0562	05/10/2017	Helen	Marshall	CPRE Oxfordshire			N	Y

1420

Comments

Government Policy requires development in the GB to be the very last resort, only to be considered if there is no alternative. Cherwell has stood that Policy on its head by making building in the GB its very first choice, rejecting what it accepts were reasonable alternatives. Cherwell says that building as close to Oxford as possible trumps all other considerations. Since Oxford is surrounded by GB, that has led them to select not just GB sites, but the very closest GB sites to the City, at the Kidlington Gap, where the GB is most fragile, just a few fields wide. It is those few fields the Council plans to build on, flatly contrary to GB policy, and the known wishes of the overwhelming majority of its electorate. If the Council gets away with this plan, it will also, again contrary to GB policy, cause the merger of Yarnton and Begbroke into Kidlington; expose Kidlington itself to being engulfed by the predatory City Council which has sought to subsume it for at least thirty years; and also, by declaring that proximity to Oxford is itself an exceptional reason to build on the GB which surrounds the City, fundamentally undermine its very purpose, risking opening the whole GB to development.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

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PR-C-0562	05/10/2017	Helen	Marshall	CPRE Oxfordshire			N	Y

1419

Comments

Not Positively Prepared. Not Justified. Not Effective. Not Consistent with National Policy.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. Cherwell District Council should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the Green Belt.

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Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6b - Land West of Oxford Road

PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N Y

1418

Comments

TRANSPORT - THE PROPOSED NEW STATION AT KIDLINGTON/BEGBROKE. The initial proposals for the development made great emphasis on the provision of a new railway station “between Kidlington & Begbroke”, the implication being that this station would cater for the needs of residents to reach their places of employment in Oxford and that therefore the housing plans are more sustainable. The relevant railway line is that from Oxford and the south to the midlands and north via Banbury. It is intensively used with half hourly cross-country trains and frequent freights including regular intermodal trains from and to Southampton docks. There is also a local service of 12 trains per day each way (9 on Saturdays, 3 on summer Sundays, none on winter Sundays) calling at the intermediate stations at Tackley, Heyford & Kings Sutton. North of Aynho Junction, as far as Banbury, these trains all have to interwork with the three trains per hour on the Chiltern Line to and from London Marylebone. There are presently no proposals for a new station on this line, nor are there likely to be. Neither Network Rail, Oxfordshire County Council nor any train operator has any aspiration for a station here. It does not feature on any relevant route study or strategic proposal. For example, we note that no such plans have been included in the Oxfordshire Infrastructure Strategy, signed off by the Oxfordshire Growth Board in September 2017, which claims to 'provide a view of emerging development and infrastructure requirements to support growth from 2016 to 2031 and beyond'. This includes a description of numerous rail improvement projects both pre and post 2031, as well as listing infrastructure priorities for the A40 Corridor, but gives no mention at all to a new station in this area. Journey time for the local trains is 30 minutes and they only just slot in between the other services; in other words, a train leaving Banbury soon after the previous southbound train only arrives in Oxford just before the next one. To add an extra stop on the route would make this pathing issue even more tricky. It would be possible to accelerate the journey time with electric trains which have better acceleration and deceleration rates and thus allow an extra stop in the same timetable but although the previous government did announce a scheme to electrify this railway as part of its “electric spine” in 2012, this has been deferred and there is at present no prospect of this happening. Great Western Railway (GWR) operate the local trains and they do have an aspiration to increase the frequency to a train every 90 minutes across the whole day but it is only an aspiration, not a timed commitment. Even that frequency is not really sufficient to attract substantial numbers of commuters to use rail on a daily basis. For that a half hourly service level is, these days, a basic requirement. The station at Oxford Parkway, opened in October 2015 and connected to Oxford station in December 2016 has in any case now become the railhead for Kidlington, swathes of north Oxford, Headington and surrounding villages. The rail industry as a whole is thus utterly unlikely to wish to commit to another new station “between Kidlington and Begbroke”.

Changes Sought

References to the station should be removed from the Plan as it is not deliverable within the lifetime of the Plan and therefore is not effective.Any element of development that is dependent on this station being delivered should be removed from the Plan as unsound.Plans for additional housing in north Oxford/south Kidlington should be put on hold until the Oxford to Cambridge Expressway route is settled, the East West railway is re-opened and the full extent of the expansion of Bicester is agreed, with its possible new transport infrastructure.

Reasons for Participation

CPRE Oxfordshire represents a wide membership across the County, including many parish councils and local organisations, and seeks to influence development to protect and enhance the countryside. We would like to attend the oral part of the Examination.

PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N Y

1423

Comments

The NPPF states that one of its Core Planning Principles (para 17) is to take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the GBs around them, and noting (at para 79) that the fundamental aim of GB policy is to prevent urban sprawl by keeping land permanently open. Paragraph 83 states that once established, GB boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. The recent Housing White Paper, clarifies what the steps before a finding of “exceptional circumstances” should be, when local authorities can demonstrate that they have fully examined all other reasonable options for meeting their identified housing requirements. Amongst these “reasonable options” which Local Authorities must demonstrate they have considered before there can be the “exceptional circumstances” required for review/release of GB land are: • making effective use of suitable brownfield sites and the opportunities offered by estate regeneration; • the potential offered by land which is currently underused, including surplus public sector land where appropriate; • optimising the proposed density of development; and • exploring whether other authorities can help to meet some of the identified development requirement. Although not yet law, the White Paper illustrates how high the hurdle for exceptional circumstances must be, given that the NPPF’s “fundamental aim is keeping GB land permanently open”, and the need to show there are no “reasonable options” before considering GB release.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

Reasons for Participation

CPRE Oxfordshire represents a wide membership across the County, including many parish councils and local organisations, and seeks to influence development to protect and enhance the countryside. As one of the founders of the Oxford GB, we have considerable knowledge about its origins, purpose and ongoing relevance.

PR-C-0567 09/10/2017 Dr Ian Scargill Oxford Green Belt Network N N Y

1439

Comments

Strong disagreement with the assessment that “exceptional circumstances” exist. Twelve “circumstances” are listed. The final ten are not exceptional circumstances at all. Some of them might be described as “opportunities”, some of them are simply descriptions of how development might occur, and others are meaningless, for example “12.the ability to create a sustainable, holistic, joined up vision for the whole of the Oxford/Kidlington/A44 corridor area”. That statement certainly does not constitute an exceptional circumstance. Exceptional Circumstance 1 (urgent and pressing need for homes) is highly contentious. It is based on the assessment in the SHMA which has been heavily criticised and never validated. The proposed DCLG standardised methodology proposes a much lower level of need that takes account of affordability. Exceptional Circumstance 2 (clear inability of Oxford to meet its needs) is also unproven. Oxford’s needs have not been established through its own local plan process and neither has its ability to meet its own needs. It is clear that alternative development strategies could accommodate a significant number of additional dwellings within the city. The submission document in proposing to develop in the GB is in complete opposition to the purpose of the GB and contradicts Local Plan Pt 1. The main purpose of the Oxford GB, (Local Plan Part 1 para B256), is to limit the growth of Oxford to avoid damage to its character and heritage. Oxford City Council itself should have a part to play in this by restricting the growth of employment generating activities to the minimum necessary. This would have the double benefit of releasing some land for housing and reducing the demand for further housing. However its currently proposed policies do the opposite. We have made this point in our representations to the recent Options consultation on the Oxford Local Plan. Alternative development strategies – which have been successful in the past – are possible for Oxfordshire, and include the diversion of growth away from Oxford towards the country towns. Oxford City Council should play its part in this. We also think it would be possible for the Oxfordshire authorities to promote the diversion of some economic growth to other parts of the country which would welcome and benefit from it – possibly through formal ‘economic twinning’ arrangements.

Changes Sought

The plan should be withdrawn and a spatial strategy for Oxfordshire established which can address the issues addressed in this review in a co-ordinated and consistent way. Through such a strategy the Oxfordshire authorities should continue with their previous approach of actively encouraging further employment and housing growth away from Oxford.
Oxford City Council and Cherwell in particular should co-operate more effectively and as part of this Oxford should (a) discourage further employment generating development in the city unless it is absolutely essential and (b) use some of the land it has currently allocated for employment, together with other previously developed land, for well planned high density housing.

Reasons for Participation

OGBN was established in 1997 to help to protect the Oxford GB and to support those wishing to resist proposals for inappropriate development within it. It comments regularly on planning applications in the GB and in planning policy consultations, particularly on matters affecting the GB. OGBN has made representations on all stages of the Cherwell Local Plan Part 1 and participated in the Public Examination in December 2014. We have also commented on earlier stages of this Partial Review.
The membership of OGBN includes many of the Parish Councils whose areas include GB land. The OGBN fully supports the aims of GBs as set out in the NPPF and earlier planning guidance and in particular it strongly endorses the fundamental principle that GB is a permanent designation. We consider that our participation in the examination in necessary and justified because of our longstanding interest and understanding of the Oxford GB.
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Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6b - Land West of Oxford Road

PR-C-0567	09/10/2017	Dr Ian	Scargill	Oxford Green Belt Network	N		N	Y

1438

Comments

Strong objection to all of the proposed development in the Oxford GB which "was designated to restrain development pressures which could damage the character of Oxford City and its heritage through increased activity, traffic and the outward sprawl of the urban area." This quote is from paragraph B256 of Cherwell's adopted Local Plan Part 1 and we fully support it. We also support Policy ESD14 in the Plan to maintain the Oxford GB. The Oxford GB supports all five purposes set out in the NPPF and has been largely successful over the last sixty years. In particular it seeks to protect the setting and character of the historic city of Oxford. The reference to the character of the City, as referred to in Cherwell's Local Plan. is often overlooked but it is a crucial aim of GB policy. The historic city centre by its nature cannot be expanded or comprehensively redeveloped. It is already under substantial pressure and this is likely to become highly damaging if expansion on the edge of the city is not restricted. The City's never-ending traffic problems are testimony to this, and there have been calls for even the number of buses in the centre to be limited. The GB also provides accessible open space, footpaths and other recreational opportunities for residents of the city and for the communities within it. It is well used and supported as public opinion surveys have shown. GB is intended to be a permanent designation only to be changed in exceptional circumstances (NPPF). We think that that the overall levels of growth proposed are unnecessarily high and that alternatives to development in the GB are available. We therefore consider that exceptional circumstances do not exist to justify development in the GB.

Changes Sought

The plan should be withdrawn and a spatial strategy for Oxfordshire established in a co-ordinated and consistent way. Through such a strategy the Oxfordshire authorities should continue with their previous approach of actively encouraging further employment and housing growth, at realistic levels, away from Oxford. Oxford City Council and Cherwell in particular should co-operate more effectively and as part of this Oxford should a) discourage further employment generating development in the city unless it is absolutely essential and b) use some of the land it has currently allocated for employment, together with other previously developed land, for well planned high density housing.

Reasons for Participation

OGBN was established in 1997 to help to protect the Oxford GB and to support those wishing to resist proposals for inappropriate development within it. It comments regularly on planning applications in the GB and in planning policy consultations, particularly on matters affecting the GB. OGBN has made representations on all stages of the Cherwell Local Plan Part 1 and participated in the Public Examination in December 2014. We have also commented on earlier stages of this Partial Review.
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We consider that our participation in the examination in necessary and justified because of our longstanding interest and understanding of the Oxford GB.

PR-C-0567	09/10/2017	Dr Ian	Scargill	Oxford Green Belt Network	N		N	Y

1442

Comments

We consider it to be a serious omission that at the options stage a question was not asked about the acceptability of development in the GB. This is probably the most important matter raised in this review. The plan may therefore be rendered procedurally noncompliant.

Changes Sought

The plan should be withdrawn and a spatial strategy for Oxfordshire established which can address the issues addressed in this review in a co-ordinated and consistent way. Through such a strategy the Oxfordshire authorities should continue with their previous approach of actively encouraging further employment and housing growth away from Oxford.
Oxford City Council and Cherwell in particular should co-operate more effectively and as part of this Oxford should (a) discourage further employment generating development in the city unless it is absolutely essential and (b) use some of the land it has currently allocated for employment, together with other previously developed land, for well planned high density housing.

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We consider that our participation in the examination in necessary and justified because of our longstanding interest and understanding of the Oxford GB.

PR-C-0567	09/10/2017	Dr Ian	Scargill	Oxford Green Belt Network	N		N	Y

1440

Comments

This Plan is contrary to the NPPF which states in paragraph 14 that Local Plans should meet objectively assessed needs unless specific policies in the Framework indicate development – including land designated as GB - should be restricted. It is also contrary to the twelve core land use planning principles set out in Paragraph 17 of the NPPF one of which is that planning should take account of the different roles and character of different areas, promoting the vitality of our main urban areas and protecting the GBs around them. Furthermore, National Planning Practice Guidance makes clear that assessing need is just the first stage in developing a Local Plan and that once need has been assessed, the local planning authority should take account of any constraints such as GB, which indicate that development should be restricted and which may restrain the ability of an authority to meet its need. Cherwell has accepted (or, more accurately, been pressured to accept) the inflated figures of the Oxfordshire SHMA in full and has never followed this guidance to "take account of any constraints such as GB …. Which may restrain the ability of an authority to meet its need". The proposed submission plan is therefore not consistent or compliant with national policy.

Changes Sought

The plan should be withdrawn and a spatial strategy for Oxfordshire established which can address the issues addressed in this review in a co-ordinated and consistent way. Through such a strategy the Oxfordshire authorities should continue with their previous approach of actively encouraging further employment and housing growth away from Oxford.
Oxford City Council and Cherwell in particular should co-operate more effectively and as part of this Oxford should (a) discourage further employment generating development in the city unless it is absolutely essential and (b) use some of the land it has currently allocated for employment, together with other previously developed land, for well planned high density housing.

Reasons for Participation

OGBN was established in 1997 to help to protect the Oxford GB and to support those wishing to resist proposals for inappropriate development within it. It comments regularly on planning applications in the GB and in planning policy consultations, particularly on matters affecting the GB. OGBN has made representations on all stages of the Cherwell Local Plan Part 1 and participated in the Public Examination in December 2014. We have also commented on earlier stages of this Partial Review.
The membership of OGBN includes many of the Parish Councils whose areas include GB land. The OGBN fully supports the aims of GBs as set out in the NPPF and earlier planning guidance and in particular it strongly endorses the fundamental principle that GB is a permanent designation.
We consider that our participation in the examination in necessary and justified because of our longstanding interest and understanding of the Oxford GB.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6b - Land West of Oxford Road

PR-C-0567 09/10/2017 Dr Ian Scargill Oxford Green Belt Network N N Y

1441

Comments

We note that the plan calculates the loss of GB to be 3%. There is an implication here that the loss is relatively small and therefore acceptable. This is fallacious as is illustrated by the following example taken from a paper by Professor Dieter Helm, Chair of the Government's Independent Natural Capital Committee "Think about St James' Park in central London, set between Buckingham Palace at one end and Whitehall at the other. Suppose a developer comes along with a proposal; to build on a small plot on one corner of St James' Park. This developer might argue as follows. The marginal value of the patch of grass in a small corner is not that great. After all, all the rest is left. Better still, the developer might pay such an enormous price for the small bit of land that perhaps a hospital could be built elsewhere with the proceeds. The marginal value to the ultimate owner of this house is so great relative to the marginal value of the small corner of St James' Park that it makes marginal economic sense to build on it. There are two problems with this argument. The first is that the same marginal case can be made for the next small bit of St James' Park. Indeed the value to the developer is even higher now because the Park is now slightly smaller. And for the next bit, the argument just gets stronger. Carried to its limits there is a great marginal case for incrementally building all over St James' – and Hyde Park, and Regent's Park and indeed all the green spaces in London. That is indeed what would have happened if the market had been left to allocate the land as if St. James' was a private good. It is what would happen to the GB too. The second problem is that the reason why the land is so valuable is because it is not surrounded by other houses in close proximity. The very rich person who buys this house on the corner of St James' is paying so much because others are not able to do so, and because it is St James'. We cannot all have green spaces around our houses – green space is in fixed supply. Carry both of these arguments across to the GB. Each marginal bit has a marginal economic case for developing it, and as each bit is chipped away, the value of the whole public good – the GB system – diminishes. The core point here is that the marginal case if carried through to its logical conclusion leads to no GB – there is a good marginal case for building on each and every marginal bit of land, as there is for building on each and every bit of St James' Park." The loss of a small proportion of GB therefore increases the likelihood of further loss. GB should be considered as an entity or system not as a collection of individual land parcels. This is a further reason why we fully endorse Government Policy (NPPF para 79) that GB is a permanent designation.

Changes Sought

The plan should be withdrawn and a spatial strategy for Oxfordshire established which can address the issues addressed in this review in a co-ordinated and consistent way. Through such a strategy the Oxfordshire authorities should continue with their previous approach of actively encouraging further employment and housing growth away from Oxford. Oxford City Council and Cherwell in particular should co-operate more effectively and as part of this Oxford should (a) discourage further employment generating development in the city unless it is absolutely essential and (b) use some of the land it has currently allocated for employment, together with other previously developed land, for well planned high density housing.

Reasons for Participation

The Oxford Green Belt Network (OGBN) was established in 1997 to help to protect the Oxford GB and to support those wishing to resist proposals for inappropriate development within it. It comments regularly on planning applications in the GB and in planning policy consultations, particularly on matters affecting the GB. OGBN has made representations on all stages of the Cherwell Local Plan Part 1 and participated in the Public Examination in December 2014. We have also commented on earlier stages of this Partial Review. The membership of OGBN includes many of the Parish Councils whose areas include GB land. The OGBN fully supports the aims of GBs as set out in the NPPF and earlier planning guidance and in particular it strongly endorses the fundamental principle that GB is a permanent designation. We consider that our participation in the examination in necessary and justified because of our longstanding interest and understanding of the Oxford GB.

PR-C-0570 08/10/2017 B A Hughes N

501

Comments

Believes the proposed submission to be unsound, not properly prepared, not justified and not effective. Plans to build low density houses on the site currently occupied by the NOGC are not justified. The golf course is an important recreational, environmental and social facility. There are over 500 members of all ages whose lives will be adversely affected by the loss of the Golf Club. It cannot be relocated easily as it takes many years to establish a golf course. The housing density proposed for this land will simply attract wealthy people from London with an easy commute from the nearby station. There will be no benefit to the current housing needs. The idea of destroying an established facility to relocate it 500 yards away is ridiculous.

Changes Sought

Reasons for Participation

PR-C-0575 06/10/2017 Michael Drake

1445

Comments

Member of North Oxford Golf Club for in excess of 40 years.This well established and well maintained area has been a source of recreation for over 110 years. Appreciate that housing has to be found or built to accommodate the increased population, but does not feel it should be in a position that has supplied the present generation so much pleasure, not only in fitness but a much-needed barrier between the city and county.Fail to see the argument of relocating the course to the eastern side of the Banbury Road. It is not only the cost, (which I understand will be in the region of 12 million pounds) but however cleverly it is designed, it will not have the character of an established look as we have with the present course.Wonder if this is a first step in making Oxford, Kidlington, Yarnton and Begbroke into one large super city, which I for one, together with many fellow home owners, do not want.This to me, is a financial bullying tactic to find the easiest solution to the housing problem with no thought for the pleasant, near countryside area, that the present and local population has come to expect and love.

Changes Sought

Reasons for Participation

PR-C-0578 07/10/2017 Cllr Carmen Griffiths

1458

Comments

The golf course in the green belt should not be used for development and should remain as recreational use. Development on this site would not provide high enough density and the area would neither be Kidlington or Oxford and travel by car to schools and Doctors etc. would be essential.

Changes Sought

Reasons for Participation

PR-C-0618 07/10/2017 Keith Johnston N

1531

Comments

PR8 Key Delivery Requirements, Para 1 gives housing density figure of 45/hectare. Policy PR9 Key Delivery Requirements: Para 1 gives a housing density of 35/hectare. This is significantly greater than any development in either Yarnton or Begbroke and is out of charter with the rural nature of the area. It's disappointing if not illogical that the area closest to Oxford City seen as Policy PR6b is given an average dwelling density of just 25/hectare.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6b - Land West of Oxford Road

PR-C-0630 27/09/2017 David Peddy

5412

Comments

Proposals for additional housing between Cutteslowe Park and Oxford Parkway and on the site of the present North Oxford Golf Club are ill conceived taking areas of green land ; destroying natural habitats for wild life - flora & fauna ; creating further congestion on already excessively busy roads , especially Banbury Road, Five Mile Drive , Sunderland Avenue and Elsfield Way (already being affected by the traffic control off the new Barton development) and should be abandoned.

Changes Sought | Reasons for Participation

PR-C-0634 26/09/2017 Brian Hill

1562

Comments

North Oxford Golf Club - Association with this club for over 40 years. Appreciation for camaraderie and social events. Now organising a monthly lunch for older members and their partners, for many of whom this is the only cooked meal of the day. The club is a meeting point for elderly residents from Oxford/Kidlington and beyond. A place to find peace and tranquillity despite the road/rail networks. Many varieties of trees and wildlife associated with GB attracting all age groups. Surely there are plenty of other areas in Cherwell (including Frieze Farm) that housing could be established. Lack of thought about this and areas like Banbury and Bicester to the congestion new houses cause with regard to lack of roads, shops, schools and hospitals. New houses EVEN IF AFFORDABLE mean new babies, children and cars to overload maternity units (Horton already reduced to overload the JR) and schools. Roads and parking already congested. These points make infringement of GB Government policy ludicrous, together with National Planning Framework, para 74 under health, which states that sports facilities should not be built on. The club is well used by members and visitors providing much benefit to both mental and physical health. The function room is available for Pilates and private parties. GB with trees and shrubs helps reduce pollution in the surrounding area. Is this club which has been established for over 110 years, providing an essential service to the community, now to be wasted with its fate due to be lack of consideration by local authorities.

Changes Sought | Reasons for Participation

PR-C-0635 06/10/2017 Mervyn John Green

1563

Comments

I have been a member of NOGC for a considerable number of years and object strongly to the proposal that the facility be used for housing development. In addition to the GB issues which in themselves are vitally important in that area of Oxford, NOGC is a thriving club with some 475 members and 3000 visitors every year. The provision of recreational facilities to ensure the mental and physical benefits for people are vitally important in an age when health issues and sedentary lifestyles are a major problem in this country. NOGC provides a facility for all age groups that satisfies both the recreational and social needs of a large number of people. On this issue alone it would be a travesty to witness the demise of the golf club and I would urge the Council members to reject the proposal to use the land currently occupied by NOGC for housing development.

Changes Sought | Reasons for Participation

PR-C-0637 06/10/2017 Julia Ahlquist

1565

Comments

Resident of Oxford well aware of flooding issues in low lying Oxford. Four major flooding occurrences since the mid nineties. Two main routes into the city have had to be closed on those occasions, with much damage to trade and industry, property and roads as well as massive queues on the two other main routes into Oxford. It will be more likely that this pattern will continue. New development is built on hard standing concrete often on sites with raised ground levels. Water runs off these areas to find the lowest level which causes more flooding in other local areas. North Oxford Golf Course regularly floods as much of it is low lying. Should building be permitted there new houses would be at risk of flooding, as well as the surrounding area. This is against government policy which is to reduce risk of flooding. Oxford is also low down on the league tables for air quality. To reduce the green grass and trees would worsen this going against government policy. The golf course helps act as a lung for the city. The golf course provides a place for sport for many people improving health in the general public - to close the course goes against this government policy. The golf course is an asset to the city. There is an exciting new building project underway in the city centre but surely we need to maintain our city facilities other than shopping, eating, etc. Plans to build on the golf course should be rejected.

Changes Sought | Reasons for Participation

PR-C-0638 09/10/2017 Peter Bridges N

1568

Comments

Proposals not consistent with National Policy because they do not take into effect the detrimental effect that removing large areas of the GB will have. Therefore do not meet the test of soundness as defined in para 182. Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature and not an appropriate strategy and is unjustified.

Changes Sought | Reasons for Participation

PR-C-0646 09/10/2017 Mr David Somers

1589

Comments

I believe these proposals are not consistent with National Policy because they do not take into account the detrimental effect that removing these large areas of Green Belt will have. These proposals therefore fail to meet the test of soundness as defined in paragraph 182 of the NPPF. • Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature and is not an appropriate strategy and is unjustified.

Changes Sought | Reasons for Participation

PR-C-0658 09/10/2017 Giles Hughes West Oxfordshire District Council Y Y N Y

1623

Comments

Exceptional circumstances have been demonstrated to justify the release of sites from the GB, including sites for housing to help meet Oxford City's unmet housing need. It is clear from the evidence base for Cherwell's proposed submission plan and from the Oxfordshire Growth Board evidence base that the release of sites from the GB is necessary to deliver the scale of housing required in a sustainable manner. However, there is a need to make efficient use of land released from the GB for housing purposes. Some of the proposed densities on sites released from the GB do not appear to make efficient use of this land despite their close proximity to Oxford and to sustainable transport infrastructure and services. By increasing the density on some of the GB sites and by developing the site covered by Policy PR3a Cherwell DC would achieve their target of meeting Oxford City's unmet housing need without requiring development at Woodstock South East (Policy PR10).

Changes Sought | Reasons for Participation

Review of the proposed densities and the resulting site capacities of the sites to be released from the GB in order to ensure that efficient use is made of this scarce land resource.

To address cross-boundary issues with West Oxfordshire

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6b - Land West of Oxford Road

PR-C-0660 07/10/2017 Carol Matheson N

1632

Comments

Over-development and over allocation of dwellings to one Parish - Gosford and Water Eaton. This parish currently has 676 dwellings. Adding 1410 houses into Gosford and Water Eaton, increases the number of homes by 208% to 2083. The proposal increases the Parish housing by two thirds of its current size. 32% of all the new houses have been allocated to Gosford and Water Eaton. If there have to be more houses here then a 25% increase is acceptable (under 200). A recreational facility (golf course) is being removed from the GB to make way for housing. Not only is GB being destroyed, the community is losing an established 110 year old recreational facility.

Changes Sought

Reasons for Participation

PR-C-0675 04/10/2017 Gill Davidson N

1658

Comments

Strong objection to building in the Kidlington gap. This is the narrowest and most vulnerable part of the GB and will mean that Oxford City and Kidlington become joined. The site PR6b is currently occupied by North Oxford Golf Club which is a recreational and social facility for over 500 local people of all ages. It has been in existence for over 110 years and is a beautiful piece of green land enhancing the environmental quality of the area. Why remove this which is contributing to the health and well being of so many people, to replace it with low density houses that will be of no value in helping resolve the housing problems? It will become a perfect place for people to live and commute to London attracting more wealthy people who make no contribution to the City. These proposed developments are not providing affordable housing. This development is being led by the University Colleges who own the land to swell their coffers rather than being a rational planning choice. If a golf course is to be sacrificed then why not the one in the City rather than destroying the GB? It is also completely irrational and unsound to propose to build a new course at Frieze Farm a few hundred metres away. Frieze Farm could be considered for housing instead. Golf courses cannot be made overnight and it would be years before a new course could be established. I object to the way in which the University and its Colleges together with unscrupulous developers are ruining the City and being allowed to control developments. The Council should look after the well being of people living in the City and its surroundings. This plan is completely ineffective and not consistent with National Policy. It is disgraceful.

Changes Sought

Reasons for Participation

PR-C-0681 07/10/2017 David Young Y

1670

Comments

Oxford City Council is happy to retain the 'green' space in Headington that is the 'Southfield' course, it is apparently very happy to see 'North Oxford' destroyed. • This triangle of land precisely matches all the purposes of the GB set out in the Government's National Planning Policy Framework. • In separating Kidlington from Oxford, it is almost certainly the most important piece of the most critical part of the whole GB. It is especially critical for supporting the purposes of GB in preventing the merging of communities with subsequent urban sprawl and loss of identity. • It is a carefully laid out and attractive landscape with more than 25 different tree species. It supports a variety of wildlife, providing for up to 55 regularly recorded different bird species - and pond life which includes sighting of the Great Crested Newt. It is a vital living green lung to counteract pollution in an area of considerable traffic and transport impact. • Critically, the National Planning Framework (para 74 under 'Health') says that sports facilities should not be built on unless equivalent or greater provision is made elsewhere. It is a thriving club and, importantly, open to all. There are 475 members, most of whom play regularly; additionally, around 3,000 visitors play here every year – there are similar numbers who visit the club for social and other (including e.g., Pilates) purposes. Take away this Club, and you remove from all age groups the health benefits - mental and physical. This directly contradicts all that the Government have been saying about the importance of recreation in the National Planning Policy Framework. Founded in 1907, the Club is now 110 years old. It is unlikely that the site will do much if anything for perceived Oxford housing need. Indeed the Review states in terms that because the course is a nice area, densities should be half those (already low) proposed for the rest of the Review proposals. Almost certainly a century old course would be lost simply to provide commuter houses to Marylebone. It seems from my reading of the Partial Review, that at a late stage Cherwell planners discovered that they hadn't taken account of Para 74 – and a hasty proposal to relocate the course to Frieze Farm was added in. A pointless removal of a 100 year old course across a road. The site is smaller than North Oxford's and could not accommodate an 18 hole course. There are pylons overhead. In any event there is little prospect of Exeter College making it available; indeed it has hired consultants to propose housing on it.

Changes Sought

Reasons for Participation

PR-C-0682 08/10/2017 Tara J Prayag N

1683

Comments

Whilst not a golfer can appreciate that the land has ancient trees with public access. Why on earth are you seeking to move this – why not put the new builds at Frieze Farm? Do understand from a public meeting that whilst Frieze Farm was on the books as possible development a private deal has already been made – and it does not include affordable housing.The density proposed at the site is low at 25 dwellings per hectare, in order to preserve the trees and woodland currently on the site. On this basis I am sceptical about the viability of delivering 50% affordable housing on the sites and developers are likely to argue for this proportion to be reduced and/or for significant reduction in the vegetation on the site. Both of which would be unacceptable outcomes.You discuss the need to add in community features for the local community however. This feels like an excuse for additional building - we live very close to our neighbours in Kidlington and use those resources. Additional resource on this scale would also cause problems with parking. Additional medical resources are very welcome but given the County's approach to current health centres I do not trust your stance e.g. The Horton.

Changes Sought

Reasons for Participation

PR-C-0687 06/10/2017 Tim Green Y Y N N

1695

Comments

Government has recently proposed that the way in which housing needs are calculated is to be changed. Examination of Cherwell's proposals should be suspended until Oxford's housing needs are known and fully established. Initial results show that it determines a much lower requirement. The golf course has been there for many years and is well used. It has an active membership and its loss would be missed. The club has no wish to move and has no resources to create a new course on the land at Frieze Farm. Development of land on PR6a and PR6b would cause the coalescence of Oxford with Kidlington, something that has been consistently resisted for several decades. The additional traffic generated would exacerbate the already dreadful traffic congestion and air pollution in the area. Exeter College, owners of Frieze Farm has put forward a representation showing how the land could be used to create a discrete and sustainable village community which would not cause the coalescence of Oxford and Kidlington. If GB has to be built on, why not on Frieze Farm?

Changes Sought

Until Oxford has a Local Plan in place and until the local housing need is firmly established using the government's revised method of calculation, I believe that the present process should be held in abeyance.

Reasons for Participation

PR-C-0716 04/10/2017 Nicola Barnetson N

5440

Comments

Object to policies PR3, (The Oxford Green Belt), PR6a (Land East of Oxford Road) and PR6b (Land West of Oxford Road). • Believes these proposals are not consistent with National Policy because they do not take into account the detrimental effect that removing these large areas of Green Belt will have. These proposals therefore fail to meet the test of soundness as defined in paragraph 182 of the National Planning Policy Framework (NPPF)• Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature and is not an appropriate strategy and is unjustified.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6b - Land West of Oxford Road

PR-C-0717 01/10/2017 Pierre Pazgrat N

5445

Comments

Object to policies PR3, (The Oxford Green Belt), PR6a (Land East of Oxford Road) and PR6b (Land West of Oxford Road). • Believes these proposals are not consistent with National Policy because they do not take into account the detrimental effect that removing these large areas of Green Belt will have. These proposals therefore fail to meet the test of soundness as defined in paragraph 182 of the NPPF. (National Planning Policy Framework) • Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature and is not an appropriate strategy and is unjustified. Further comments regarding the Green Belt: • Its purpose aims at preventing urban sprawl• If Green Belt boundaries are re-defined, the way to define those using physical features would need to be readily recognisable and permanent. This is not the case on the area to the east of the A4165 (Oxford Road) because there are no such features and therefore no eastern boundary. There is a high risk to lead to unrestricted sprawl of large built up areas – which is contrary to the Green Belt purpose. Further comments regarding housing needs: The proposal is focussing on being close to the Parkway Station; this is unlikely to fill the need to have affordable housing. The developers are likely to have to pay a premium because of its location. It is clear that these new homes are likely to be purchased by London commuters due to the proximity of the station.

Changes Sought

Reasons for Participation

PR-C-0720 07/10/2017 Adrian Sutton

1810

Comments

The Government has published a consultation document Planning for the right homes in the rightplaces. This document sets out Government proposals to assess housing needs in differentareas of the country. It has been welcomed by many professionals who regarded the earlierSHMA estimates as overblown and unjustified. Rep quotes Helen Marshall of CPRE as saying that the housing needs in Oxford had beenreduced in the new estimates by no less than 47%. For more than 60 years the Green Belt thatforms the Kidlington Gap has successfully checked urban sprawl, and it has prevented themerging of Oxford and Kidlington, provided access to countryside to residents of northOxford and Kidlington, and preserved the setting of the historic town of Oxford. In view ofthe new assessment of housing need in Oxford, and the lack of a completed local plan byOxford City Council informed by accurate data on the land available for housing withinOxford, it would be irresponsible and reckless for Cherwell District Council to proceed withits plans to build on the Kidlington Gap. The above Government consultation document also notes that the pressure on housing ismuch greater in London, and is set to increase further over the next decade. Given that theproposed housing in PR6a and PR6b is approximately 10 minutes walk from Oxford Parkwaystation it is obvious that those sites east and west of Oxford Road (A4165) will be veryattractive for London commuters. It is hard to imagine how key workers in Oxford in need ofaffordable housing will be able to compete with the market pressure of London commutersfor this housing. The proposed housing density on the golf course is only 25 per hectare, andit is highly unlikely that any of it will be affordable to those who need cheaper housing inOxford.One of the greatest attractions for families living in north Oxford is the wide range ofavailable secondary schools. If 1,180 new households were built on either side of Oxford Road there would be even more car journeys to schools inside the Ring Road to prolong thecommute into Oxford. Following a Freedom of Information request Oxford City Council hasadmitted recently that the new road layout and traffic lights at Cutteslowe roundabout havenot improved traffic flow along Banbury Road. This continues to be an area of severe trafficcongestion during school term, and the proposed housing can only make it worse. The onlygood transport link is from Oxford Parkway station, but even there the huge station car parkis already filled by London commuters during week-days, less than 2 years since the stationopened.We understand that Cherwell District Council have been obliged by the "Duty to Cooperate"with Oxford City Council to solve Oxford's perceived housing problems. But Oxford CityCouncil has chosen to allocate land to employment at the Northern Gateway developmentinstead of housing. Further employment growth is unnecessary and unsustainable in an areaof full employment and a shortage of housing. It only exacerbates the housing problem, andleads to even more people commuting into Oxford. Rather than helping Oxford City Councilin this way Cherwell District Council should challenge the lack of thinking displayed by theCity Council.We recognize that Oxford has a housing problem, especially for key workers. But building onthe Kidlington Gap is unjustified by the information available, and by Oxford City Council'sown policies to develop land for employment rather than housing. Once the Green Belt hasgone it has gone forever, and it is difficult to see how further urban sprawl to the east ofOxford Road could be contained since the nearest road is the B4027, which is several miles tothe east (National Policy Planning Framework, paragraph 85).We urge Cherwell District Council to postpone any decision on the development of the GreenBelt around Oxford until all the facts are made available.

Changes Sought

Reasons for Participation

PR-C-0728 Denis Roger

1838

Comments

To lose the area of the Golf course is surely detrimental to the area. The course not only caters for Oxford people but attract many visitors thus boosting the local economy. It should be noted that to build and open a new course (if were ever to happen) can take several years and those using present amenities would have to travel elsewhere. Whether they would ever return is questionable.

Changes Sought

Reasons for Participation

PR-C-0728 08/10/2017 Denis Roger N

1837

Comments

Object to policies PR3, (The Oxford Green Belt), PR6a (Land East of Oxford Road) and PR6b (Land West of Oxford Road). Believes that these proposals are not consistent with national policy because they do not take into account the detrimental effect that removing these large areas of Green Belt will have. These proposals therefore fail to meet the test of soundness as defined in paragraph 182 of the National planning Policy Framework (NPPF). Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature and is not an appropriate strategy and is unjustified.

Changes Sought

Reasons for Participation

PR-C-0730 09/10/2017 Monik Rodger N

1842

Comments

Object to policies PR3, (The Oxford Green Belt), PR6a (Land East of Oxford Road) and PR6b (Land West of Oxford Road). Believe these proposals are not consistent with National Policy because they do not take into account the detrimental effect that removing these large areas of Green Belt will have. These proposals therefore fail to meet the test of soundness as defined in paragraph 182 of the National Planning Policy Framework (NPPF). Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature and is not an appropriate strategy and is unjustified.

Changes Sought

Reasons for Participation

PR-C-0737 01/10/2017 Pauline Alvarez

1865

Comments

Object to policies PR3, (The Oxford Green Belt), PR6a (Land East of Oxford Road) and PR6b (Land West of Oxford Road). Believe these proposals are not consistent with National Policy because they do not take into account the detrimental effect that removing these large areas of Green Belt will have. These proposals therefore fail to meet the test of soundness as defined in paragraph 182 of the national Planning Policy Framework (NPPF).

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6b - Land West of Oxford Road

PR-C-0758 10/10/2017 Susan Cooper — Yes | Yes | | No

1907

Comments

Can see the appeal of putting the new school next to Cutteslowe Park, but is concerned about access to it causing a lot of traffic through residential areas. Some measures are needed to prevent this, although unsure what to suggest as a solution.

Changes Sought

Reasons for Participation

PR-C-0758 10/10/2017 Susan Cooper — Yes | Yes | | No

1906

Comments

The lower density specified in 5.83 would not make good use of the sacrificed Green Belt land. The Green Belt is supposed to prevent urban sprawl so it should be used effectively to provide a high density of housing. The desired aim of preserving some of the green features of the golf course landscape can be achieved while still providing a high density by putting compact 4-story blocks of flats in such parts with parking in the basement, leaving pleasant green spaces in between blocks to make living in the flats attractive to buyers and renters. Parts of the plot with fewer attractions to preserve could be used for houses at the same density as in PR6a.

Changes Sought

Reasons for Participation

PR-C-0766 10/10/2017 Haidrun Breith — Berks, Bucks & Oxon Wildlife Trust — Y

1941

Comments

PR6b - Land West of Oxford Road. Many of the general comments provided above and under PR6a apply. The requirement for long-term management appears to be missing from the policy and should be added. Welcome that mature tree cover on site is taken into account in the proposed density calculation. Considering that the site is located next to another allocation PR6a we wonder whether the sites should be considered in combination rather than in isolation. The map is unspecific about the land to the east of the site but policy PR6a allocates the adjoining site for development. This is misleading and the map should be revised accordingly.

Changes Sought

Reasons for Participation

Potential biodiversity impacts as outlined in the representation.

PR-C-0773 10/10/2017 Philip Rawle — Greenlight Developments — Y | Y | N | Y

1951

Comments

Does not consider the Partial Review of Cherwell Local Plan to pass the 'tests' of soundness, in terms of being positively prepared, justified, effective and consistent with National policy. This is because the Partial Review does not make reference to the need for C2 units (residential institutions, including care homes), nor to care/nursing homes more generally. Policy PR2 deals with C3 uses only. Further limitations on current local planning policies (adopted and emerging) are outlined in the accompanying Note prepared by Lichfield's. In terms of National policy, the Government's National Planning Practice web-based resource in the section on 'Housing and economic development needs assessments' provides guidance to the plan-making process on how to deal with 'housing for older people'. Failure of the Partial Review to meet the care needs of the District will clearly have significant implications on housing options for Cherwell's increasingly ageing population. The accompanying Note prepared by Lichfield's quantifies that like the rest of the UK there is a clear need for care homes in Cherwell. Examples are found in the Oxfordshire SHMA, which projects the number of people with dementia and mobility issues in Cherwell and Oxfordshire will roughly double by 2031 (end of this Plan period). The latest DCLG figures project the number of people in Cherwell living in communal establishments to double by 2031. The Lichfield's' Note sets out the care need for Cherwell as follows: • In Cherwell District itself, the latest DCLG projections show growth in the number of people over age 75 living in communal establishments of 565, i.e. this is the number of care home bed spaces needed (2011 – 2031). However, as the Council are planning for housing growth well in excess of demographic trends, which will lead the population growth in excess of demographic trends, 565 bed spaces should be considered a minimum to plan for up to 2031. • In terms of Oxford City's need, the DCLG projections suggest a need for a further 305 bed spaces by 2031, and (as with its housing need) a proportion of this may well go unmet. Cherwell will inevitably import some of Oxford's care home needs, as those additional residents (who otherwise would have lived in Oxford) age and move into care homes. This further justifies the use of the 565 figure for Cherwell as a minimum, which may need to be increased if unmet care home need for Oxford is identified. Lichfield's' Note on Care Home Need provided.

Changes Sought

Greenlight asserts that it in order for this clear 'need' for care bed spaces to be met in Cherwell over the Plan period, specific policies are required to:(a) Set the delivery of this need over the Plan period as a requirement - this requirement being a minimum of 565 bed spaces by 2031; and(b) To identify and allocate sites to accommodate this need in the Plan and on the Policies Map.To this end, Greenlights' land interest at Skimmingdish Lane, Bicester, which is currently subject to planning application 17/01428/F, provides an opportune site to be allocated for a 64-bed care home; thus accommodating some 11.3% of the bed space requirement (based on a total requirement of 565 bed spaces) over the Plan period (by 2031).To demonstrate how the site at Skimmingdish Lane, Bicester can accommodate a 64-bed care home, and therefore to assist in informing its allocation as a care home site in the Plan, enclosed with this letter is the site location plan and proposed site layout plan, both of which form part of the current planning application on the site.

Reasons for Participation

The matters raised in these representations are of a strategic nature to the plan.

PR-C-0775 10/10/2017 Jon Alsop — Savills on behalf of Christ Church, Exeter & Merton Colleges and Oxford University — Y

1958

Comments

In addition to its interests in sites PR6a and PPR6b, the University of Oxford and Merton College also have landownership interests in the following sites: • PR3c:land north of Oxford Service Area.• PR8: land East of the A44 at Begbroke/Yarnton.• PR9: land West of the A44 at Yarnton.

Given their shared interest across these sites, there has been careful co-ordination between the landowners and their advisory teams in the preparation of these representations and specifically comments in relation to these sites. In addition, the teams advising the landowners have met in order to start to formulate a co-ordinated approach to the sites in relation to common themes (e.g. transport) and in terms of planning phase and subsequent implementation. These parties will continue to work together on areas where their interests are aligned with the aim of achieving a comprehensive and co-ordinated approach to the delivery of these sites and the strategy for the A44 corridor overall.

Changes Sought

Reasons for Participation

On behalf of the consortium, given the significance of their land interests, would wish to participate in the oral examination.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6b - Land West of Oxford Road

PR-C-0775 10/10/2017 Jon Alsop Savills on behalf of Christ Church, Exeter & Merton Colleges and Oxford University Y

1964

Comments

Support with amendments. The consortium is strongly supportive of the proposed policies to develop a new North Oxford neighbourhood either side of the A4165 Oxford Road, with direct access to central Oxford and Summertown, to employment opportunities, including at Northern Gateway, and to services and facilities nearby including public transport hubs. The policy supporting text highlights that in this location sustainable travel choices can be strongly encouraged and car use for local journeys discouraged. Whilst the proposals here would involve the loss of agricultural land and realignment of the GB boundary, and give rise to other localised impacts on environmental assets, the consortium agrees with the Council that the proposals would represent the most sustainable opportunity to create a new gateway neighbourhood, and that the impacts are capable of being mitigated as well as being substantially outweighed by the benefits.The opportunities exist to consolidate this urban edge, integrate the area with the existing north Oxford communities, and develop a highly sustainable neighbourhood that will achieve social, environmental and economic benefits in line with NPPF, paragraph 7. Detailed comments provided on affordable housing, housing numbers density and local services contributions, development brief and location of key facilities.

Changes Sought

Overarching strong support however suggested changes have been provided on affordable housing, housing numbers density and local services contributions, development brief and location of key facilities.

Reasons for Participation

On behalf of the consortium, given the significance of their land interests, we would wish to participate in the oral examination.

PR-C-0778 10/10/2017 Sarah Knox-Brown Begbroke & Yarnton Green Belt Campaign N N

5465

Comments

Begbroke & Yarnton Green Belt Campaign's (BYG) main concern is that they believe there is no proper justification for altering the Green Belt boundaries from where they currently stand. On a local level, they particularly object to the removal of the land described as PR8 and PR9 from the Green Belt due to the significant detrimental impact of that removal on the villages and villagers of Begbroke and Yarnton. They also object to the removal of land described as PR6a, PR6b, PR7a and PR7b from the Green Belt due to the importance of these sites in maintaining the gap between the villages of Begbroke, Yarnton and Kidlington to Oxford City and to the land described as PR10, a green field site due to the impact its development will have on the adjacent A44 corridor. Instructed Bruce Bamber, a transport consultant, to prepare a report on the transport implications of the allocation of sites PR8 and PR9 for housing purposes. Although his technical review has focused on these areas, the broader methodology to identify potential development locations has also been assessed for its soundness. The report has been provided as Appendix B. Key conclusions from the report includes: the Sustainability Appraisal Report was published before the Transport Assessment and therefore cannot properly take into account the transport impact of development options. The SAR fails to report the adverse traffic congestion impact from the proposed development around Begbroke and Yarnton and is therefore flawed. Transport evidence base and the associated environmental assessment work is fundamentally unsound and cannot be relied upon. A number of legal issues are raised in Appendix A with a detailed summary provided. If the Council proceeds as planned, we consider the Inspector will find the Plan unsound due to inadequacy of evidence base and failure to ensure effective consultation and participation by the public.

Changes Sought

Reasons for Participation

PR-C-0779 10/10/2017 Graham Jones Summertown and Wolvercote Conservatives N

1982

Comments

This area of land has been a golf course for since 1907 and is still popular and used by several generations to participate in a healthy and outdoor sport. The course has many mature and significant trees and is used by a wide range of wildlife. To relocate this would not only be very destructive to the current site but it would take a very long time to develop a similar course. Surely, the new course would have to be completed first before the existing one was removed to allow for continuity. This would make this proposal unviable.

Changes Sought

Reasons for Participation

Page 2288

PR-C-0779 10/10/2017 Graham Jones Summertown and Wolvercote Conservatives N

5467

Comments

Whilst it is challenging to help solve Oxford's housing problem, there are better ways to do this than those proposed in Policies PR6a and PR6b. There are already agreed plans for homes in the Wolvercote Ward (500 Northern Gateway, 190 mill site, Lower Wolvercote and 17 at Elsfield Hall). In addition there are a number of brownfield sites that can be developed for housing in the city. This with the recently revised and lower Government housing needs figure for Oxfordshire and Oxford, in particular, mean only the most appropriate sites for housing should be considered. These two policies use GB land, which our forebears had the wisdom to set up to prevent urban sprawl, to prevent urban conurbations from joining up and to ensure that those living in an urban environment have some open space and countryside within a reasonable distance. The National Planning Framework makes this quite clear. The proposal to effectively close the “Kidlington Gap” so that Kidlington is divided from Oxford but not much more than the A34 and the railway to Bicester means that Kidlington will be as joined up to Oxford as Blackbird Leys. There are other sites that are not in the GB that would be better suited. The proposal to put housing on both sides of the Banbury Road, next to the Oxford Parkway Station, will be of great appeal to London commuters and will not readily ease the housing needs of local people. The road system, in spite of lengthy and expensive works carried out on the Cutteslowe and Wolvercote Roundabouts, is barely coping with the current traffic. The situation will deteriorate when the Northern Gateway employment and housing site is developed. Further development in such close proximity for up to another 1,080 homes, with additional entry points on to the Banbury Road, will further exacerbate the problem to the extent that there will be unacceptable levels of pollution and congestion. Understand the need for more housing but believe there are other solutions. Do not agree that the proposals are consistent with national policy and that the need of housing is sufficiently exceptional to allow for the ripping up of the GB and, by doing so, enabling the joining of Kidlington to Oxford. Do not consider that sound, justified or effective.

Changes Sought

Reasons for Participation

PR-C-0787 10/10/2017 John L Broad CPRE Cherwell South District N

5470

Comments

PR6a and b is just wrong. This area of the town is already traffic and pollution blackspot and proposing even more development can only make this worse. The proposed Northern Gateway will add to the problems. Including the term ‘wildlife corridors’ in these proposals just shows the lack of knowledge as to how wildlife works.

Changes Sought

Reasons for Participation

PR-C-0791 10/10/2017 Keiron Ward N Y

2036

Comments

Object to the allocations in Policies PR6a, 6b, 7a, 7b, 8 and 9 since they require the release of Green Belt land (see objection to PR3). All of these sites contribute to the purposes of the Green Belt and should not therefore be removed from it.Other Green Belt Sites rejected by the Council.

Support the Council’s rejection of other sites in the Green Belt considered at the options stage for the same reasons.

Changes Sought

All allocations should be withdrawn because they are premature (need has not been established) and because alternatives to Green Belt development exist.

Reasons for Participation

Would like to be represented by Kidlington Development Watch at the oral examination in public. For the reasons given in the Kidlington Development Watch representation.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6b - Land West of Oxford Road

PR-C-0791 10/10/2017 Linda Ward N Y

5682

Comments

Object to the allocations in Policies PR6a, 6b, 7a, 7b, 8 and 9 since they require the release of Green Belt land (see objection to PR3). All of these sites contribute to the purposes of the Green Belt and should not therefore be removed from it.Other Green Belt Sites rejected by the Council.

Support the Council's rejection of other sites in the Green Belt considered at the options stage for the same reasons.

Changes Sought

All allocations should be withdrawn because they are premature (need has not been established) and because alternatives to Green Belt development exist.

Reasons for Participation

Would like to be represented by Kidlington Development Watch at the oral examination in public. For the reasons given in the Kidlington Development Watch representation.

PR-C-0799 10/10/2017 Steven Sensecall Carter Jonas on behalf of Sheehan Group of Companies N Y N Y

5476

Comments

This submission relates to land at and adjacent to Knightsbridge Farm, Yarnton, and which is located on the south-east edge of Yarnton and immediately to the south-east of the Begbroke Policy PR8 - Land East of the A44 Proposed Urban Neighbourhood. The land is owned by the Sheehan Group of Companies and Cappagh and is previously developed land comprising a redundant sewerage treatment works, a haulage depot and storage land and a concrete batching plant. The land extends in all to some 13 hectares and is outlined in red on the attached plan. This submission should be read alongside and is put forward as an alternative to a separate submission made by Planning Consultant, Suzi Coyne, who has argued that, consistent with the existing use of the Sheehan land, the site as a whole should be allocated for employment land for B2 and B8 uses. Development at and adjacent to Knightsbridge Farm would be a logical addition to the Begbroke Urban Neighbourhood or the existing built up area of Yarnton and would assist further in meeting Oxford's unmet housing need. it is also less sensitive in GB terms than, for example, proposed allocations PR6a and PR6b both of which (a) cause a material diminution in the gap between Oxford and Kidlington (contrary to the GB purpose of preventing neighbouring towns from merging in to one another) and (b) seriously undermine the requirement to preserve the setting and special character of Oxford, central to which is its green backdrop. Key attributes for the land at and adjacent to Knightsbridge Farm listed.

Changes Sought

Remove the land at and adjacent to Knightsbridge Farm from the GB. Amend the boundary of the Begbroke Urban Neighbourhood (Policy PR8) so as to include the land at and adjacent to Knightsbridge Farm in the allocated site for residential development or a mix of residential and other uses.

Reasons for Participation

As drafted, and in so far as it relates to the land at and adjacent to Knightsbridge Farm, the Plan has not been positively prepared, is not justified and is not effective. This goes to its soundness and raises issues that should be explored fully at the oral part of the Examination.

PR-C-0806 10/10/2017 Liz Pickering Education and Skills Funding Agency

5114

Comments

The ESFA welcomes the requirement for this development to contribute the cost of school provision on the site of Policy PR6a.

Changes Sought

Reasons for Participation

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PR-C-0813 08/10/2017 Jennifer Betts

2205

Comments

Propose the deletion of the following sites: Pr3c, PR3d, PR6a, PR6b, and PR8 (although some housing which preserves a substantial barrier between Begbroke and Kidlington may be acceptable).

Changes Sought

Deletion of the following sites: Pr3c, PR3d, PR6a, PR6b, and PR8 (although some housing which preserves a substantial barrier between Begbroke and Kidlington may be acceptable).

Reasons for Participation

PR-C-0813 08/10/2017 Jennifer Betts N

2208

Comments

Objection to the allocation of PR6a and PR6b: Both sites are important parts of the Green Belt separating Oxford from Kidlington allowing both to retain their identity. The closure of this gap by building on the Green Belt will leave a small gap of about half a kilometre so it would effectively be joining Oxford to Kidlington to become an urban extension of Oxford. This part of the Green Belt has high landscape value providing a clear divide of rural land between Oxford and Kidlington. There is no evidence that this land should be released from the Green Belt on exceptional circumstances as studies have shown this land to be of high importance to the integrity and function of the Green Belt. The land occupied by the Golf Club serves a contribution to the Green Belt both is its landscape function and as a recreational activity. The plan proposes a low density of 25/Ha, which is unlikely to be attractive to accommodate 50% affordable housing. In addition the balance of the site is likely to be attractive to Commuters from London who will pay high prices for large expensive houses. This site would clearly never meet the objectives of providing houses that are reasonably priced for workers in Oxford.

Changes Sought

Reasons for Participation

PR-C-0814 07/10/2017 David Betts

2222

Comments

Propose the deletion of the following sites: Pr3c, PR3d, PR6a, PR6b, and PR8 (although some housing which preserves a substantial barrier between Begbroke and Kidlington may be acceptable).

Changes Sought

Propose the deletion of the following sites: Pr3c, PR3d, PR6a, PR6b, and PR8 (although some housing which preserves a substantial barrier between Begbroke and Kidlington may be acceptable).

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6b - Land West of Oxford Road

PR-C-0814 07/10/2017 David Betts N

2225

Comments

Objection to the allocation of PR6a and PR6b: Both sites are important parts of the Green Belt separating Oxford from Kidlington allowing both to retain their identity. The closure of this gap by building on the Green Belt will leave a small gap of about half a kilometre so it would effectively be joining Oxford to Kidlington to become an urban extension of Oxford. This is such an important part of the Green Belt, Cherwell District Council must ensure the quantum is right. This part of the Green Belt has high landscape value providing a clear divide of rural land between Oxford and Kidlington. There is no evidence that this land should be released from the Green Belt on exceptional circumstances as studies have shown this land to be of high importance to the integrity and function of the Green Belt. The land occupied by the Golf Club serves a contribution to the Green Belt both is its landscape function and as a recreational activity. It should be noted that Southfield Golf Course in Oxford has been rejected by the City Council for a potential housing site. The plan proposes a low density of 25/Ha, which is unlikely to be attractive to accommodate 50% affordable housing. In addition the balance of the site is likely to be attractive to Commuters from London who will pay high prices for large expensive houses. This site would clearly never meet the objectives of providing houses that are reasonably priced for workers in Oxford.

Changes Sought

Reasons for Participation

PR-C-0817 10/10/2017 G Davies N

5666

Comments

Loss of Cherwell District Local Amenities - The development of North Oxford Golf Club and adjacent land on the opposite side of the Banbury Road will only result in multimillion pound houses for Oxford and London commuters. The impractical alternative proposed site at Frieze Farm is smaller, flat featureless agricultural land and within a mile of the current North Oxford Golf Club; who will pay for it to be moved to an unviable site? A new golf course requires a significant investment and take years to develop to an acceptable condition. Why can this alternative site not be considered for housing? Has the Oxford Golf Course been scheduled for development to meet Oxford city's housing needs, if not why not? Its acreage is significantly larger than North Oxford Golf Club and not within the Green Belt area.

Changes Sought

Reasons for Participation

PR-C-0821 09/10/2017 Caroline Johnson Y Y N N

2241

Comments

The proposal to take land between Oxford and Kidlington is wrong because of its impact on the Green Belt and the loss of the Kidlington Gap. If this proposal is accepted there will be urban sprawl, the neighbouring towns of Oxford and Kidlington will merge with one another, there will be encroach+U1ment on the countryside, the setting and special character of he historic town of Oxford will be adversely affected, there will be no assistance to urban regeneration. The proposal is not in line with National Planning Policy as they do not take account of the adverse effects of removing this land from the Green Belt. These issues are also discussed in my response to PR3. Have specific concerns about the proposal PR6b. The proposals are predicated on meeting Oxford's unmet housing need yet the density of housing proposed for this site is extremely low and it is clear that these will be executive homes. It is reasonable to assume that a large proportion will be purchased by people moving from London and then using the train service to go to work. Thus they will make no contribution to meeting the unmet housing need. Cherwell's proposal for PR6b the current North Oxford Golf Course is bizarre. The suggestion that houses should be built on the Golf Course and that a golf course should then be built on nearby land at Frieze Farm is nonsensical particularly as the owner of the land for the new golf course does not wish it to be used for this purpose and was not consulted. In addition the land is unsuited to use as a golf course but could be suited to use for housing if use of the Green Belt should prove to be essential following proper consideration of the Oxford unmet housing need and consequently Cherwell's proposals.The proposal to develop PR6b is contrary to the purposes of the Green Belt. It is unjustified and unsustainable.

Changes Sought

Reasons for Participation

The process should be restarted once the Oxford Local Plan has been completed and thus when any unmet housing need of Oxford is known. When Cherwell does this it should correct the errors made in this process and take account of the importance of the Green Belt and provide solutions which do not impact the Green Belt.

PR-C-0822 09/10/2017 Iain Johnson Y Y N N

2248

Comments

PR6b is another low density housing proposal. If the plan really cared about housing people who need to live near and work in Oxford, the density would be higher and there would be more attention to mass transport and cycle pathways to remove the number of cars . All PR6b does is build more large houses near Oxford Parkway railway station to allow London commuters to live in Oxford. No doubt they will drive their children to the city's collection of independent and highly rated state schools before commuting to London. The setting and the existing schools 2 miles away are a expensive housing developers dream. A far cry from housing Oxford's "unmet housing need". PR6B is a golf course. The plan suggests moving the golf course to Frieze farm . The owner of Frieze farm doesn't want it to be a golf course and has not been asked to have any input into the plan! If development must happen (and that is contested in my answer to 1 and 3) then build the houses on Frieze farm and leave the golf course where it is. Common sense seems to have been sliced into the rough where decisions over PR6B are concerned. Once again this plan opposes the purpose of the Green Belt . Green belt exists to … Prevent urban sprawl, prevent neighbourhoods merging into one another, safeguard the countryside from encroachment, preserve the setting of historic towns and assist in urban generation. This plan for PR6B achieves none of these and should be discarded.

Changes Sought

Reasons for Participation

housing need and not just the desire of the city council, and Cherwell, to meet a figure they have made up based on discredited calculations. The local plan should also recognise the importance of the Green Belt. The Green belt isn't an inconvenient anachronism to be discarded. It is essential to the wellbeing of the citizens of Oxford and surrounding towns and villages. It is evident that the UK government values its green belt more than this local plan does … The Government national planning policy framework states that the Green belt exists to prevent urban sprawl, prevent neighbouring towns merging, safeguard countryside from encroachment, preserve setting and character of historic towns (such as Oxford!) and assist in urban regeneration (by forcing entities such as the Oxford city Council, the University and its colleges to consider land in the city for housing not more unnecessary jobs).

PR-C-0832 10/10/2017 David Flavin Oxfordshire County Council

5030

Comments

Proposed changes suggested.

Changes Sought

Reasons for Participation

On page 88, para 5.85, the document states that: "Design principles which seek to deliver a connected and integrated urban extension to Oxford will be required". The new Cycling and Walking Design Guides should be referenced as the relevant document for best practice Design principles.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6b - Land West of Oxford Road

PR-C-0832 10/10/2017 David Flavin Oxfordshire County Council

5042

Comments

North Oxford development sites (Policy PR6a East of Oxford Road, 650 homes and Policy PR6b West of Oxford Road, 530 homes) would beexpected in combination to generate approximately 360 primary pupils. This would require a 2 form entry (420 place) primary school, which would be expected to have some space to accommodate children from other growth areas as well. A 2.2ha site is therefore required for a new 2 form entry primary school within this site.

Changes Sought

Policy PR6a currently requires “provision of a primary school with at least three forms of entry on 3.2 hectares of land”. This requirement can be reduced as above and should state “provision of a primary school with two forms of entry on 2.2 hectares of land”.

Reasons for Participation

PR-C-0832 10/10/2017 David Flavin Oxfordshire County Council

5035

Comments

Proposed changes suggested.

Changes Sought

a. The main pedestrian/cycle link towards Northern Gateway needs to be identified. b. The development needs to secure an adequate crossing point (preferably for cycles) rather than just a path up to the footbridge. c. Vehicular access points – there needs to be two and they need to be connected – see above regarding masterplanning 6a and b together. d. Pedestrian connection to adjacent residential area should be specified. e. Parts of the site furthest from Oxford Road should be reserved for non-residential uses so that the site can be served by bus from stops on Oxford Road.

Reasons for Participation

PR-C-0832 10/10/2017 David Flavin Oxfordshire County Council

5053

Comments

The requirements within each site policy for an archaeological assessment and potential pre-determination investigations are supported.

Changes Sought

Reasons for Participation

PR-C-0836 09/10/2017 Chris Pack N

2267

Comments

Object to Policy PR6(b) as being Unsound, Not Positively Prepared, Not justified, Not effective. North Oxford Golf Course is almost certainly the most important piece of the most critical part of the whole Green Belt. It is especially critical for supporting the purposes of Green Belt in preventing the merging of communities with subsequent loss of identity. For years it has managed to separate Kidlington from North Oxford and preserve the special character of the uniquely historical city of Oxford from Kidlington, Gosford, Yarnton and Begbroke. This site, would simply become an urban extension to Oxford. Development on this site would virtually close the important countryside gap between Oxford and Kidlington. These proposals would lead to Kidlington becoming part of a vast urban sprawl encompassing north Oxford, Cutteslowe, Wolvercote, Begbroke, and Yarnton and it would be seen in the future merely as a suburb of Oxford.Furthermore apart from being a golf course it also a parkland, contributing to the aims of Green Belt as an attractive landscape supporting quite a rich biodiversity of fauna and flora characteristic of the countryside around and also including some rare species. The evidence base does not prove that exceptional circumstances exist to justify releasing this golf course for development. Instead they demonstrate that the site is highly important too the purposes of the GB.The Review document suggests that housing on this site would be mainly low density opening up the probability of larger executive style housing which would fit in better with the attractive parkland setting. This would of course make these houses attractive to commuters from London and elsewhere because of the adjacent Oxford Parkway. Adding this to is the fact that the larger houses already in Neighbouring North Oxford fetching in excess of £1 million it is difficult to see how such a development can be claimed to meet Oxford’s unmet housing need. It is possible to seeing it meet needs of London commuters! Even higher density houses in this area would fetch very high prices as the current development at nearby Barton Park shows. Here the cheapest one bedroom flat is on the market for £320000 and a 4 bedroom for over £600000.Therefore, the Proposed Submission does not comply with nationally accepted purposes of Green Belt as laid down in the legal framework of the National Planning Policy Framework. The NPPF (Para. 73) is very specific about the importance of providing appropriate recreational facilities for communities. Recreation itself is crucial for physical, mental and social health. NOGC performs a vital role in these respects, which would collapse with the demise of the club. It is a thriving club and, importantly, open to all. Refers to various age group activities in the club and their social importance and health benefits to all 475 members. Policy PR6(b) is unsound as it would extend the urban area of Oxford northwards, significantly reducing its separation from Kidlington and replacing high value GB land with urban sprawl, and is not compliant with the NPPF in terms of development of a site that makes a major contribution to Green Belt recreational and biodiversity functions. It is not positivity prepared as there has been a lack of research into the contribution made by the golf club to the purposes of the GB and recreation provision, and into the vitality and viability of the club as a major recreational provider in the area. It is not justified in terms of new methods of calculating housing need which could halve Oxford City's estimates. It is not effective as very few houses would be affordable. Developers consistently default on affordable housing quotas. Developing a much needed golf course for housing which would be too expensive for housing needs cannot be part of an effective plan.

Changes Sought

Suggest that there should be a thorough assessment of the Green Belt gap that exists between Kidlington and North Oxford in relation to the objections I have made above and the revision of housing figures. Until this is done this proposal for North Oxford Golf Course should be withdrawn immediately.

Reasons for Participation

PR-C-0846 10/10/2017 Alison Noel N

2285

Comments

Object to policies PR3, (The Oxford Green Belt), PR6a (Land East of Oxford Road) and PR6b (Land West ofOxford Road).• Believes these proposals are not consistent with National Policy because they do not take into account the detrimentaleffect that removing these large areas of Green Belt will have. These proposals therefore fail to meet the test ofsoundness as defined in paragraph 182 of the NPPF.• Oxford’s Local Plan has not yet been prepared so Cherwell’s allocation of homes is premature and is not an appropriatestrategy and is unjustified.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6b - Land West of Oxford Road

PR-C-0847 10/10/2017 Dr Michael Fraser — N N N Y

5291

Comments

References on the Cherwell Green Belt Study (April 2017), the Oxford Green belt Study (2015), Category A Village Analysis (2016), Policy Villages 1 and 2 of the adopted Local Plan Part 1 and SA report. Conclude that the removal of Green Belt separating Begbroke (PR8) and Yarnton (PR9) and subsequent development as proposed would result in coalescence of both settlements; encroach on the open countryside; and result in highly inefficient use of land (which itself is a combination of grade 2 and grade 3 agricultural land). The harm that results is exactly the harm that the Green Belt land is designed to prevent. The loss of protection of the Green Belt and the scale of subsequent development is contrary to existing Local Plan policies. The “exceptional circumstances” put forward by Cherwell District Council are without merit with respect to all sites proposed for removal from the Green Belt.

Changes Sought

For the reasons given above AND the Representations made by the Begbroke & Yarnton Green Belt (BYG) Campaign which are additionally supported, the Plan in its current form cannot be changed to make it legally compliant or sound and should therefore be withdrawn and NOT be submitted for Inspection.

Reasons for Participation

Would like the Begbroke & Yarnton Green Belt (BYG) Campaign to represent meat the Examination should it take place.

PR-C-0847 10/10/2017 Dr Michael Fraser — N N N Y

5290

Comments

Referenced the 5 purposes of the Green Belt and NPPF paragraphs 82-84. Quotes provided on the Elmbridge Local Plan and Poole Local Plan. Quotes provided on NPPG's guidance on the Housing and Economic Land Availability Assessment (HELAA). Reference to Policy ESD14 of the adopted Local Plan Part 1. it is reasonable to conclude that whilst local districts may have accepted an apportionment of Oxford’s unmet housing need the actual number is not
absolute and the Local Plan process may determine that Cherwell, for example, is unable to accommodate the apportioned figure due to existing national policies, such as Green Belt. Conversely, Oxford City, through the development of its own Local Plan and consideration of urban density, re-allocation of land previously earmarked for employment use, etc. may determine that the total unmet housing need is lower than that recommended by the SHMA and post-SHMA work. The latter point will especially apply should Oxford City seek to justify exceptional circumstances to remove Green Belt land that falls within its own jurisdiction. Reference to Oxford's Preferred Options document.

Changes Sought

For the reasons given above AND the Representations made by the Begbroke & Yarnton Green Belt (BYG) Campaign which I additionally support and adopt as part of my own Representation in this document, the Plan in its current form cannot be changed to make it legally compliant or sound and should therefore be withdrawn and NOT be submitted for Inspection.

Reasons for Participation

"Would like the Begbroke & Yarnton Green Belt (BYG) Campaign to represent meat the Examination should it take place"

PR-C-0848 08/10/2017 Plamen Petroff — N N

2288

Comments

Object to policies PR3, PR6a and PR6b as well. The key facts:- The proposal is not consistent with the National Policy because the policies do not take into account the detrimental effect that removing these large areas of Green Belt will have.- There are no 'exceptional circumstances', which could allow a City Council to ruin the environment and the future of our children. The Government’s NPPF (Para 80) is very clear what the aims of the Green Belt are. The Green Belt must be 'enhanced', not reduced.There are no supporting facts that all relevant alternatives had been assessed.

Changes Sought

Revise the Plan

Reasons for Participation

PR-C-0869 03/10/2017 Dr Peter Amies — N

2361

Comments

Objection to Policy PR6b, to build houses on the site of the North Oxford Golf Club and the related proposal to build a replacement golf course at Frieze Farm (PR6c). The land occupied by the North Oxford Golf Club is a mature and beautiful arboretum where people play golf and where people can walk using the designated footpath. The land has been cared for by the Club for 110 years. There are hundreds of mature trees and shrubs of many different types which also provide a rich wildlife habitat. In my opinion, it would be unforgivable environmental vandalism to tear all this up to build houses (530, I believe) when houses can be built in areas where such destruction is not needed. The related proposal to build a replacement golf course on the featureless land at Frieze Farm is, frankly, nonsense. There is absolutely no way that an equivalent golf course could be built on that land. It might be possible to build a flat and uninteresting 9 or 12 hole course but nobody would want to play on such a course. Also object on infrastructure grounds. I cannot imagine how the Banbury Road could cope with more traffic in this area. In summary, on environmental and infrastructure grounds, these related proposals are unsound, not positively prepared and not justified.

Changes Sought

Reasons for Participation

PR-C-0874 03/10/2017 Mr Stuart & Mrs Phyllis Holcroft — Y Y N

2369

Comments

Consider that Policies 6a and 6b are unjustified, on the grounds that :- • They do nothing to check the growth of Oxford and its urban sprawl. • There are sites within the City Council boundary that would potentially be more suitab• The level of Oxford's need has not been confirmed. If there is little or no need in Oxford this will reduce the pressure of developing in the Green Belt.• Residents of Kidlington, Gosford and Water Eaton have no desire for their communities to be swallowed up into Oxford. The Plan will remove much of the physical and importantly, the visual green space between Kidlington and Oxford and instead promote the A34 as the physical boundary of Green Belt. This effectively reduces the belt to a ribbon a few hundred metres wide. What would remain as visible belt is a narrow strip extending from the Kidlington roundabout to the A34 bridge adjacent to Parkway station. Moving the Green Belt boundary away from Oxford in this way would provide the basis of future arguments to engulf Kidlington within the City of Oxford. Disagree with Para 5.77 about integrating with existing North Oxford communities. Reference to two Green Belt sites within Oxford, both rejected due to coalescence which is inconsistent to Cherwell's approach. The Cundall Report "Unlocking Oxford's Development Potential "concluded in Para 158 that "It is not appropriate for the City Council to enter into discussions regarding the use of neighbouring Authorities land, especially if it is Green Belt, without undergoing a thorough and robust assessment of all potential sites for housing within its own authority's boundary first''.

Changes Sought

Reasons for Participation

PR-C-0875 04/10/2017 Mrs Frances Bishop — N N

2370

Comments

Greenbelt - The reasons for Green Belt seem even more valid for today. The review has not shown that the circumstances are exceptional. Oxford is an unique and important historic City and it's identity is closely linked to it's size and it's settings in the gentle and surrounding landscape. The Greenbelt allows people to feel that the countryside is meandering into the city, connecting city and country and keeping the surrounding villages intact.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6b - Land West of Oxford Road

PR-C-0875 04/10/2017 Mrs Frances Bishop — N — N

2372

Comments

The proposed policy depending on less use of cars, seems more hopeful than justified by evidence. The document does not seem to show any real ways that the very overcrowded and noisy road network could be made to cope with so much more traffic. Family life for most people requires car use and there will also be increased public transport, delivery vehicles, service vehicles and traffic related to use of schools, doctors, leisure facilities etc. Air quality is also an serious issue.

Changes Sought

Reasons for Participation

PR-C-0878 05/10/2017 Tim Davison — N

2378

Comments

The North Oxford Golf course is a beautiful, local amenity and it would be a crime to build over it. There is plenty of other land to build on. No sporting facility should be destroyed in this sedentary and obese age. It is important to maintain a green belt between Oxford and Kidlington.

Changes Sought

Reasons for Participation

PR-C-0878 05/10/2017 Tim Davison — N

2377

Comments

Believe these proposals are not consistent with National Policy because they do not take into account the detrimental effect that removing these large areas of Green Belt will have. These proposals therefore fail to meet the test of soundness as defined in paragraph 182 of the NPPF.• Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature and is not an appropriate strategy and is unjustified.

Changes Sought

Reasons for Participation

PR-C-0878 01/10/2017 Tim Davison

505

Comments

Protests in the strongest possible terms about the proposal to build over the golf course:1. This is a wonderful local amenity.2. In these days of Obesity it is crazy to do away with any sporting facility3. North Oxford is home to many elderly people and golf is one of the few sports they can enjoy4. The clubhouse is used for many functions other than golf.5. There is plenty of land for building on the other side of Banbury road, and around Oxford Parkway.6. This is green belt anyway.

Changes Sought

Reasons for Participation

PR-C-0882 05/10/2017 Carl Smith — N — N — N — Y

5214

Comments

Objects to PR 6b. This is an ambitious plan to remove the Green Belt gap between Oxford and Kidlington. The green policies associated with the proposals appear to be a cosmetic remodelling to the detriment of wildlife and appearance of the high graded landscape. There is an objection to any development proposals shown on Policies Map 6b, which must remain as a well established golf course that is well used by the local community. A map/diagram is provided, suggesting alternative development areas & boundaries.

Changes Sought

Reasons for Participation

Based on the representation, would like to reserve the right to respond if necessary.

PR-C-0886 06/10/2017 J C Webb — N

2388

Comments

Objection to Policy PR6b, to build houses on the site of the North Oxford Golf Club and the related proposal to build a replacement golf course at Frieze Farm (PR6c). The land occupied by the North Oxford Golf Club is a mature and beautiful arboretum where people play golf and where people can walk using the designated footpath. The land has been cared for by the Club for 110 years. There are hundreds of mature trees and shrubs of many different types which also provide a rich wildlife habitat. In my opinion, it would be unforgivable environmental vandalism to tear all this up to build houses (530, I believe) when houses can be built in areas where such destruction is not needed. The related proposal to build a replacement golf course on the featureless land at Frieze Farm is, frankly, nonsense. There is absolutely no way that an equivalent golf course could be built on that land. It might be possible to build a flat and uninteresting 9 or 12 hole course but nobody would want to play on such a course. Object on infrastructure grounds. Cannot imagine how the Banbury Road could cope with more traffic in this area.

Changes Sought

Reasons for Participation

PR-C-0889 10/10/2017 Mrs Donna Bennett — N — N — N — Y

2392

Comments

The exceptional need to build 530 homes on this area due to few alternative locations being available is not proven, convincing or justified. This planning solution for meeting housing needs is insensitive towards overdevelopment to nearby villages, as well as the preservation of already too little remaining natural space and wildlife. How could this possibly therefore be effective or result in potentially healthy new living space? Using small bit of green space left would only be a temporary measure with irreversible consequences. Infrastructure plans are afterthoughts not actually agreed, funded or guaranteed by potential developers. Current infrastructure in surrounding areas currently and rapidly deteriorating need to be fully considered before further demand. Only, and at best are 50% of these homes planned to accommodate housing needs which means that the remaining land will be used purely for property investment. Property investor's interests should surely not be underlying necessities in any green belt development stated as an exceptional cause? Justifying this plan as an exception to meet urgent needs therefore is not in compliance with the national green belt policy.It cannot be denied that using this green belt space will have a negative effect of the quality of the lives of those living around this area. Decision making by any parties that stand to profit from the success of this planning should not be allowed. Green belt space is labelled as such to cap the area from inevitable demand of expansion. This development will link Kidlington to the outskirts of the city centre. This urban sprawl will change the environmental surroundings with a result in having to eliminate a small but precious pocket of wildlife in the wooded area as well as the protected green space of the golf course. The high quantity of housing threatens the already deteriorating infrastructure. Decision makers for these plans should rely heavily on those it affects.

Changes Sought

1) If using our green belt areas is truly the only option for development then Cherwell should decline and point to other solutions such as a. brown field sites within Oxford or further out b. current and numerous vast amounts of land either being reserved for commercial use (much of it not looking very utilised or successful 2) Ensure affordable housing is defined and that proposed housing estates are more than 50% (at least 65%) towards the housing need, not the interest of property investors3) Current infrastructure problems to be considered by developers as a paramount concern4) Funding of infrastructure plans to be agreed and legally bound by property investors before the start of any development5) The decision making process should be ultra-sensitive and rigid to the aesthetics at risk.

Reasons for Participation

Concerned as a long time resident that these plans will affect. Also aware and understand these plans and their implications involving both current and future residents. Strongly believes to be competent and justified to be involved in ensuring that alternatives, and fair compromises are met.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6b - Land West of Oxford Road

PR-C-0979 30/09/2017 Margaret Eynon

1655

Comments

Strong objection to building on Oxford's GB and on North Oxford Golf Club. Why is Cherwell helping to alleviate Oxford's housing problem to the extent it is? The roads into the city via the A40, A4260 and A44 are already jammed. As far as I am aware there are no plans to improve the road network. Local services in the shape of schools and particularly GP surgeries can barely cope now. Oxford City Council persists in attracting industries which need employees but cannot house them. It is their problem, not Cherwell's. They are not building on their own land but trying to get the county to do it for them. Firstly, the aim of the GB is to stop sprawl, reduce pollution and preserve the unique character of historic towns and it's separate, surrounding villages. Villagers north of the city especially those in Kidlington, Begbroke and Yarnton do NOT want to merge with Oxford absorbing into a large urban sprawl. The GB was set up to prevent this and preserve the identity of individual villages. This is an essential aspect. There is no area more suitable for this purpose than what is known as the "Kidlington gap". Building will destroy walks and views. Once built on, the GB will be lost for ever. Pollution will increase; people will need to drive further to see some green space and breathe clean air, which leads to more pollution. Future generations will not forgive this action. Secondly, The National Planning Policy Framework (NPPF) stipulates certain conditions must be fulfilled to dispose of recreational and sports facilities (para 74 under "health") . North Oxford Golf Club (NOGC) is a thriving well used club with nearly 500 members of all ages; it has over 2500 visitors a year for golf and numerous others for bridge, Pilates, business meetings, yoga and social events. To close it would contravene the NPPF. The NPPF states "existing open spaces, sports and recreation facilities including playing fields should not be built on unless not required". NOGC is "required" by its many members, thus NOT surplus to requirements. Close the club and people lose the many benefits, physical, psychological and social that being a member of a thriving club brings. Thirdly, The NPPF states recreational facilities shouldn't be closed unless new facilities are better than those already on offer. The council's proposal to provide a golf club on a smaller site at Frieze farm with no natural features such as exists at NOGC contravenes the NPPF. That area has electricity pylons and a problematic/difficult access. It will take at least 10 years and many millions of pound to build the equivalent of an established course which has been in existence since 1907. Fourthly, The flora and fauna of NOGC makes a contribution to biodiversity in the form of many different species of trees, shrubs bushes and flowers along with the great variety of wildlife including the rare great crested newt, bats, roe deer, birds water fowl etc. All this would be lost were this site to be built on. The GB helps to preserve such important habitats for future generations. The plan states housing on NOGC will be of a low density. This will not help Oxford's housing need, especially as they are likely to be bought by London commuters!

Changes Sought

Reasons for Participation

PR-C-1011 23/08/2017 Tony Norris N

2959

Comments

The creation of 1,118 houses on PR6a & PR6b will create a potential of 3000+ car movements a day, together with a further 5000+ movements from PR7a, PR7b, PR8 & PR9. The traffic situation North of Oxford will be at gridlock even worse than that which occurred during the recent alterations to Banbury Rd & Woodstock Rd roundabout.

Changes Sought

Reasons for Participation

PR-C-1129 18/09/2017 Mrs M G Kibbey N

3524

Comments

No costs shown for infrastructure schedule. What road improvements are scheduled for houses in area PR6b, PR6a and PR8 as already very congested.

Changes Sought

Reasons for Participation

PR-C-1272 08/08/2017 Robin Carey N

3749

Comments

PR7a is on a flood plain as are North Oxford's PR6a and b - no indication of flood protection.

Changes Sought

Reasons for Participation

PR-C-1202 08/08/2017 Mary Timms N

3884

Comments

Re the plans, PR7(a) is preferable to building at PR6(b) and PR6(a) but not enough homes. If anything, allow PR8 and PR7(a), this may preserve Green Belt and keep a distance.

Changes Sought

Reasons for Participation

PR-C-1321 10/10/2017 Doreen Rose Oxford Sports Council

4334

Comments

Strongly objects to developing on N Oxford Golf Course (NOGC). It is outside but abuts Oxford CC's boundary. It provides golfing facilities for Oxford and Cherwell CC's residents. Golf is played by males, females, from pre-teens up to 90 yrs. It is good exercise & enjoyable & can be competitive. It is good for the health & fitness of those in their later years. NOGC has a good membership, particularly for the over 50's. We appreciate that there is high demand for housing in the Oxford area, but cannot see the sense in removing a successful recreational facility which could be used by the new home dwellers, & other housing sites already with PP. We recognise that PR6b has been suggested as an alternative location, but this is flawed. It makes no sense developing on an existing facility & set a new one up 1 mile away. This will cost in excess of £10 million & will take decades to establish on of the same quality. Also the new course would need to be available before the existing course is closed for development to ensure continuity. That means there would be no new completed housing at NOGC for a long time.

Changes Sought

Reasons for Participation

PR-C-1323 10/10/2017 Erlinda Boyle

4339

Comments

Object to PR6(b). I believe this proposal doesn't take into account the detrimental effects on the environment, on general health and well being and healthy lifestyles (important consideration).

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6b - Land West of Oxford Road

PR-C-1324 10/10/2017 Maureen Haile N

4342

Comments

The Kidlington Gap (PR6a & PR6b) should be protected to prevent urban sprawl and village identities. The Golf course is a valuable recreational amenity that can't be moved. Object to transport strategy because; Most improvements are un-funded. Railway proposal is unrealistic. Unreal expectations for people to journey on foot, bicycle & bus. No demonstrations of air quality improvement, Oxford being an Air Quality Management Area, especially plans PR6a & PR6B adding to more cars onto the A4165. Does not take into account house building in the pipeline. How will building in PR6a & PR6b be affordable homes? London commuters will buy them. Schools, GP's, Hospitals etc. are already pressurised. Cutteslowe Park is not given sufficient protection.

Changes Sought — Reasons for Participation

PR-C-1332 10/10/2017 Peter Webber N N N

4363

Comments

Duty to Co-operate - I do not believe that the duty to co-operate requires a Council to accept without apparent justification the aspirations of an overwhelming neighbour Council where that Council has not done all it can to solve the problems. They have not substantiated the basis for it's alleged housing shortfall and has not shown any obvious willingness to co-operate in the funding and/or provision of essential infrastructure. There is a lack of mutuality.

Changes Sought — Reasons for Participation

PR-C-1332 10/10/2017 Peter Webber N N N

4364

Comments

Positive Preparation - There has been an apparent failure to stress-test the alleged requirements of Oxford City Council. This is the subject of widespread local criticism, and the latest downgrading of the Government's own estimates of housing requirements undermines the whole basis of Cherwell's proposals and Oxford's demands. We need to start again with a process geared to the current Government figures as an absolute maximum. Damage to the GB just seems to have been assumed as a given, whilst it is not. Justification - The proposals cannot be justified as matters stand, as the figures have not been adequately tested and may no longer be current.

Changes Sought — Reasons for Participation

PR-C-1332 10/10/2017 Peter Webber N N N

4365

Comments

Effectiveness - There is little concrete information as to the funding or timing of infrastructure provision - e.g. a substantial new station will certainly be required, but there is no clarity at all as to how this will be delivered or funded or when in relation to the related development. This all comes across as a wish-list rather than as a blueprint for a successful outcome.

Changes Sought — Reasons for Participation

Page 2295

PR-C-1332 10/10/2017 Peter Webber N N N

4369

Comments

I commented at the earlier stage on the need to ensure that additional housing is so organised as to avoid simply becoming London overspill. For that reason too I would use Areas 6a-c as parkland and if need be part of the existing Cutteslowe Park for housing - it is particularly close to the JR hospital. I also commented on the need to direct employment outside Oxford and to locate housing accordingly.

Changes Sought — Reasons for Participation

PR-C-1332 10/10/2017 Peter Webber N N N

4367

Comments

If as I believe the loop for this part of the GB is not substantiated then these areas should be zoned for use as London-style community park, with purpose facilities for public use. The area is easily accessible from several directions by public transport, and it would be far preferable for this to be properly landscaped as a continuing "Green Lung" of benefit to both Oxford (which could contribute to the cost) and Cherwell. The Golf Course is in effect already landscaped. If the City still believes that it needs additional housing I suggest that part of Cutteslowe Park is developed and the funds released used to provide a new and larger community facility. The existing Cutteslowe Park is not easily accessed from Kidlington, and the additional extension proposed of little use to any except Cutteslowe residents and gives little protection to the GB/"Green Lung".

Changes Sought — Reasons for Participation

PR-C-1343 09/10/2017 Miss Josephine Willoughby N

4396

Comments

Objects because proposals are not consistent with NP because they do not take into account the detrimental effect that removing these large areas of GB will have. These proposals therefore fail to meet the test of soundness as defined in para. 182 of the NPPF. Oxford's LP has not yet been prepared so Cherwell's allocation of homes is premature & is not an appropriate strategy & is unjustified.

Changes Sought — Reasons for Participation

PR-C-1361 09/10/2017 Mrs Lorna Logan N

5087

Comments

Objects to PR6(b). These proposals are not consistent with NP because they don't take into account the detrimental effect that removing large areas of GB will have. These proposals fail to meet the test of soundness as defined in paragraph 182 of the NPPF. • Oxford's LP has not yet been prepared so Cherwell's allocation of homes is premature & is not an appropriate strategy, & is unjustified.

Changes Sought — Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6b - Land West of Oxford Road

PR-C-1364 09/10/2017 Mrs Susan Moss Y Y N N

4435

Comments

The policies are unsound because they fail to meet the real needs of people for low cost (rented or for sale) houses that deal with urgent housing problems. Housing to meet local needs could be achieved by building smaller units at higher density and using far less land. Houses for sale at so-called 'affordable' prices, and houses at market prices, do not meet the needs of the teachers, nurses, public sector workers and young families. Build some houses, but make all of them of the type that people need - not what developers and landowners desire.

Changes Sought

Reasons for Participation

PR-C-1366 09/10/2017 Dr & Mrs Charles Steiner N

4440

Comments

Object to PR6b, land West of Oxford Rd. Proposal not consistent with NP. They fail to meet test of soundness as in Para 182 of NPPF. Losing GB will be detrimental. Oxford's LP hasn't been prepared yet, so CDC's allocation of homes is premature, is not an appropriate strategy & unjustified.

Changes Sought

Reasons for Participation

PR-C-1370 09/10/2017 Jill Northover

4451

Comments

The club, situated in a beautiful area of GB that separates Oxford from Kidlington, is 110 years old and a thriving sporting provision for 600 members. It would be almost criminal to destroy it and GB is there 'to deter urban sprawl'. There would be many negative outcomes to developing on this land and no positive ones. It would provide lows density housing which would cost a fortune and it would not provide affordable housing. Traffic would be made worse and the new houses would attract London commuters and not contribute to the local community. The plan proposes a new golf course but it takes years to get a golf course to maturity.

Changes Sought

Reasons for Participation

PR-C-1379 10/10/2017 Tim Del Nevo The Friends of Cutteslowe & Sunnymead Park N Y

4470

Comments

The proposal is not justified because it is not reasonable to plan to help meet the unmet need of a neighbouring authority (Oxford City Council) where that Council has yet to fully assess its unmet need. This is particularly relevant in the light of new methodology which suggests that Oxford's supposed unmet need is significantly overstated. The proposal is not justified because it does not meet the requirements of the NPPF on protecting Green Belt land. The land on PR6a & PR6b is very important in preventing urban sprawl, preventing towns from merging, protecting the countryside from encroachment and preserving the setting and special character of historic towns. The proposal does not take sufficient account of the damage that removing this Green Belt land would have. The proposal is not justified because the key exceptional circumstances as put forward by Cherwell are not valid. The proposal is not effective in terms of protecting an important park which lies on the border of Oxford City and Cherwell. The proposals put forward to protect the park can not be seen as deliverable. The proposal is not effective because it is not the most appropriate strategy. There are other sites within Cherwell which would not result in loss of valuable, high-performing Green Belt land. We would be grateful if the Inspector could visit the park please.

Changes Sought

Reasons for Participation

To represent the interests of the users of Cutteslowe Park

Page 2296

PR-C-1380 10/10/2017 Gordon Henning N N

5841

Comments

PR6a and PR6b are not justified because a) the prediction for the number of houses needed is questioned and is to be re-evaluated b) it does not take into consideration the intrinsic value of the Green Belt for current and future generations and the irreplaceable nature of the Green Belt c) is difficult to see how this development can be sustainable given the lack of realistic plans for providing necessary infrastrucutre - these are already significant longstanding problems in Oxford and Oxfordshire which are likely to be seriously exacerbated by the Northern Gateway development. Policy PR6a is not likely to be effective because a) it is very likely to provide housing for London commuters rather than people employed in Oxford and local areas, and hence exacerbate many of the problems that Oxford and Oxfordshire already have e.g. traffic and demand for schools, healthcare etc. b) the considerable uncertainty over many financial and economic matters after Brexit mean that there is considerable uncertainty about whether the plan could be deliverable over its period c) we have seen little real evidence in recent years of effective co-operation between local authorities. PR6a is not consistent with the NPPF and has an indistinct border.

Changes Sought

PR6a and PR6b should be withdrawn completely. There are other alternatives for increased availability of housing including i) use of land within Oxford city for housing instead of employment and ii) increased housing density on sites already used or designated for housing within Oxford city.

Reasons for Participation

PR-C-1380 10/10/2017 Gordon Henning N N

4471

Comments

PR6a/PR6b are not justified or effective in terms of SA Objective 10 (Air Pollution/Road Congestion). Whatever pedestrian, cycle or public transport provision is available, increased vehicular traffic will inevitably be associated with development on this site. Climate change may well also increase the frequency and severity of adverse weather conditions making cycling etc. very unpleasant and more dangerous.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6b - Land West of Oxford Road

PR-C-1381 10/10/2017 Caroline Johnson The Harbord Road Area Residents Association Y Y N Y

5287

Comments

"The proposed urban extension to Oxford City at land west of Oxford Road, comprising 530 dwellings at a net density of 25 dwellings per hectare is considered detrimental to the highly valued Green Belt land, recreational amenity and the current individual identity of land within Oxford City and Cherwell District. In addition given the low density of housing, it is extremely likely that housing on this site would be aimed at the affluent London commuter market with no real prospect of housing for local people and in particular no affordable housing. Green Belt land would be lost and Cherwell would fail to meet its objective of meeting Oxford's (alleged) housing need. In allocating North Oxford Golf Club for housing and proposing that the golf course is relocated to land at Frieze Farm (Draft Policy PR6c), the Council has made a significant oversight as there simply is not sufficient funding available to implement this relocation. Furthermore, there is no desire by the landowners to relocate the Club. Significant pressure is already placed on the road network infrastructure at Cutteslowe Roundabout which has been identified as a localised hotspot, where pollution levels of nitrogen dioxide have exceeded national objectives. Allocating new homes at land east and west of Oxford Road (Draft Policies PR6a and 6b), in addition to developments already in the pipeline i.e. up to 885 new homes at Barton Park, 500 new homes proposed at Northern Gateway and 250 new homes at Wolvercote Papermill, will further compound this. In response to the Council's Local Plan Options consultation in November 2016, we note that a comprehensive representation was prepared on behalf of Exeter College outlining the benefits of providing new homes on land at Frieze Farm. As set out within the representation, the site does not adjoin the urban edge of Kidlington and therefore development on the site would not result in coalescence and the intervening woodland would result in minimal negative effects on amenity. The representation proposed a direct pedestrian and cycle link into Oxford Parkway Station and is close to Northern Gateway. It stated that 'the settlement will be designed as mixed-use, mixed-tenure with an urban form that deprioritises the car in favour of walking and cycling'. It is not intended to promote this site as it is within the Green Belt, however, it is difficult to reconcile omission of this site with Cherwell's stated objectives. It is even more difficult to understand why Cherwell is proposing that the Golf Course be relocated here, just a few hundred yards from its current position, when there is clearly no will or funding to achieve this. The level of proposed housing provision on 'land west of Oxford Road' is questionable considering that Oxford City is currently only at the Preferred Options stage of Local Plan preparation. Therefore it is not yet known exactly how much land is available for housing development within Oxford City. It is considered that the allocation of housing within Cherwell, to meet Oxford City's housing needs, is premature and should be delayed until Oxford City has made further progress with its own Local Plan. It is considered that proposed development on land west of Oxford Road and the relocation of the golf course to land at Frieze Farm is not justified as the Council has not considered all reasonable alternatives e.g. housing development at Frieze Farm. Furthermore, the proposed development is not considered justified as allocating new homes ahead of further preparation of Oxford City's Local Plan is premature and therefore not the most appropriate strategy. It is not considered effective as the proposals coming forward at this time are not based on effective joint working and cross-boundary strategic priorities. The proposal is not considered to be consistent with national policy as it has not fully taken into account the detrimental effect that removing such extensive land from the Green Belt in that area will have.The proposal therefore fails to meet the tests of soundness as defined within paragraph 182 of the NPPF."

Changes Sought

We respectfully request that this Local Plan be rejected. Cherwell District Council should re-start the process once Oxford City's housing need has been properly examined and when Cherwell does this it should have due regard for the importance and functions of the Green Belt.

Reasons for Participation

PR-C-1382 10/10/2017 Peter Watson Y N N Y

4474

Comments

Consider the proposed plan to be uncompliant and unsound. Object strongly as this would conflict with two principal objectives of the GB in checking the unrestricted sprawl of large built-up areas and preventing neighbouring towns from merging. It is not sound and not justified as it is not the most appropriate strategy when considered against reasonable alternatives and is not consistent with national policy. Conflicts flagrantly with two principle objectives of the GB.

Changes Sought

Not changes in words but a matter of retaining the area in the GB and finding alternative sites for development to the north, between the A4260 and the A44. e.g. accessible to the proposed station.

Reasons for Participation

Consider that the views of Gosford & Water Eaton and Kidlington have not been sufficiently heard during the preparation of these proposals. Have lived in the area for over 30 years and local councillors have previously been keen to preserve Kidlington gap while Oxford City wished to expand into the areas covered by PR6a and PR6b. Local councillors have not been well represented on the relevant reviewing bodies.

Page 2697

PR-C-1396 09/10/2017 Paul Walker Oxford Bus Company Y

5162

Comments

SUPPORT the Policy with AMENDMENTS. The Brief should clearly set out how the plan proposals relate to the strategic bus network and how this will evolve, what the trigger points to deliver this shall be and give clarity to developers on the costs of developing in these locations. The risk of not doing this is one of a hap-hazard development pattern of sites coming forward which cannot be served by high quality public transport though lack of forward planning, lack certainty for developers and a poorly thought out network connecting major nodes. We therefore support the Policy PR6a 10© and PR6b 8© which both state the need for the development to enable connection to Oxford Parkway & Water Eaton P&R site and to existing or potential public transport services.However the policy needs to explicitly highlight that the development brief will need to contain costed proposals for bus services improvements. The size of the strategic allocation also makes it unlikely that it will support key local facilities, such as a substantial district centre. The result is that, to a very great extent, any bus route created to serve this site would have to rely only on the new demand generated by the development itself. Therefore there needs to be mention within the policy of the need to “kick start” bus services for a number of years promoting alternative transport to the car until the development is built out and bus servicescommercially viable. This viability may come from diversion into the site of existing services and as such we consider that anyextension and/or diversion of the 500 park and ride service provide this role. Not least that such a connection would better enable occupiers if these developments were to access not only Oxford city centre but also Oxford Parkway Station which will better enable modal shift, keeping park and ride spaces free for longer distance travellers and providing a direct link to the station which will be more attractive to potential occupiers.Whilst supporting the notion of policy PR6a 7 in terms of a green infrastructure corridor for pedestrians and cyclists we would also contend that to improve journey time reliability & speedier connections, modal shift and operational viability that this link also be for bus use to provide a suitable piece of bus priority consistent with the emerging pan for the A44/A4415 corridor and the Oxford Transport Strategy.

Changes Sought

Like to see the policy strengthened to highlight the need to connect inter urban bus route networks between settlements that reflect the OCC strategic bus network in a phased manner than can allow new developments to be accessible by modes other than the car with appropriate S106 commitments to enable these developments to be sustainable in a manner that is clear to developers promoting sites. Additionally we would therefore suggest that PR6a 7 be amended to include bus provision along the green infrastructure corridor.

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6b - Land West of Oxford Road

PR-C-1398 10/10/2017 Ben Simpson WYG on behalf of Bonnar Allan Ltd Y Y N

5331

Comments

The representations are submitted on behalf of my client Bonnar Allan with regard to their proposals at New Alchester. The land is identified in the Vision document attached to these representations and will include up to 7,200 new market & affordable homes, primary & secondary schools, creation of a 240 acre country park & watersports centre & the potential to incorporate a new Park & Ride site with connection to the railway line south of Bicester by a new railway station. Our comments on the PSP are confined to issues of soundness. A summary of the alternative Options A to I that CDC considered at the last stage of the Plan is set out at paragraph 2.12. For the reasons we set out in our representations to that stage, we consider that the CDC's proposed approach of allocating land to the north of Oxford & within the Green Belt (GB) around Kidlington as set out in PR6b is flawed, & that the Partial Review does not pass the test of soundness. The PSP is not Justified as in our view it does not represent the most appropriate strategy for meeting Oxford's un-met housing needs. The logic that appears to underlie the PSP is in essence that the closer the proximity of the required housing to the City, the more sustainable it will be. This logic ignores the fact that there would be better prospects of residents travelling into Oxford as well as the major employment locations in the Science Vale by public transport including by rail from New Alchester. The preferred locations around Kidlington will increase congestion on the highway network & will result in the loss of GB & lead to coalescence between Kidlington, Begbroke & Yarnton, whereas the proposals at New Alchester are located beyond the GB. As we make clear in the Vision document, our proposals can be delivered in a phased manner & there are no impediments to early delivery. The scale of the proposals at New Alchester allows it to meet both the identified needs of Oxford City as well as an element of the future needs of Cherwell District, & in so doing, we recognise the journey that this proposal involves.

Changes Sought

We consider that the PSP should direct a majority of the un-met need to New Alchester which constitutes a more sustainable & justified location for the new homes needed both to meet the City's un-met needs as well as future need within Cherwell District. The PSP should be re-drawn to allocate land at New Alchester in place of the proposed allocations in the Green Belt (GB) around Kidlington. New Alchester can provide a highly sustainable location for the much needed development, at a location outside the GB & on the railway line into Oxford. The development would facilitate creation of a new railway station at New Alchester which would encourage people to travel to Oxford City & also other employment centres within the Science Vale by public transport.

Reasons for Participation

PR-C-1399 10/10/2017 Ms Jennifer Mitter Lichfields on behalf of The Church Commissioners for England (CCE) N N Y

5383

Comments

The CDC Local Plan Part 1 and the NPPF (Para 34) support a strategy whereby growth should be directed towards the most sustainable locations, encouraging travel by non-car modes. The County Council's Oxford Transport Strategy is also clear in its objectives for achieving a meaningful modal shift for those travelling into Oxford City away from the private car and towards public transport. In this context, the justification for the Council's approach in pursuing growth at sites such as PR7, PR8, PR9 and PR10 which propose concentrated levels of development (circa 3,220 dwellings) is unclear. The development as proposed is concentrated along the already very congested A44 corridor and around Kidlington which is a known congestion hotspot. While some development in this area may be appropriate, the concentration of sites will lead to significant issues of congestion given that the sustainable modes being pursued (with the exception of cycling) are all road based Park & Ride, Bus and RTP routes. The Sustainability Appraisal (June 2017) recognises that new development around the Kidlington area 'may increase congestion but the Local Plan Part 1 Partial Review allocates new housing sites that encourage the use of sustainable transport and are allocated following consideration of their impacts on transport patterns through the SA'. Notwithstanding assessment of the proposed allocations through the SA, the impact of congestion has not been sufficiently weighed in the balance when considering reasonable alternative sites and a broader distribution across the District. For example, locating development on the rail network at locations such as Islip would assist in removing some traffic movement from the road entirely. It's recognised that there is the potential for a new railway station at Yarnton, but this is a long term strategy with no immediate proposals for delivery. CDC does not consider this necessary infrastructure to support the proposals and simply consider it a potential future benefit. Therefore, all focus for this plan period under this strategy will be on the road, contrary to the conclusions of the Sustainability Appraisal and to which our client objects. Overall, the various transport evidence base documents prepared to date have not robustly assessed the opportunities to improve rail usage despite current work being undertaken to develop the East-West rail link. East-West rail Phase 1 works saw an upgrade of Islip station which is on the new Oxford – London Marylebone line. The Western Section of East-West Rail will also see the introduction of three new passenger services, for direct services within the region and connections to national mainline services. These services are due to start operating in the early 2020s. Despite this significant rail investment, no development is proposed within Islip which is just a 3 minute train ride from Oxford Parkway, 7 minutes from Bicester, 11 minutes from Oxford and under an hour to London Marylebone. Our client is of the view that Policy PR4a (and by association policies PR6-PR10) focuses too strongly on improvements to and mitigations for the highway network rather than considering options for removing traffic from the road network and towards more sustainable modes such as rail. The proposed locations for the additional housing are known areas of congestion and the transport proposals do not go far enough to solve the existing issues, with the proposed levels of development in this location likely to compound matters further. Our client objects to these policies which will lead to increased levels of congestion and the strategy will not achieve a step change in modal split. Soundness - The evidence base prepared to support Policy PR4a (and by association policies PR6-PR10) is not sufficiently robust to justify the approach to allocate this level of housing in an area of existing traffic congestion without an effective strategy to achieve a step change in modal split. The Council needs to justify its approach for focusing so much of the new development in one area which is already known to suffer issues relating to road congestion. Rail has not been considered as a reasonable alternative within the evidence base documents and consequently the draft plan is not justified. The draft Plan is not Effective, as it focuses too much of the housing requirement in one, focused area. The Plan is not consistent with national Policy as the proposed development is not located where the need to travel will be minimised and the use of sustainable transport modes can be maximised.

Changes Sought

The evidence base has failed to sufficiently consider investment in rail / exploitation of existing rail assets despite recent investment in the East-West Rail project. A thorough exploration of the reasonable alternatives is required.
More detailed consideration needs to be given to the potential for locating new development at Islip within proximity to the existing railway station. This location would be sustainable and would support the existing local community. It has been demonstrated that there are no overriding physical constraints, in terms of highway impact, flooding and ecology, to the development of this land.

Reasons for Participation

Due to the complexity of the matters discussed in relation to PR4a

PR-C-1400 10/10/2017 Ms Deidre Wells Red Kite Development Consultancy on behalf of Kidlington Parish Council N Y

5354

Comments

This site would perform as urban extensions to Oxford, physically linked to existing communities. Development of these sites would significantly narrow the important open countryside gap between Oxford and Kidlington, effectively creating the perception that Kidlington was not a separate village community, but a suburb of Oxford. The combination of both sites, either side of the Oxford Road, currently provides a valued area of unlit open green space, and a distinct break in development between the City and surrounding villages, along a major entrance corridor to Oxford. Evidence does not demonstrate that exceptional circumstances exist to justify a release from the Green Belt, where background studies confirm that both sites are of high importance to the integrity and function of the Green Belt. (See 2015 and 2017 Green Belt Studies) Development on either or both sites would aggravate existing local congestion and air quality issues, and adversely impact on movement between Oxford and Kidlington. The open character of the agricultural land east of Oxford Road forms part of thewider landscape which provides an important setting on the approach to Oxford. The landscape of the Golf Course is manmade, but long established, with significant tree belts and groups. It is unlikely to be able to preserve these features unless development is restricted to a low density and larger dwellings. As a result, there would be an inefficient use of an important large area, and potential viability difficulties in accommodating 50% affordable housing. The net benefits do not outweigh the substantial harm to local character. The Golf Course is also a local recreation facility, and KPC consider that its loss is unlikely to be offset by a new Golf Course on a significantly smaller site at Frieze Farm. Development on this site conflicts not only with NPPG Green Belt Policy, but also with paragraph 74 of the NPPG, which seeks to prevent the loss of recreation facilities. Indeed, site owners/promoters have recently made a presentation proposing 600 houses on the Frieze Farm site, and have no apparent intention of creating a new Golf Course. (See representations on Policy PR6c). In summary - Retain Green Belt Policy on all the above sites, and do not allocate for development."

Changes Sought

Retain Green Belt Policy on all the above sites, and do not allocate for development.

Reasons for Participation

KPC is an elected body, representing the views of a large number of people inthe part of the District which will be most affected by the proposed alteration to the Development Plan. In addition to having a statutory role in the Planning process, the Parish Council has an in depth understanding of the local area where new development is proposed, and is well placed tocontribute to the Local Plan process. It is essential for the KPC to be actively involved in the Examination, in order to be able to represent local views, fully respond to submissions made by others, and to address any modifications discussed in advance of the Examiners report.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6b - Land West of Oxford Road

PR-C-1401	10/10/2017	Alan	Lodwick	Alan Lodwick on behalf of Kidlington Development Watch	N		N	Y

5305

Comments

"Object to the allocations in Policies PR6a, 6b,7a,7b,8 and 9 for the reasons given in our objection to release of Green Belt land (seeobjection to PR3). All of these sites contribute to the purposes of the Green Belt and should not therefore be removed from it. Other Green Belt Sites rejected by the Council. We also explicitly support the Council's rejection of other sites in the Green Belt considered at the options stage for the same reasons. Policy 10 : Woodstock Allocation. In the case of Policy 10, the site is on the edge of the Green Belt, and would impact on its openness. It would also be an excessive and disproportionate extension to the small historic town of Woodstock particularly when considered in addition to the adjacent site provisionally allocated in the draft West Oxfordshire Local Plan (currently under examination) for 300 houses. Due to wide-spread concerns raised at the hearings, the Inspector has asked West Oxfordshire District Council to conduct a heritage impact assessment of this site given its proximity to a World Heritage site. Cherwell should have conducted a similar assessment, taking into account the cumulative impact of the proposed development. Woodstock town is not within the Cherwell boundary but nevertheless, Cherwell has a duty to seek to protect historic Woodstock from inappropriate development and we consider it is not reasonable or sustainable to locate 410 extra houses in this area to meet Oxford's unmet housing needs."

Changes Sought

All allocations should be withdrawn because they are premature (need has not been established) and because alternatives to Green Belt development exist.

Reasons for Participation

We (Kidlington Development Watch – KDW) consider this is necessary because of:our extensive involvement with the consultations at all stages of the Cherwell LocalPlan to date; the considerable work we have undertaken to publicise the consultationourselves; of the feedback we have received from Kidlington residents; and, the largenumbers of them who have responded as a result of our efforts.KDW is a voluntary organisation run by Kidlington residents with experience andinterest in planning issues. We believe that effective, informed public participation inplanning consultations is vital to democratic policy making. We publiciseconsultations that directly affect Kidlington and offer advice on how people can bestmake their views known. In relation to this and the previous options consultation weprinted and distributed leaflets, put up posters, ran a stall on many Saturday marketsand at other events, participated in public and parish council meetings, provided information on our website and responded to requests for information from Kidlingtonresidents.As a result, we have gained a very good understanding of the views of Kidlingtonresidents, a large number of whom have made representations because of ouractivities. KDW's representations therefore reflect the views of much of the Kidlingtoncommunity."

PR-C-1401	10/10/2017	Alan	Lodwick	Alan Lodwick on behalf of Kidlington Development Watch	N		N	Y

5306

Comments

While we object to any release of land in the Green Belt including the allocated sites, we have a further concern relating to the possible overall location of land for housing in the event that any or all of the allocated sites are confirmed for development in any adopted plan. PR6a, 6b, 7a, and 8, the land areas allocated specifically for residential development (i.e. not the total site areas) are approximately 50% higher than would be necessary to accommodate the stated number of houses at the net densities specified. For example the largest site (PR8) for 1950 houses at 45dpha net should require 43.3ha. Whereas the allocation is for 66ha, over 50%larger. The definition of net density is not specified in the plan though it usually includes access roads, parking, incidental open space and play areas. There are separate allocations for schools and a local centre, so it appears that the areas allocated specifically for residential development are significantly too large. Given the desirability of this land to developers, there is a clear risk thatpermission could be sought for significantly higher numbers of dwellings over and above the intended provision, resulting in even greater environmental harm and pressure on infrastructure. We are therefore concerned about the provision in PR12a (para 7) that should more than 4400 houses be built this will be taken into account in meeting Cherwell's own need, which would appear to be an incentive to the Council to approve higher numbers than set out in this plan."

Changes Sought

All allocations should be withdrawn because they are premature (need not yet established) and because alternatives to Green Belt development exist.However if some or all of the allocations are confirmed (which we completely oppose) then the plan should be amended to ensure that no more than the specified numbers of houses will be permitted (e.g. by reducing site areas or other stipulations).

Reasons for Participation

We (Kidlington Development Watch – KDW) consider this is necessary because of:our extensive involvement with the consultations at all stages of the Cherwell LocalPlan to date; the considerable work we have undertaken to publicise the consultationourselves; of the feedback we have received from Kidlington residents; and, the largenumbers of them who have responded as a result of our efforts.KDW is a voluntary organisation run by Kidlington residents with experience andinterest in planning issues. We believe that effective, informed public participation inplanning consultations is vital to democratic policy making. We publiciseconsultations that directly affect Kidlington and offer advice on how people can bestmake their views known. In relation to this and the previous options consultation weprinted and distributed leaflets, put up posters, ran a stall on many Saturday marketsand at other events, participated in public and parish council meetings, provided information on our website and responded to requests for information from Kidlingtonresidents.As a result, we have gained a very good understanding of the views of Kidlingtonresidents, a large number of whom have made representations because of ouractivities. KDW's representations therefore reflect the views of much of the Kidlingtoncommunity."

PR-C-1403	10/10/2017	Vicky	Aston	Sport England	Y	Y	N	

5184

Comments

Sport England welcomes the Council's references throughout the document and policies requiring developers to include open space, outdoor sport and recreation. However, Sport England is concerned that the Council has yet to publish its evidence base in relation to playing fields and outdoor sports provision and built sports facilities. The Council will need to ensure that all of the new development contributes towards indoor and outdoor sports facilities in the District. The Council's evidence base will help frame this work. Sport England also recommends that the Council includes a requirement for applicants to include a statement demonstrating how their development has met the 10 principles included in Sport England's Active Design document. See Section 3 of the document 'how to use Active Design' and the proposed change.

Changes Sought

Sport England recommends that the Council consult Sport England at the earliest opportunity on the preparation of the Playing Pitch Strategy. Sport England suggest the following text could be included in the policies to support Active Design: PR5 (10) Provide evidence of how the development has improved the health and well being of new
residents by demonstrating how the proposals will meet the 10 Active Design Principles set out in
Sport England's guidance document 'Active Design' https://www.sportengland.org/facilitiesplanning/
active-design/

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6b - Land West of Oxford Road

PR-C-1404 09/10/2017 Andrew Hornsby-Smith N N N Y

5367

Comments

The Golf Club, which proactively serves a Green Belt leisure purpose, has the effect of softening the peri-urban transition to open countryside. The Green Belt Study (PR40d, p12) concludes that the harm to the Green Belt would be 'high': 'The physical prominence of the golf course makes it an important buffer feature on the urban edge, limiting perception of the city before entering the built-up area and therefore playing an important role in maintaining the 'Kidlington Gap'. The concentration of roads, rail, lighting, pylons, car parking and the station building, and to an extent, the golf course, limit the countryside character of the settlement gap but do not diminish the fact that an open gap exists and serves a stated Green Belt purpose … This release would result in the A34 becoming the Green Belt boundary from the Northern Gateway up to Oxford Parkway station, leaving only the width of a single field to separate Oxford from Kidlington.' There is discussion that a 'possible' alternative site for the Golf course would be at Frieze Farm. However, this is tentative, and it is understood that the owners of Frieze Farm would prefer housing development. The point is that whereas in its current location the Golf Club serves a clear purpose in reinforcing the Kidlington gap, its relocation to Frieze Farm has no such strategic value, as Stratfield Brake provides that function. The Frieze Farm site is also far smaller.

Changes Sought

Reasons for Participation

Has spoken as a platform speaker at three public meetings in Kidlington and Gosford. Made a substantial representation at the Issues and Options stage. As a former parish councillor, has represented Kidlington Parish Council at the North Oxford Area Action Plan examination in public, and likewise was invited to the Examination in Public of the Local Plan. Has an MSc in Transport Planning, so part of representation covers that area. Also offers a distinctive perspective as a
local resident, who agrees with the principle of a Green Belt review, but does not support the current planned site allocation. Has no interest in promoting a particular site, but only have some sympathy with those who would wish to preserve the Green Belt intact. Believe views represent many in Kidlington who recognise the need for local housing, but see these plans as strategically unacceptable. Representation contains primary research evidence which could be presented.

PR-C-1404 09/10/2017 Andrew Hornsby-Smith N N N Y

5366

Comments

If the aim is to provide 1,180 houses in the area south of Kidlington, the least damaging locations would be at Stratfield Farm (site 49) and south of Gosford (sites 178, and HELAA 243 incidentally, a new site not identified at the Issues and Options stage). The two assessed sites have existing small allocations, but the theoretical capacity is far higher. The Initial Sustainability Appraisal (which excluded site 243) set these at 523 and 1,388 respectively. Allowing 3.2 hectares for a new primary school, probably best sited at the Gosford sites, and the 0.7 hectares identified for a cemetery extension in the Submission draft PR7a no. 3, the total net combined land available would be 34.26 + approximately 5 hectares of previously unidentified site HELAA 243. Adding in the existing allocation of 220 + 120, the total number of dwellings required to replace those not developed south of Oxford Parkway becomes 1,520. This represents an overall net density of 38.7 dph (1,520/39.26), which is lower than the 40 dph proposed in the submission draft in PR6a, less than the 45 dph proposed in Policy PR8 and less wasteful of Green Belt land than the 25 dph proposed in policy PR6b, or, to put the figures in greater perspective, withdrawing 60 hectares of land from Green Belt protection (Policy 6A, 6B) contributes 1,180 houses at a net density of just under 20dph. Detailed comments are provided in relation to the selection of alternative sites PR178 and PR49 and the Kidlington Masterplan.

Changes Sought

PR3, 6a, 6b - Delete references to PR6a and 6b in PR3. Rewrite all references to sites in Kidlington gap, deleting
allocations, setting out playing field allocation in land east of A4165. Allow mixed use on land identified
within Policy 3c playing fields, residential allocation of 140 written as a new policy. PR7 a and PR7b - Increase allocation to 1,520 between these sites. Retain a small buffer area to the west of Stratfield Farm. Remove reference to playing fields. PR12a - Rewrite to avoid incentive for future allocations beyond those allocated in the plan, or delete.

Reasons for Participation

Has spoken as a platform speaker at three public meetings in Kidlington and Gosford. Made a substantial representation at the Issues and Options stage. As a former parish councillor, has represented Kidlington Parish Council at the North Oxford Area Action Plan examination in public, and likewise was invited to the Examination in Public of the Local Plan. Has an MSc in Transport Planning, so part of representation covers that area. Also offers a distinctive perspective as a
local resident, who agrees with the principle of a Green Belt review, but does not support the current planned site allocation. Has no interest in promoting a particular site, but only have some sympathy with those who would wish to preserve the Green Belt intact. Believe views represent many in Kidlington who recognise the need for local housing, but see these plans as strategically unacceptable. Representation contains primary research evidence which could be presented.

PR-C-1404 09/10/2017 Andrew Hornsby-Smith N N N Y

5375

Comments

Not consistent with national policy. The allocations in Policies PR3, PR6A, PA6B, PR8, and PR12a by virtue of their location, scale, and likelihood to lead to future harm to the Green Belt, fail to demonstrate the 'very special circumstances' required to offset the protection against inappropriate development in the Green Belt, and the coalescence of settlements.

Changes Sought

Reasons for Participation

Has spoken as a platform speaker at three public meetings in Kidlington and Gosford. Made a substantial representation at the Issues and Options stage. As a former parish councillor, has represented Kidlington Parish Council at the North Oxford Area Action Plan examination in public, and likewise was invited to the Examination in Public of the Local Plan. Has an MSc in Transport Planning, so part of representation covers that area. Also offers a distinctive perspective as a
local resident, who agrees with the principle of a Green Belt review, but does not support the current planned site allocation. Has no interest in promoting a particular site, but only have some sympathy with those who would wish to preserve the Green Belt intact. Believe views represent many in Kidlington who recognise the need for local housing, but see these plans as strategically unacceptable. Representation contains primary research evidence which could be presented.

PR-C-1406 08/10/2017 Dr. Alan and Mrs Catherine Dobson N

4512

Comments

Objection: - Proposals are not consistent with National Policy because they do not take into account the detrimental effect that removing these large areas of GB will have. These proposals therefore fail to meet the test of soundness as defined in paragraph 182 of the National Planning Policy Framework. - Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature and is not an appropriate strategy and is unjustified.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6b - Land West of Oxford Road

PR-C-1409 10/10/2017 Richard Cutler Bloombridge Development Partners N Y

5345

Comments

Object to PR6a & PR6b, where exceptional circumstances have not been demonstrated . The dominance of residential shown on the Policies Map is a massive lost opportunity for higher order uses, notably University-related and for inward investment, uses best suited to take full advantage of a location next to Oxford Parkway Station. Housing here is very likely to increase commuting to London. There is no long term defensible Green Belt boundary.

Changes Sought

The proposals for housing development at Water Eaton and Begbroke (PR6 & PR8) either need to be deleted as unsound or modified to include 'safeguarded land' for the University or major inward investors, typically 25 to 50 hectares (based on our Arlington experience, for example in relation to the former Regional Investment Sites in the West Midlands RSS). This will have an impact on the housing capacity of these sites.

Reasons for Participation

We confirm that we wish to attend the examination in public.

PR-C-1418 10/10/2017 Glenda Abramson N

5091

Comments

Is opposed to the proposed Green Belt allocations mainly because CDC has not proved the exceptional circumstances required to build on a GB, nor has it proved Oxford's "unmet need". Use of the GB for development should be the last resort, if at all. The impact of this proposed "sprawl" on the environment would be massive, with extra cars on roads that are unable to sustain what already exists. This is true also of the existing infrastructure as a whole.

Changes Sought

Reasons for Participation

PR-C-1423 10/10/2017 Dr. Judith Webb

4326

Comments

Land west of Oxford Road (i.e. North Oxford Golf Club). This site is essential GB which maintains the Kidlington Gap. Strong objection to development of this site and the totally unnecessary displacement of Oxford Golf Club to the other site of the A34 and Frieze way. To claim this will actually help solve Oxford's housing need is ridiculous. The nearness to Oxford Parkway Station will mean that developers will want to build large expensive houses which will go to commuters to London from the station or will be bought by landlords for renting out at high price – look at the prices flats and houses are forecast to go for in Barton Park on the ring road (£300,000 for a one bedroom flat, £600,000 for a family home) – AND with nowhere near the 50% truly affordable housing that should have been built there. People desperate for housing in the city will not be helped by development of PR6b. The chances of 50% social housing or housing at truly affordable rates here are non-existent. Green land will be lost at massive profits to developers. The golf course has a huge resource of grassland, scrub and mature trees. Despite all plans and best measures a vast amount of biodiversity and habitat will be lost if this is developed. Also, regarding removal of the course, it takes many years and a lot of work to develop an attractive golf course with landscaping and mature trees. A moved golf course will not be attractive to golfers initially and thus will be likely to fail to keep/attract members. Then what – more housing on land at Frieze way that should be producing food?

Changes Sought

Reasons for Participation

PR-C-1425 10/10/2017 Katherine Chetwynd N

4331

Comments

I have family living at Lucerne Rd, Oxford and know the area well. 650 new homes on this site, together with the 550 homes suggested for PR6b, would place an intolerable strain on the Banbury Road roundabout and route into the city of Oxford. Therefore no building should commence until after a full rapid transit system has been provided. Full recognition should be made of the importance of agricultural land in feeding an expanding population in an uncertain world. Farms in the vicinity of PR6a should be disrupted as little as possible. Cutteslowe Park should not be extended as proposed, and the land should be retained as agriculture. I note that sports, play areas, and allotments are to be provided within the new housing areas. The setting of the Grade 2* St Frideswide's Farm is insufficiently respected and the Green Belt land between the Banbury Road, the railway line and the River Cherwell is a particularly loved and special area, given its open countryside feel right next to the City and its historic nature and 'land that time forgot' feel, and the exceptional nature of Water Eaton. Damage to this area would be desecration.

Changes Sought

Reasons for Participation

PR-C-1436 10/10/2017 Patsy Dell Oxford City Council

4581

Comments

Supports PR6b but queries the policy's density of 25 dph as lower than can be seen in much of the city and queries whether it will permit the most efficient use & development of the site & maximise its potential contribution.
Considers that a higher density (possibly 35-40 dph) may be more appropriate for urban extension sites, and refers to those delivered in the Cambridge fringe but acknowledges that appropriate density will be explored in more detail in the development brief in due course.
Refers to PR6b relationship to facilities & amenities on PR6a and the Northern Gateway site.
Welcomes that the Sustainable Movement Thematic Plan at Appendix 6 recognises the importance of links into Oxford & particularly the identification of a strategic cycle route through site PR6b to the Northern Gateway.
Note opportunity to link site PR6b into the local area in particular in terms of cycle & footpath links to Five Mile Drive Recreation Ground & employment opportunities at Jordon Hill Business Park via Oxford's Sites & Housing Plan site reference 049 proposed to be carried forward into the new Local Plan.
Refers to incorporating mature trees into the scheme in response to site conditions and character. Regards PR6b in combination with PR6a as an urban extension to the city, fully integrated to the neighbouring communities & infrastructure, maximizing opportunities for new residents to access jobs & facilities in Oxford by sustainable travel modes. Keen to ensure that a strong contemporary & distinctive urban form & character is delivered.
Refers to a parcel of land to the west of site PR6b, between the railway line & the A34, which is proposed for removal from the Green Belt but is not allocated as part of the plan. The southern edge of this parcel adjoins site 590 in the Oxford CC's Preferred Options document, which is identified as potentially being suitable for housing development subject to a review of the GB. If the aforementioned parcel in Cherwell is not taken forward for development then it may impact on the deliverability of site 590.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6b - Land West of Oxford Road

PR-C-1436 10/10/2017 Patsy Dell Oxford City Council

4574

Comments

Supports & welcomes the proposals to deliver 1180 homes on sites PR6a and PR6b in North Oxford. The City Council supports the analysis that the area south of the A34 is perceptually part of the city of Oxford & that the recent developments at Oxford Parkway Station & Water Eaton Park & Ride reinforce this impression. We consider that this area links more clearly & effectively as part of the urban area to the south than to the rural area beyond. In sustainability terms, the area benefits from being adjacent to existing communities, frequent public transport links into the city, local facilities & services provided in Cutteslowe, Summertown & beyond, & proximity to the planned employment opportunities at Northern Gateway. Improving these existing links & facilities to support residents of the new housing is an efficient and effective way to secure their delivery. Refers to the importance of design considerations in the context and policy guidance of both Cherwell & Oxford and that these sites are approached in terms of forming an urban extension to the city integrated to neighbouring communities and infrastructure. Refers to maximizing opportunities for new residents to access jobs and facilities in Oxford by sustainable travel modes. Keen to ensure that a strong contemporary urban feel is delivered.

Changes Sought

Oxford CC notes that on the maps to accompany policies PR6a,b & c (pages 89, 95 & 100) that a small area within the Oxford CC's administrative area is identified as a BAP habitat. We consider that this notation is not necessary as it is the only notation in the city's area & would simply ask that the maps are amended to remove this for consistency.

Reasons for Participation

PR-C-1437 10/10/2017 Cllr Paul Buckley Councillor for Wolvercote and Summertown Division of Oxfordshire County Council Y N N Y

4586

Comments

PR3 proposes removing large areas of land from the GB in order to provide housing. It is clear Nation Policy that this can only be justified in the most exceptional of circumstances. The Partial Review & its accompanying documents do not provide convincing justification. The issues at stake vary a little between the different GB sites threatened. The Reps focuses on land covered by PR6a & PR6b, since they impact most especially on my constituents as County Councillor. Describes the location of PR6a and its relationship to the countryside and its surroundings including site's visibility and its part in defining the character of the area. Refers to this part of the Oxford GB having served its purposes extremely well over the years; safeguarding the open countryside, preventing Oxford sprawling north & swallowing up Kidlington, & preserving the historic character of Oxford as a discrete city. Notes that removing land from the GB will undo this and result on a classic example of urban sprawl. This would be in clear breach of NP, & unacceptable to the community I represent, that borders the land concerned. Implementing PR6a in its present form will be to disregard the NPPF intention that, when drawing up a Local Plan 'authorities should consider GB boundaries having regard to their intended permanence in the long term'. Similar considerations apply to the land covered by PR6b. Describes the site's amenity role for over 100 years. Considers that its use for house building would be considered a tragedy by local residents. Oxford & Kidlington would have been merged, contrary to the aims of the GB, & again in conflict with NP. No doubt PR3 is based on judgements made in the LUC GB Study about the relative amounts of damage to the purposes of the GB. But these judgements are mostly subjective.
Notes that the LUC study grossly under-estimates the damage to be caused to the character of the N Oxford/Kidlington gap by implementing PR6a & PR6b, especially the de-facto merging of Oxford & Kidlington that would result. Refers to LP1 PR para 5.17 points 1 and 3 as weak arguments. Does not dispute the exceptional need for more housing, especially affordable housing, to meet Oxford's needs but for reasons highlighted in comments on PR 1(a) & PR2, Cherwell District & the PR6a and PR6b sites in particular, are not effective, sustainable locations for providing this housing. Therefore the 'exceptional need' justification is spurious in this context, & the sustainability justification does not bear scrutiny.

Changes Sought

Policy PR3 must be re-considered, and changed at least to remove reference to the land covered by PR6a and PR6b. If it really proves impossible to negotiate a substantial reduction in the figure of 4400 homes to be provided by CDC, then CDC should remove the need to use Green Belt land, by proposing brownfield land instead (available at the Shipton on Cherwell quarry), in order to be consistent with national policy.

Reasons for Participation

Because the need to change Policy PR3 needs to be emphasised.

Page 392

PR-C-1441 10/10/2017 Katherine Jones Savills on behalf of Thames Water

4598

Comments

Oxford STW has the capacity to deal with the flows from this development. The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when & how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application. Thames Water advises that this development & an adjacent development site represent a significant increase in foul flow to the receiving sewerage system. In order for Thames Water to determine whether the existing sewer network has sufficient spare capacity to receive the increased flows from both the proposed development sites, a drainage strategy must be submitted detailing the foul & surface water strategies. Details of any proposed connection points or alterations to the public system, including calculated discharge rates (pre & post development) must be included in the drainage strategy. If initial investigations indicate that the existing sewer network is unlikely to be able to support the demand anticipated from this development, it will be necessary for the developer to fund an Impact Study. Adjacent development sites are encouraged to use a consortia led approach so that cumulative detriment to the existing sewerage infrastructure can be avoided.

Changes Sought

Reasons for Participation

PR-C-1446 10/10/2017 Mary Brown Wolvercote Commoners Committee N Y

5183

Comments

There should be no building on the Green Belt. This is against national policy as outlined by the NPPF. There are no exceptional circumstances to justify building on the Green belt in this area. The Plan is therefore considered to be unsound. Wolvercote Commoners' Committee (WCC), which is an elected body representing the residents of the parish of Wolvercote, are concerned about the likely effects of this development on Wolvercote Common, Wolvercote Green and Goose Green. These are nationally important areas of Common Land which lie very close to the areas just north of Oxford which are currently part of Cherwell District's plans.The WCC has seen the Habitat Regulations Assessment Screening Report dated June 2017, which considers the possible significant effects of the Local Plan Review development on the habitat of the Oxford Meadows SAC. This includes Wolvercote Common and Wolvercote Green, both of which have been actively managed by the Wolvercote Commoners' Committee since 1929. The HRA Screening Report concludes that the Partial Review of the Local Plan "will not lead to likely significant effects, either alone or in combination, on the qualifying features of the Oxford Meadows SAC". It is the view of the WCC that this is incorrect, as it is based on assumptions which may well be incorrect. The key concerns of the WCC are set out below.The Report asserts that air pollution will not increase, and yet the Appendix B traffic data show an increase in average daily flow on Godstow Road (which runs adjacent to both Wolvercote Common and Wolvercote Green) from 4,791 in 2013 to 7,261 in 2031 with 'transport improvement package 2 and Super Cycle route in place'. This represents an increase in daily traffic in close proximity to the Oxford Meadows of 51.5%. Wolvercote is covered by the city-wide Air Quality Management Area (AQMA) due to the air quality objectives for nitrogen dioxide being exceeded in areas dominated by traffic. This increase is calculated without the effects of forecast traffic increases on the A34 and A40, which together will have increased from an AADT of 103,218 in 2013 to 120,252 in 2031 with the same "improvement package." This represents growth in traffic of 16.5%. It is hard to see that an increase in traffic on this scale will not result in an increase in pollution which would affect the Meadows SAC.• The HRA Screening Report's conclusion is based on the assumption that the County's Transport Plan will be implemented in full. There is no guarantee that this will be implemented in full until after the new housing is built, due to current funding issues for local authorities.• There are many assumptions in the Report about the likelihood of any effects on the Oxford Meadows SAC as a result of other planned projects in the area in combination with the housing developments proposed in the Cherwell Local Plan Review. This applies not just to air pollution, but to the effect on water levels and water quality, which are also vital to the continued health of the SAC. All of the HRA reports for other developments in the area apparently came to the conclusion that there would be no effect on the SAC as a result of that specific development. The most important local planned new development in the area is the Northern Gateway, which will lie very close to the southern end of the Cherwell plans. The likely effects of this development on traffic, and therefore air pollution, as well as possible effects on water quality on Oxford Meadows are apparently not likely to be any significant effects . (Table 5.1). This is all based on what developers are going to be asked to do – to take appropriate measures to protect the Oxford Meadows SAC. No-one knows what will happen in reality, so it would seem much more sensible to place new developments further away from internationally-recognised and protected areas. Cherwell District Council should not build on the Green Belt, nor in this close proximity to north Oxford."

Changes Sought

Reasons for Participation

The WCC represents people living in Wolvercote who are likely to be affected by this development. It is the responsibility of the Committee to safeguard the Commons in Wolvercote from any damage caused by building nearby.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6b - Land West of Oxford Road

PR-C-1447 10/10/2017 Christopher Hardman Wolvercote Neighbourhood Forum N Y

5192

Comments

"This policy is not positively prepared, as it relies on an entirely incorrect assessment of the problems that will result from building on these areas of north Oxford. The increased traffic, congestion and pollution caused by building next to major roads has already been mentioned in the comments on PR4a. The residential areas proposed are on Green Belt land, and all the comments made previously about Policy PR3 apply. Building on the Green Belt is not sustainable. Development here will result in a high risk of harm to the Green Belt, according to the LUC Cherwell Green Belt Study (April 2017). To prevent the coalescence of Oxford and Kidlington these sites should not be developed. One of the purposes of the Green Belt is to prevent the coalescence of settlements. Development will harm the existing views of open countryside from Cutteslowe Park. If the North Oxford Golf Course is to be relocated it will take some years to develop a similar mature natural environment. In the meantime the proposed relocation will remove a recreational facility also valued for its contribution to biodiversity. There are other possible sites that have not been given sufficient consideration. This plan is also not justified because it is likely to fail to provide for the unmet housing need. The proximity to the station makes it far more likely that unaffordable expensive homes will be built for the benefit of commuters to London. The policy is not effective, as it is unlikely that development would result in a net biodiversity gain (as required under PR6a clause 11) because green belt land would be destroyed by development. The policy is not consistent with national Policy, as it proposes to build on Green Belt, when NPPF outlaws the use of such land to meet unmet housing need when this is accurately determined.

Changes Sought

Reasons for Participation

Wolvercote Neighbourhood Forum would wish to be represented at the examination because we represent a large number of local people who will be affected by any development in Cherwell near to the northern boundary of the city.

PR-C-1452 10/10/2017 Cllr Emilie Walton N N N Y

5195

Comments

PR6a, PR6b, PR6c and PR7a: These site are all within one Parish – the Parish of Gosford and Water Eaton. Not once in any of the planning documentation does it mention these sites being within the Parish of Gosford and Water Eaton. It has been referred to as Land East or West of Oxford Road, North Oxford or South East of Kidlington. To be clear, all are within the Parish of Gosford and Water Eaton. We have an identity, we have a community and we deserve to be appropriately recognised! 4400 Homes in the Cherwell District: Of this 4400 figure 1410 is allocated in Gosford and Water Eaton Parish and represents 32% of the total. There are currently 676 dwellings within the Parish so these proposals for 1410 dwellings will lead to a 208% increase in number of houses in the Parish. This is a substantial figure which in my view needs to be fully tested in terms of its impact on the Parish and its residents. I believe that the figure is inappropriate given the impact on existing communities, the environment and transport infrastructure. Was this figure influence by the growth of the University of Oxford? If so, Brexit has already seen a down turn in EU research funding and thus a decline in the level of recruitment. Also the University has called for voluntary redundancies for centrally employed staff so employment growth is not set to grow any further (They are the largest employer in the County). An independent review should be undertaken to reassess the original housing figures.

Changes Sought

Reasons for Participation

PR-C-1457 10/10/2017 Barry Orton N N N Y

4621

Comments

Believes that Cherwell District Council would fight to preserve GB around Oxford to prevent the areas of PR6a, PR6b, PR8 and PR9 ever being developed. Moved to village of Yarnton to be part of a typical English village community but now appears that, if not stopped, developers will be given carte blanche to turn a crucial part of beautiful Oxfordshire countryside into yet another amalgamated housing estate.Traffic chaos will on A44 by expansion of Begbroke and Yarnton, combined with additional houses at Woodstock and ludicrous proposal to close Sandy Lane to through traffic, will have a devastating effect on the ability of residents and others to use the A44. Majority of people using A44 do not want to cycle to Oxford and the a super cycle way or bus lane would not alleviate the misery. Bitterly oppose the digging up of the historical North Oxford Golf Course (PR6b) for low density, highly priced housing aimed at London commuters – an act of vandalism to a wonderful local amenity which will not help resolve Oxford's low-cost housing shortage. It would be a tragedy for members and visitors, and local people who have access to wander through the beautiful parkland established over 110 years. Cherwell D.C. appear to offer an alternative site PR6c clearly knowing that it would not be acceptable to a golf course developer and would never be recreated. The questions around this proposal are:(a) Why does Cherwell D.C. not offer up PR6c for housing as it is only yards away from the existing club?(b) Why does the city not build its houses on the city's golf (Southfield) course – i.e. on the land it owns and which is ideally suited to higher density housing and in an area of greater need? Why doesn't the Council use its powers of compulsory purchase to acquire the under-used golf course at ST Edward's School or a number of the many under-used college sports grounds, reserved for the rich and academics?This once again shows the stranglehold the University has on Oxfordshire residents. For the reasons given above and the Representations made by the Begbroke & Yarnton Green Belt Campaign which are supported and adopted as part of my own representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore not be submitted for Inspection.

Changes Sought

Reasons for Participation

Would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-1460 10/10/2017 Chris Robins Y Y N Y

5166

Comments

"This policy extends the built-up area of Oxford City too close to the built-up area of Kidlington,leading to the effective coalescence of communities"

Changes Sought

This site should be excluded from the development area and the existing golf course retained in its present location. The adjacent site PR3c should remain in the Green Belt.

Reasons for Participation

"This submission raises an important issue as to whether, in the event of the removal of GreenBelt land being found to be necessary, residential development could be allocated in a differentmanner so as to reduce detriment to the Green Belt and minimise the coalescence of communities."

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6b - Land West of Oxford Road

PR-C-1469 10/10/2017 Sue, Nick and Ben Stewart N

4633

Comments

We urge you to oppose Cherwell's Local Plan including the development of housing on North Oxford Golf Club. We support all the points made by Gill Davidson in her letter(summarised below). My husband, one of my sons and I are all members at North Oxford and obviously we are therefore biased against the plan but we fail to see any advantage in using this site over any other proposed site around Oxford. Surely there must be a huge benefit for the environment, air quality and public health in keeping this green space between Oxford and Kidlington which has existed as a Golf Club for 110 years. The development of housing on North Oxford GC would not contribute to the housing crisis because the housing would not be "affordable". A golf course takes many years to establish and is costly to build from scratch – North Oxford GC does not have the funds to develop a new site and the proposed "sweetener" would be insufficient to make this possible. I fail to see how this Plan would contribute in a positive way to the interests of the community or to the national need for affordable housing. Please consider other options. Oxford and the surrounding countryside are protected from urban sprawl by the Green Belt. I urge you to recognise the importance of the Green Belt. Cherwell have not proven an exceptional need to build on the Green Belt. With such flimsy reasons for building on the Green Belt this would open the floodgates for uncontrolled development in the future. Do not be a person who allows this to happen. The Green Belt is vital to protect the character of the City and its surrounding countryside as well as providing a green lung that helps to maintain environmental quality. It is irrational to allow Oxford City Council to protect green field sites within the City where housing is needed, such as allotments, then to destroy the Green Belt and put neighbouring villages under pressure. North Oxford Golf Club Cherwell include in the plan the proposal to destroy North Oxford Golf Club which lies in the Kidlington gap, the most vulnerable part of the Green Belt. Far from solving the housing crisis it intends to build low density houses on this site. This is again is madness. I am dismayed by the fact that in the Cherwell Plan the golf course is treated just as another piece of land! The Club has been in existence for over 100 years. It is a beautiful green space supporting a rich environment. It is above all else a COMMUNITY of people. It provides recreation, social and employment for people of all ages. Some people have been members for over 50 years and many people rely upon the Club for their social connections. A number of the members are older and widowed, there are even some people with dementia who continue to play golf. These peoples' lives will be destroyed. Surely it is important to encourage people to engage in recreational activities not destroy these opportunities. Where is the logic in proposing to replace the golf course on land at Freize farm just down the road? If necessary, why not build houses there instead of creating this mindless destruction of a beautiful site that helps so many people live fulfilling and healthy lives. A golf course cannot be made overnight but takes years of careful management to develop and a golf club is more than just a piece of land. It is quite clear that the university Colleges who own this land are driving this development to fill their coffers. I urge you to resist this dominance of the University landowners in Oxford's planning. I am sure you will find overwhelming opposition to building on Green Belt land. Although I am opposed to building upon golf courses I would like to know why the golf course in the City is not being build on but the one in the Green Belt is? Traffic and Transport - Traffic congestion and associated deterioration in environmental quality is a worsening problem in Oxford and the surrounding area. Routes into North Oxford, through Woodstock and Banbury Roads are particularly bad and both these roads are in a shocking state of repair. These routes cannot sustain any further increase in traffic that would result from the 4,400 houses proposed in the Cherwell Plan. Whilst it is laudable to promote sustainable transport in the future, these problems need to be tackled first. If it is actually possible to encourage people out of their cars why not do it now? The £10 million spent on the Wolvercote and Cutteslowe roundabouts have made traffic problems worse. • Cherwell Council needs to put pressure upon Oxford City to review its own plan and to ensure that Oxford City uses its own land to alleviate the housing crisis and not to exacerbate it by focusing upon economic and commercial growth. They should also increase housing density.• Protect the Green Belt for the future. Do not be one of the people responsible for allowing this important resource to be devastated by development.• Recognise the need to develop infrastructure and transport before housing development and to resolve the current problems before making them worse.• Do not allow building on North Oxford Golf club. Recognise that the Club is a community of people not just a piece of land. Its development would have a negative impact on a number of peoples' lives.• Challenge the dominance of the University and its Colleges in determining the planning for Oxford.• Above all focus upon sustainable development – do not destroy the character of the City and its surrounding villages. Sustainable development should consider, social, environmental as well as economic sustainability.• Cherwell's plans are irresponsible and merely responding to pressure placed by the badly managed Oxford City.

Changes Sought

Reasons for Participation

PR-C-1472 10/10/2017 David Tighe N N N

5225

Comments

The density of proposed housing on the golf course is 25 per ha and on the land to the east of the A4165 is 40 per ha. These proposed densities on land which is adjacent to Oxford Parkway Station are not likely to lead to developers building "affordable" houses since they will simply not be viable. Particularly since developers are likely to have to pay a premium on this land because of its location. Even if "affordable" houses are built they still won't actually be affordable to most people. These houses are also unlikely to provide homes to meet Oxford City Council's alleged "unmet housing need" because many of them are likely to be purchased by London commuters due to the proximity of the station. Underfunded public services are already struggling. For example, many GPs are struggling to cope, with long waits to get an appointment to see a doctor. Also, the hospitals have huge parking issues which the Councils believe can be solved by persuading people to use public transport, which won't work if you are ill, injured or elderly. This will all lead to more pressure on parking, more traffic coming into Oxford from the north and more pressures on existing healthcare resources. If the Council were serious about avoiding destruction of the Green Belt more houses could be built in Oxford if the City Council stopped reserving spare land for commercial use. Houses could be built at higher densities and some of the houses which are supposed to satisfy Oxford's "unmet need" could be sustainably built on other sites in Cherwell District, outside the Green Belt.

Changes Sought

Reasons for Participation

PR-C-1473 10/10/2017 Debbie Dance Oxford Preservation Trust Y N N Y

5222

Comments

The proposed residential development sites PR6a & PR6b which lie in 'The Kidlington Gap' is important to Oxford & its setting. To build on this land will destroy the northern limb of Oxford's green setting & will bring about the coalescence of Oxford with Kidlington, contrary to, arguably, the two most important purposes of the Oxford Green Belt. If land is needed close to Oxford for housing then in our view further more detailed consideration should be given to other less sensitive locations in both Green Belt terms and in terms of the special character of Oxford. In relation to the proposed development of the North Oxford Golf Club site (PR6b), we note that in paragraph 5.81, this site forms "an important buffer feature on the urban edge, limiting perception of the city, & helps to maintain the gap with Kidlington." We also draw attention to the fact that this site matches the purposes of the Green Belt; proposals for its redevelopment should also meet the requirements of Paragraph 74 of NPPF, which states that "Existing open space, sports & recreational buildings & land, including playing fields, should not be built on unless: • an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; • the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; and • the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss." The Golf Club, which has 475 regularly playing members plus an additional 3,000 visitors each year, is clearly not surplus to requirements. We understand that Policy PR6c is intended to make available an alternative site at Frieze Farm; however we question whether this new, smaller, site could provide "equivalent or better provision in terms of quantity and quality" given that the existing site has been established for 100 years and in addition to the golf course itself, supports more than 25 different tree species, 55 bird species and pond life including the Great Crested Newt, a European Protected Species.

Changes Sought

Reasons for Participation

We consider that the sites allocated in policies PR6a and PR6b should be deleted. Consequential amendments to the Proposals Map would then be necessary. We also consider that CDC must make the changes necessary to remedy the failings of the plan in relation to the tests of soundness and the requirement to have regard to national planning policy.

PR-C-1485 09/10/2017 Emma Worthington

4659

Comments

Objection regarding the Green Belt in particular• Its purpose aims at preventing urban sprawl• If Green Belt boundaries are re-defined, the way to define those using physical features would need to be readily recognisable and permanent. Right now this is not the case on the area to the east of the A4165 (Oxford Road) because there are no such features and therefore no eastern boundary. There is a high risk to lead to unrestricted sprawl of large built up areas – which is contrary to the Green Belt purpose. In relation to the Golf Club proposal• The proposal is to relocate on a fairly flat and largely arable land which does not fit a golf course need• The current owners of the Frieze Farm manifested their approval to have the club relocated there• In addition it is not clear how this relocation will be fundedHousing needs• The proposal is focusing on being close to the Parkway Station: I strongly doubt this will fulfil the need to have affordable housing.• The developers are likely to have to pay a premium on this land because of its location• It is clear that these new houses are likely to be purchased by London commuters due to the proximity of the station.Traffic• We already have severe congestion in this area. What are the plans to improve the local road network?• Pollution wise, All of Oxford is an Air Quality Management Area because of the high levels of nitrogen dioxide. Cutteslowe Roundabout is a pollution hotspot where Nitrogen Dioxide levels regularly breach international guidelines.• The proposal will result in more traffic in an already congested zone and I have not seen any strategy to deal with the future situation. Cutteslowe Park.• There is at the moment no guarantee of the additional park land and that the arable land will stay as such in permanence either.• The Area is to be built on the Green Belt Land which first aims at preventing urban sprawl and neighbouring towns merging into one another. It also supports in preserving the setting and special character of Oxford.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6b - Land West of Oxford Road

PR-C-1485 09/10/2017 Emma Worthington N

4658

Comments

Object to policies PR3, (The Oxford Green Belt), PR6a (Land East of Oxford Road) and PR6b (Land West ofOxford Road).• I believe these proposals are not consistent with National Policy because they do not take into account the detrimentaleffect that removing these large areas of Green Belt will have. These proposals therefore fail to meet the test of soundness as defined in paragraph 182 of the NPPF.• Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature and is not an appropriatestrategy and is unjustified.

Changes Sought

Reasons for Participation

PR-C-1486 09/10/2017 Lawrence E Coupland N

4662

Comments

Object to policies PR3, (The Oxford Green Belt), PR6a (Land East of Oxford Road)and PR6b (Land West of Oxford Road).• I believe these proposals are not consistent with National Policy because they do not take into account the detrimental effect that removing these large areas of Green Belt will have. These proposals therefore fail to meet the test of soundness as defined in paragraph. 182 of the NPPf • Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature and is not an appropriate strategy and is unjustified.

Changes Sought

Reasons for Participation

PR-C-1488 09/10/2017 Genevieve Coupland N

4670

Comments

Object to policies PR3, (The Oxford Green Belt), PR6a (Land East of Oxford Road) and PR6b (Land West of OxfordRoad).• Believe these proposals are not consistent with National Policy because they do not take into account the detrimental effect that removing these large areas of Green Belt will have. These proposals therefore fail to meetthe test of soundness as defined in paragraph 182 of the NPPF.• Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature and is not anappropriate strategy and is unjustified.

Changes Sought

Reasons for Participation

PR-C-1501 09/10/2017 Cherry Brougham N

4714

Comments

PR6a should be removed from the list of potential sites, or at the least the area allocated for housing should not extend north of the track from the A4165 to Frideswide Farm in order to maintain the 'Kidlington Gap'. PR6b should remain a golf course and PR6c,be developed for housing instead - again, this would maintain the 'Kidlington Gap'. PR6c is close to the Northern Gateway. Additional housing could be allocated to PR7a and PR7b as high density urban extensions to Kidlington. No further sites at Kidlington should be reconsidered. The area and scale of development proposed for Yarnton on site PR8 would completely change the character of the village, and threaten coalescence with Kidlington. The land take should be pulled back from the railway. If the target 4,400 dwellings cannot be met by increasing densities and additional housing on some other sites, the target should be reconsidered

Changes Sought

Reasons for Participation

PR-C-1502 09/10/2017 Henry Brougham

5138

Comments

Incorrect consultation form used. Comments relate to proposed submission plan. PR6a should be removed from the list of potential sites, or at the least the area allocated for housing should not extend north of the track from the A4165 to Frideswide Farm in order to maintain the 'Kidlington Gap'. PR6b should remain a golf course and PR6c be developed for housing instead - again, this would maintain the 'Kidlington Gap'. PR6c is close to the Northern Gateway. Additional housing could be allocated to PR7a and PR7b as high density urban extensions to Kidlington. No further sites at Kidlington should be reconsidered. The area and scale of development proposed for Yarnton on site PR8 would completely change the character of the village, and threaten coalescence with Kidlington. The land take should be pulled back from the railway. If the target 4,400 dwellings cannot be met be increasing densities and additional housing on some other sites, the target should be reconsidered.

Changes Sought

Reasons for Participation

PR-C-1507 10/10/2017 Philip Morley North Oxford Golf Club N N N N

4739

Comments

Policy PR6c proposes the possible development of a golf course on land at Frieze Farm to replace North Oxford Golf Club (NOGC), should the current golf club site be developed under Policy PR6b. The Frieze Farm land was Plot 39 in the November 2016 consultation. It is 29.95 hectares. Our response covers the PROCESS by which Cherwell District Council (CDC) has proposed the Frieze Farm land, as well as the content of the proposal.
CONTENT - NOGC is a very compact golf course, covering a total of around 32 hectares. Careful management and maintenance over the past 110 years have enabled NOGC to retain a full, attractive and challenging 18 holes and at the same time be compliant with evolving requirements for safety and space. It would be completely infeasible to design a new 18-hole golf course on a site that was 10% smaller than the existing compact site. It is also our understanding that there may be an underground gas main across the land. The 29.95 hectares of the Frieze Farm site are therefore a complete non-starter for a golf course.
PROCESS - CDC has made no effort to engage at all with NOGC on the question of possible replacement golfing facilities that would be "equivalent or better provision in terms of quantity and quality in a suitable location" (National Planning Policy Framework, para 74). The proposal to identify a specific replacement site was not mentioned at all in the November 2016 consultation, so NOGC has had no opportunity to prepare any arguments to present to CDC in writing or in public meetings. In plucking Policy PR6c out of thin air and seemingly at the last minute, CDC is falling well short of required procedural standards.

Changes Sought

Engage with NOGC directly so that CDC receives direct input in matters of golf course expertise.

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6b - Land West of Oxford Road

PR-C-1508 09/10/2017 Alan Graham N N N N

5450

Comments

This site seem to form a natural extension to the north side of Oxford and on sustainable transport routes into Oxford City Centre, but not to other employment centres in Oxford. It also appears to be in a sustainable location for Oxford Parkway Station which would actually encourage outward commuting from housing this area and could not be considered for the latter reason as likely to address Oxford's housing needs.A further concern about the development of the Oxford Golf Club is that the proposed density of development on this site is low with only 530 dwellings proposed on the 32 hectare site, if it cannot be developed at a substantially higher density it should be considered inappropriate on those grounds alone. With an allocation of 50% affordable housing provision this element is likely to be at a much higher density, potentially 40-50 dwellings per hectare and this leaves the market housing on large plots which are likely to be very expensive properties and not addressing any specific need, other perhaps for commuters to London from Oxford Parkway station. The Plan even states that houses will be on large plots, presumably the market housing, and this is inconsistent with the primeobjective of addressing Oxford's housing needs.The sites are located in one of the most vulnerable areas of the Green Belt and development on these two sites brings about a substantial erosion of the Green Belt in terms of moving towards coalescence between Oxford and Kidlington, in terms of national policy development in this area is not appropriate.

Changes Sought

Reasons for Participation

PR-C-1513 10/10/2017 Mark Lowen N

4757

Comments

PR6b - Land to the West of Oxford Road, PR6a - Land East of Oxford Road & N Oxford golf course. NOGC is a well established & heavily used course. It is an attraction to the area & a valuable resource. It is proposed to make land (Site PR6c) available for a new course. It would cost circa £10m to build a new course & take many years for it to establish. This would be unsustainable, it will not happen & there is no evidence within the proposals that it will. It is inconceivable that anyone would try & establish a new golf course at that site given the nature of the land (entirely flat), it's too small & the upfront cost. It wasn't a golfer that drafted this plan! Along with PR6b it will produce some 1180 homes. For many years there has been enormous traffic congestion involving Cutteslowe, Kidlington, Wolvercote & the two Peartree Roundabouts. A further 1,000 vehicle movements at peak times will cause gridlock. This plan does not provide for any realistic proposals to alleviate traffic congestion. The proposal to provide a link from the A40 west of Wolvercote Roundabout to the small Peartree Roundabout, while it might relieve congestion at Wolvercote & Cutteslowe, will equally exacerbate it at the small Peartree & Kidlington Roundabouts. Perhaps though the siting of these developments will provide housing for commuters into London, via a walk to the railway station. However, that is not meeting Oxford's housing shortage, its alleviating London's.

Changes Sought

Reasons for Participation

PR-C-1514 10/10/2017 Councillors Neil Prestidge and Maurice Billington Prestidge and Billington N

4765

Comments

We object to the development of 530 homes on this site. This is the site of the North Oxford Golf Course, which was identified in the Local Plan Part 1 as a key buffer between Gosford and Oxford. One of the main functions of the Oxford green belt is to constrict the growth/expansion of Oxford and to preserve green space, if this site is built on then the coalescence of Oxford and Gosford is more likely. The local plan is missing a strategic gap policy, if a strategic gap policy were in place here it would give more protection to the gap between Gosford and Oxford. Along with a major loss to the green belt, if the golf course is turned into a residential development there would be a major loss of bio diversity and habit. The golf course has a large number of trees and managed open space, we want assurances from that council that wildlife surveys and impact studies are carried out before this site is developed. Gosford has been identified as having a level of pollution that is hazardous to health, if the trees and green space is removed this will only exacerbate the situation. The council needs to have a plan in place to solve the pollution issue in Gosford before any development takes place. As stated in our response to Policy PR2, we support the social housing target of 50%. Given the location of this site and the proposed housing density we want to seek assurances that this target will be met and enforced. We also want to make sure that residents of Gosford and Kidlington are prioritised in the housing allocation process for the affordable housing on this site. The Oxford Golf Course has existed for 110 years and is a well-established golf course that is valued by all the residents. If this golf course was lost a key local amenity would be lost. We strongly object to the loss of this valuable local amenity for the building of houses. As stated in our response to Policy PR6c we strongly question the viability of providing a new golf course at Frieze Farm. It is not clear how the improvements to the infrastructure will benefit the residents of the Oxford Road. If this site is used for housing the traffic issues will only be exacerbated, the residents of Gosford are already in one of the most polluted areas of Cherwell District Council and measures need to be taken to ensure that this is resolved before development takes place and that it does not get worse.

Changes Sought

Reasons for Participation

PR-C-1516 09/10/2017 Councillor Gillian Hopcroft N

5104

Comments

North Oxford Golf Club is within the Green Belt and should remain as recreation use. It is not suitable for high density housing, and therefore would only provide fewer executive highly priced houses. The Golf Course is a mature, well maintained and very well attended facility and although an alternative site for a golf course has been suggested at Frieze Farm, which is not a suitable replacement, there has been no consultation with the owners, who actually would intend to build houses on their land.

Changes Sought

Reasons for Participation

PR-C-1516 09/10/2017 Councillor Gillian Hopcroft N

5102

Comments

How the allocation of new affordable housing will work in practice between OCC & CDC has not been established satisfactorily, & therefore it is essential there is a proposed strategy in place before the Policy is adopted.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6b - Land West of Oxford Road

PR-C-1521 09/10/2017 Alaric Rose N N

4784

Comments

These sites would become urban extensions to Oxford, physically linked to existing communities. Development of these sites would significantly narrow the important open countryside gap between Oxford and Kidlington, erasing the perception that Kidlington is a separate village community, and bringing it into Oxford. The combination of both sites, either side of the A4260, provides a valued area of unlit open green space, and a distinct break in development between the City and surrounding villages, along a major entrance corridor to Oxford. Evidence does not demonstrate that exceptional circumstances exist to justify a release from the GB, where background studies confirm that both sites are of high importance to the integrity and function of the GB. (See 2017 GB Study) Development on either or both sites would aggravate existing local congestion and air quality issues, and adversely impact on movement between Oxford and Kidlington. The open character of the farmland east of Oxford Road forms part of the wider landscape which provides an important setting on the approach to Oxford. The landscape of the Golf Course is manmade, but long established, with significant tree belts and thickets. It is highly unlikely that these features could be saved unless development is restricted to a low density and larger dwellings. As a result, there would be an inefficient use of an important large area, and potential viability difficulties in accommodating 50% affordable housing. The net benefits do not outweigh the substantial harm to local character. The Golf Course is also a local recreation facility, and its loss is unlikely to be offset by a new Golf Course on a significantly smaller site at Frieze Farm contrary to NPPF p74 “Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless: an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.” Owners of the Frieze Farm land seem unaware of the plans to site a golf course there, and recently made a presentation to Kidlington Voice (made up of local businesses and parish/district councillors) proposing 600 houses on the site. (See representations on Policy PR6c)

Changes Sought

Retain GB Policy on all the above sites, and do not allocate for development.

Reasons for Participation

PR-C-1529 08/10/2017 David Stone N N N Y

5436

Comments

Cherwell District Council's Partial Review of it's Local Plan to 'Meet Oxford's Unmet Housing Need is UNSOUND.
1. It's completely ignores the consequently impacts of Oxford City's new Local Plan, which is still in the "melting pot," and yet to be determined. It does not show a duty to co-operate, quite the reverse. This is significant because these two plans need to work together, not in isolation.
Otherwise, Oxford and the setting of it's immediate northern communities could lose even more protected Greenbelt land than so far proposed. The sheer scale and amount of Greenbelt proposed for removal is breath-taking and totally in contravention of National Planning Policy Framework, Paragraphs 79 and 80, which define the need and purpose of Green Belts. Cherwell District Council are paying only "lip-service" to the detrimental consequences. This is not acceptable. To claim the amount to be removed is only repents 3% is a very misleading distortion, because the locations identified, PR6b, PR6a, PR6c, PR8 will completely "strangle" north Oxford and are unstainable. The consequences of what clearly will be a very significant additional spread of - urban sprawl - have not been evaluated effectively.
IT IS IMPORTANT TO RETAIN THE PRESENT GAP BETWEEN KIDLINGTON AND NORTH OXFORD. IT IS IMPORTANT TO STOP URBAN SPRAWL TO PRESERVE THE OPEN INTEGRITY AND SETTING OF CUTTESLOWE PARK.
2. The Plan is NOT POSITIVELY PREPARED.As already mentioned, the number of houses on the sites mentioned above, are unsustainable, and contrary to Cherwell's own Summary Document page 4, they will do exactly the opposite to "limiting Oxford's Outward Growth." Indeed, this will, propel further 'ribbon development' in the future. The Plan is deeply "flawed," there is no mention of how it will safeguard and aid the needs, environment,and access to free-movement of present communities, adjoining the A4165, from the Cuttleslowe roundabout to the Kidlington roundabout by bus, car, cycle or on foot, the same applies across the Wolvercote area to the west end boundaries, where the ultimate impacts of development at the Northern Gateway, Barton Park (further to the east) is as yet unknown. To suggest it meets with the Country Council's Oxford Transport Strategy, is a misnomer, because this strategy is not sufficiently robust to deal with present excessive traffic congestion and health damaging pollution. Further more it is reliant on speculative funding, which may never arrive. TheLink road from Loop Farm A40 to A44, has been promised, but the funding is not is place. The congestion on the A40 is unstainable and a northern link road is needed north of Kidlington to relieve the over-whelming volume of traffic. Travel from the Park and Ride designated for Eynsham, will be constrained by the reduced width of the bridge on the approach towards the Wolvercote roundabout, so traffic coming to Oxford will remain at a standstill. It is regrettable that the County Council policy has cut bus services from villages, whom also need access to employment, perhaps if some of these villages were a little larger, bus services might be more sustainable?According to Cherwell District Council's Local Plan Summary Document:-It will create balanced and sustainable communities? NO! It will overwhelm north Oxford and Kidlington.It will be supported by necessary infrastructure? NO! No concrete evidence to deal with existing infrastructure, let along any new infrastructure. It will contribute to improving health and well-being? NO! It will increase detrimental health of existing residents in northern Cutteslowe, north Oxford, Wolvercote and Kidlington. Traffic will be at gridlock all day, everyday, pollution all day, everyday at EXCESSIVE LEVELS in addition to present Oxford Air Quality, non- compliance. Elderly crossing the road or accessing the shops in our area will find it completely impossible.

Changes Sought

Remove the need for affordable housing, because, there is no way it will be affordable next to northOxford. Be honest with people, tell them their lives in Kidlington and north Oxford are to be blightedwith complete traffic gridlock and damaging vehicle pollution.Be legal by NOT destroying Greenbelt land next to Cutteslowe Park, The Golf course, (an essentialrecreational resource currently), and stopping coalesce with Kidlington and north Oxford.

Reasons for Participation

Believes, with respect, the Inspector would much benefit from really listening seriously to ordinary people, regarding the very real experience and particularly genuine concerns of how these 'grand proposals' to 'illegally' destroy all the immediate greenbelt land around Kidlington and north Oxford, will have a completely devastating impact on the lives, health, well being and free movement of wellestablished existing communities.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6b - Land West of Oxford Road

PR-C-1535 10/10/2017 Layla Vidal-Martin Lichfields on behalf of Taylor Wimpey (Oxfordshire) Y Y N

5261

Comments

Taylor Wimpey (TW) considers the Submission Plan is not sound as it is not "justified" or "consistent with national policy". This is because : 1. CDC acknowledge (Submission Plan Executive Summary para XV) that "under national policy Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of a Local Plan". The Submission Plan (para 5.17) sets out why CDC consider that exceptional circumstances exist for the release of these sites from the Green Belt & their allocation for residential development. TW contend that CDC have not thoroughly explored "all other reasonable options" &, where they have sought to do so, there are flaws in their evidence base (regarding their assessments of sustainability, transportation & alternative development locations). They have not demonstrated the "exceptional circumstances" required for the proposed release of the sites identified in Table 1 from the Green Belt; 2. CDC's approach is predicated on an assumption that "Oxford's Housing Needs" form a bespoke & identifiable source of housing need. This conflicts with the recognition in the Oxfordshire SHMA (2014) (para 9.2) that "the SHMA identifies an Oxford-focused Housing Market Area which extends across much of the County, reflecting the economic influence of the City. The county still remains the most appropriate geography for analysis of housing markets in terms of the 'best fit' of local authority boundaries to a functional housing market area." More recently the Inspectors Report into the Vale of White Horse Local Plan emphasised that (para 45) "it is not the role of, or possible for, the plan to prescribe where people live and work;" and; 3. CDC compound this assumption (Policy 12a) by seeking to pursue a "separate five year housing land supply . . . For meeting Oxford's needs." This, in conjunction with proposals not to support Sites Not Allocated in the Partial Review (policy PR12b) are not consistent with the NPPF's presumption in favour of sustainable development & risk substantially harming housing delivery in the District in the coming years. Scope of response (See Detailed 4 Section Report). This response amplifies TW's concerns regarding the soundness of the Submission Plan, & their view that their site at Bloxham (Site PR35) forms a "reasonable option" for residential development prior to the release of the proposed allocations from the Green Belt. Specifically • Section 2: Summarises the appropriateness of residential development on the TW site; (Section 2 encloses * Sustainability Analysis by Calibro, * Residential Potential of Site, * Assessment of site against constraints, * SHLAA Analysis) • Section 3: Summarises TW's concerns regarding the inadequacy of the evidence base, whilst emphasising their support for the level of residential development proposed. This underpins their contention that the Submission Plan does not establish "exceptional circumstances" for the proposed release of these sites from the Green Belt; • Section 4. Sets out TW's comments on emerging policies and the changes that they consider are necessary to make the plan sound.

Changes Sought

The Plan proposes that around 55 % of the housing proposed should be targeted within the Green Belt (GB). Para 3.26 "approximately 14 % of Cherwell lies within the Oxford GB". Thus CDC need to demonstrate "exceptional circumstances" as to why this housing cannot be located within non GB locations comprising 86 % of the District. We do not consider that CDC have appropriately addressed "reasonable alternatives" & therefore cannot be considered to have demonstrated "exceptional circumstances" for the release of all of these sites from the GB. * Combined with the inadequacy of the evidence base, these concerns are amplified by the fact that the Submission Plan appears to prejudge the proposed development strategy irrespective of the evidence base. This is reflected in the fact that the (Executive Summary para xiv) states that the Plan "focusses development on a geographic area extending north from Oxford to south Kidlington, along the A44 corridor" & earlier iterations of the evidence base acknowledged that only sites within two of the nine areas of search have been assessed, * Conversely TW have established that the TW site at Bloxham does form a "reasonable alternative" for development within a sustainable location which is capable of meeting housing need. This is consistent with CDC's analysis within the HELAA (albeit that TW's technical analysis is that the site is capable of accommodating a higher level of residential development). * Accordingly the TW site should be allocated for residential development (under this or an additional policy) prior to CDC moving on to consider the need for any Green Belt release. * Without the amendments sought above our clients do not consider that the Submission Plan can be considered "sound", particularly with regards to being "positively prepared" or "justified."

Reasons for Participation

Page 2308

PR-C-1539 10/10/2017 Tim Emptage N

4836

Comments

Object to development on sites PR6a and PR6b. These sites are critical parts of the Oxford which prevent the coalescence of Kidlington and Oxford enabling each community to retain its own individual identity. It was to prevent this sprawl that the green belt was originally established. The proposed developments would leave such as small gap as to be completely useless in effectively separating the two communities. Kidlington would then become no more than an extension of Oxford.There is no evidence that this land should be released from the greenbelt on exceptional circumstances as studies have shown this land to be of high importance to the integrity and function of the greenbelt. The land occupied by the Golf Club makes a significant contribution to the green belt both in its landscape function and as a recreational activity. It should be noted that the Southfield golf course in Oxford has been rejected by the city council for a potential housing site. The plan proposes a very low density of houses which means it will be extremely difficult to achieve 50% affordable. It is clear that the position of this site will result in it being used for large,expansive houses attractive to commuters from London. This will do nothing to support the unmet housing need or to provide affordable housing for local people.

Changes Sought

Reasons for Participation

PR-C-1541 09/10/2017 Maurice White

4842

Comments

Object to the change of use of the land PR6b, the Oxford Golf Course, a mature and established recreational facility, used by hundreds of local people, an alternative for which would take the best part of 10 years to establish even if the £20 million funding could be raised. It is accessible in ways that most other golf courses in Oxfordshire are not as it is close to North Oxford and the settlements like Kidlington to the North and most importantly connected by a frequent bus service to these areas for the significant number of people using public transport. It contributes to the health and well being of the population. Also environmental reasons for retaining a mature parkland of this kind, e.g. the wildlife served by this habitat. Any housing development here is likely to be low density to preservation the trees and ponds on site, as a result this is the most likely site to generate expensive housing aimed at commuters to the London area because of the nearby station; the generated housing need rather than the unmet housing need.

Changes Sought

Reasons for Participation

PR-C-1542 10/10/2017 Cllr Andrew Gant Oxford City Council Liberal Democrat group N N N Y

4846

Comments

Considers that both CDC statements "considered reasonable alternatives" and that it has demonstrated "clear, exceptional circumstances for development within the Oxford GB" are unjustified, non-compliant and unsound as a result. "Reasonable alternatives" must include sites which are within reasonable commutable distance of Oxford but avoid the coalescence of Oxford and Kidlington and northward urban sprawl of Oxford, as required by the NPPF. This must mean that, for example, the Shipton Quarry site is appropriate to meet Oxford's housing need. Similarly, building on both sides of Oxford Rd (policies PR6a and PR6b) clearly breaches the NPPF requirement that settlements must not coalesce. The alternative site at Frieze Way, currently allocated as a replacement golf course, would not have that effect. These alternatives have not been sufficiently considered.Oxford City Council has re-stated the legal definition of GB that among its principal characteristics are "openness" and "permanence" The Council is right to do so. This is not consistent with the assumptions in this plan. We do not believe an "exceptional need" has been demonstrated to justify the breach of GB principles in the way the plan does. The need could be accommodated with far less damage to the GB by better and different use of some of the allocated sites, and by more consistent consideration of alternatives. Without such consideration, the plan is procedurally non-compliant, legally non-compliant with definitions of GB, and unsound in its consideration of alternatives.

Changes Sought

A fundamental review of site allocations is required, acknowledging that Green Belt must remain open and permanent, as required by the NPPF. Alternative sites within "easy commutable distance of Oxford" which do not cause urban sprawl or coalescence should be more proactively considered.

Reasons for Participation

To ensure full representation of the views and concerns of local people by their elected representatives

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6b - Land West of Oxford Road

PR-C-1560 09/10/2017 Aubrey King

4895

Comments

Objects because: 1. The proposals are not consistent with National Policy. They do not take into account the detrimental effect that removing these large areas of GB will have. These proposals therefore fail to meet the test of soundness as defined in Para 182 of the NPPF. 2. Oxford's LP has not yet been prepared, so CDC's allocation of homes is premature, is not an appropriate strategy & is unjustified.

Changes Sought

Reasons for Participation

PR-C-1580 09/10/2017 Janet and Tim Stott N

4924

Comments

Objection to policies PR3, (The Oxford GB), PR6a (Land East of Oxford Road) and PR6b (Land West of Oxford Road). We are particularly concerned about the loss of the GB for PR6a as we are regular walkers on this land and aware of the wildlife and habitats that will be lost forever with the loss of this land. This land contains established grass snake colonies which will be destroyed. The grass snake is a UKBAP priority species of conservation concern39. It is also protected under the Wildlife and Countryside Act, and the Bern Convention.We believe these proposals are not consistent with National Policy because they do not take into account the detrimental effect that removing these large areas of Green Belt will have. These proposals therefore fail to meet the test of soundness as defined in paragraph 182 of the NPPF.

Changes Sought

Reasons for Participation

PR-C-1589 01/10/2017 Professor Peter Robbins N N

4960

Comments

Object to proposal to build 530 homes on land to the west of Oxford Road, as it is not a justified or proven requirement and it is inconsistent with national policy. New Government methods for calculating housing need indicates 30% fewer houses required in Oxfordshire than previously forecast and the basis for housing allocations in Cherwell to accommodate its needs and the City of Oxford's requirements are overstated and invalid. Less land will be required to accommodate development and there are no exceptional circumstances to warrant the release of land from the Green Belt. Without prejudice to the above point, any proposals by Cherwell to release land from the Green Belt to meet the Oxford's needs are premature and unjustified given that the City of Oxford is in the process of reviewing its Local Plan and has not yet determined how much housing development can be accommodated on land within the City's boundaries. The land to the east of Oxford Road lies in the Kidlington Gap which forms a core component of the Green Belt separating Oxford and Kidlington. Development in this location would be in direct contravention of the fundamental aim of Green Belt policy which is to prevent urban sprawl by keeping land permanently open. The Kidlington Gap serves all the five purposes of the Green Belt and is strategically important. It is one of the clearest examples of an open area preventing the coalescence of settlements, checking unrestricted sprawl and safeguarding the setting and character of the historic city of Oxford. Its loss would fundamentally undermine the long established principles of Green Belt policy. The housing allocation proposed in Policy PR6b is also unsustainable, both on its own and in conjunction with the other planned releases of land from the Green Belt for housing. Infrastructure and services in and around Oxford are already under great strain. This applies to schools, hospitals/healthcare and roads. There is no capacity for major additional development. Oxford and the surrounding area are already beyond capacity in relation to infrastructure and services, and the further population pressure from the proposed developments is unacceptable. The road network in the immediate environs and the wider area is already highly congested. There are no clear, identified and funded proposals in the Plan to address these issues.

Changes Sought

Delete PR6a housing allocation on land to the east of Oxford Road; delete PR6b housing allocation on land west of Oxford Road; delete PR7a housing allocation on land south east of Kidlington; delete PR7b housing allocation on land at Stratfield Farm; delete PR8 housing allocation on land east of the A44.

Reasons for Participation

Page 2309

PR-C-1603 10/10/2017 Gordon and Helen Henning Y Y N N

5071

Comments

Not justified or effective in terms of SA Objective 10 (air pollution/road congestion). Whatever pedestrian, cycle or public transport provision is available, increased vehicular traffic will inevitably be associated with any development on this site (for personal reasons for many users e.g. disability, but also for delivery vehicles as more and more shopping is done online; drone use for delivery is being developed but unlikely to be an option here because of proximity 'London Oxford' (Kidlington) Airport). Climate change may well also increase the frequency and severity of adverse weather conditions making cycling etc. not only very unpleasant but also more often dangerous (e.g. in high wind). Also, no facilities or services are planned for this area. New residents will have to travel further to access essential services, facilities and employment opportunities. The prediction for the number of houses needed is questioned and is to be re-evaluated. It does not take into consideration the intrinsic value of the Green Belt for current and future generations and the Irreplaceable nature of the Green Belt. Development of the golf course, and then building a new golf course only a short distanced away, seems an astonishing waste of resources, particularly as the potential site for relocation of the golf course is green-field (agricultural) land. It is difficult to see how this development can be sustainable, given the lack of realistic plans for providing necessary infrastructure (e.g., transport, health care etc.) - and these are already significant, longstanding problems in Oxford and Oxfordshire. Not effective because is very likely to provide housing for London commuters rather than people employed in Oxford and local areas, and hence exacerbate many of the problems that Oxford and Oxfordshire already have such as traffic and very high demand on schools, healthcare etc. The considerable uncertainty over many financial and economic matters after Brexit mean that there is considerable uncertainty about whether the plan could be "deliverable over its period". Have seen little real evidence in recent years of effective co-operation between local authorities e.g. the lack of solution to the traffic problems in Oxford/Oxfordshire. Policy PR 6b is not consistent with the National Policy Framework (NPPF) for Green Belts.

Changes Sought

This policy should be withdrawn completely. There are other alternatives for increased availability of housing including: i) use of land within Oxford city for housing instead of employment - Oxford city appears to be planning for employment to outstrip its housing need even more than is now the case and, in particular, there is already a major development (the Northern Gateway) very close to the area covered by Policy PR 6b. Ii) Increased housing density on sites already used or designated for housing within Oxford city.

Reasons for Participation

PR-C-1618 10/10/2017 Harry Fletcher N

5584

Comments

Object to policies PR3, (The Oxford Green Belt), PR6a (Land East of Oxford Road) and PR6b (Land West of
Oxford Road- Believe these proposals are not consistent with National Policy because they do not take into account the detrimental effect that removing these large areas of Green Belt will have. These proposals therefore fail to meet the test of soundness as defined in paragraph 182 of the NPPF. - Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature and is not an appropriate strategy and is unjustified.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6b - Land West of Oxford Road

PR-C-1619 10/10/2017 Gary dáLuz Vieira

5586

Comments

Object to policies PR3, (The Oxford Green Belt), PR6a (Land East of Oxford Road) and PR6b (Land West of Oxford Road). - Believe these proposals are not consistent with National Policy because they do not take into account the detrimental effect that removing these large areas of Green Belt will have. These proposals therefore fail to meet the test of soundness as defined in paragraph 182 of the NPPF. - Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature and is not an appropriate strategy and is unjustified. - Development of these areas will effectively join Oxford and Kidlington, which is against Green Belt rules. - Developing these areas is more likely to result in high price commuter housing than the affordable housing currently needed for key workers in the city.

Changes Sought

Reasons for Participation

PR-C-1622 09/10/2017 Andrew Hornsby-Smith Kidlington & Yarnton Labour Party N Y N Y

5535

Comments

Kidlington & Yarnton Labour Party acknowledges the real housing need for Oxford. It is not convinced that the need is for 4,400 houses to be built in Cherwell District. It opposes the allocations in the vulnerable Kidlington gap (proposed policies 6a, 6b), which it believes will mainly be used by London commuters rather than meeting local need; and by
the size of the allocation made between Kidlington and Yarnton (Policy PR8). It considers that there are less harmful alternatives available at Gosford (the area allocated for playing fields in Policy PR 7a and at Stratfield Farm, Policy 7b). It also believes that land at Frieze Farm and close to Loop Farm offers alternatives that are closer to the Northern
Gateway employment site and less damaging to the open countryside between Yarnton and Kidlington.
It considers that the North Oxford Golf course provides an important Green Belt friendly amenity, and that the need for additional playing fields could be met south of the Park & Ride. It is concerned to ensure that the County Council develops additional Park & Ride capacity east of Kidlington, where the traffic impact would be less damaging than an extension at Water Eaton Park & Ride. It would support the provision of a railway station on the Cherwell Valley line, but not at the proposed location at Sandy Lane, but closer to the airport, Langford Locks and Lyne Road (for the benefit of Kidlington's residents). We are concerned that at each of the main allocations, an unreasonably high level of land
has been extracted from the Green Belt, which we believe will lead to future speculative development that will be difficult to resist.

Changes Sought

Opposes policies 6a, 6b. There are less harmful alternatives available at Gosford (the area allocated for playing fields in Policy PR 7a and at Stratfield Farm, Policy 7b); and by the size of the allocation in policy PR8.

Land at Frieze Farm and close to Loop Farm offers alternatives that are closer to the Northern Gateway employment site and less damaging to the open countryside between Yarnton and Kidlington.

It considers that the North Oxford Golf course provides an important Green Belt friendly amenity, and that the need for additional playing fields could be met south of the Park & Ride.

It is concerned to ensure that the County Council develops additional Park & Ride capacity east of Kidlington, where the traffic impact would be less damaging than an extension at Water Eaton Park & Ride.

It would support the provision of a railway station on the Cherwell Valley line, but closer to the airport, Langford Locks and Lyne Road (for the benefit of Kidlington's residents).

Reasons for Participation

I have spoken as a platform speaker at three public meetings in Kidlington and Gosford. I made a substantial representation at the Issues and Options stage. As a former parish councillor, I represented Kidlington Parish Council at the North Oxford Area Action Plan examination in public, and likewise was invited to the Examination in Public of the Local Plan. I have an MSc in Transport Planning, so part of my representation covers that area. I also offer a distinctive perspective as a local resident, who agrees with the principle of a Green Belt review, but does not support the current planned site allocation. I have no interest in promoting a particular site, but only have some sympathy with those who would wish to preserve the Green Belt intact. I believe my views represent many in Kidlington who recognise the need for local housing, but see these plans as strategically unacceptable. My representation contains primary research evidence which I would wish to represent.

Proposed Submission Plan - Policy PR6c - Land at Frieze Farm

PR-C-0055 11/08/2017 Mr Ronald Lloyd N

99

Comments

The statements in CLPPR paras 5.78, 5.81, 5.82 suggesting that the merits of meeting housing numbers "far outweigh" those of a vibrant social facility - the Golf Course - appears to be another assertion without explanation. That the University has 'made the land available' raises questions as to why. There are of course obligations on councils to fulfil policy agreements, but Cherwell also has a responsibility to support NPPF guidelines (paras 73, 74) and its own vision (Executive Summary ix.4), and intelligently question the focus on housing targets in the City more than the County. Motives of the owners of land leased to NOGC will, one assumes, have been examined. It would not reflect well on the Council if it emerged that cash proceeds of the sale were judged more important than fulfilling a primary responsibility of the University to help sustain the health and social wellbeing of people who live in the City, and even the County, in its management of an extensive portfolio of land. It is a responsibility of Councils to challenge the University to uphold the interests of local people. The suggestion that land at Frieze Farm could be a location for NOGC has been rejected by many on grounds of inadequate size, and unattainable levels of spending to create a course in any way comparable with current one. It also questions the logic of invading greenbelt by digging up the golf course and moving it a short distance, when the case for not building houses at Frieze Farm has not been made. However much hard work has gone into producing the land allocation plan it behoves the Planning Department to give proper consideration to new information and alternative views - especially of local people whose health and wellbeing are directly affected.

Changes Sought

Reasons for Participation

PR-C-0092 18/08/2017 Ian Wilkins

247

Comments

Cannot understand the reasoning behind the proposed relocation of our well established and well used golf course. The logical proposal would be to leave the golf course on its existing site and put the housing that was destined for the golf course on to land at PR6c, the site reserved for the replacement golf course. It would be nice to think that the existing mature parkland golf course will be there for future generations to enjoy.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6c - Land at Frieze Farm

PR-C-0237 | 15/09/2017 | Karen | East | TMP Planning Ltd on behalf of Gosford and Water Eaton Parish Council | | | N | Y

818

Comments

As stated in our response to Policy PR6b the Parish Council is opposed to development on the North Oxford Golf Course and therefore to a replacement course being provided on this site.There is very little detail provided on this proposal which is of major concern. Indeed, the size of the site is not stated and there is no evidence provided to confirm that the site is large enough or suitable for a replacement course. It is not clear how the site would be accessed or what constraints exist to influence any future development brief. Whilst the Parish is opposed to the development of Green Belt, if development does have to go ahead within the Parish then we suggest that further consideration could be given to the suitability of Frieze Farm for housing. The site could link to the North Oxford Gateway and to existing road infrastructure. It could also help support the underused Stratfield Brake recreational facility.

Changes Sought

This allocation should be removed from the Plan together with the proposal for development of the North Oxford Golf Course. Further consideration could be given to the potential to use of the Frieze Farm site for housing.

Reasons for Participation

The Parish Council would wish to take part in order to explain the potential impact of the proposed development on local communities and why this should be better reflected in the draft vision.

PR-C-0305 | 25/09/2017 | Martin | Small | Historic England | Y | Y | N |

905

Comments

The site "Land at Frieze Farm" includes the Grade II listed Frieze Farmhouse. As the Council will be aware, paragraph 126 of the National Planning Policy Framework requires local planning authorities to recognise that heritage assets are an "irreplaceable resource" and "conserve them in a manner appropriate to their significance". Paragraph 129 notes that the significance of a heritage asset can be affected by development affecting its setting. Historic England therefore considers that Policy PR6c should include a requirement for the retention of the Frieze Farmhouse and a suitable setting. As written, the policy does not do this and so, in Historic England's view, does not conform with the Framework and thus is not sound.

Changes Sought

Policy PR6c should include a requirement for the retention of the Grade II listed Frieze Farmhouse and an appropriate sensitive setting in any golf course proposal.

Reasons for Participation

PR-C-0319 | 04/09/2017 | Mrs Philippa J | Nelson | | | | N |

940

Comments

In all probability, the proposed developments on sites PR6 and PR7 will, given their proximity to Oxford Parkway station, simply attract commuters to London.

Changes Sought

Reasons for Participation

PR-C-0417 | 11/09/2017 | Chris | Pack | | N | Y | N | Y

473

Comments

Objection on Protection of GB. The National Planning Policy Framework spells out the importance of the GB.North Oxford Golf Club is almost certainly the most important piece of the most critical part of the whole GB. It is especially critical for supporting the purposes of GB in preventing the merging of communities with subsequent urban sprawl and loss of identity. For years it has managed to separate Kidlington from North Oxford and preserve the special character of the uniquely historical city of Oxford from Kidlington, Gosford, Yarnton and Begbroke. Apart from being a golf course it also a parkland, contributing to the aims of GB as an attractive landscape supporting quite a rich biodiversity of fauna and flora characteristic of the countryside. The Proposed Submission does not comply with nationally accepted purposes of GB as laid down in the legal framework of the National Planning Policy Framework

Changes Sought

Reasons for Participation

I believe that submitting NOGC as an exception site for housing in the Green Belt is wrong,both morally and legally and cannot be justified. The case for protecting it needs to be statedclearly at the examination.

PR-C-0417 | 11/09/2017 | Chris | Pack | | N | Y | N | Y

474

Comments

The National Planning Policy Framework is very specific about the importance of providing appropriate Recreational facilities for communities. Recreation itself is crucial for physical, mental and social health. North Oxford Golf Club performs a vital role in these respects which would collapse with the demise of the club. It is a thriving club and, importantly, open to all. There are 475 members, most of whom play regularly; additionally, around 3,000 visitors play here every year – in addition to similar numbers who visit the club for social and other (including e.g., Pilates) purposes. Club members come from all ages and walks of life and regard this club rather like we might regard our family. At one extreme, our junior section fosters an interest in sport from an early age. At the other extreme, our many senior members consider this club to be their life blood. Some of these have led active sporting lives but may no longer be able to pursue the more physically demanding sports. Take away this club, and you remove from all age groups the health benefits - mental and physical. Many members have expressed how important it has been to be able to rely upon it for their recreational and social life. Approving this site for development would directly contradict all that the Government and your own Council have been saying about the importance of recreation and would not be compliant with the National Planning Policy Framework.

Changes Sought

Reasons for Participation

I believe that submitting NOGC as an exception site for housing in the Green Belt is wrong,both morally and legally and cannot be justified. The case for protecting it needs to be statedclearly at the examination.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6c - Land at Frieze Farm

PR-C-0417 11/09/2017 Chris Pack N Y N Y

475

Comments

Critically, the National Planning Framework (para 74 under 'Health') says that sports facilities should not be built on unless equivalent or greater provision is made elsewhere. The proposed Submission Plan has put forward a field known as Frieze Farm as a suitable replacement course. This was suggested after the initial consultation and rather late in the day-almost as an afterthought. The Planning Officers talked to the Colleges/Agents about Frieze Farm but it didn't talk to the Golf Club about this possible replacement. If they had they would have found that this site would be totally unsuitable as a replacement. No assessment has been made to show whether or not the North Oxford golf course is surplus to requirements. But the very fact that they have offered a replacement would indicate that the planners believe that a golf course in this immediate area is in fact needed and in demand. I have already shown that North Oxford Golf Club is a thriving club with a good sized membership and is making a high quality contribution to recreational and social needs. Furthermore, Frieze Farm is simply an area of agricultural land used mainly for cereals. It is an almost empty, fairly flat featureless area of land with few if any trees and no natural features to build upon in designing an interesting new course equal in quality to the present North Oxford course. There are no trees to compensate for the loss of a beautiful parkland course of numerous species. The northern edge is traversed by electricity pylons. Access is by a small entrance and track off the very busy A44 and very close to the A44/ Frieze Way roundabout. A new 18 hole course could not be fitted into the smaller Frieze Farm site and it is doubtful that it could satisfy Health & Safety regulation. There is nothing in the submission about how it would be provided and who would pay. The conclusion must be, therefore, that whatever the other objections, any attempt to develop North Oxford Golf Club for housing or any commercial purpose would not be compliant with the National Planning Policy Framework and could not be justified in law.

Changes Sought

Reasons for Participation

I believe that submitting NOGC as an exception site for housing in the Green Belt is wrong,both morally and legally and cannot be justified. The case for protecting it needs to be statedclearly at the examination.

PR-C-0417 11/09/2017 Chris Pack N Y N Y

476

Comments

Oxford's housing need in large part arises from the concentration of jobs in the City area – roughly twice as many as houses to serve them. The City Council continues to pursue a reckless policy of reserving huge areas for employment within the city boundary without the housing to go with them. Their only solution is to annex GB land for the housing that their policy demands regardless of the impact that this will have upon the principles and purposes of the GB, recreational needs and upon the merging of communities. The only reason for putting forward GB sites between Oxford and Kidlington is because they are close to Oxford and the landowners are more than willing to release the land for their own profit. It is worth noting that Cherwell is the only District concentrating on such a small area of massive and unsustainable urban extension. · It is unlikely that the golf club site will do much to help local housing need. Because it says it is a nice area, Cherwell suggests building at half the density of other sites and it would be an estate including many large houses and commuters to Marylebone. For any proposed social housing on the site it is worth noting that prices on the largest estate built in Oxford for a generation at Barton, just a few miles from the golf course, will start at £299,950 for one-bedroom and £360,000 for two-bedroom apartments. Hardly affordable!

Changes Sought

Reasons for Participation

I believe that submitting NOGC as an exception site for housing in the Green Belt is wrong,both morally and legally and cannot be justified. The case for protecting it needs to be statedclearly at the examination.

PR-C-0458 06/10/2017 Malcolm Austen

493

Comments

Objection made to Policy PR 6c to reserve land at Frieze Farm for the potential construction of a new golf course. Why cannot this land be deemed suitable for housing. The land in bounded by the A 44 and Frieze Way which affords good access to Oxford and the remainder of the County. The construction of a new golf course on a farm site would take several years to be playable and cost several million pounds, which C.D.C apparently do not consider is a cost to them.

Changes Sought

Reasons for Participation

PR-C-0487 07/10/2017 Brigadier M J F & Dr A R Stephens N

5410

Comments

Object to Policies PR6b and PR6c and contend that the proposed submission plan is unsound, inadequately researched and, as a result, not justified at this stage.
Policy PR6c makes provision for a new golf course, but from the land available at Frieze Farm the replacement would be a lesser facility than provided by NOGC which is a tightly designed 18-hole course with virtually no provision for highly desirable safe practice areas. Anything provided at Frieze Farm would be substantially less acceptable than the cleverly-developed and well-kept facility that is NOGC. If land has to be taken from the Green Belt for housing why not use Frieze Farm? NOGC is clearly the most important part of the Green Belt separating the village of Kidlington and the creeping urban expansion of Oxford City. We realize that much work has been put in to produce a very lengthy document but the brief comments on the subject in paragraph 21 of PR6b on page 99 clearly demonstrate that the proposed plan as it relates to NOGC has not been adequately examined on the ground and the ramifications of destroying a 110-ten year old and very well used golf course in the Green Belt have not been given adequate consideration.

Changes Sought

Reasons for Participation

PR-C-0499 30/09/2017 Alan Oliver N N

1189

Comments

1. The sites are on Oxford GB. GB's remain Govt. policy. Land between N Oxford & Kidlington is unique as it fully accords with the 5 GB purposes as per para 80 of the NPPF. GB's are designated to manage the location of new development, they would not exist were there not pressure to develop on them. Such pressures cannot be considered exceptional circumstances. As per para 84 of the NPPF there's no evidence of alternatives being considered i.e.. using allocated, undeveloped employment land in Oxford for housing & promoting employment growth outside Oxford, creating a better balance between where people live & work. Have the LA's co-operated in looking at alternatives? This land being GB also complies with para 81 of the NPPF. It is used for sport & recreation, is biodiverse & visually pleasing. 2. The identified housing needs rely on an outdated study which has never been independently assessed. Revised Govt. figures indicate a reduced requirement. It now seems there is no need to build on GB. Even if there is a need on this scale, it is a poor location to meet Oxford's needs, being adjacent to a London commuter rail line & in the expensive part of Oxford. The private housing will likely attract London commuters & wont provide affordable homes for people with jobs in Oxford. It is evident that many house buyers in N Oxford are those moving from London & continuing to work there. 3. Unsound in allocating NOGC for housing & not taking into account NPPF para 74. Understand NOGC weren't involved in discussions prior to this. NPPF Para 74 says existing sports facilities shouldn't be built on unless it assessed as surplus to requirements or replaced by equivalent or better provision. No such assessment has been made. NOGC, a well established & thriving club with 475 members & 3000 visitors p.a. Its clubhouse is used by the wider community. As a flat course, it is especially suitable for seniors. NOGC is needed. It is not sound practice to propose allocating land for housing & to carry out a retrospective assessment of the need for a golf course. We need this space for the health & wellbeing of locals. The land at Frieze Farm as a replacement GC, appears to be an afterthought. It is too small. Building a new GC on a similar sized site to NOGC would cause H & S issues unless mature trees were in all the right places. No indication shown on how it could be financed or developed. Apparently the landowners have stated to NOGC that they have no intention of providing another GC or providing the level of funds that would be needed. The mature landscape central to the current GC couldn't be replace in reasonable time & therefore the 2nd criterion of para 74 cannot be met.

Changes Sought

The housing allocations in the Kidlington Gap should be removed from the Plan & the Green Belt designation of the Killington Gap retained.

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6c - Land at Frieze Farm

PR-C-0499 30/09/2017 Alan Oliver N N

1190

Comments

4. NOGC is a biodiverse landscape. Containing different tree species & 55 recorded bird species & pond life. The NPPF states this is important for health & wellbeing. It is much valued by locals. Land N of Cutteslowe Park is also important in this respect, changing the open nature the Parks. It is a well used facility. 5. The development will put further pressures on transport & other infrastructures. Seemingly funding bids for infrastructure are being made to cater for growth, but funding has not been secured. Growth shouldn't be approved until infrastructure can be provided & it's demonstrated that any proposed measures will be effective. Traffic in the N Oxford area is already severe. Work on the 2 roundabouts hasn't improved this. More housing will add to congestion & air pollution. Oxford has good public transport provision, but not all who work/live locally will use this. Increased housing & employment levels will add to congestion with its health implications. It will reduce Oxfords' attractiveness as a business location & place to live. Putting more housing & employment in this area cannot be viewed as sustainable. There are also severe existing pressures on other services including health and education.

Changes Sought

The housing allocations in the Kidlington Gap should be removed from the Plan & the Green Belt designation of the Kidlington Gap retained.

Reasons for Participation

PR-C-0500 30/09/2017 Gill Oliver N N

1191

Comments

1. The sites are in the Oxford GB. GBs remain Government policy. The Kidlington Gap land is in GB and fully meets all 5 of the purposes of GB set out in para. 80 of the NPPF. GB's are designed to manage the location of new development and would not exist were there not pressure to develop within them. The existence of such pressures cannot therefore be considered exceptional circumstances. There is no evidence (as per para 84 National Planning Policy Framework) that serious consideration and cooperation by local authorities has been given to alternatives such as using allocated and underdeveloped employment land in Oxford for housing and promoting employment growth outside Oxford to create a better balance between where people live and work. This land is also used positively for outdoor sport, recreations and has value for biodiversity and visual amenity. 2. The identified need is based on an outdated study and revised Government figures indicate a much reduced requirement. This is a poor location to meet Oxford's needs as it is adjacent to a commuter rail line to London and in the most expensive part of Oxford for housing. Therefore will likely cater for London commuters rather than provide the required affordable housing. 3. Para. 74 of the National Planning Policy Framework says that existing sports facilities should not be built on unless an assessment is undertaken showing it is surplus to requirements of replaced by equivalent or better provision. No such assessment as been made. It is understood that the Golf Club were not involved in discussions prior to the allocation. The Golf Club is well established, thriving club whose facilities are also used by the wider community. As a flat course it is particularly suitable for senior members. This facility is clearly needed for the health and well-being of residents. The allocated land at Frieze Farm as a replacement golf course is seemingly an afterthought with no indication of how it could be developed or financed. The mature landscape central to the current course could not be replaced within a reasonable timescale. This creates major health and safety issues and does not meet the second criterion of Para 74. 4. The golf course is valuable in terms of biodiversity and landscape, containing 25 different tree species and 55 regularly records bird species as well as pond life. There would also be a negative impact on the open nature of the land to the north of Cutteslowe Park. 5. Further pressures will be put on transport and other infrastructures. No funding has been secured for further infrastructure and growth should not be approved until it can be demonstrated that any proposed measures will be effective. It has been reported that the recent works on the 2 roundabouts have not improved queue times. More housing will add to congestion and air pollution, put pressure on health and education services, as well as reduce the attractiveness of Oxford. It is difficult to understand that putting more housing and employment in this area can be viewed as sustainable.

Changes Sought

Housing allocations in Kidlington Gap should be removed from the Plan and GP designation of Kidlington Gap retained.

Reasons for Participation

PR-C-0510 08/10/2017 Rachel Walton N

1219

Comments

GB is designed to protect from overdevelopment. If PR6 and /or PR7 are permitted, Kidlington, Yarnton and Begbroke will become victims of urban sprawl and become a suburb of Oxford. This GB should not be sacrificed as it will irrevocably damage the countryside, wildlife and biodiversity of North Oxfordshire, reducing quality of life for local residents.

Changes Sought

Reasons for Participation

PR-C-0532 03/10/2017 David Fitchett N Y

1308

Comments

1. Proposed density means expensive 'commuter' houses will be built not meeting Oxford City Council's unmet housing needs. 2. Golf course has been in existence for over a century and matches all purposes of GB set out in Government's National Planning Framework. 3. This land and natural habitat is well cared for and should remain as a green lung between Oxford and Kidlington. 4. The National Planning Framework (Para4 under "Health") states that sports facilities should not be build on. Not a viable proposition to relocate this to Frieze Farm - takes decades to mature and establish a customer base. With keen competition no business case could be made that would justify the setup investment costs. 5. The course is extremely well played with nearly 500m members and over 3000 visitors annually. Contrast this to football pitches which only get used twice a week. 6. Is also a well used community facility for various functions. 7. The club is a business employing some 20 staff and contributing to the local economy. 8. Important countryside cultivated with over 25 tree species specially planted and maintained. Includes strategic water features creating habitat for many flora and fauna with some 55 bird species ranging from gold crests to buzzards. 9. Traffic flows already horrendous and due to worsen with Northern Gateway development. Even more houses will make congestion unbearable. 10. Many under utilised areas around Oxford could be developed - why take away land that is serving a useful purpose for the community.

Changes Sought

Take North Oxford Golf course (PR6b) out of the Plan completely

Reasons for Participation

Because I do not believe the Councillors have all the facts

PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N Y

1423

Comments

The NPPF states that one of its Core Planning Principles (para 17) is to take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the GBs around them, and noting (at para 79) that the fundamental aim of GB policy is to prevent urban sprawl by keeping land permanently open. Paragraph 83 states that once established, GB boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. The recent Housing White Paper, clarifies what the steps before a finding of “exceptional circumstances” should be, when local authorities can demonstrate that they have fully examined all other reasonable options for meeting their identified housing requirements. Amongst these “reasonable options” which Local Authorities must demonstrate they have considered before there can be the “exceptional circumstances” required for review/release of GB land are: • making effective use of suitable brownfield sites and the opportunities offered by estate regeneration; • the potential offered by land which is currently underused, including surplus public sector land where appropriate; • optimising the proposed density of development; and • exploring whether other authorities can help to meet some of the identified development requirement. Although not yet law, the White Paper illustrates how high the hurdle for exceptional circumstances must be, given that the NPPF’s “fundamental aim is keeping GB land permanently open”, and the need to show there are no “reasonable options” before considering GB release.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

Reasons for Participation

CPRE Oxfordshire represents a wide membership across the County, including many parish councils and local organisations, and seeks to influence development to protect and enhance the countryside. As one of the founders of the Oxford GB, we have considerable knowledge about its origins, purpose and ongoing relevance.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6c - Land at Frieze Farm

PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N Y

1429

Comments

GB: CONCLUSIONS: 1. Government Policy and the Public Interest both require the GB to be permanent unless truly exceptional circumstances necessitate consideration of release. 2. Oxford unmet need is not an exceptional circumstance, firstly because it has not been defined and secondly because there are ample reasonable alternatives to accommodate it. 3. The LUC GB study was conducted on flawed principles and should be given little weight. 4. Cherwell have cited no other exceptional circumstances which hold any water – and their primary arguments – proximity to Oxford – is in fact a key argument for GB retention rather than release. 5. If at some future time an Oxford "unmet need" has been shown to exist and satisfactorily quantified, and if that requires any allocation to Cherwell, there are alternatives available to the District other than releasing GB land and therefore none should be released.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

Reasons for Participation

CPRE Oxfordshire represents a wide membership across the County, including many parish councils and local organisations, and seeks to influence development to protect and enhance the countryside. As one of the founders of the Oxford GB, we have considerable knowledge about its origins, purpose and ongoing relevance.

PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N Y

1428

Comments

THE GB STUDY No great weight should be given to the LUC GB Study. Its purpose was not to determine whether any of the GB made no, or an insignificant contribution to, the purposes of the GB since clearly all of the GB land contributes, and the loss of any would be harmful. Rather, in its own words, the GB Study has been commissioned by Cherwell District Council to assess the suitability of the strategic sites being promoted for development against the five purposes of the GB. In other words the sites had been pre-selected, as we showed above, in the face of GB policy, and targeting the most fragile point in the entire Oxford GB. LUC continue The considerations that will determine the most appropriate scenario, or combination of scenarios, will largely relate to the existing or potential environmental qualities and value of land, and to the sustainability of residential development. This will enable Cherwell District Council to consider whether there are 'exceptional circumstances' (under paragraph 83, NPPF) to justify altering GB boundaries through the Local Plan process, i.e. to enable existing GB land to contribute to meeting Oxford's unmet housing need. That is, value is not primarily judged against GB purposes at all, but against environmental ones, and the sustainability of the land for housing development. LUC found that Release of areas identified as making a low contribution to GB could provide only 5.8ha of potential development land 4.13). Release of areas identified as making a low or low-moderate contribution to GB could, subject to consideration of cumulative impacts, provide 34.6ha of potential development land(4.14). Release of areas identified as making a low, low-moderate or moderate contribution to GB could, subject to consideration of cumulative impacts, provide 166.7ha of potential development land (4.15). Although as noted above, the judgment was largely not on GB grounds, moderate harm was considered acceptable in order to release a larger amount of land. LUC acknowledge that release of fragile GB 4.16 GB that occupies only a small/narrow area between separate urban settlements will tend to rate highly in terms of its role in preventing settlement coalescence. This exactly describes the land chosen for release; but LUC went on. However, if environmental assessment determines that this land lacks significant value then a case could be made for accepting the coalescence, or near-coalescence, of settlements in order to maximise the scale of development in one area. That is the, subjectively assessed low environmental value trumps urban sprawl and severe coalescence, the two founding principles of the GB. Further, they have targeted the very point at which the GB is already narrowest – the Kidlington Gap between Kidlington and Oxford – for release, directly creating the coalescence of two distinct settlements (It is material that Oxford itself is proposing to breach that same area from the South with a proposed development of St Frideswide Farm). The sites concerned are all at the exact point in the GB where coalescence of settlements (Oxford and Kidlington) is most threatened, with the built areas separated presently by a few fields. The proposed GB reviews, together with the release of the Parkway Station and Park and Ride would effectively merge the two settlements. Although Kidlington (population 13,000, 2011) is statutorily a village, it is larger than many towns, notably Thame (11,600) and Henley (11,700) in Oxfordshire.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

Reasons for Participation

CPRE Oxfordshire represents a wide membership across the County, including many parish councils and local organisations, and seeks to influence development to protect and enhance the countryside. As one of the founders of the Oxford GB, we have considerable knowledge about its origins, purpose and ongoing relevance.

PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N Y

1427

Comments

DUTY TO CO-OPERATE - The SHMA is explicit that Authorities are not expected to meet OAN (Objectively Assessed Need) in full if e.g. it would necessitate Green Belt development. It has been the unforced choice – not the requirement – of Oxfordshire's Councils to agree to meet the SHMA need in full despite wide swathes of Oxfordshire being GB and AONB. It is therefore incumbent on Councils to take on each others' "unmet need" if it would otherwise require GB land to be released. As shown, Oxford's unmet need is very far indeed from being quantified or crystallised, but, if it were, it would be the duty of other Councils to assist Cherwell in meeting its part of that need without releasing GB land, not least by assisting Cherwell to understand how to do so within its own borders. There is no evidence that this has been attempted. Finally, the new OAN calculation proposed by the Government during the consultation defines "need" as the figure shown in the Government's own tables on household projections. This is overlaid in the proposed calculation with an arbitrary (and ill-conceived) uplift intended to reduce house prices. It is also accepted that local authorities may if they wish further inflate their housing targets to provide further economic growth than that already included in the government's base tables. However, it is submitted that these latter two elements cannot be defined as "need" and neighbouring Councils have no duty to co-operate in meeting them.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

Reasons for Participation

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PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N

1426

Comments

OXFORD'S 'UNMET NEED' AND REASONABLE OPTIONS FOR MEETING IT (continuation)
c. Even if there were no reasonable alternative sites, and even if densities on allocated non-GB sites could not be increased, the release of GB land could be substantially reduced. The total GB land proposed to be released is 264 ha. 10 hectares is proposed to be released for the station and Park and Ride, which already exist on GB land. There is no obvious rationale for the release. The net GB land to be released for housing is 254 hectares However within this area only 153 hectares is proposed to be actually used for housing, with the rest being allocated for sport, nature, agriculture etc., all legitimate GB uses. On the residual land 3990 houses are proposed at a density of 26 dph (although an average of 34 is claimed in the Plan). If build densities were increased to urban levels – the Council's stated Policy is to treat these incursions for Oxford's unmet need as urban extensions – then 70 houses per hectare, utilising only 37% of the land would be appropriate. This would require only 57 hectares, all of which could be comfortably accommodated on PR8, the least damaging in terms of coalescence and the Kidlington Gap of all these sites.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6c - Land at Frieze Farm

PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N Y

1418

Comments

TRANSPORT - THE PROPOSED NEW STATION AT KIDLINGTON/BEGBROKE. The initial proposals for the development made great emphasis on the provision of a new railway station “between Kidlington & Begbroke”, the implication being that this station would cater for the needs of residents to reach their places of employment in Oxford and that therefore the housing plans are more sustainable. The relevant railway line is that from Oxford and the south to the midlands and north via Banbury. It is intensively used with half hourly cross-country trains and frequent freights including regular intermodal trains from and to Southampton docks. There is also a local service of 12 trains per day each way (9 on Saturdays, 3 on summer Sundays, none on winter Sundays) calling at the intermediate stations at Tackley, Heyford & Kings Sutton. North of Aynho Junction, as far as Banbury, these trains all have to interwork with the three trains per hour on the Chiltern Line to and from London Marylebone. There are presently no proposals for a new station on this line, nor are there likely to be. Neither Network Rail, Oxfordshire County Council nor any train operator has any aspiration for a station here. It does not feature on any relevant route study or strategic proposal. For example, we note that no such plans have been included in the Oxfordshire Infrastructure Strategy, signed off by the Oxfordshire Growth Board in September 2017, which claims to 'provide a view of emerging development and infrastructure requirements to support growth from 2016 to 2031 and beyond'. This includes a description of numerous rail improvement projects both pre and post 2031, as well as listing infrastructure priorities for the A40 Corridor, but gives no mention at all to a new station in this area. Journey time for the local trains is 30 minutes and they only just slot in between the other services; in other words, a train leaving Banbury soon after the previous southbound train only arrives in Oxford just before the next one. To add an extra stop on the route would make this pathing issue even more tricky. It would be possible to accelerate the journey time with electric trains which have better acceleration and deceleration rates and thus allow an extra stop in the same timetable but although the previous government did announce a scheme to electrify this railway as part of its “electric spine” in 2012, this has been deferred and there is at present no prospect of this happening. Great Western Railway (GWR) operate the local trains and they do have an aspiration to increase the frequency to a train every 90 minutes across the whole day but it is only an aspiration, not a timed commitment. Even that frequency is not really sufficient to attract substantial numbers of commuters to use rail on a daily basis. For that a half hourly service level is, these days, a basic requirement. The station at Oxford Parkway, opened in October 2015 and connected to Oxford station in December 2016 has in any case now become the railhead for Kidlington, swathes of north Oxford, Headington and surrounding villages. The rail industry as a whole is thus utterly unlikely to wish to commit to another new station “between Kidlington and Begbroke”.

Changes Sought

References to the station should be removed from the Plan as it is not deliverable within the lifetime of the Plan and therefore is not effective.Any element of development that is dependent on this station being delivered should be removed from the Plan as unsound.Plans for additional housing in north Oxford/south Kidlington should be put on hold until the Oxford to Cambridge Expressway route is settled, the East West railway is re-opened and the full extent of the expansion of Bicester is agreed, with its possible new transport infrastructure.

Reasons for Participation

CPRE Oxfordshire represents a wide membership across the County, including many parish councils and local organisations, and seeks to influence development to protect and enhance the countryside. We would like to attend the oral part of the Examination.

PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N Y

1424

Comments

OXFORD'S 'UNMET NEED' AND REASONABLE OPTIONS FOR MEETING IT. 1. Is the Oxford unmet need real or realistic? Cherwell argues that an “exceptional circumstance” exists in the Inspector approving the adopted plan having added a requirement for “a formal commitment from the Council, together with other relevant Councils, to undertake a joint review of the boundaries of the Oxford GB, "once the specific level of help required by the city of Oxford to meet its needs that cannot reasonably be met within its present confines, IS FULLY AND ACCURATELY DEFINED”. (Our emphasis) It was our view at the time that the Inspector could have exceeded his remit as there was no evidence before him suggesting that further development in Cherwell was impossible without breaching the GB, nor of the precise quantum of Oxford’s unmet need (if any existed) or the capacity of other Districts to accommodate it. However it is relevant that he proposed a Review only AFTER Oxford’s unmet needs were fully and accurately defined. They still are not, and a review is therefore premature even on the Inspector’s terms. According to the City Council in a report to Scrutiny Committee (12th June), the agreed unmet need allocation, is used as a working basis for current local plans in Oxfordshire which will be updated when the Oxford Local Plan is completed. In other words it is presently neither fully nor accurately defined, as the Inspector had required it should be. Oxford has only now started its own Local Plan process to reflect the Oxfordshire Strategic Housing Market Assessment (SHMA), three years after it was published, and long after Oxfordshire’s other Districts. Its draft Local Plan gives no figure for unmet need, or for the City’s capacity to meet it. However, taking Oxford’s overall “need” to be for 28,000 houses over the plan period, CPRE argues that at least 26,000 could be provided inside the City itself by switching employment sites – the use of which for employment would only exacerbate the housing need the City Council describes as being its Number One priority to overcome – to housing, and increasing densities on all sites to compact city levels. That is even before the outcome of a review of further sites to which the City refers in its plan. (See Oxford/Densities paper attached) Consequently the Inspector’s condition, that Oxford’s unmet need should first be “fully and accurately defined” is nowhere near met, and, further, there would be little or no “unmet need” for other Authorities to consider. In any event, a “working assumption” of need cannot be an exceptional circumstance justifying GB release, especially when it is likely to be extremely inaccurate. Finally, during the course of this consultation the Government has proposed a new OAN formula to replace the SHMA (on which all the Review numbers are based). This new formula, if adopted, would reduce Oxford’s total annual housing need from a SHMA mid-point of 1400 per annum to 746, that is by 47%. This would in turn reduce “unmet need” by two thirds, even before taking into account that the City should use employment land to satisfy existing housing need rather than exacerbate it and build at densities appropriate to cities. The new OAN is at the very least further evidence that the level of unmet need this review seeks to satisfy is neither fully nor accurately defined.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. Cherwell District Council should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the Green Belt.

Reasons for Participation

CPRE Oxfordshire represents a wide membership across the County, including many parish councils and local organisations, and seeks to influence development to protect and enhance the countryside. As one of the founders of the Oxford Green Belt, we have considerable knowledge about its origins, purpose and ongoing relevance.

PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N

1422

Comments

The primary duty of a Local Authority must be to the people it represents. In an independent market research exercise, with a very high sample size, conducted across Oxfordshire by Alpha Research of Thame in April 2015 respondents were specifically prompted that there was considered to be a need for more housing, and of the extent and purpose of the GB, before being asked whether the GB, should be developed for that, or indeed any other, purpose. Their answers were therefore fully informed by recognition of housing need. 76% of respondents considered that the GB should remain undeveloped; 66% considered housebuilding the greatest threat. Although polls have something of a tarnished reputation, this has resulted from situations where marginal inaccuracy can lead to wholly incorrect forecasts in narrow binary decisions. In this case the sample size was so large and so representative, and the outcome so conclusive, that whilst there might be up to a 5% margin of error, this would not be capable of affecting the result, or its scale. Further, this is in line with previous polls, adding to confidence that it accurately reflects public opinion. The same exercise showed that in North Oxfordshire – closely correlating to Cherwell - the outcome was hardly less conclusive, with 71% of respondents supporting the proposition that the GB should not be developed for housing or any other purpose. This was despite years of constant media campaigning by the City Council that Oxford has “no option” but to spread over the GB unless people are to go homeless (a wholly fallacious claim). Despite the City’s campaigning, 73% of non-homeowners, and 74% of C2DEs agreed that the GB should not be developed for housing. In other words, the people who would be expected to have been the most responsive to the City’s campaigning rejected GB development almost as strongly as the general population. Indeed 73% of the City Council’s own constituents rejected it. There can be no doubt that the people both of Oxfordshire, and of Cherwell itself, reject GB development in principle, and this must be given great weight in any consideration of doing so.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

Reasons for Participation

CPRE Oxfordshire represents a wide membership across the County, including many parish councils and local organisations, and seeks to influence development to protect and enhance the countryside. As one of the founders of the Oxford GB, we have considerable knowledge about its origins, purpose and ongoing relevance.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6c - Land at Frieze Farm

PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N Y

1421

Comments

CPRE is opposed in principle to the release of GB land – as is national planning policy. A very strong case therefore has to be made to establish the exceptional circumstances required for the release of GB land. The Cherwell Plan goes nowhere near making such a case; Cherwell's electorate strongly supports retention of GB land as does Government Policy. There are a number of reasonable alternatives. The houses to satisfy Oxford's 'unmet need' targeted at the Cherwell GB could not only, on the Council's own admission, be sustainably built elsewhere in the District on other sites, or by increasing the density of build on existing sites, but also, at least to a considerable extent, within the City itself. Failing that, if there were genuinely no available option other than release of GB, national policy indicates that Cherwell would be expected to decline to do so and require other Councils to co-operate in meeting the unmet need Cherwell itself cannot satisfy. Additionally, during the course of the consultation, the Government published a revised Objectively Assessed Need (OAN) calculation, showing a total Oxford need of half that identified by the Oxfordshire Strategic Housing Market Assessment (SHMA). If adopted the new formula would make it certain that Oxford could accommodate all of its own housing need, and therefore there would be no "unmet need" for Cherwell to meet. The proposed OAN also reduces Cherwell's own need by a third, meaning that even if there were any Oxford unmet need to be covered, it could be met within the surplus the new OAN creates in Cherwell's adopted plan. This review is therefore premature and should be suspended at least until new "need" figures are crystallised.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

Reasons for Participation

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PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N Y

1420

Comments

Government Policy requires development in the GB to be the very last resort, only to be considered if there is no alternative. Cherwell has stood that Policy on its head by making building in the GB its very first choice, rejecting what it accepts were reasonable alternatives. Cherwell says that building as close to Oxford as possible trumps all other considerations. Since Oxford is surrounded by GB, that has led them to select not just GB sites, but the very closest GB sites to the City, at the Kidlington Gap, where the GB is most fragile, just a few fields wide. It is those few fields the Council plans to build on, flatly contrary to GB policy, and the known wishes of the overwhelming majority of its electorate. If the Council gets away with this plan, it will also, again contrary to GB policy, cause the merger of Yarnton and Begbroke into Kidlington; expose Kidlington itself to being engulfed by the predatory City Council which has sought to subsume it for at least thirty years; and also, by declaring that proximity to Oxford is itself an exceptional reason to build on the GB which surrounds the City, fundamentally undermine its very purpose, risking opening the whole GB to development.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

Reasons for Participation

CPRE Oxfordshire represents a wide membership across the County, including many parish councils and local organisations, and seeks to influence development to protect and enhance the countryside. As one of the founders of the Oxford GB we have considerable knowledge about its origins, purpose and ongoing relevance.

PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N Y

1419

Comments

Not Positively Prepared. Not Justified. Not Effective. Not Consistent with National Policy.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. Cherwell District Council should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the Green Belt.

Reasons for Participation

CPRE Oxfordshire represents a wide membership across the County, including many parish councils and local organisations, and seeks to influence development to protect and enhance the countryside. As one of the founders of the Oxford Green Belt, we have considerable knowledge about its origins, purpose and ongoing relevance.

PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N Y

1425

Comments

OXFORD'S 'UNMET NEED' AND REASONABLE OPTIONS FOR MEETING IT. 2. If Oxford's unmet need were realistic could it be met elsewhere in Cherwell than in GB? a. Yes, it could be met on non-GB sites. Cherwell found that the required number of houses could sustainably be built elsewhere, outside the GB, at Junction9 M40, Arncott, Bicester and surrounding area, Upper Heyford, Junction 10 M40, Banbury and surrounding area. They rejected these alternative sites because they might upset the evolution of the current adopted plan – although why competent planners would not be able to deal with that problem, if real, is not apparent; because there might be shortfalls, although why these should be greater for Oxford's unmet need than for Cherwell's own need was not explained; and more dispersed options provided less opportunity for strategic infrastructure investment (e.g. transport and education), although why this would be the case for, for example, Upper Heyford which is already targeted and developed, or for other centres which already benefit from services, is not explained. The overriding reason for their rejection however was clearly that they were less well situated (than the GB sites) to build communities associated with Oxford, to assist with the delivery of the Oxford Transport Strategy, to provide affordable transport options, and more likely to involve commuting. It is significant that even GB sites like the previously developed Shipton Quarry, were rejected as Development here would relate to Shipton-on-Cherwell, not Oxford. Therefore the parcel plays no role with respect to this purpose (Oxford's unmet need). Simply put, this amounts to saying that all reasonable alternatives were unacceptable because they were not in the GB, or, if they were in the GB, were too far from Oxford. It is an argument that urban sprawl into the GB is justified by the fact that only GB sprawl could (by definition) be close enough to the City; in other words it is an argument not just for nibbling at the GB but for undermining its core purpose. It is clearly unacceptable in its own terms. Further, the proposed new OAN calculation would reduce Cherwell's own need by 33%. The effect of this would be that 33% of the housing trajectory in the Council's adopted plan would be superfluous to Cherwell's own requirement and therefore available to satisfy any unmet needs of neighbouring authorities that might arise. b. The unmet need could be met by marginal density increases on generally low density allocated sites. Policy BSC2 in the adopted plan states New housing should be provided on net developable areas at a density of at least 30 dwellings per hectare unless there are justifiable planning reasons for lower density development. Yet Policy Bicester 1 allocates 380 hectares to just 6,000 homes which is 16 houses per hectare. Assuming for these purposes that 30 dwellings per hectare is the average across the District, the sites to which the present 22,800 homes are allocated would need to increase build density by just 5%, to 36%, to accommodate all of the "working assumption" of Oxford's unmet need. This would still be less than half the density of Central Paris or Barcelona, or Islington in London. Higher density build would also mean smaller houses, of which 63% of Oxfordshire's SHMA need is comprised, and thus better meet public requirements. High densities also reduce the need for car travel and create a stronger sense of community.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

Reasons for Participation

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Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6c - Land at Frieze Farm

PR-C-0660 07/10/2017 Carol Matheson N

1633

Comments

The land at Frieze farm could be used for houses if it is necessary to have housing on the GB. Frieze Farm is on the edge of the new business development area in north Oxford giving easy access between the two, and preventing a 110 year sporting facility being destroyed.

Changes Sought

Reasons for Participation

PR-C-0682 08/10/2017 Tara J Prayag N

1684

Comments

Why on earth are you planning on moving the golf course here? Just build here! As stated in our response to Policy PR6b the Parish Council is opposed to development on the North Oxford Golf Course and therefore to a replacement course being provided on this site.

Changes Sought

Reasons for Participation

PR-C-0711 08/10/2017 Gary Lancaster N

1780

Comments

The proposal to build housing on the area of North Oxford Golf Course and move it to the Frieze Farm area has apparently not been agreed with the owners of the Course. The farmland, featureless and surrounded by pylons, is unsuitable for a golf course, and in fact already has a plan for further housing, including a link bridge over Frieze Way between the two new areas of housing. It is hard to escape the conclusion that despite what the plan states, the actual result will be these two areas of housing, rather than the promised one, and the amenity of a golf course will be lost.

Changes Sought

Reasons for Participation

PR-C-0717 01/10/2017 Pierre Pazgrat

1803

Comments

• The proposal is to relocate on a fairly flat and largely arable land which does not fit a golf course need.• The current owners of the Frieze Farm have not given their approval to have the club relocated there.It is not clear how this relocation will be funded.

Changes Sought

Reasons for Participation

PR-C-0766 10/10/2017 Haidrun Breith Berks, Bucks & Oxon Wildlife Trust Y

1942

Comments

Policy PR6c - Land at Frieze Farm. No objection to this allocation but recommend that appropriate ecological surveys are prepared to inform the design of the golf course.

Changes Sought

Reasons for Participation

Potential biodiversity impacts as outlined in the representation.

PR-C-0773 10/10/2017 Philip Rawle Greenlight Developments Y Y N Y

1951

Comments

Does not consider the Partial Review of Cherwell Local Plan to pass the 'tests' of soundness, in terms of being positively prepared, justified, effective and consistent with National policy. This is because the Partial Review does not make reference to the need for C2 units (residential institutions, including care homes), nor to care/nursing homes more generally. Policy PR2 deals with C3 uses only. Further limitations on current local planning policies (adopted and emerging) are outlined in the accompanying Note prepared by Lichfield's. In terms of National policy, the Government's National Planning Practice web-based resource in the section on 'Housing and economic development needs assessments' provides guidance to the plan-making process on how to deal with 'housing for older people'. Failure of the Partial Review to meet the care needs of the District will clearly have significant implications on housing options for Cherwell's increasingly ageing population. The accompanying Note prepared by Lichfield's quantifies that like the rest of the UK there is a clear need for care homes in Cherwell. Examples are found in the Oxfordshire SHMA, which projects the number of people with dementia and mobility issues in Cherwell and Oxfordshire will roughly double by 2031 (end of this Plan period). The latest DCLG figures project the number of people in Cherwell living in communal establishments to double by 2031. The Lichfield's' Note sets out the care need for Cherwell as follows: • In Cherwell District itself, the latest DCLG projections show growth in the number of people over age 75 living in communal establishments of 565, i.e. this is the number of care home bed spaces needed (2011 – 2031). However, as the Council are planning for housing growth well in excess of demographic trends, which will lead the population growth in excess of demographic trends, 565 bed spaces should be considered a minimum to plan for up to 2031. • In terms of Oxford City's need, the DCLG projections suggest a need for a further 305 bed spaces by 2031, and (as with its housing need) a proportion of this may well go unmet. Cherwell will inevitably import some of Oxford's care home needs, as those additional residents (who otherwise would have lived in Oxford) age and move into care homes. This further justifies the use of the 565 figure for Cherwell as a minimum, which may need to be increased if unmet care home need for Oxford is identified. Lichfield's' Note on Care Home Need provided.

Changes Sought

Greenlight asserts that it in order for this clear 'need' for care bed spaces to be met in Cherwell over the Plan period, specific policies are required to:(a) Set the delivery of this need over the Plan period as a requirement - this requirement being a minimum of 565 bed spaces by 2031; and(b) To identify and allocate sites to accommodate this need in the Plan and on the Policies Map.To this end, Greenlights' land interest at Skimmingdish Lane, Bicester, which is currently subject to planning application 17/01428/F, provides an opportune site to be allocated for a 64-bed care home; thus accommodating some 11.3% of the bed space requirement (based on a total requirement of 565 bed spaces) over the Plan period (by 2031).To demonstrate how the site at Skimmingdish Lane, Bicester can accommodate a 64-bed care home, and therefore to assist in informing its allocation as a care home site in the Plan, enclosed with this letter is the site location plan and proposed site layout plan, both of which form part of the current planning application on the site.

Reasons for Participation

The matters raised in these representations are of a strategic nature to the plan.

PR-C-0787 10/10/2017 John L Broad CPRE Cherwell South District N

2017

Comments

Policy PR6c suggests moving the golf course to this site; the question has to be asked, why? It is in the GB.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6c - Land at Frieze Farm

PR-C-0788 10/10/2017 Andy Garraway Turnberry on behalf of Exeter College Y Y N Y

2025

Comments

The allocation of site PR6c for the potential construction of a golf course, should this be required as a result of the development of Land to the West of Oxford Road under Policy PR6b, is not justified by the evidence base and is an inefficient use of a sustainably-located parcel of land, which is well-related to Oxford. Despite being stated by Cherwell District Council to be unsuitable for allocation as housing in its justification for policy PR6c, the Sustainability Appraisal demonstrates that the site performs equally with sites PR6b and PR7a, and better than sites PR9 and PR10 in terms of impacts on Oxford City, and equal to PR6a, PR6b, PR9 and PR10 in terms of impacts on Cherwell District. Supporting documents provided. Helps demonstrate that the allocation of site PR6c for housing would support the delivery of much-needed new housing in a location that is well-related to Oxford and existing sustainable transport links, limits impacts on existing communities, has limited environmental and heritage constraints, is clearly contained by site boundaries preventing future piecemeal encroachment of the Green Belt, is deliverable in the short- to medium-term and can deliver the infrastructure necessary to support development. The site has the capacity to provide for 800 new homes to help meet Oxford's housing needs in a way that adheres to the vision and objectives of the Proposed Submission Plan. Delivery of infrastructure projects listed. The allocation of site PR6c as a residential development would ensure that the Proposed Submission Plan is seeking to focus development in sustainable locations which are spatially relevant to Oxford and which facilitate sustainable transport choices, in line with its stated vision and objectives. Furthermore, the site has the potential to assist in the delivery of a number of strategic transport interventions which will enable the Proposed Submission Plan to effectively achieve its aims without leading to significant impacts on the local highway network.

Changes Sought

Reasons for Participation

To ensure Exeter College's position regarding PR6c is articulated effectively

PR-C-0808 10/10/2017 Anne Denby Canal & River Trust

2192

Comments

Although this site is proposed to remain as designated GB the development of the site for a golf course still has the potential to significantly alter its character. The requirement for the site to prepare a Development Brief is therefore welcomed. The design and layout of the golf course should consider the visual impact when viewed from the canal corridor. The potential for miss-hit balls also needs to be considered in the layout to minimise the requirement for fencing/netting and potential injury to canal users. The proposals should include a mature landscaped buffer with appropriate maintenance and management plans in place.

Changes Sought

The Trust are happy to engage further in the preparation of the Development Brief but consider the Policy should be amended o acknowledge the site's location adjacent to the Oxford Canal and the need for development to consider and respond appropriately to the canal side setting.

Reasons for Participation

PR-C-0813 08/10/2017 Jennifer Betts

2204

Comments

Fully support the retention of PR6c in the GB and all remaining GB land around Kidlington and in particular land north of Kidlington between the back of the Moors and the river Cherwell.

Changes Sought

Reasons for Participation

Page 2318

PR-C-0813 08/10/2017 Jennifer Betts

2210

Comments

The site at Frieze Farm is unsuitable for a new golf course site as it is smaller in nature. Not aware that CDC has assessed the suitability of this site is terms of size for an 18 hole replacement course. Understand that CDC have not approached the landowner regarding using the land as a new golf course and the landowner still has aspirations to develop this site.

Changes Sought

Support the retention of this site within the Green Belt designation and request that this site is deleted from the plan for any use other than Green Belt.

Reasons for Participation

PR-C-0814 07/10/2017 David Betts

2227

Comments

The site at Frieze Farm is unsuitable for a new golf course site as it is smaller in nature. Not aware that CDC has assessed the suitability of this site is terms of size for an 18 hole replacement course. Understand that CDC have not approached the landowner regarding using the land as a new golf course and the landowner still has aspirations to develop this site, with proposals for 600 houses with its own services. Any replacement golf club would take 10 years to mature. It is unrealistic to expect that the landowner will co-operate in the relocation of the golf course. If the landowner put pressure on the council to withdraw the site from the Green Belt under provisions of PR12b it would open up this land for further unnecessary housing development.

Changes Sought

Support the retention of this site within the GB designation and request that this site is deleted from the plan for any use other than Green Belt.

Reasons for Participation

PR-C-0817 10/10/2017 G Davies N

5666

Comments

Loss of Cherwell District Local Amenities - The development of North Oxford Golf Club and adjacent land on the opposite side of the Banbury Road will only result in multimillion pound houses for Oxford and London commuters. The impractical alternative proposed site at Frieze Farm is smaller, flat featureless agricultural land and within a mile of the current North Oxford Golf Club; who will pay for it to be moved to an unviable site? A new golf course requires a significant investment and take years to develop to an acceptable condition. Why can this alternative site not be considered for housing? Has the Oxford Golf Course been scheduled for development to meet Oxford city's housing needs, if not why not? Its acreage is significantly larger than North Oxford Golf Club and not within the Green Belt area.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6c - Land at Frieze Farm

PR-C-0832 10/10/2017 David Flavin Oxfordshire County Council

5036

Comments

Proposed changes suggested.

Changes Sought

a. Requirement for a transport assessment should be added. b. Requirement for flooding/drainage details/assessment should be added.

Reasons for Participation

PR-C-0836 09/10/2017 Chris Pack N

2268

Comments

Object toPR6 (c) Frieze Farm. The proposed Submission Plan has put forward a field known as Frieze Farm as a suitable replacement course. This was suggested after the initial consultation and rather late in the day-almost as an afterthought. NPPF Para 74 says that sports facilities should not be built on unless equivalent or greater provision is made elsewhere. The owners/agents were not consulted on Frieze Farm's inclusion as a potential site for a replacement golf course prior to recommending the Plan to Members, nor was there discussion with the Golf Club on the suitability of the site. The site is totally unsuitable as a replacement golf course; it is smaller in effective area, and is a flat featureless field with no trees or natural features that form the basis for a new course commensurate with North Oxford.It has been estimated that to design and build a new golf course of this size from scratch, commensurate with the quality of NOGC would cost in the region of £10m and would take 8-10 years. During that period the club would lose most of its members, its long history, the recreational benefits, especially for the older golfers and a beautiful, landscaped course. Kidlington would lose much of the important gap that separates it from Oxford. No assessment has been made to show whether or not the North Oxford golf course is surplus to requirements. But the very fact that they have offered a replacement would indicate that the planners believe that a golf course in this immediate area is in fact needed and in demand. NOGC is a thriving club with a good sized membership and is making a high quality contribution to recreational and social needs. Reference is made to the owner's proposals for a 600 house "new village" development linking with sites PR6(a) and PR6(b). The CLPPR rejects the site in principle for housing but does not refer to the proposal; the revised plan is misleading residents. PR6© is unsound in term s of not being compliant with NPPF para 74 in terms of the provision of an alternative golf course "…equivalent or better. In terms of quantity and quality in a suitable location." It is not positively prepared in terms of 1. not revealing for the purposes of consulting with the public that a proposal has been drawn up on behalf of Exeter College-one of the Landlords for NOGC-for building a 600 house “New Village” on Frieze Farm linked to the sites West and East of the Oxford Road. Therefore providing the possibility of the complete obliteration of Green belt between Kidlington and Oxford. 2. Lack of research by Officers into the potential for Frieze Farm as a suitable replacement for NOGC and 3. Lack of consultation by officers with both North Oxford Golf Club and with the owners of Frieze Farm.

Changes Sought

Reasons for Participation

PR-C-0869 03/10/2017 Dr Peter Amies N

2361

Comments

Objection to Policy PR6b, to build houses on the site of the North Oxford Golf Club and the related proposal to build a replacement golf course at Frieze Farm (PR6c). The land occupied by the North Oxford Golf Club is a mature and beautiful arboretum where people play golf and where people can walk using the designated footpath. The land has been cared for by the Club for 110 years. There are hundreds of mature trees and shrubs of many different types which also provide a rich wildlife habitat. In my opinion, it would be unforgivable environmental vandalism to tear all this up to build houses (530, I believe) when houses can be built in areas where such destruction is not needed. The related proposal to build a replacement golf course on the featureless land at Frieze Farm is, frankly, nonsense. There is absolutely no way that an equivalent golf course could be built on that land. It might be possible to build a flat and uninteresting 9 or 12 hole course but nobody would want to play on such a course. Also object on infrastructure grounds. I cannot imagine how the Banbury Road could cope with more traffic in this area. In summary, on environmental and infrastructure grounds, these related proposals are unsound, not positively prepared and not justified.

Changes Sought

Reasons for Participation

Page 319

PR-C-0882 05/10/2017 Carl Smith N N N Y

5215

Comments

Objects to any proposal for a new golf course on Frieze Farm land as shown on PR6c as unacceptable. It would be a further erosion of the Green Belt. Such a new golf course site is unlikely to be any larger than the existing North Oxford golf course, or be able to meet its high standards. It is considered that the shape of terrain and contours are unsuitable, without defacing the existing landscape and the site and its landscaping is unlikely to be comparable with the existing north Oxford golfing course. Such a new golf course would require highway access along with a large car park at an inappropriate location. Also a large club house and golf shop, which will all be further inappropriate development in the Green Belt. A map/diagram is provided, suggesting alternative development areas & boundaries.

Changes Sought

Reasons for Participation

Based on the representation, would like to reserve the right to respond if necessary.

PR-C-0886 06/10/2017 J C Webb N

2388

Comments

Objection to Policy PR6b, to build houses on the site of the North Oxford Golf Club and the related proposal to build a replacement golf course at Frieze Farm (PR6c). The land occupied by the North Oxford Golf Club is a mature and beautiful arboretum where people play golf and where people can walk using the designated footpath. The land has been cared for by the Club for 110 years. There are hundreds of mature trees and shrubs of many different types which also provide a rich wildlife habitat. In my opinion, it would be unforgivable environmental vandalism to tear all this up to build houses (530, I believe) when houses can be built in areas where such destruction is not needed. The related proposal to build a replacement golf course on the featureless land at Frieze Farm is, frankly, nonsense. There is absolutely no way that an equivalent golf course could be built on that land. It might be possible to build a flat and uninteresting 9 or 12 hole course but nobody would want to play on such a course. Object on infrastructure grounds. Cannot imagine how the Banbury Road could cope with more traffic in this area.

Changes Sought

Reasons for Participation

PR-C-1011 23/08/2017 Tony Norris N

2960

Comments

No need to build houses on North Oxford Golf course. Why not use the land reserved for the replacement Golf course? Residents on that area, PR6c would only have a short walk to the railway station if they wish to travel to London.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6c - Land at Frieze Farm

PR-C-1124 10/10/2017 Mr M Stringer N

3500

Comments

We should preserve the GB for future generations; I am shocked to see this plan which aims to destroy the wildlife sanctuary woodland have created at PR6c! The whole exercise is a money grab on the back of an otherwise clever transport solution at Oxford Parkway station!

Changes Sought | Reasons for Participation

PR-C-1321 10/10/2017 Doreen Rose Oxford Sports Council

4334

Comments

Strongly objects to developing on N Oxford Golf Course (NOGC). It is outside but abuts Oxford CC's boundary. It provides golfing facilities for Oxford and Cherwell CC's residents. Golf is played by males, females, from pre-teens up to 90 yrs. It is good exercise & enjoyable & can be competitive. It is good for the health & fitness of those in their later years. NOGC has a good membership, particularly for the over 50's. We appreciate that there is high demand for housing in the Oxford area, but cannot see the sense in removing a successful recreational facility which could be used by the new home dwellers, & other housing sites already with PP. We recognise that PR6b has been suggested as an alternative location, but this is flawed. It makes no sense developing on an existing facility & set a new one up 1 mile away. This will cost in excess of £10 million & will take decades to establish on of the same quality. Also the new course would need to be available before the existing course is closed for development to ensure continuity. That means there would be no new completed housing at NOGC for a long time.

Changes Sought | Reasons for Participation

PR-C-1332 10/10/2017 Peter Webber N N N

4369

Comments

I commented at the earlier stage on the need to ensure that additional housing is so organised as to avoid simply becoming London overspill. For that reason too I would use Areas 6a-c as parkland and if need be part of the existing Cutteslowe Park for housing - it is particularly close to the JR hospital. I also commented on the need to direct employment outside Oxford and to locate housing accordingly.

Changes Sought | Reasons for Participation

PR-C-1332 10/10/2017 Peter Webber N N N

4367

Comments

If as I believe the loop for this part of the GB is not substantiated then these areas should be zoned for use as London-style community park, with purpose facilities for public use. The area is easily accessible from several directions by public transport, and it would be far preferable for this to be properly landscaped as a continuing "Green Lung" of benefit to both Oxford (which could contribute to the cost) and Cherwell. The Golf Course is in effect already landscaped. If the City still believes that it needs additional housing I suggest that part of Cutteslowe Park is developed and the funds released used to provide a new and larger community facility. The existing Cutteslowe Park is not easily accessed from Kidlington, and the additional extension proposed of little use to any except Cutteslowe residents and gives little protection to the GB/"Green Lung".

Changes Sought | Reasons for Participation

PR-C-1332 10/10/2017 Peter Webber N N N

4365

Comments

Effectiveness - There is little concrete information as to the funding or timing of infrastructure provision - e.g. a substantial new station will certainly be required, but there is no clarity at all as to how this will be delivered or funded or when in relation to the related development. This all comes across as a wish-list rather than as a blueprint for a successful outcome.

Changes Sought | Reasons for Participation

PR-C-1332 10/10/2017 Peter Webber N N N

4364

Comments

Positive Preparation - There has been an apparent failure to stress-test the alleged requirements of Oxford City Council. This is the subject of widespread local criticism, and the latest downgrading of the Government's own estimates of housing requirements undermines the whole basis of Cherwell's proposals and Oxford's demands. We need to start again with a process geared to the current Government figures as an absolute maximum. Damage to the GB just seems to have been assumed as a given, whilst it is not. Justification - The proposals cannot be justified as matters stand, as the figures have not been adequately tested and may no longer be current.

Changes Sought | Reasons for Participation

PR-C-1332 10/10/2017 Peter Webber N N N

4363

Comments

Duty to Co-operate - I do not believe that the duty to co-operate requires a Council to accept without apparent justification the aspirations of an overwhelming neighbour Council where that Council has not done all it can to solve the problems. They have not substantiated the basis for it's alleged housing shortfall and has not shown any obvious willingness to co-operate in the funding and/or provision of essential infrastructure. There is a lack of mutuality.

Changes Sought | Reasons for Participation

PR-C-1364 09/10/2017 Mrs Susan Moss Y Y N N

4435

Comments

The policies are unsound because they fail to meet the real needs of people for low cost (rented or for sale) houses that deal with urgent housing problems. Housing to meet local needs could be achieved by building smaller units at higher density and using far less land. Houses for sale at so-called 'affordable' prices, and houses at market prices, do not meet the needs of the teachers, nurses, public sector workers and young families. Build some houses, but make all of them of the type that people need - not what developers and landowners desire.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6c - Land at Frieze Farm

PR-C-1398 10/10/2017 Ben Simpson WYG on behalf of Bonnar Allan Ltd Y Y N N

5332

Comments

The representations are submitted on behalf of my client Bonnar Allan with regard to their proposals at New Alchester. The land is identified in the Vision document attached to these representations and will include up to 7,200 new market & affordable homes, primary & secondary schools, creation of a 240 acre country park & watersports centre & the potential to incorporate a new Park & Ride site with connection to the railway line south of Bicester by a new railway station. Our comments on the PSP are confined to issues of soundness. A summary of the alternative Options A to I that CDC considered at the last stage of the Plan is set out at paragraph 2.12. For the reasons we set out in our representations to that stage, we consider that the CDC's proposed approach of allocating land to the north of Oxford & within the Green Belt (GB) around Kidlington as set out in PR6c is flawed, & that the Partial Review does not pass the test of soundness. The PSP is not Justified as in our view it does not represent the most appropriate strategy for meeting Oxford's un-met housing needs. The logic that appears to underlie the PSP is in essence that the closer the proximity of the required housing to the City, the more sustainable it will be. This logic ignores the fact that there would be better prospects of residents travelling into Oxford as well as the major employment locations in the Science Vale by public transport including by rail from New Alchester. The preferred locations around Kidlington will increase congestion on the highway network & will result in the loss of GB & lead to coalescence between Kidlington, Begbroke & Yarnton, whereas the proposals at New Alchester are located beyond the GB. As we make clear in the Vision document, our proposals can be delivered in a phased manner & there are no impediments to early delivery. The scale of the proposals at New Alchester allows it to meet both the identified needs of Oxford City as well as an element of the future needs of Cherwell District, & in so doing, we recognise the journey that this proposal involves.

Changes Sought

We consider that the PSP should direct a majority of the un-met need to New Alchester which constitutes a more sustainable & justified location for the new homes needed both to meet the City's un-met needs as well as future need within Cherwell District. The PSP should be re-drawn to allocate land at New Alchester in place of the proposed allocations in the Green Belt (GB) around Kidlington. New Alchester can provide a highly sustainable location for the much needed development, at a location outside the GB & on the railway line into Oxford. The development would facilitate creation of a new railway station at New Alchester which would encourage people to travel to Oxford City & also other employment centres within the Science Vale by public transport.

Reasons for Participation

PR-C-1399 10/10/2017 Ms Jennifer Mitter Lichfields on behalf of The Church Commissioners for England (CCE) N N Y

5383

Comments

The CDC Local Plan Part 1 and the NPPF (Para 34) support a strategy whereby growth should be directed towards the most sustainable locations, encouraging travel by non-car modes. The County Council's Oxford Transport Strategy is also clear in its objectives for achieving a meaningful modal shift for those travelling into Oxford City away from the private car and towards public transport. In this context, the justification for the Council's approach in pursuing growth at sites such as PR7, PR8, PR9 and PR10 which propose concentrated levels of development (circa 3,220 dwellings) is unclear. The development as proposed is concentrated along the already very congested A44 corridor and around Kidlington which is a known congestion hotspot. While some development in this area may be appropriate, the concentration of sites will lead to significant issues of congestion given that the sustainable modes being pursued (with the exception of cycling) are all road based Park & Ride, Bus and RTP routes. The Sustainability Appraisal (June 2017) recognises that new development around the Kidlington area 'may increase congestion but the Local Plan Part 1 Partial Review allocates new housing sites that encourage the use of sustainable transport and are allocated following consideration of their impacts on transport patterns through the SA'. Notwithstanding assessment of the proposed allocations through the SA, the impact of congestion has not been sufficiently weighed in the balance when considering reasonable alternative sites and a broader distribution across the District. For example, locating development on the rail network at locations such as Islip would assist in removing some traffic movement from the road entirely. It's recognised that there is the potential for a new railway station at Yarnton, but this is a long term strategy with no immediate proposals for delivery. CDC does not consider this necessary infrastructure to support the proposals and simply consider it a potential future benefit. Therefore, all focus for this plan period under this strategy will be on the road, contrary to the conclusions of the Sustainability Appraisal and to which our client objects. Overall, the various transport evidence base documents prepared to date have not robustly assessed the opportunities to improve rail usage despite current work being undertaken to develop the East-West rail link. East-West rail Phase 1 works saw an upgrade of Islip station which is on the new Oxford – London Marylebone line. The Western Section of East-West Rail will also see the introduction of three new passenger services, for direct services within the region and connections to national mainline services. These services are due to start operating in the early 2020s. Despite this significant rail investment, no development is proposed within Islip which is just a 3 minute train ride from Oxford Parkway, 7 minutes from Bicester, 11 minutes from Oxford and under an hour to London Marylebone. Our client is of the view that Policy PR4a (and by association policies PR6-PR10) focuses too strongly on improvements to and mitigations for the highway network rather than considering options for removing traffic from the road network and towards more sustainable modes such as rail. The proposed locations for the additional housing are known areas of congestion and the transport proposals do not go far enough to solve the existing issues, with the proposed levels of development in this location likely to compound matters further. Our client objects to these policies which will lead to increased levels of congestion and the strategy will not achieve a step change in modal split. Soundness - The evidence base prepared to support Policy PR4a (and by association policies PR6-PR10) is not sufficiently robust to justify the approach to allocate this level of housing in an area of existing traffic congestion without an effective strategy to achieve a step change in modal split. The Council needs to justify its approach for focusing so much of the new development in one area which is already known to suffer issues relating to road congestion. Rail has not been considered as a reasonable alternative within the evidence base documents and consequently the draft plan is not justified. The draft Plan is not Effective, as it focuses too much of the housing requirement in one, focused area. The Plan is not consistent with national Policy as the proposed development is not located where the need to travel will be minimised and the use of sustainable transport modes can be maximised.

Changes Sought

The evidence base has failed to sufficiently consider investment in rail / exploitation of existing rail assets despite recent investment in the East-West Rail project. A thorough exploration of the reasonable alternatives is required.
More detailed consideration needs to be given to the potential for locating new development at Islip within proximity to the existing railway station. This location would be sustainable and would support the existing local community. It has been demonstrated that there are no overriding physical constraints, in terms of highway impact, flooding and ecology, to the development of this land.

Reasons for Participation

Due to the complexity of the matters discussed in relation to PR4a

PR-C-1400 10/10/2017 Ms Deidre Wells Red Kite Development Consultancy on behalf of Kidlington Parish Council N Y

5355

Comments

KPC consider that the suggested use of this land as a replacement high quality rural character Golf Course is unrealistic, as the site is too small. It is also a fairly featureless open parcel of land, where formal golf course development would require years of maturity in planting to deliver a scheme compatible with the open character of the Green Belt. The site remains in the Green Belt, and this is strongly supported. If the site was removed from the Green Belt under pressure from other participants/site owners, once the idea of a new golf course is abandoned, alternative development could follow under the provisions of Policy PR12b. Indeed, site promoters have recently publicised a proposal for a 600 unit housing scheme on the site, and appear to have no interest in providing a new Golf Course. This proposal for a golf course appears to be ill-founded. 6.04 The location of this site means that it would be a freestanding housing development, integrated with neither Oxford or Kidlington, and probably of insufficient scale to fund on site community provision. This would be an unsustainable form of development, encouraging travel to essential infrastructure such as schools, contrary to the spatial strategy of the adopted Local Plan. KPC supports the retention of Green Belt designation on PR6c.

Changes Sought

Request Deletion of policy support for Golf Course use

Reasons for Participation

KPC is an elected body, representing the views of a large number of people inthe part of the District which will be most affected by the proposed alteration to the Development Plan. In addition to having a statutory role in the Planning process, the Parish Council has an in depth understanding of the local area where new development is proposed, and is well placed tocontribute to the Local Plan process. It is essential for the KPC to be actively involved in the Examination, in order to be able to represent local views, fully respond to submissions made by others, and to address any modifications discussed in advance of the Examiners report.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6c - Land at Frieze Farm

PR-C-1403 10/10/2017 Vicky Aston Sport England Y Y N

5184

Comments

Sport England welcomes the Council's references throughout the document and policies requiring developers to include open space, outdoor sport and recreation. However, Sport England is concerned that the Council has yet to publish its evidence base in relation to playing fields and outdoor sports provision and built sports facilities. The Council will need to ensure that all of the new development contributes towards indoor and outdoor sports facilities in the District. The Council's evidence base will help frame this work. Sport England also recommends that the Council includes a requirement for applicants to include a statement demonstrating how their development has met the 10 principles included in Sport England's Active Design document. See Section 3 of the document 'how to use Active Design' and the proposed change.

Changes Sought

Sport England recommends that the Council consult Sport England at the earliest opportunity on the preparation of the Playing Pitch Strategy. Sport England suggest the following text could be included in the policies to support Active Design: PR5 (10) Provide evidence of how the development has improved the health and well being of new
residents by demonstrating how the proposals will meet the 10 Active Design Principles set out in
Sport England's guidance document 'Active Design' https://www.sportengland.org/facilitiesplanning/
active-design/

Reasons for Participation

PR-C-1404 09/10/2017 Andrew Hornsby-Smith N N N Y

5371

Comments

Site PR38a (the western most parcel of land assessed as HELAA155) would be appropriate for a small allocation, and could be combined with several playing fields. Suggests allocating 4 hectares of land at 35dph (on this location with the residual 2.6 ha being allocated for playing fields giving a total housing allocation of 140.

Changes Sought

Delete and replace with allocation of 1,035 houses on 23 ha of land, 3.2 ha for a primary school with buffer zone. Access arrangements to be designed.

Reasons for Participation

Has spoken as a platform speaker at three public meetings in Kidlington and Gosford. Made a substantial representation at the Issues and Options stage. As a former parish councillor, has represented Kidlington Parish Council at the North Oxford Area Action Plan examination in public, and likewise was invited to the Examination in Public of the Local Plan. Has an MSc in Transport Planning, so part of representation covers that area. Also offers a distinctive perspective as a
local resident, who agrees with the principle of a Green Belt review, but does not support the current planned site allocation. Has no interest in promoting a particular site, but only have some sympathy with those who would wish to preserve the Green Belt intact. Believe views represent many in Kidlington who recognise the need for local housing, but see these plans as strategically unacceptable. Representation contains primary research evidence which could be presented.

Page 2322

PR-C-1404 09/10/2017 Andrew Hornsby-Smith N N N Y

5372

Comments

Site PR39 Frieze Farm has a limited impact on the most vulnerable section of the Green Belt, which is protected north of the site by Stratfield Brake. It was assessed as having a theoretical capacity of 1,498 dwellings in the Initial Sustainability Appraisal. In the Green Belt Study, the parcel is divided into land to the west of the A4260 and land to the east. The west side comprises 29.95 hectares of land. The harm to the Green Belt was assessed as high, largely because 'the openness of this land sloping away from Oxford contributes to the City's rural setting… it lacks relationship with the urban fringe of Oxford but is too close to it to be associated with other settlements… [and] Breaching the A34 would also weaken the role of the Green Belt to the southwest, in the area contained by the A34, A40, A44 and Oxford Canal (assessed as site PR41).' Disagrees with these points. Firstly this land sloping away from Oxford and contributing to its rural setting is set just north of the raised section of the A34, and the A4260 dual carriageway so cannot be seen from the city, the nearest point of which is the Travel Lodge and service station south of the A34, at under 200m away. Use of landscape screening could mitigate any perceived harm. Secondly, features could be built in to integrate the site more closely to the Northern Gateway, and the cluster of retail outlets that are to form part of the employment site. It would not be necessary to build along the canal within the site, as the site is sizeable, and part of the parcel could be protected. Given that Oxfordshire County Council wish to build a major new link road to Loop Farm roundabout from the A40 in the west, the land to the other side of Loop farm, west of the A44 is already destined to become urbanised. Detailed comments about the advantages of this site over other sites in Yarnton are provided.

Changes Sought

Delete and replace with allocation of 1,035 houses on 23 ha of land, 3.2 ha for a primary school with buffer zone. Access arrangements to be designed.

Reasons for Participation

Has spoken as a platform speaker at three public meetings in Kidlington and Gosford. Made a substantial representation at the Issues and Options stage. As a former parish councillor, has represented Kidlington Parish Council at the North Oxford Area Action Plan examination in public, and likewise was invited to the Examination in Public of the Local Plan. Has an MSc in Transport Planning, so part of representation covers that area. Also offers a distinctive perspective as a
local resident, who agrees with the principle of a Green Belt review, but does not support the current planned site allocation. Has no interest in promoting a particular site, but only have some sympathy with those who would wish to preserve the Green Belt intact. Believe views represent many in Kidlington who recognise the need for local housing, but see these plans as strategically unacceptable. Representation contains primary research evidence which could be presented.

PR-C-1423 10/10/2017 Dr. Judith Webb

4327

Comments

Land at Frieze Farm (reserved site for replacement golf course. Strong objection to the idea of removing North Oxford Golf club to this site to allow housing on PR6b. The golf course has a huge resource of grassland, scrub and mature trees. Despite all plans and best measures a vast amount of biodiversity and habitat will be lost if this is developed. Also, regarding removal of the course, it takes many years and a lot of work to develop an attractive golf course with landscaping and mature trees. A moved golf course will not be attractive to golfers initially and thus will be likely to fail to keep/attract members. Then what – more housing on land at Frieze way that should be producing food?

Changes Sought

Reasons for Participation

PR-C-1436 10/10/2017 Patsy Dell Oxford City Council

4582

Comments

PR6c reserves a parcel of land between the A44 and the A4260 for a replacement golf course in the event of development of site PR6b, should this be required. This approach is supported for the reasons identified above; site PR6b is a good opportunity to provide much needed housing for Oxford. Whilst it is not an ideal situation for the sports facilities to be moved, the Frieze Farm site would be a good re-location site for a golf course even though it would be inappropriate for housing.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6c - Land at Frieze Farm

PR-C-1452 10/10/2017 Cllr Emilie Walton N N N Y

5195

Comments

PR6a, PR6b, PR6c and PR7a: These site are all within one Parish – the Parish of Gosford and Water Eaton. Not once in any of the planning documentation does it mention these sites being within the Parish of Gosford and Water Eaton. It has been referred to as Land East or West of Oxford Road, North Oxford or South East of Kidlington. To be clear, all are within the Parish of Gosford and Water Eaton. We have an identity, we have a community and we deserve to be appropriately recognised! 4400 Homes in the Cherwell District: Of this 4400 figure 1410 is allocated in Gosford and Water Eaton Parish and represents 32% of the total. There are currently 676 dwellings within the Parish so these proposals for 1410 dwellings will lead to a 208% increase in number of houses in the Parish. This is a substantial figure which in my view needs to be fully tested in terms of its impact on the Parish and its residents. I believe that the figure is inappropriate given the impact on existing communities, the environment and transport infrastructure. Was this figure influence by the growth of the University of Oxford? If so, Brexit has already seen a down turn in EU research funding and thus a decline in the level of recruitment. Also the University has called for voluntary redundancies for centrally employed staff so employment growth is not set to grow any further (They are the largest employer in the County). An independent review should be undertaken to reassess the original housing figures.

Changes Sought

Reasons for Participation

PR-C-1460 10/10/2017 Chris Robins Y Y N Y

5167

Comments

Consequent upon my representation re policy PR6b, policy PR6c becomes redundant.

Changes Sought

Policy PR6c should be deleted.

Reasons for Participation

"This submission raises an important issue as to whether, in the event of the removal of GreenBelt land being found to be necessary, residential development could be allocated in a differentmanner so as to reduce detriment to the Green Belt and minimise the coalescence of communities."

PR-C-1490 09/10/2017 Ian and Helen Kingsley N N

4678

Comments

Objection to Policy PR6c Moving the North Oxford Golf Course, a local recreation facility, from its present location to a smaller site on Green Belt land at Frieze Way is Not Positively Prepared and Unsound. We believe the new site proposed is not suitable - North Oxford Golf Course is a recreational facility and important open countryside between North Oxford and Kidlington. It is a distinct break in development. The proposed land is flat, has no trees/shrubbery, has no water and electricity pylons are located on it. We also understand the current owners of the land have not been approached by CDC and are considering selling the land to developers for 600 houses. If this were the case, these houses would have considerable impact on the roads in the area which will already be gridlocked by the additional cars used by residents of the new houses. We believe the development of North Oxford Golf Course will be restricted to low density housing. Larger higher priced houses will be built and developers would not accommodate the aspirational 50% affordable housing target. These housescosting £1m+ will attract rail commuters. In essence, it will be a select gated-community. This project is for money-raising rather than meeting Oxford's Unmet Housing needs.

Changes Sought

Reasons for Participation

Page 2323

PR-C-1501 09/10/2017 Cherry Brougham N

4714

Comments

PR6a should be removed from the list of potential sites, or at the least the area allocated for housing should not extend north of the track from the A4165 to Frideswide Farm in order to maintain the 'Kidlington Gap'. PR6b should remain a golf course and PR6c,be developed for housing instead - again, this would maintain the 'Kidlington Gap'. PR6c is close to the Northern Gateway. Additional housing could be allocated to PR7a and PR7b as high density urban extensions to Kidlington. No further sites at Kidlington should be reconsidered. The area and scale of development proposed for Yarnton on site PR8 would completely change the character of the village, and threaten coalescence with Kidlington. The land take should be pulled back from the railway. If the target 4,400 dwellings cannot be met by increasing densities and additional housing on some other sites, the target should be reconsidered

Changes Sought

Reasons for Participation

PR-C-1514 10/10/2017 Councillors Neil Prestidge and Maurice Billington Prestidge and Billington N

4766

Comments

We think that the proposal to use this land is unrealistic, the site is to small and the costs involved in turning into a golf course would make the project unviable. The landowner has presented plans to a local group for a housing development on the site. Due to the location of this piece of land we think that housing would not be appropriate on this site. If this site was used for housing it would be a free-standing site, being to far from Kidlington or Oxford to be integrated into either of the settlements. The development will not be big enough to fund any community provision, this would be unsustainable as people would have to travel by car to essential infrastructure such as schools.

Changes Sought

Reasons for Participation

PR-C-1516 09/10/2017 Councillor Gillian Hopcroft N

5104

Comments

North Oxford Golf Club is within the Green Belt and should remain as recreation use. It is not suitable for high density housing, and therefore would only provide fewer executive highly priced houses. The Golf Course is a mature, well maintained and very well attended facility and although an alternative site for a golf course has been suggested at Frieze Farm, which is not a suitable replacement, there has been no consultation with the owners, who actually would intend to build houses on their land.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR6c - Land at Frieze Farm

PR-C-1521	09/10/2017	Alaric	Rose					N

4786

Comments

The suggested use of this land as a replacement high quality rural character Golf Course is unrealistic, as the site is too small, and would not be alike for like replacement contrary to NPPFp74 (detailed in "Objection to Policies proposing development on land south of the railway" above) The site remains in the GB, and I strongly support this. If the site were removed from the GB, alternative development could follow under the provisions of Policy PR12b. As stated above, site promoters have recently met Kidlington Voice to propose a 600 unit housing scheme on the site, and appear to have no interest in providing a new Golf Course. The location of this site means if used for housing, it would be a freestanding housing development, integrated with neither Oxford, nor Kidlington, and probably of insufficient scale to fund on site community provision. This would be an unsustainable form of development, encouraging travel to essential infrastructure such as schools, contrary to the spatial strategy of the adopted Local Plan.

Changes Sought

I support the retention of GB designation on PR6c, and I request the deletion of policy support for Golf Course use.

Reasons for Participation

Proposed Submission Plan - Policy PR7a - Land South East of Kidlington

PR-C-0237	15/09/2017	Karen	East	TMP Planning Ltd on behalf of Gosford and Water Eaton Parish Council	N		Y	

819

Comments

The development of this area will result in the loss of 11 hectares of Green Belt land which forms an important part of the gap between Kidlington and Oxford. Building 230 houses in this location will result in a weakening of this gap. The Parish Council objects to the development of this land. Specific concerns are• In total 1410 dwellings are proposed in the Parish. 230 of these are on this site. In our view this will add to the existing traffic problems which exist and further add to congestion and delay. There is no scope for extra traffic on Water Eaton Lane and there

should be no vehicle access onto it from any development.• In the Green Belt Study (April 2017) the majority of this site was categorised as partly "High" and with the remainder as "Moderate" in terms of harm to the Green Belt from its release for development. Development would significantly erode the gap between Kidlington and Oxford, especially in combination with removal of the Park and Ride site from the Green Belt, site PR3c and allocations PR6b and PR6a. This would leave a very small gap comprising the southern part of PR7a between Kidlington and Oxford. This will lead towards the coalescence of Gosford/WaterEaton/Kidlington and Oxford.• The overflow gravesite from St Mary's Church is situated very closely to this site with an area built in for expansion. However, any new development in Kidlington and Gosford & Water Eaton is not included in the current growth plan. Agree that additional space needs to be provided in this area. Suggest additional space should be reserved here, in the form of allotments, to be ready for future need. Therefore, the size of available space on this plot should be reviewed.

Changes Sought

Opposed to the development on this land, if it were to go ahead would wish to see the following incorporated in the proposals:• There are concerns about managing surface water run off in this area to avoid flooding which already occurs in parts of this area. Note that part of the site is within Flood Zone 3 and should not be developed.Support the 50% affordable housing provision, however it is important that Cherwell DC, robustly enforces this policy and ensures that affordable housing is equally available to residents of Gosford and Water Eaton Parish.• The impact of the additional housing on the infrastructure and facilities within Gosford and Water Eaton is a major concern.• Green spaces- Whilst noting that a large part of this allocation is given over to recreational open space this land should however remain open in perpetuity and not be available for development in the future. The PC requests that additional land is provided for allotments. • Agree that additional land should be provided for graveyard use. This would enable current projections in use as well as additional, as yet unknown, use for additionalhousing in the three communities. We consider that this allocation should be removed and the land retained as Green Belt.

Reasons for Participation

The Parish Council would wish to take part in order to explain the potential impact of the proposed development on local communities and why this should be better reflected in the draft vision.

Page 2324

PR-C-0262	10/10/2017	Richard	Pye		N	N	N	Y

5575

Comments

The following section provides a response to elements of the Proposed Submission Plan (PSP) that relate to the sites included in Policies PR6 to Policy PR10 inclusive. The section also covers the Sustainable Transport strategy and Oxfordshire Infrastructure Strategy as covered by Policy PR4 and PR11. Evidence base documents reviewed. Detailed comments provided on: Location of site relative to the employment centres of Oxford, cycle and walking, Rapid Transit system, reliance on buses, return journeys from Central Oxford, commuter inflow patterns in Oxfordshire, review of RAG matrices, unfunded Transport Strategy, safety, loss of green space.

Changes Sought

For the reasons I have given above AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

Would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-0305	25/09/2017	Martin	Small	Historic England	Y	Y	Y	

899

Comments

Historic England welcomes the linking of the development of this site to the opportunity to renovate the Grade II listed Stratfield Farmhouse, the recognition of the contribution of the historic orchard to the setting of the farmhouse and the intention to preserve and enhance the Oxford Canal Conservation Area in paragraphs 5.94, 5.95 and 5.96 as part of the positive strategy for conserving and enjoying, and clear strategy for enhancing, the historic environment as required by the National Planning Policy Framework.

Changes Sought

Why does paragraph 5.96 does not include a reference to the retention and renovation of Stratfield Farmhouse and the protection of its historic setting?

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR7a - Land South East of Kidlington

PR-C-0305 25/09/2017 Martin Small Historic England Y Y N

906

Comments

Historic England welcomes the presumed intention behind requirement 16 of Policy PR7a for the application to be supported by a desk-based archaeological investigation which may "then require predetermination evaluations and appropriate mitigation measures" as part of the positive strategy for conserving and enjoying, and clear strategy for enhancing, the historic environment as required by the National Planning Policy Framework. However, requirement 16, as drafted, only notes that the archaeological investigation may require predermination evaluations and appropriate mitigation measures respectively. It does not require these measures to be incorporated in or to influence the actual development scheme. The policy therefore provides inadequate protection for potential archaeological remains on the site. As the Council will be aware, paragraph 126 of the National Planning Policy Framework requires local planning authorities to recognise that heritage assets are an "irreplaceable resource" and "conserve them in a manner appropriate to their significance". Paragraph 129 notes that the significance of a heritage asset can be affected by development affecting its setting. Historic England therefore considers that Policy PR7a as written does not conform with the Framework and thus is not sound.

Changes Sought

Requirement 16 of Policy PR7a should be reworded as follows: "The application(s) shall be supported by a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures. The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme". (Discussions with the Council are ongoing at the time of submitting this representation, but early indications are that the Council will consider rewording this requirement as suggested as a minor modification. If it was to do so, Historic England's objection to this requirement would be overcome).

Reasons for Participation

PR-C-0305 25/09/2017 Martin Small Historic England Y Y Y

898

Comments

Historic England welcomes the reference to the protection of the Grade II* listed St Frideswide Farmhouse in paragraph 5.80 as part of the positive strategy for conserving and enjoying, and clear strategy for enhancing, the historic environment as required by the National Planning Policy Framework.

Changes Sought

Reasons for Participation

PR-C-0306 10/08/2017 Anthony Hall N

917

Comments

Key Delivery Requirements' on all these policies are nothing more than a fig leaf. It is perfectly obvious the developers will agree to some or all of them and then will renege on them. This always happens. 50% affordable housing will be thrown out of the window as it has been in Templars Square where 50% has magically transformed into 23%. Similarly, developers never actually deliver infrastructure like schools, community centres or roads that are wide enough. The 'Place shaping principles' in these policies are valueless: there are no measure by which they might be enforced. How can one tell, for example, whether an extension "responds to the 'gateway' location of the site". It's gobbledygook. PR11: This is completely empty. 'Working with partners' does not guarantee anything except that you have no control over the outcome. Nor does 'setting out the Council's approach'. Its all very well having the development proposals demonstrate that infrastructure requirements can be met - it does not mean they will be met.

Changes Sought

Reasons for Participation

Page 2325

PR-C-0319 04/09/2017 Mrs Philippa J Nelson N

941

Comments

In all probability, the proposed developments on sites PR6 and PR7 will, given their proximity to Oxford Parkway station, simply attract commuters to London.

Changes Sought

Reasons for Participation

PR-C-0327 08/09/2017 Wendy & John Castle N

5157

Comments

Concerns on the areas designated as PR7a, PR7b and PR8. These proposed developments would join up the present villages of Begbroke, Yarnton and Kidlington. The total number of houses that are proposed to be built appears to be a total of 2280, of which 1950 are located on land to the east of the A44. These constitute an extreme over development and would cause havoc to the road, school and medical facilities. It appears that the plans for PR7a and PR7b (Kidlington) do not have provision for additional educational and medical facilities. Cannot envisage how a further 330 households are to be incorporated into the existing schools and GP surgeries. These are already extremely overstretched and the wait to secure an urgent GP appointment is 3 to 4 weeks, with 4 to 6 weeks for more routine matters. The plan for PR8 to support 1950 additional households is not viable. Notes that the plan includes 2 primary schools, a secondary school and a local centre to include shops and medical facilities. However, past experience shows that these aspects of a development scheme frequently 'fall by the wayside' and do not materialise. What usually happens is that the houses are built and occupied long before the infrastructure is developed. The community is left to try and absorb the additional demands and this puts a tremendous strain on the existing and new communities. There is also the extreme difficulty in attracting GP and teaching staff to move into the area. It is unclear which village would be expected to provide the educational places and medical support when these new houses are occupied. Suggests that as Kidlington is the larger village it would be expected to pick up the surplus. Notes that 50% of these new houses are designated as 'affordable housing'. What affordable housing means is subject to speculation and these are likely to become 'buy to let' or to provide homes for London commuters. In these cases are there stipulations that they must be allocated to local people? This proposed development is not a realistic requirement and is unsustainable. Not only would the infrastructure be completely overwhelmed but we do not believe that improvements could, or would, be made to even partly cope with the demands this would make on the area. The already severe traffic problems would escalate with schools, dental and GP services being completely swamped. Concerns regarding the proposed development of Cowley Barracks to provide student accommodation. If Oxford City is desperate to supply additional housing surely they could 'compulsory purchase' the site and provide at least some of the housing they require. This would also be close to the major employment areas. Opposed to the Green Belt being eroded.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR7a - Land South East of Kidlington

PR-C-0327 08/09/2017 Wendy & John Castle N

963

Comments

Concerned about the implications of the projected growth of Kidlington. The Village would potentially merge with Yarnton and Begbroke and become a suburb of Oxford. The majority of the clusters of employment within Oxford are not located in the northern section of the City. Therefore, it seems unjustifiable that a village to the north appears to be the main target area for the City's housing demands. In order to get from Kidlington to Cowley or Headington potential workers would need to circumvent the City or drive through it. Either way it would add unnecessarily to the traffic congestion. It is unlikely that the provision of more housing in Kidlington will alleviate the housing needs of Oxford City. Kidlington, especially since the opening of Oxford Parkway station, has increasingly become part of the expanding commuter belt for people who work in London. The argument that it will provide accommodation for people working in Oxford is not substantiated as a high percentage will be to accommodate London commuters. Many of the existing properties in Kidlington, particularly those at the lower end of the housing market, are already in the hands of 'Buy to Let' landlords charging extremely high rents. They are therefore well out of the reach of first time buyers or for rent by anyone earning the National Average Wage. It is extremely unlikely that any additional accommodation built in Kidlington will come under the category of 'Affordable' housing. Kidlington already has severe traffic problems. The proposed additional housing would greatly increase the amount of traffic using these roads. Anyone travelling to or from Oxford during peak hours is only too aware of the present long queues through Kidlington and any further increase in the number of dwellings would result in complete traffic chaos. The development of the identified Kidlington sites would have an immense and detrimental impact on the local educational, shopping, dental and medical amenities which are already extremely stretched. There are also completely inadequate facilities for the existing children and young people in the area. The proposed increase in households would result in a corresponding increase in the number of young people needing to use the sparse facilities available and a likely increase in the problems associated with anti-social behaviour.

Changes Sought

Reasons for Participation

PR-C-0348 08/08/2017 Chris Gaskell Scottish and Southern Electricity Networks

464

Comments

Refers to previous letter sent in on 07/01/2017. Has no further comments to make since that letter. EXCEPTING that: Notes that original 'area' PR178 has been extended northwards & now comes under PR7a. Attaches two letters, (2nd letter includes attachments referred to) plus copies of the mains records 'marked up' for the site. First letter refers to existing overhead plant/equipment that cross the proposed development areas, which should be self explanatory. Refers to the amended hv record plan (the revision shown in blue text) to 'cover' the revised additional area. The housing & development land areas detailed in the Proposed Submission Plan are typical of a number of recent sites across S. England, where insufficient discussion has taken place between planning authorities & ourselves, prior to planning permission being granted. I attach a copy of a letter sent to all chief planning officers in our licence area in March 2012, which summarises the situation. The land concerned is crossed by various 132,000 volt (132kV) overhead tower line (OTL) (solid black with purple squares), 33,000 volt (ehv) overhead lines (solid green) and 11,000 volt (hv) overhead lines (solid red), as detailed in the table (enclosed), which form an essential and integral part of Southern Electric Power Distribution's wider network & as such must be retained. Please note that in the case of any 132 kV OTL, this is an extremely important link in our transmission system. Modifying a line such as this is a major undertaking, which should be avoided if possible. Consequently, our advice to developers carrying out feasibility studies on land crossed by such OTLs, is that these should be regarded as permanent physical features. The layout of any development should, therefore, be designed to allow the OTL to remain undisturbed, in the present position, if at all possible. Underground cables are indicated by a dashed line, with red for hv and green for ehv. Development beneath the overhead lines or diversion / undergrounding of the overhead lines may not be possible, in which case the development as planned would be unable to proceed. No contractual arrangements have been agreed with any developer for modification of the above circuit/s. Therefore, any conditions imposed, should permission be granted, must be on the developer & not the Distribution Network Operator, as is the case for other existing infrastructure. To ensure that the proposal is deliverable, you may consider it best to impose a requirement on the developer to agree contractual arrangements with Southern Electric Power Distribution for any modifications prior to permission being granted. We would consider the granting of planning permission without further discussion & agreement as to how our equipment can be accommodated within the proposal to be unacceptable. A copy of the Mains Records is attached, showing the equipment affected.

Changes Sought

Reasons for Participation

Page 326

PR-C-0471 08/10/2017 Richard Whitlock N N

1152

Comments

Site PR7a is attractive open farmland that separates the hamlet of Water Eaton from Kidlington. Its development for housing would make Water Eaton part of the built-up area of Kidlington and destroy its attractive character and identity. Such disregard for landscape, history and character cannot be justified.

Changes Sought

Reasons for Participation

PR-C-0481 06/10/2017 Mark Rowan-Hull & Family

1597

Comments

Begbroke Science Park is categorically not one of the University's main assets. It is sparsely used and has a daily, little used bus service, which is wasteful to the University and the environment. It is an unconnected, ill thought out failing site. The reason this Science Park is an economic asset is it's financial potential in building all around it, highlighted by the huge expense made available to build an unnecessary link road to the site. The council should look after the public's interest not appear to be lining the University's pocket. Land within the site reserved for possible future development of a railway station/halt belongs to the University suggesting that it is the University's ultimate will to reserve the land. A branch line for this site seems fanciful and would completely destroy any division between Yarnton and Begbroke (Indistinct already) and the GB. The Science Park would need to develop tenfold to countenance a branch line which is unlikely to happen and instead this land will be built on.

Changes Sought

Reasons for Participation

PR-C-0510 08/10/2017 Rachel Walton N

1220

Comments

GB is designed to protect from overdevelopment. If PR6 and /or PR7 are permitted, Kidlington, Yarnton and Begbroke will become victims of urban sprawl and become a suburb of Oxford. This GB should not be sacrificed as it will irrevocably damage the countryside, wildlife and biodiversity of North Oxfordshire, reducing quality of life for local residents.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR7a - Land South East of Kidlington

PR-C-0533	09/10/2017	Mr P	Watson	Gosford Trust	Y	Y	N	Y

1309

Comments

Do not consider that the Proposed Submission Plan ('The Plan') has been positively prepared as it fails to remove from GB status a small area of land situated at Gosford Farm, Gosford, (Site plan provided) which has no justification in remaining within the GB. The Plan is therefore unsound in that it fails to address the removal of the Subject Site which forms part of Gosford Farm, Gosford despite the policies expressed in para.5.37 of Policy PR3. 2. Whilst we believe that The Plan is based on the most appropriate strategy when considered against the reasonable alternatives, we maintain that it can only be justified if it removes areas of the GB for unmet residential housing needs. Such areas are referred to in para. 5.37.2 of Policy PR3. The Subject Site at Gosford Farm has no reason to remain within the GB and could be used to meet the identified housing need. 3. We do not consider that The Plan is effective as it currently stands. Every area of the GB needs to be carefully considered for removal and the Subject Site that we are proposing to be removed has no justification in remaining as GB for those reasons set out in Section 5 below. 4. We do not consider that The Plan is consistent with the National Policy as it fails to address the purpose of the GB given that the small area of the GB (the Subject Site) that we are proposing should be removed has no justification for inclusion within the GB. 5. Paras. 5.37.4 and 5.39 of The Plan clearly state that the revised GB boundaries should be capable of enduring beyond the Plan period. We do not consider there is any planning justification in retaining the Subject Site within the GB and that its proposed continued inclusion could be overturned at a later date as being totally wrong and unjustified.

Changes Sought

1. It is necessary to amend the Local Plan to make it sound. 2. Our view is that to make the Local Plan sound, Policy PR3 needs to be amended as follows: ...'Policy PR7a Removal of 11.35 hectares of land as shown on inset Policy Map PR7a'..... 3. Policies Map PR7a will need to be amended on its northern extremity to show Gosford Farm, to include Gosford Farmhouse and the remainder of the land shown edged red on the attached plan. 4. This will comprise a minor amendment to "Policy PR3: The Oxford GB" and can be justified on the grounds that to retain the Subject Site within the GB would not meet the four basic purposes of GBs all as set out under Government Guidance (lists Green Belt principles). 5. The Subject Site is contained on three sides by existing development and on the fourth side by a long established and mature field boundary hedge which will be retained and enhanced.

Reasons for Participation

Wishes to participate at the oral Examination and consider this to be necessary so that the Inspector will be fully able to understand the justification for our proposed amendment to Policy PR7a and Policy PR7a - Proposals Map contained within the Proposed Submission Plan. 2. Acknowledges the Subject Site, comprising some 0.55 so hectares or thereabouts, hectares or thereabouts, is of minimal relevance to the Submission Plan and the Partial Review of the Cherwell Local Plan 2011 - 2031(Part One). For the reasons stated above, it is important that all areas of the GB are examined at this moment in time and we believe it is only right that the Subject Site should be excluded from falling within the boundaries of the future Oxford GB.

PR-C-0562	05/10/2017	Helen	Marshall	CPRE Oxfordshire			N	Y

1423

Comments

The NPPF states that one of its Core Planning Principles (para 17) is to take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the GBs around them, and noting (at para 79) that the fundamental aim of GB policy is to prevent urban sprawl by keeping land permanently open. Paragraph 83 states that once established, GB boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. The recent Housing White Paper, clarifies what the steps before a finding of “exceptional circumstances” should be, when local authorities can demonstrate that they have fully examined all other reasonable options for meeting their identified housing requirements. Amongst these “reasonable options” which Local Authorities must demonstrate they have considered before there can be the “exceptional circumstances” required for review/release of GB land are: • making effective use of suitable brownfield sites and the opportunities offered by estate regeneration; • the potential offered by land which is currently underused, including surplus public sector land where appropriate; • optimising the proposed density of development; and • exploring whether other authorities can help to meet some of the identified development requirement. Although not yet law, the White Paper illustrates how high the hurdle for exceptional circumstances must be, given that the NPPF’s “fundamental aim is keeping GB land permanently open”, and the need to show there are no “reasonable options” before considering GB release.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

Reasons for Participation

CPRE Oxfordshire represents a wide membership across the County, including many parish councils and local organisations, and seeks to influence development to protect and enhance the countryside. As one of the founders of the Oxford GB, we have considerable knowledge about its origins, purpose and ongoing relevance.

PR-C-0562	05/10/2017	Helen	Marshall	CPRE Oxfordshire			N	Y

1424

Comments

OXFORD'S 'UNMET NEED' AND REASONABLE OPTIONS FOR MEETING IT. 1. Is the Oxford unmet need real or realistic? Cherwell argues that an “exceptional circumstance” exists in the Inspector approving the adopted plan having added a requirement for “a formal commitment from the Council, together with other relevant Councils, to undertake a joint review of the boundaries of the Oxford GB, "once the specific level of help required by the city of Oxford to meet its needs that cannot reasonably be met within its present confines, IS FULLY AND ACCURATELY DEFINED”. (Our emphasis) It was our view at the time that the Inspector could have exceeded his remit as there was no evidence before him suggesting that further development in Cherwell was impossible without breaching the GB, nor of the precise quantum of Oxford’s unmet need (if any existed) or the capacity of other Districts to accommodate it. However it is relevant that he proposed a Review only AFTER Oxford’s unmet needs were fully and accurately defined. They still are not, and a review is therefore premature even on the Inspector’s terms. According to the City Council in a report to Scrutiny Committee (12th June), the agreed unmet need allocation, is used as a working basis for current local plans in Oxfordshire which will be updated when the Oxford Local Plan is completed. In other words it is presently neither fully nor accurately defined, as the Inspector had required it should be. Oxford has only now started its own Local Plan process to reflect the Oxfordshire Strategic Housing Market Assessment (SHMA), three years after it was published, and long after Oxfordshire’s other Districts. Its draft Local Plan gives no figure for unmet need, or for the City’s capacity to meet it. However, taking Oxford’s overall “need” to be for 28,000 houses over the plan period, CPRE argues that at least 26,000 could be provided inside the City itself by switching employment sites – the use of which for employment would only exacerbate the housing need the City Council describes as being its Number One priority to overcome – to housing, and increasing densities on all sites to compact city levels. That is even before the outcome of a review of further sites to which the City refers in its plan. (See Oxford/Densities paper attached) Consequently the Inspector’s condition, that Oxford’s unmet need should first be “fully and accurately defined” is nowhere near met, and, further, there would be little or no “unmet need” for other Authorities to consider. In any event, a “working assumption” of need cannot be an exceptional circumstance justifying GB release, especially when it is likely to be extremely inaccurate. Finally, during the course of this consultation the Government has proposed a new OAN formula to replace the SHMA (on which all the Review numbers are based). This new formula, if adopted, would reduce Oxford’s total annual housing need from a SHMA mid-point of 1400 per annum to 746, that is by 47%. This would in turn reduce “unmet need” by two thirds, even before taking into account that the City should use employment land to satisfy existing housing need rather than exacerbate it and build at densities appropriate to cities. The new OAN is at the very least further evidence that the level of unmet need this review seeks to satisfy is neither fully nor accurately defined.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. Cherwell District Council should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the Green Belt.

Reasons for Participation

CPRE Oxfordshire represents a wide membership across the County, including many parish councils and local organisations, and seeks to influence development to protect and enhance the countryside. As one of the founders of the Oxford Green Belt, we have considerable knowledge about its origins, purpose and ongoing relevance.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR7a - Land South East of Kidlington

PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N Y

1425

Comments

OXFORD'S 'UNMET NEED' AND REASONABLE OPTIONS FOR MEETING IT. 2. If Oxford's unmet need were realistic could it be met elsewhere in Cherwell than in GB? a. Yes, it could be met on non-GB sites. Cherwell found that the required number of houses could sustainably be built elsewhere, outside the GB, at Junction9 M40, Arncott, Bicester and surrounding area, Upper Heyford, Junction 10 M40, Banbury and surrounding area. They rejected these alternative sites because they might upset the evolution of the current adopted plan – although why competent planners would not be able to deal with that problem, if real, is not apparent; because there might be shortfalls, although why these should be greater for Oxford's unmet need than for Cherwell's own need was not explained; and more dispersed options provided less opportunity for strategic infrastructure investment (e.g. transport and education), although why this would be the case for, for example, Upper Heyford which is already targeted and developed, or for other centres which already benefit from services, is not explained. The overriding reason for their rejection however was clearly that they were less well situated (than the GB sites) to build communities associated with Oxford, to assist with the delivery of the Oxford Transport Strategy, to provide affordable transport options, and more likely to involve commuting. It is significant that even GB sites like the previously developed Shipton Quarry, were rejected as Development here would relate to Shipton-on-Cherwell, not Oxford. Therefore the parcel plays no role with respect to this purpose (Oxford's unmet need). Simply put, this amounts to saying that all reasonable alternatives were unacceptable because they were not in the GB, or, if they were in the GB, were too far from Oxford. It is an argument that urban sprawl into the GB is justified by the fact that only GB sprawl could (by definition) be close enough to the City; in other words it is an argument not just for nibbling at the GB but for undermining its core purpose. It is clearly unacceptable in its own terms. Further, the proposed new OAN calculation would reduce Cherwell's own need by 33%. The effect of this would be that 33% of the housing trajectory in the Council's adopted plan would be superfluous to Cherwell's own requirement and therefore available to satisfy any unmet needs of neighbouring authorities that might arise. b. The unmet need could be met by marginal density increases on generally low density allocated sites. Policy BSC2 in the adopted plan states New housing should be provided on net developable areas at a density of at least 30 dwellings per hectare unless there are justifiable planning reasons for lower density development. Yet Policy Bicester 1 allocates 380 hectares to just 6,000 homes which is 16 houses per hectare. Assuming for these purposes that 30 dwellings per hectare is the average across the District, the sites to which the present 22,800 homes are allocated would need to increase build density by just 5%, to 36%, to accommodate all of the "working assumption" of Oxford's unmet need. This would still be less than half the density of Central Paris or Barcelona, or Islington in London. Higher density build would also mean smaller houses, of which 63% of Oxfordshire's SHMA need is comprised, and thus better meet public requirements. High densities also reduce the need for car travel and create a stronger sense of community.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

Reasons for Participation

CPRE Oxfordshire represents a wide membership across the County, including many parish councils and local organisations, and seeks to influence development to protect and enhance the countryside. As one of the founders of the Oxford GB, we have considerable knowledge about its origins, purpose and ongoing relevance.

PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N Y

1421

Comments

CPRE is opposed in principle to the release of GB land – as is national planning policy. A very strong case therefore has to be made to establish the exceptional circumstances required for the release of GB land. The Cherwell Plan goes nowhere near making such a case; Cherwell's electorate strongly supports retention of GB land as does Government Policy. There are a number of reasonable alternatives. The houses to satisfy Oxford's 'unmet need' targeted at the Cherwell GB could not only, on the Council's own admission, be sustainably built elsewhere in the District on other sites, or by increasing the density of build on existing sites, but also, at least to a considerable extent, within the City itself. Failing that, if there were genuinely no available option other than release of GB, national policy indicates that Cherwell would be expected to decline to do so and require other Councils to co-operate in meeting the unmet need Cherwell itself cannot satisfy. Additionally, during the course of the consultation, the Government published a revised Objectively Assessed Need (OAN) calculation, showing a total Oxford need of half that identified by the Oxfordshire Strategic Housing Market Assessment (SHMA). If adopted the new formula would make it certain that Oxford could accommodate all of its own housing need, and therefore there would be no "unmet need" for Cherwell to meet. The proposed OAN also reduces Cherwell's own need by a third, meaning that even if there were any Oxford unmet need to be covered, it could be met within the surplus the new OAN creates in Cherwell's adopted plan. This review is therefore premature and should be suspended at least until new "need" figures are crystallised.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

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1427

Comments

DUTY TO CO-OPERATE - The SHMA is explicit that Authorities are not expected to meet OAN (Objectively Assessed Need) in full if e.g. it would necessitate Green Belt development. It has been the unforced choice – not the requirement – of Oxfordshire's Councils to agree to meet the SHMA need in full despite wide swathes of Oxfordshire being GB and AONB. It is therefore incumbent on Councils to take on each others' "unmet need" if it would otherwise require GB land to be released. As shown, Oxford's unmet need is very far indeed from being quantified or crystallised, but, if it were, it would be the duty of other Councils to assist Cherwell in meeting its part of that need without releasing GB land, not least by assisting Cherwell to understand how to do so within its own borders. There is no evidence that this has been attempted. Finally, the new OAN calculation proposed by the Government during the consultation defines "need" as the figure shown in the Government's own tables on household projections. This is overlaid in the proposed calculation with an arbitrary (and ill-conceived) uplift intended to reduce house prices. It is also accepted that local authorities may if they wish further inflate their housing targets to provide further economic growth than that already included in the government's base tables. However, it is submitted that these latter two elements cannot be defined as "need" and neighbouring Councils have no duty to co-operate in meeting them.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

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Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR7a - Land South East of Kidlington

PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N Y

1420

Comments

Government Policy requires development in the GB to be the very last resort, only to be considered if there is no alternative. Cherwell has stood that Policy on its head by making building in the GB its very first choice, rejecting what it accepts were reasonable alternatives. Cherwell says that building as close to Oxford as possible trumps all other considerations. Since Oxford is surrounded by GB, that has led them to select not just GB sites, but the very closest GB sites to the City, at the Kidlington Gap, where the GB is most fragile, just a few fields wide. It is those few fields the Council plans to build on, flatly contrary to GB policy, and the known wishes of the overwhelming majority of its electorate. If the Council gets away with this plan, it will also, again contrary to GB policy, cause the merger of Yarnton and Begbroke into Kidlington; expose Kidlington itself to being engulfed by the predatory City Council which has sought to subsume it for at least thirty years; and also, by declaring that proximity to Oxford is itself an exceptional reason to build on the GB which surrounds the City, fundamentally undermine its very purpose, risking opening the whole GB to development.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

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PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N Y

1428

Comments

THE GB STUDY No great weight should be given to the LUC GB Study. Its purpose was not to determine whether any of the GB made no, or an insignificant contribution to, the purposes of the GB since clearly all of the GB land contributes, and the loss of any would be harmful. Rather, in its own words, the GB Study has been commissioned by Cherwell District Council to assess the suitability of the strategic sites being promoted for development against the five purposes of the GB. In other words the sites had been pre-selected, as we showed above, in the face of GB policy, and targeting the most fragile point in the entire Oxford GB. LUC continue The considerations that will determine the most appropriate scenario, or combination of scenarios, will largely relate to the existing or potential environmental qualities and value of land, and to the sustainability of residential development. This will enable Cherwell District Council to consider whether there are 'exceptional circumstances' (under paragraph 83, NPPF) to justify altering GB boundaries through the Local Plan process, i.e. to enable existing GB land to contribute to meeting Oxford's unmet housing need. That is, value is not primarily judged against GB purposes at all, but against environmental ones, and the sustainability of the land for housing development. LUC found that Release of areas identified as making a low contribution to GB could provide only 5.8ha of potential development land 4.13). Release of areas identified as making a low or low-moderate contribution to GB could, subject to consideration of cumulative impacts, provide 34.6ha of potential development land(4.14). Release of areas identified as making a low, low-moderate or moderate contribution to GB could, subject to consideration of cumulative impacts, provide 166.7ha of potential development land (4.15). Although as noted above, the judgment was largely not on GB grounds, moderate harm was considered acceptable in order to release a larger amount of land. LUC acknowledge that release of fragile GB 4.16 GB that occupies only a small/narrow area between separate urban settlements will tend to rate highly in terms of its role in preventing settlement coalescence. This exactly describes the land chosen for release; but LUC went on. However, if environmental assessment determines that this land lacks significant value then a case could be made for accepting the coalescence, or near-coalescence, of settlements in order to maximise the scale of development in one area. That is the, subjectively assessed low environmental value trumps urban sprawl and severe coalescence, the two founding principles of the GB. Further, they have targeted the very point at which the GB is already narrowest – the Kidlington Gap between Kidlington and Oxford – for release, directly creating the coalescence of two distinct settlements (It is material that Oxford itself is proposing to breach that same area from the South with a proposed development of St Frideswide Farm). The sites concerned are all at the exact point in the GB where coalescence of settlements (Oxford and Kidlington) is most threatened, with the built areas separated presently by a few fields. The proposed GB reviews, together with the release of the Parkway Station and Park and Ride would effectively merge the two settlements. Although Kidlington (population 13,000, 2011) is statutorily a village, it is larger than many towns, notably Thame (11,600) and Henley (11,700) in Oxfordshire.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

Reasons for Participation

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PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N Y

1429

Comments

GB: CONCLUSIONS: 1. Government Policy and the Public Interest both require the GB to be permanent unless truly exceptional circumstances necessitate consideration of release. 2. Oxford unmet need is not an exceptional circumstance, firstly because it has not been defined and secondly because there are ample reasonable alternatives to accommodate it. 3. The LUC GB study was conducted on flawed principles and should be given little weight. 4. Cherwell have cited no other exceptional circumstances which hold any water – and their primary arguments – proximity to Oxford – is in fact a key argument for GB retention rather than release. 5. If at some future time an Oxford "unmet need" has been shown to exist and satisfactorily quantified, and if that requires any allocation to Cherwell, there are alternatives available to the District other than releasing GB land and therefore none should be released.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

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PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N

1426

Comments

OXFORD'S 'UNMET NEED' AND REASONABLE OPTIONS FOR MEETING IT (continuation)
c. Even if there were no reasonable alternative sites, and even if densities on allocated non-GB sites could not be increased, the release of GB land could be substantially reduced. The total GB land proposed to be released is 264 ha. 10 hectares is proposed to be released for the station and Park and Ride, which already exist on GB land. There is no obvious rationale for the release. The net GB land to be released for housing is 254 hectares However within this area only 153 hectares is proposed to be actually used for housing, with the rest being allocated for sport, nature, agriculture etc., all legitimate GB uses. On the residual land 3990 houses are proposed at a density of 26 dph (although an average of 34 is claimed in the Plan). If build densities were increased to urban levels – the Council's stated Policy is to treat these incursions for Oxford's unmet need as urban extensions – then 70 houses per hectare, utilising only 37% of the land would be appropriate. This would require only 57 hectares, all of which could be comfortably accommodated on PR8, the least damaging in terms of coalescence and the Kidlington Gap of all these sites.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR7a - Land South East of Kidlington

PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N

1422

Comments

The primary duty of a Local Authority must be to the people it represents. In an independent market research exercise, with a very high sample size, conducted across Oxfordshire by Alpha Research of Thame in April 2015 respondents were specifically prompted that there was considered to be a need for more housing, and of the extent and purpose of the GB, before being asked whether the GB, should be developed for that, or indeed any other, purpose. Their answers were therefore fully informed by recognition of housing need. 76% of respondents considered that the GB should remain undeveloped; 66% considered housebuilding the greatest threat. Although polls have something of a tarnished reputation, this has resulted from situations where marginal inaccuracy can lead to wholly incorrect forecasts in narrow binary decisions. In this case the sample size was so large and so representative, and the outcome so conclusive, that whilst there might be up to a 5% margin of error, this would not be capable of affecting the result, or its scale. Further, this is in line with previous polls, adding to confidence that it accurately reflects public opinion. The same exercise showed that in North Oxfordshire – closely correlating to Cherwell - the outcome was hardly less conclusive, with 71% of respondents supporting the proposition that the GB should not be developed for housing or any other purpose. This was despite years of constant media campaigning by the City Council that Oxford has “no option” but to spread over the GB unless people are to go homeless (a wholly fallacious claim). Despite the City’s campaigning, 73% of non-homeowners, and 74% of C2DEs agreed that the GB should not be developed for housing. In other words, the people who would be expected to have been the most responsive to the City’s campaigning rejected GB development almost as strongly as the general population. Indeed 73% of the City Council’s own constituents rejected it. There can be no doubt that the people both of Oxfordshire, and of Cherwell itself, reject GB development in principle, and this must be given great weight in any consideration of doing so.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

Reasons for Participation

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PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N Y

1418

Comments

TRANSPORT - THE PROPOSED NEW STATION AT KIDLINGTON/BEGBROKE. The initial proposals for the development made great emphasis on the provision of a new railway station “between Kidlington & Begbroke”, the implication being that this station would cater for the needs of residents to reach their places of employment in Oxford and that therefore the housing plans are more sustainable. The relevant railway line is that from Oxford and the south to the midlands and north via Banbury. It is intensively used with half hourly cross-country trains and frequent freights including regular intermodal trains from and to Southampton docks. There is also a local service of 12 trains per day each way (9 on Saturdays, 3 on summer Sundays, none on winter Sundays) calling at the intermediate stations at Tackley, Heyford & Kings Sutton. North of Aynho Junction, as far as Banbury, these trains all have to interwork with the three trains per hour on the Chiltern Line to and from London Marylebone. There are presently no proposals for a new station on this line, nor are there likely to be. Neither Network Rail, Oxfordshire County Council nor any train operator has any aspiration for a station here. It does not feature on any relevant route study or strategic proposal. For example, we note that no such plans have been included in the Oxfordshire Infrastructure Strategy, signed off by the Oxfordshire Growth Board in September 2017, which claims to 'provide a view of emerging development and infrastructure requirements to support growth from 2016 to 2031 and beyond'. This includes a description of numerous rail improvement projects both pre and post 2031, as well as listing infrastructure priorities for the A40 Corridor, but gives no mention at all to a new station in this area. Journey time for the local trains is 30 minutes and they only just slot in between the other services; in other words, a train leaving Banbury soon after the previous southbound train only arrives in Oxford just before the next one. To add an extra stop on the route would make this pathing issue even more tricky. It would be possible to accelerate the journey time with electric trains which have better acceleration and deceleration rates and thus allow an extra stop in the same timetable but although the previous government did announce a scheme to electrify this railway as part of its “electric spine” in 2012, this has been deferred and there is at present no prospect of this happening. Great Western Railway (GWR) operate the local trains and they do have an aspiration to increase the frequency to a train every 90 minutes across the whole day but it is only an aspiration, not a timed commitment. Even that frequency is not really sufficient to attract substantial numbers of commuters to use rail on a daily basis. For that a half hourly service level is, these days, a basic requirement. The station at Oxford Parkway, opened in October 2015 and connected to Oxford station in December 2016 has in any case now become the railhead for Kidlington, swathes of north Oxford, Headington and surrounding villages. The rail industry as a whole is thus utterly unlikely to wish to commit to another new station “between Kidlington and Begbroke”.

Changes Sought

References to the station should be removed from the Plan as it is not deliverable within the lifetime of the Plan and therefore is not effective.Any element of development that is dependent on this station being delivered should be removed from the Plan as unsound.Plans for additional housing in north Oxford/south Kidlington should be put on hold until the Oxford to Cambridge Expressway route is settled, the East West railway is re-opened and the full extent of the expansion of Bicester is agreed, with its possible new transport infrastructure.

Reasons for Participation

CPRE Oxfordshire represents a wide membership across the County, including many parish councils and local organisations, and seeks to influence development to protect and enhance the countryside. We would like to attend the oral part of the Examination.

PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N Y

1419

Comments

Not Positively Prepared. Not Justified. Not Effective. Not Consistent with National Policy.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. Cherwell District Council should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the Green Belt.

Reasons for Participation

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Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR7a - Land South East of Kidlington

PR-C-0567	09/10/2017	Dr Ian	Scargill	Oxford Green Belt Network	N		N	Y

1441

Comments

We note that the plan calculates the loss of GB to be 3%. There is an implication here that the loss is relatively small and therefore acceptable. This is fallacious as is illustrated by the following example taken from a paper by Professor Dieter Helm, Chair of the Government's Independent Natural Capital Committee "Think about St James' Park in central London, set between Buckingham Palace at one end and Whitehall at the other. Suppose a developer comes along with a proposal; to build on a small plot on one corner of St James' Park. This developer might argue as follows. The marginal value of the patch of grass in a small corner is not that great. After all, all the rest is left. Better still, the developer might pay such an enormous price for the small bit of land that perhaps a hospital could be built elsewhere with the proceeds. The marginal value to the ultimate owner of this house is so great relative to the marginal value of the small corner of St James' Park that it makes marginal economic sense to build on it. There are two problems with this argument. The first is that the same marginal case can be made for the next small bit of St James' Park. Indeed the value to the developer is even higher now because the Park is now slightly smaller. And for the next bit, the argument just gets stronger. Carried to its limits there is a great marginal case for incrementally building all over St James' – and Hyde Park, and Regent's Park and indeed all the green spaces in London. That is indeed what would have happened if the market had been left to allocate the land as if St. James' was a private good. It is what would happen to the GB too. The second problem is that the reason why the land is so valuable is because it is not surrounded by other houses in close proximity. The very rich person who buys this house on the corner of St James' is paying so much because others are not able to do so, and because it is St James'. We cannot all have green spaces around our houses – green space is in fixed supply. Carry both of these arguments across to the GB. Each marginal bit has a marginal economic case for developing it, and as each bit is chipped away, the value of the whole public good – the GB system – diminishes. The core point here is that the marginal case if carried through to its logical conclusion leads to no GB – there is a good marginal case for building on each and every marginal bit of land, as there is for building on each and every bit of St James' Park." The loss of a small proportion of GB therefore increases the likelihood of further loss. GB should be considered as an entity or system not as a collection of individual land parcels. This is a further reason why we fully endorse Government Policy (NPPF para 79) that GB is a permanent designation.

Changes Sought

The plan should be withdrawn and a spatial strategy for Oxfordshire established which can address the issues addressed in this review in a co-ordinated and consistent way.
Through such a strategy the Oxfordshire authorities should continue with their previous approach of actively encouraging further employment and housing growth away from Oxford.
Oxford City Council and Cherwell in particular should co-operate more effectively and as part of this Oxford should (a) discourage further employment generating development in the city unless it is absolutely essential and (b) use some of the land it has currently allocated for employment, together with other previously developed land, for well planned high density housing.

Reasons for Participation

The Oxford Green Belt Network (OGBN) was established in 1997 to help to protect the Oxford GB and to support those wishing to resist proposals for inappropriate development within it. It comments regularly on planning applications in the GB and in planning policy consultations, particularly on matters affecting the GB. OGBN has made representations on all stages of the Cherwell Local Plan Part 1 and participated in the Public Examination in December 2014. We have also commented on earlier stages of this Partial Review.
The membership of OGBN includes many of the Parish Councils whose areas include GB land. The OGBN fully supports the aims of GBs as set out in the NPPF and earlier planning guidance and in particular it strongly endorses the fundamental principle that GB is a permanent designation. We consider that our participation in the examination in necessary and justified because of our longstanding interest and understanding of the Oxford GB.

PR-C-0567	09/10/2017	Dr Ian	Scargill	Oxford Green Belt Network	N		N	Y

1442

Comments

We consider it to be a serious omission that at the options stage a question was not asked about the acceptability of development in the GB. This is probably the most important matter raised in this review. The plan may therefore be rendered procedurally noncompliant.

Changes Sought

The plan should be withdrawn and a spatial strategy for Oxfordshire established which can address the issues addressed in this review in a co-ordinated and consistent way. Through such a strategy the Oxfordshire authorities should continue with their previous approach of actively encouraging further employment and housing growth away from Oxford.
Oxford City Council and Cherwell in particular should co-operate more effectively and as part of this Oxford should (a) discourage further employment generating development in the city unless it is absolutely essential and (b) use some of the land it has currently allocated for employment, together with other previously developed land, for well planned high density housing.

Reasons for Participation

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PR-C-0567	09/10/2017	Dr Ian	Scargill	Oxford Green Belt Network	N		N	Y

1440

Comments

This Plan is contrary to the NPPF which states in paragraph 14 that Local Plans should meet objectively assessed needs unless specific policies in the Framework indicate development – including land designated as GB - should be restricted. It is also contrary to the twelve core land use planning principles set out in Paragraph 17 of the NPPF one of which is that planning should take account of the different roles and character of different areas, promoting the vitality of our main urban areas and protecting the GBs around them. Furthermore, National Planning Practice Guidance makes clear that assessing need is just the first stage in developing a Local Plan and that once need has been assessed, the local planning authority should take account of any constraints such as GB, which indicate that development should be restricted and which may restrain the ability of an authority to meet its need. Cherwell has accepted (or, more accurately, been pressured to accept) the inflated figures of the Oxfordshire SHMA in full and has never followed this guidance to "take account of any constraints such as GB …. Which may restrain the ability of an authority to meet its need". The proposed submission plan is therefore not consistent or compliant with national policy.

Changes Sought

The plan should be withdrawn and a spatial strategy for Oxfordshire established which can address the issues addressed in this review in a co-ordinated and consistent way. Through such a strategy the Oxfordshire authorities should continue with their previous approach of actively encouraging further employment and housing growth away from Oxford.
Oxford City Council and Cherwell in particular should co-operate more effectively and as part of this Oxford should (a) discourage further employment generating development in the city unless it is absolutely essential and (b) use some of the land it has currently allocated for employment, together with other previously developed land, for well planned high density housing.

Reasons for Participation

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Proposed Submission Plan - Policy PR7a - Land South East of Kidlington

PR-C-0567	09/10/2017	Dr Ian	Scargill	Oxford Green Belt Network	N		N	Y

1438

Comments

Strong objection to all of the proposed development in the Oxford GB which "was designated to restrain development pressures which could damage the character of Oxford City and its heritage through increased activity, traffic and the outward sprawl of the urban area." This quote is from paragraph B256 of Cherwell's adopted Local Plan Part 1 and we fully support it. We also support Policy ESD14 in the Plan to maintain the Oxford GB. The Oxford GB supports all five purposes set out in the NPPF and has been largely successful over the last sixty years. In particular it seeks to protect the setting and character of the historic city of Oxford. The reference to the character of the City, as referred to in Cherwell's Local Plan. is often overlooked but it is a crucial aim of GB policy. The historic city centre by its nature cannot be expanded or comprehensively redeveloped. It is already under substantial pressure and this is likely to become highly damaging if expansion on the edge of the city is not restricted. The City's never-ending traffic problems are testimony to this, and there have been calls for even the number of buses in the centre to be limited. The GB also provides accessible open space, footpaths and other recreational opportunities for residents of the city and for the communities within it. It is well used and supported as public opinion surveys have shown. GB is intended to be a permanent designation only to be changed in exceptional circumstances (NPPF). We think that that the overall levels of growth proposed are unnecessarily high and that alternatives to development in the GB are available. We therefore consider that exceptional circumstances do not exist to justify development in the GB.

Changes Sought

The plan should be withdrawn and a spatial strategy for Oxfordshire established in a co-ordinated and consistent way. Through such a strategy the Oxfordshire authorities should continue with their previous approach of actively encouraging further employment and housing growth, at realistic levels, away from Oxford. Oxford City Council and Cherwell in particular should co-operate more effectively and as part of this Oxford should a) discourage further employment generating development in the city unless it is absolutely essential and b) use some of the land it has currently allocated for employment, together with other previously developed land, for well planned high density housing.

Reasons for Participation

OGBN was established in 1997 to help to protect the Oxford GB and to support those wishing to resist proposals for inappropriate development within it. It comments regularly on planning applications in the GB and in planning policy consultations, particularly on matters affecting the GB. OGBN has made representations on all stages of the Cherwell Local Plan Part 1 and participated in the Public Examination in December 2014. We have also commented on earlier stages of this Partial Review.
The membership of OGBN includes many of the Parish Councils whose areas include GB land. The OGBN fully supports the aims of GBs as set out in the NPPF and earlier planning guidance and in particular it strongly endorses the fundamental principle that GB is a permanent designation.
We consider that our participation in the examination in necessary and justified because of our longstanding interest and understanding of the Oxford GB.

PR-C-0567	09/10/2017	Dr Ian	Scargill	Oxford Green Belt Network	N		N	Y

1439

Comments

Strong disagreement with the assessment that "exceptional circumstances" exist. Twelve "circumstances" are listed. The final ten are not exceptional circumstances at all. Some of them might be described as "opportunities", some of them are simply descriptions of how development might occur, and others are meaningless, for example "12.the ability to create a sustainable, holistic, joined up vision for the whole of the Oxford/Kidlington/A44 corridor area". That statement certainly does not constitute an exceptional circumstance. Exceptional Circumstance 1 (urgent and pressing need for homes) is highly contentious. It is based on the assessment in the SHMA which has been heavily criticised and never validated. The proposed DCLG standardised methodology proposes a much lower level of need that takes account of affordability. Exceptional Circumstance 2 (clear inability of Oxford to meet its needs) is also unproven. Oxford's needs have not been established through its own local plan process and neither has its ability to meet its own needs. It is clear that alternative development strategies could accommodate a significant number of additional dwellings within the city. The submission document in proposing to develop in the GB is in complete opposition to the purpose of the GB and contradicts Local Plan Pt 1. The main purpose of the Oxford GB, (Local Plan Part 1 para B256), is to limit the growth of Oxford to avoid damage to its character and heritage. Oxford City Council itself should have a part to play in this by restricting the growth of employment generating activities to the minimum necessary. This would have the double benefit of releasing some land for housing and reducing the demand for further housing. However its currently proposed policies do the opposite. We have made this point in our representations to the recent Options consultation on the Oxford Local Plan. Alternative development strategies – which have been successful in the past – are possible for Oxfordshire, and include the diversion of growth away from Oxford towards the country towns. Oxford City Council should play its part in this. We also think it would be possible for the Oxfordshire authorities to promote the diversion of some economic growth to other parts of the country which would welcome and benefit from it – possibly through formal 'economic twinning' arrangements.

Changes Sought

The plan should be withdrawn and a spatial strategy for Oxfordshire established which can address the issues addressed in this review in a co-ordinated and consistent way. Through such a strategy the Oxfordshire authorities should continue with their previous approach of actively encouraging further employment and housing growth away from Oxford.
Oxford City Council and Cherwell in particular should co-operate more effectively and as part of this Oxford should (a) discourage further employment generating development in the city unless it is absolutely essential and (b) use some of the land it has currently allocated for employment, together with other previously developed land, for well planned high density housing.

Reasons for Participation

OGBN was established in 1997 to help to protect the Oxford GB and to support those wishing to resist proposals for inappropriate development within it. It comments regularly on planning applications in the GB and in planning policy consultations, particularly on matters affecting the GB. OGBN has made representations on all stages of the Cherwell Local Plan Part 1 and participated in the Public Examination in December 2014. We have also commented on earlier stages of this Partial Review.
The membership of OGBN includes many of the Parish Councils whose areas include GB land. The OGBN fully supports the aims of GBs as set out in the NPPF and earlier planning guidance and in particular it strongly endorses the fundamental principle that GB is a permanent designation.
We consider that our participation in the examination in necessary and justified because of our longstanding interest and understanding of the Oxford GB.
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PR-C-0658	09/10/2017	Giles	Hughes	West Oxfordshire District Council	Y	Y	N	Y

1623

Comments

Exceptional circumstances have been demonstrated to justify the release of sites from the GB, including sites for housing to help meet Oxford City's unmet housing need. It is clear from the evidence base for Cherwell's proposed submission plan and from the Oxfordshire Growth Board evidence base that the release of sites from the GB is necessary to deliver the scale of housing required in a sustainable manner. However, there is a need to make efficient use of land released from the GB for housing purposes. Some of the proposed densities on sites released from the GB do not appear to make efficient use of this land despite their close proximity to Oxford and to sustainable transport infrastructure and services. By increasing the density on some of the GB sites and by developing the site covered by Policy PR3a Cherwell DC would achieve their target of meeting Oxford City's unmet housing need without requiring development at Woodstock South East (Policy PR10).

Changes Sought

Review of the proposed densities and the resulting site capacities of the sites to be released from the GB in order to ensure that efficient use is made of this scarce land resource.

Reasons for Participation

To address cross-boundary issues with West Oxfordshire

PR-C-0660	07/10/2017	Carol	Matheson				N	

1634

Comments

Over-development and over allocation of dwellings to one Parish - Gosford and Water Eaton. This parish currently has 676 dwellings. Adding 1410 houses into Gosford and Water Eaton, increases the number of homes by 208% to 2083. The proposal increases the Parish housing by two thirds of its current size. 32% of all the new houses have been allocated to Gosford and Water Eaton. If there have to be more houses here then a 25% increase is acceptable (under 200).

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR7a - Land South East of Kidlington

PR-C-0682 08/10/2017 Tara J Prayag N

1685

Comments

This land is in Gosford and Water Eaton. Not North Oxford.230 of the proposed dwellings are planned for this site. This will add to the existing traffic problems which exist and further add to congestion and delay. There is no scope for extra traffic on Water Eaton Lane and there should be no vehicle access onto it from any development. In the Green Belt Study (April 2017) the majority of this site was categorised as partly “High” and with the remainder as “Moderate” in terms of harm to the Green Belt from its release for development. The development would significantly erode the gap between Kidlington, Gosford and Water Eaton and Oxford, especially in combination with removal of the Park and Ride site from the Green Belt, site PR3c and allocations.PR6b and PR6a. This would leave a very small gap comprising the southern part of PR7a between Kidlington, Gosford and Water Eaton and Oxford. This will lead towards the merging of the areas – loosing their distinct character. The overflow gravesite from St Mary’s Church is situated very closely to this site with an area built in for expansion. However, the expansion does not include additional residents that any new build would bring in and this site was very difficult to find. Therefore, the size of available space on this plot should be reviewed. There are issues about managing surface water run off in this area to avoid flooding which already occurs inparts of this area. Part of the site is within Flood Zone 3 and should not be developed.

Changes Sought

Reasons for Participation

PR-C-0690 08/10/2017 David Hemingway N

1702

Comments

Objection to Policy PR7(a). This will add to the existing traffic problems which exist and further add to congestion and delay. There is no scope for extra traffic on Water Eaton Lane and there should be no vehicle access onto it from any development.

Changes Sought

Reasons for Participation

PR-C-0735 08/10/2017 Christopher Rogers

1851

Comments

Do not feel that PR7a is suitable for building as the Bicester Road is already heavy with traffic.

Changes Sought

Reasons for Participation

PR-C-0766 10/10/2017 Haidrun Breith Berks, Bucks & Oxon Wildlife Trust Y

1943

Comments

Policy PR7a - Land South East of Kidlington. Whilst have no principle objection to this allocation aerial photos seem to suggest that this site allocation includes areas of grassland or meadow that might potentially be of considerable ecological interest (e.g. lowland meadows). Ecological surveys should be carried out at the earliest opportunity to inform the suitability of the site and the potential layout.

Changes Sought

Reasons for Participation

Potential biodiversity impacts as outlined in the representation.

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PR-C-0773 10/10/2017 Philip Rawle Greenlight Developments Y Y N Y

1951

Comments

Does not consider the Partial Review of Cherwell Local Plan to pass the ‘tests’ of soundness, in terms of being positively prepared, justified, effective and consistent with National policy. This is because the Partial Review does not make reference to the need for C2 units (residential institutions, including care homes), nor to care/nursing homes more generally. Policy PR2 deals with C3 uses only. Further limitations on current local planning policies (adopted and emerging) are outlined in the accompanying Note prepared by Lichfield's. In terms of National policy, the Government’s National Planning Practice web-based resource in the section on ‘Housing and economic development needs assessments’ provides guidance to the plan-making process on how to deal with ‘housing for older people’. Failure of the Partial Review to meet the care needs of the District will clearly have significant implications on housing options for Cherwell’s increasingly ageing population. The accompanying Note prepared by Lichfield's quantifies that like the rest of the UK there is a clear need for care homes in Cherwell. Examples are found in the Oxfordshire SHMA, which projects the number of people with dementia and mobility issues in Cherwell and Oxfordshire will roughly double by 2031 (end of this Plan period). The latest DCLG figures project the number of people in Cherwell living in communal establishments to double by 2031. The Lichfield's’ Note sets out the care need for Cherwell as follows: • In Cherwell District itself, the latest DCLG projections show growth in the number of people over age 75 living in communal establishments of 565, i.e. this is the number of care home bed spaces needed (2011 – 2031). However, as the Council are planning for housing growth well in excess of demographic trends, which will lead the population growth in excess of demographic trends, 565 bed spaces should be considered a minimum to plan for up to 2031. • In terms of Oxford City’s need, the DCLG projections suggest a need for a further 305 bed spaces by 2031, and (as with its housing need) a proportion of this may well go unmet. Cherwell will inevitably import some of Oxford’s care home needs, as those additional residents (who otherwise would have lived in Oxford) age and move into care homes. This further justifies the use of the 565 figure for Cherwell as a minimum, which may need to be increased if unmet care home need for Oxford is identified. Lichfield's' Note on Care Home Need provided.

Changes Sought

Greenlight asserts that it in order for this clear ‘need’ for care bed spaces to be met in Cherwell over the Plan period, specific policies are required to:(a) Set the delivery of this need over the Plan period as a requirement - this requirement being a minimum of 565 bed spaces by 2031; and(b) To identify and allocate sites to accommodate this need in the Plan and on the Policies Map.To this end, Greenlights’ land interest at Skimmingdish Lane, Bicester, which is currently subject to planning application 17/01428/F, provides an opportune site to be allocated for a 64-bed care home; thus accommodating some 11.3% of the bed space requirement (based on a total requirement of 565 bed spaces) over the Plan period (by 2031).To demonstrate how the site at Skimmingdish Lane, Bicester can accommodate a 64-bed care home, and therefore to assist in informing its allocation as a care home site in the Plan, enclosed with this letter is the site location plan and proposed site layout plan, both of which form part of the current planning application on the site.

Reasons for Participation

The matters raised in these representations are of a strategic nature to the plan.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR7a - Land South East of Kidlington

PR-C-0778 10/10/2017 Sarah Knox-Brown Begbroke & Yarnton Green Belt Campaign N N

5465

Comments

Begbroke & Yarnton Green Belt Campaign's (BYG) main concern is that they believe there is no proper justification for altering the Green Belt boundaries from where they currently stand. On a local level, they particularly object to the removal of the land described as PR8 and PR9 from the Green Belt due to the significant detrimental impact of that removal on the villages and villagers of Begbroke and Yarnton. They also object to the removal of land described as PR6a, PR6b, PR7a and PR7b from the Green Belt due to the importance of these sites in maintaining the gap between the villages of Begbroke, Yarnton and Kidlington to Oxford City and to the land described as PR10, a green field site due to the impact its development will have on the adjacent A44 corridor. Instructed Bruce Bamber, a transport consultant, to prepare a report on the transport implications of the allocation of sites PR8 and PR9 for housing purposes. Although his technical review has focused on these areas, the broader methodology to identify potential development locations has also been assessed for its soundness. The report has been provided as Appendix B. Key conclusions from the report includes: the Sustainability Appraisal Report was published before the Transport Assessment and therefore cannot properly take into account the transport impact of development options. The SAR fails to report the adverse traffic congestion impact from the proposed development around Begbroke and Yarnton and is therefore flawed. Transport evidence base and the associated environmental assessment work is fundamentally unsound and cannot be relied upon. A number of legal issues are raised in Appendix A with a detailed summary provided. If the Council proceeds as planned, we consider the Inspector will find the Plan unsound due to inadequacy of evidence base and failure to ensure effective consultation and participation by the public.

Changes Sought

Reasons for Participation

PR-C-0791 10/10/2017 Keiron Ward N Y

2036

Comments

Object to the allocations in Policies PR6a, 6b, 7a, 7b, 8 and 9 since they require the release of Green Belt land (see objection to PR3). All of these sites contribute to the purposes of the Green Belt and should not therefore be removed from it.Other Green Belt Sites rejected by the Council.

Support the Council's rejection of other sites in the Green Belt considered at the options stage for the same reasons.

Changes Sought

All allocations should be withdrawn because they are premature (need has not been established) and because alternatives to Green Belt development exist.

Reasons for Participation

Would like to be represented by Kidlington Development Watch at the oral examination in public. For the reasons given in the Kidlington Development Watch representation.

PR-C-0791 10/10/2017 Linda Ward N Y

5682

Comments

Object to the allocations in Policies PR6a, 6b, 7a, 7b, 8 and 9 since they require the release of Green Belt land (see objection to PR3). All of these sites contribute to the purposes of the Green Belt and should not therefore be removed from it.Other Green Belt Sites rejected by the Council.

Support the Council's rejection of other sites in the Green Belt considered at the options stage for the same reasons.

Changes Sought

All allocations should be withdrawn because they are premature (need has not been established) and because alternatives to Green Belt development exist.

Reasons for Participation

Would like to be represented by Kidlington Development Watch at the oral examination in public. For the reasons given in the Kidlington Development Watch representation.

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PR-C-0813 08/10/2017 Jennifer Betts

2211

Comments

It is regrettable that any site is taken out of the Green Belt - generally supportive of these proposals as natural modest sustainable extensions to Kidlington.

Changes Sought

Consider that both sites be required to make contributions to the improvement to access arrangements to Stratfield Brake which is poorly accessed by car from Kidlington due to the dual carriageway. Would ask that the developers be required to provide a footbridge set out in para 5.96.

Reasons for Participation

PR-C-0814 07/10/2017 David Betts

2228

Comments

It is regrettable that any site is taken out of the green belt - generally supportive of these proposals as natural modest sustainable extensions to Kidlington.

Changes Sought

Consider that both sites be required to make contributions to the improvement to access arrangements to Stratfield Brake which is poorly accessed by car from Kidlington due to the dual carriageway. Would ask that the developers be required to provide the footbridge set out in para 5.96.

Reasons for Participation

PR-C-0832 10/10/2017 David Flavin Oxfordshire County Council

5053

Comments

The requirements within each site policy for an archaeological assessment and potential pre-determination investigations are supported.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR7a - Land South East of Kidlington

PR-C-0832 10/10/2017 David Flavin Oxfordshire County Council

5043

Comments

Kidlington Policy PR7a - Land South East of Kidlington (230 homes) and Policy PR7b - Land at Stratfield Farm (100 homes) would jointly generatearound 100 primary pupils. These could either be accommodated through a mixture of the spare places at a new 2 form entry school at North Oxford, and through making permanent the currently temporary expansion of Edward Field Primary School in Kidlington.

Changes Sought

Site policies should require these sites to contribute towards the cost of any necessary additional school accommodation.

Reasons for Participation

PR-C-0847 10/10/2017 Dr Michael Fraser N N N Y

5291

Comments

References on the Cherwell Green Belt Study (April 2017), the Oxford Green belt Study (2015), Category A Village Analysis (2016), Policy Villages 1 and 2 of the adopted Local Plan Part 1 and SA report. Conclude that the removal of Green Belt separating Begbroke (PR8) and Yarnton (PR9) and subsequent development as proposed would result in coalescence of both settlements; encroach on the open countryside; and result in highly inefficient use of land (which itself is a combination of grade 2 and grade 3 agricultural land). The harm that results is exactly the harm that the Green Belt land is designed to prevent. The loss of protection of the Green Belt and the scale of subsequent development is contrary to existing Local Plan policies. The “exceptional circumstances” put forward by Cherwell District Council are without merit with respect to all sites proposed for removal from the Green Belt.

Changes Sought

For the reasons given above AND the Representations made by the Begbroke & Yarnton Green Belt (BYG) Campaign which are additionally supported, the Plan in its current form cannot be changed to make it legally compliant or sound and should therefore be withdrawn and NOT be submitted for Inspection.

Reasons for Participation

Would like the Begbroke & Yarnton Green Belt (BYG) Campaign to represent meat the Examination should it take place.

PR-C-0847 10/10/2017 Dr Michael Fraser N N N Y

5290

Comments

Referenced the 5 purposes of the Green Belt and NPPF paragraphs 82-84. Quotes provided on the Elmbridge Local Plan and Poole Local Plan. Quotes provided on NPPG's guidance on the Housing and Economic Land Availability Assessment (HELAA). Reference to Policy ESD14 of the adopted Local Plan Part 1. it is reasonable to conclude that whilst local districts may have accepted an apportionment of Oxford’s unmet housing need the actual number is not
absolute and the Local Plan process may determine that Cherwell, for example, is unable to accommodate the apportioned figure due to existing national policies, such as Green Belt. Conversely, Oxford City, through the development of its own Local Plan and consideration of urban density, re-allocation of land previously earmarked for employment use, etc. may determine that the total unmet housing need is lower than that recommended by the SHMA and post-SHMA work. The latter point will especially apply should Oxford City seek to justify exceptional circumstances to remove Green Belt land that falls within its own jurisdiction. Reference to Oxford's Preferred Options document.

Changes Sought

For the reasons given above AND the Representations made by the Begbroke & Yarnton Green Belt (BYG) Campaign which I additionally support and adopt as part of my own Representation in this document, the Plan in its current form cannot be changed to make it legally compliant or sound and should therefore be withdrawn and NOT be submitted for Inspection.

Reasons for Participation

"Would like the Begbroke & Yarnton Green Belt (BYG) Campaign to represent meat the Examination should it take place"

PR-C-0874 03/10/2017 Mr Stuart & Mrs Phyllis Holcroft Y Y N

2368

Comments

Object to policy PR7a on the basis that :- • Building within the Green Belt on the proposed scale runs counter to National Guidelines.• Oxford's level of unmet housing need is seriously in doubt to the extent that there may be no unmet need and therefore no reason for the Local Plan Review to continue.• Proposed development would increase traffic to unacceptable evels of intrusion, safety and pollution• Valuable arable land and ensuing food production would be lost• Local services for education, health and welfare are already stretched and unable to cope with increased demand generated by any such housing development.• Proposals are damaging to the habitat and future of wildlife that currently frequent the site.• The loss of safe facilities for walkers cyclists etc. would affect large numbers.• The cost of providing infrastructure and services would prohibit provision of affordable housing on the scale desired by Cherwell District Council.• The site sits within flood zone 3a. This area falls within the Green Bel The proposals are not limited infilling in villages so is contrary to the NPPF para 89. The site, when considered in "Oxford Green Belt Study" (October 2015) is deemed as having high value in preventing neighbouring towns merging into one another. "this area is relatively well screened from view, but loss of openness would substantially reduce the physical gap between Kidlington and Oxford as experienced when travelling along the A4260 or A4165". Oxford's unmet need has not been confirmed and implications of Brexit needs to be considered. Recent Government's consultation document on housing need suggest lower levels of housing need. There are a number of detailed objections to development of this site. A portion (approx. 10%) of the site falls within Flood Zone 3a, has a high probability of flooding and is not appropriate for housing. Water Eaton Lane is single track south of its junction with Beagles Close. Outline proposals for development suggest that vehicular access would be along Water Eaton Lane and pedestrian, wheelchair and cycle access would be via Bicester Road. In its present form Water Eaton Lane could not support the potential traffic increase (additional 500 to 700 vehicle movements per day ?) without some considerable highway improvements. These cost would need to be met by developers. Because of its proximity to Oxford Parkway station, a high proportion of the new homes would be snapped up by commuters to London, and not serve to support local community needs. The volume of traffic movement would have serious impact on congestion, particularly at peak times. Traffic pollution is already unacceptably high at "Kings Arms" junction, and this would be exacerbated by increased traffic. Local medical, dental and education facilities are not geared up to cope with a potential additional load. More than 120 extra school places, at least 3000 additional annual visits to GP surgery. All generating pressure on services that are already seen unable to cope satisfactorily. The loss of valuable agricultural land. A high proportion of the site is given over to arable farming, producing valuable contribution to our food production. Water Eaton Lane and the bridleway associated with it are used extensively by leisure cyclists, walkers, dog walkers and runners, principally because of its lack of traffic, pleasant open surroundings and safe environment. Increased traffic along Water Eaton Lane would have a massive impact upon these users and their way of life. The Inclusion of an area for sports facilities on the site will fail to compensates the many walkers and cyclists who enjoy the safety of a relatively traffic-free environment. Indeed the provision of sports facilities has the potential for massively increasing traffic flows, particularly at weekends. The site currently provides habitat for a wide range of wildlife. Deer and foxes are regularly seen here and the presence of badgers, rabbits, butterfly and bats is frequently experienced.

Changes Sought

Reasons for Participation

PR-C-0882 05/10/2017 Carl Smith N N N Y

5216

Comments

Objects to PR7a. It is not acceptable. It is considered that better use of the land can be made for proposing housing development, as shown on the attached revised map. It is also considered that the location of sports facilities next to a high speed road & the C43 Bicester Road would cause safety concerns, unless a very high unsightly ball proof fence was erected. Although the outer boundaries of the proposed development are fixed the internal layout of development should be designed using a flexible approach. A wide green landscape buffer zone and screen is proposed alongside the A34 for reducing noise and pollution levels. This should include a foot/ cycleway route leading up to the A4165 Oxford Road for easier access to the Parkway and Park & Ride. The proposal is for an allotment area located around the existing burial ground with temporary allotment site and for extending the burial ground in the future. There could also be room for a sports facility and small recreational park, but bearing in mind the closeness to roads. Use is made on an additional triangular area of land at the end of Water Eaton Lane for proposing a surface water storage pound with a controlled outfall. The rear gardens along the Water Eaton Lane boundary should be screened off from the development and there should be no vehicular accesses made from the proposed development onto this Lane.

Changes Sought

Reasons for Participation

Based on the representation, would like to reserve the right to respond if necessary.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR7a - Land South East of Kidlington

PR-C-1011 23/08/2017 Tony Norris N

2961

Comments

The creation of 1,118 houses on PR6a & PR6b will create a potential of 3000+ car movements a day, together with a further 5000+ movements from PR7a, PR7b, PR8 & PR9. The traffic situation North of Oxford will be at gridlock even worse than that which occurred during the recent alterations to Banbury Rd & Woodstock Rd roundabout.

Changes Sought

Reasons for Participation

PR-C-1164 24/08/2017 Stephen Mundy N

3708

Comments

The wildlife will be lost, where will the deer go, if the land is no longer available they will stray onto the A34 causing serious injury to vehicles travelling at high speed. My property will be overlooked by the new houses. Some time ago I submitted a planning application to add an extra room in my roof space. This was declined on grounds that the property was a bungalow and must remain as such. Now there are going to be houses next to a Close that is nearly all bungalows. There will be additional traffic noise.

Changes Sought

Reasons for Participation

PR-C-1172 08/08/2017 Robin Carey N

3749

Comments

PR7a is on a flood plain as are North Oxford's PR6a and b - no indication of flood protection.

Changes Sought

Reasons for Participation

PR-C-1194 19/08/2017 Lauren Bates-Brownsword N

3845

Comments

Objection to build new housing in this area as land is subject to flooding, it is often under water, which will be exacerbated by building Loss of GB is not helpful to future generations. As a 21 year I want to enjoy the GB for my lifetime. Loss of natural habitats is another great concern which makes this a short sighted decision. Traffic will be worse and it will not help the housing crisis for affordable housing. Building on GB is not consistent with National Policy.

Changes Sought

Reasons for Participation

PR-C-1196 08/08/2017 Dianne Bates-Brownsword N

3855

Comments

Strong objection to houses being built on GB around Kidlington. Concern regarding level of flooding - happens in Water Eaton every year. Fields across the road and to the east of the new cemetery are always waterlogged. This building will exacerbate the problem , driving up everyone's house/contents insurance.

Changes Sought

Reasons for Participation

PR-C-1197 08/08/2017 Darryl Bates-Brownsword N

3862

Comments

Land is already frequently flooded and this will exacerbate surrounding areas and flooding will be spread. Short sighted ineffective planning.

Changes Sought

Reasons for Participation

PR-C-1202 08/08/2017 Mary Timms N

3885

Comments

Re the plans, PR7(a) is preferable to building at PR6(b) and PR6(a) but not enough homes. If anything, allow PR8 and PR7(a), this may preserve Green Belt and keep a distance.

Changes Sought

Reasons for Participation

PR-C-1332 10/10/2017 Peter Webber N N N

4367

Comments

If as I believe the loop for this part of the GB is not substantiated then these areas should be zoned for use as London-style community park, with purpose facilities for public use. The area is easily accessible from several directions by public transport, and it would be far preferable for this to be properly landscaped as a continuing "Green Lung" of benefit to both Oxford (which could contribute to the cost) and Cherwell. The Golf Course is in effect already landscaped. If the City still believes that it needs additional housing I suggest that part of Cutteslowe Park is developed and the funds released used to provide a new and larger community facility. The existing Cutteslowe Park is not easily accessed from Kidlington, and the additional extension proposed of little use to any except Cutteslowe residents and gives little protection to the GB/"Green Lung".

Changes Sought

Reasons for Participation

PR-C-1332 10/10/2017 Peter Webber N N N

4363

Comments

Duty to Co-operate - I do not believe that the duty to co-operate requires a Council to accept without apparent justification the aspirations of an overwhelming neighbour Council where that Council has not done all it can to solve the problems. They have not substantiated the basis for it's alleged housing shortfall and has not shown any obvious willingness to co-operate in the funding and/or provision of essential infrastructure. There is a lack of mutuality.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR7a - Land South East of Kidlington

PR-C-1332 10/10/2017 Peter Webber N N N

4364

Comments

Positive Preparation - There has been an apparent failure to stress-test the alleged requirements of Oxford City Council. This is the subject of widespread local criticism, and the latest downgrading of the Government's own estimates of housing requirements undermines the whole basis of Cherwell's proposals and Oxford's demands. We need to start again with a process geared to the current Government figures as an absolute maximum. Damage to the GB just seems to have been assumed as a given, whilst it is not. Justification - The proposals cannot be justified as matters stand, as the figures have not been adequately tested and may no longer be current.

Changes Sought | Reasons for Participation

PR-C-1332 10/10/2017 Peter Webber N N N

4365

Comments

Effectiveness - There is little concrete information as to the funding or timing of infrastructure provision - e.g. a substantial new station will certainly be required, but there is no clarity at all as to how this will be delivered or funded or when in relation to the related development. This all comes across as a wish-list rather than as a blueprint for a successful outcome.

Changes Sought | Reasons for Participation

PR-C-1332 10/10/2017 Peter Webber N N N

4366

Comments

As things stand, this site could well be used as the new Oxford United Stadium. The description ("Outdoor Sports Provision") seems specifically designed as words to land Kidlington with a very large building in the GB which is not expressly required on any basis as an exception to GB policy. Local residents are assuming that this will be for a publicly available community facility, not an enormous "destination" available for matches, concerts, etc., and the description and allocation need to be far more restrictive.

Changes Sought | Reasons for Participation

PR-C-1364 09/10/2017 Mrs Susan Moss Y Y N N

4435

Comments

The policies are unsound because they fail to meet the real needs of people for low cost (rented or for sale) houses that deal with urgent housing problems. Housing to meet local needs could be achieved by building smaller units at higher density and using far less land. Houses for sale at so-called 'affordable' prices, and houses at market prices, do not meet the needs of the teachers, nurses, public sector workers and young families. Build some houses, but make all of them of the type that people need - not what developers and landowners desire.

Changes Sought | Reasons for Participation

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PR-C-1383 10/10/2017 Fiona Mawson N N N Y

4479

Comments

This section admits that development of this area will result in a significant reduction of the GB between Begbroke, Yarnton and Kidlington. This area of GB is regularly used by residents of all 3 villages and is an important area for leisure, health and well-being of the local population. Wildlife include a range of rarer species including bats and dormice, some of which are in serious decline and/or protected. Description of improved A44 cycleway linking king to proposed Super Cycleway between Kidlington and Oxford. This would add approximately 2 miles to the journey between Begbroke or Yarnton and Oxford. It has been shown that most people will not cycle more than 3 miles to their place of work; Yarnton and Begbroke are too far out for most people to cycle into Oxford and they will most likely use cars, adding to the congestion.

Changes Sought

The plan cannot be changed to make it legally compliant or sound and should therefore not be submitted for inspection.

Reasons for Participation

Would like to be represented by Begbroke and Yarnton Green Belt Campaign

PR-C-1396 09/10/2017 Paul Walker Oxford Bus Company Y

5163

Comments

SUPPORT these Policies with AMENDMENTS. Pleased to note that the areas of search have been assessed utilising the commuter travel within each area noting proximity to current sustainable transport facilities that serve Oxford, access to jobs by publictransport and proximity to proposed improvements. It is essential however that these potential improvements are locked into new sites by way of both physical measures and developer contributions that enable improved public transport services. This part of Cherwell, immediately to the north of Oxford is currently under significant pressure with peak period congestion already experienced on the A44 and A34. The A4260 has its own challenges, being a major route within Oxford whilst also needing to provide for Kidlington and movements across it. We note the development of a Development Brief for these sites. The Brief should clearly set out how the plan proposals relate to the strategic bus network and how this will evolve, what the trigger points to deliver this shall be and give clarity to developers on the costs of developing in these locations. The risk of not doing this is one of a hap-hazard development pattern of sites coming forward which cannot be served by high quality public transport though lack of forward planning, lack of certainty for developers and a poorly thought out network connecting major nodes. We therefore support the Policy PR7 9(d) and PR7b 10(b) which both state the need for the development to enable connection to Oxford Parkway & Water Eaton P&R site (PR7d (d)) and to existing or potential public transport services (both PR7 9(d) and PR7b 10(b). However the policy needs to explicitly highlight that the development brief will need to contain costed proposals for bus services improvements. The size of the strategic allocation also makes it unlikely that it will support key local facilities, such as a substantial district centre. The result is that, to a very great extent, any bus route created to serve this site would have to rely only on the new demand generated by the development itself. Therefore there needs to be mention within the policy of the need to “kick start” bus services for anumber of years promoting alternative transport to the car until the development is built out and services viable. This viability may come from diversion into the site of existing services and as such we consider that and extension and/or diversion of the 500 park and ride service provide this role. Not least that such a connection would better enable occupiers if these developments were to access not only Oxford city centre but also Oxford Parkway Station which will better enable modal shift, keeping park and ride spaces free for longer distance travellers and providing a direct link to the station which will be more attractive to potentialoccupiers

Changes Sought

We would therefore like to see the policy strengthened to highlight the need to connect inter urban bus route networks between settlements that reflect the OCC strategic bus network in a phased manner than can allow new developments to be accessible by modes other than the car with appropriate S106 commitments to enable these developments to be sustainable in a manner that is clear to developers promoting sites.

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR7a - Land South East of Kidlington

PR-C-1398 10/10/2017 Ben Simpson WYG on behalf of Bonnar Allan Ltd Y Y N N

5333

Comments

The representations are submitted on behalf of my client Bonnar Allan with regard to their proposals at New Alchester. The land is identified in the Vision document attached to these representations and will include up to 7,200 new market & affordable homes, primary & secondary schools, creation of a 240 acre country park & watersports centre & the potential to incorporate a new Park & Ride site with connection to the railway line south of Bicester by a new railway station. Our comments on the PSP are confined to issues of soundness. A summary of the alternative Options A to I that CDC considered at the last stage of the Plan is set out at paragraph 2.12. For the reasons we set out in our representations to that stage, we consider that the CDC's proposed approach of allocating land to the north of Oxford & within the Green Belt (GB) around Kidlington as set out in PR7a is flawed, & that the Partial Review does not pass the test of soundness. The PSP is not Justified as in our view it does not represent the most appropriate strategy for meeting Oxford's un-met housing needs. The logic that appears to underlie the PSP is in essence that the closer the proximity of the required housing to the City, the more sustainable it will be. This logic ignores the fact that there would be better prospects of residents travelling into Oxford as well as the major employment locations in the Science Vale by public transport including by rail from New Alchester. The preferred locations around Kidlington will increase congestion on the highway network & will result in the loss of GB & lead to coalescence between Kidlington, Begbroke & Yarnton, whereas the proposals at New Alchester are located beyond the GB. As we make clear in the Vision document, our proposals can be delivered in a phased manner & there are no impediments to early delivery. The scale of the proposals at New Alchester allows it to meet both the identified needs of Oxford City as well as an element of the future needs of Cherwell District, & in so doing, we recognise the journey that this proposal involves.

Changes Sought

We consider that the PSP should direct a majority of the un-met need to New Alchester which constitutes a more sustainable & justified location for the new homes needed both to meet the City's un-met needs as well as future need within Cherwell District. The PSP should be re-drawn to allocate land at New Alchester in place of the proposed allocations in the Green Belt (GB) around Kidlington. New Alchester can provide a highly sustainable location for the much needed development, at a location outside the GB & on the railway line into Oxford. The development would facilitate creation of a new railway station at New Alchester which would encourage people to travel to Oxford City & also other employment centres within the Science Vale by public transport.

Reasons for Participation

PR-C-1399 10/10/2017 Ms Jennifer Mitter Lichfields on behalf of The Church Commissioners for England (CCE) N N Y

5383

Comments

The CDC Local Plan Part 1 and the NPPF (Para 34) support a strategy whereby growth should be directed towards the most sustainable locations, encouraging travel by non-car modes. The County Council's Oxford Transport Strategy is also clear in its objectives for achieving a meaningful modal shift for those travelling into Oxford City away from the private car and towards public transport. In this context, the justification for the Council's approach in pursuing growth at sites such as PR7, PR8, PR9 and PR10 which propose concentrated levels of development (circa 3,220 dwellings) is unclear. The development as proposed is concentrated along the already very congested A44 corridor and around Kidlington which is a known congestion hotspot. While some development in this area may be appropriate, the concentration of sites will lead to significant issues of congestion given that the sustainable modes being pursued (with the exception of cycling) are all road based Park & Ride, Bus and RTP routes. The Sustainability Appraisal (June 2017) recognises that new development around the Kidlington area 'may increase congestion but the Local Plan Part 1 Partial Review allocates new housing sites that encourage the use of sustainable transport and are allocated following consideration of their impacts on transport patterns through the SA'. Notwithstanding assessment of the proposed allocations through the SA, the impact of congestion has not been sufficiently weighed in the balance when considering reasonable alternative sites and a broader distribution across the District. For example, locating development on the rail network at locations such as Islip would assist in removing some traffic movement from the road entirely. It's recognised that there is the potential for a new railway station at Yarnton, but this is a long term strategy with no immediate proposals for delivery. CDC does not consider this necessary infrastructure to support the proposals and simply consider it a potential future benefit. Therefore, all focus for this plan period under this strategy will be on the road, contrary to the conclusions of the Sustainability Appraisal and to which our client objects. Overall, the various transport evidence base documents prepared to date have not robustly assessed the opportunities to improve rail usage despite current work being undertaken to develop the East-West rail link. East-West rail Phase 1 works saw an upgrade of Islip station which is on the new Oxford – London Marylebone line. The Western Section of East-West Rail will also see the introduction of three new passenger services, for direct services within the region and connections to national mainline services. These services are due to start operating in the early 2020s. Despite this significant rail investment, no development is proposed within Islip which is just a 3 minute train ride from Oxford Parkway, 7 minutes from Bicester, 11 minutes from Oxford and under an hour to London Marylebone. Our client is of the view that Policy PR4a (and by association policies PR6-PR10) focuses too strongly on improvements to and mitigations for the highway network rather than considering options for removing traffic from the road network and towards more sustainable modes such as rail. The proposed locations for the additional housing are known areas of congestion and the transport proposals do not go far enough to solve the existing issues, with the proposed levels of development in this location likely to compound matters further. Our client objects to these policies which will lead to increased levels of congestion and the strategy will not achieve a step change in modal split. Soundness - The evidence base prepared to support Policy PR4a (and by association policies PR6-PR10) is not sufficiently robust to justify the approach to allocate this level of housing in an area of existing traffic congestion without an effective strategy to achieve a step change in modal split. The Council needs to justify its approach for focusing so much of the new development in one area which is already known to suffer issues relating to road congestion. Rail has not been considered as a reasonable alternative within the evidence base documents and consequently the draft plan is not justified. The draft Plan is not Effective, as it focuses too much of the housing requirement in one, focused area. The Plan is not consistent with national Policy as the proposed development is not located where the need to travel will be minimised and the use of sustainable transport modes can be maximised.

Changes Sought

The evidence base has failed to sufficiently consider investment in rail / exploitation of existing rail assets despite recent investment in the East-West Rail project. A thorough exploration of the reasonable alternatives is required.
More detailed consideration needs to be given to the potential for locating new development at Islip within proximity to the existing railway station. This location would be sustainable and would support the existing local community. It has been demonstrated that there are no overriding physical constraints, in terms of highway impact, flooding and ecology, to the development of this land.

Reasons for Participation

Due to the complexity of the matters discussed in relation to PR4a

PR-C-1400 10/10/2017 Ms Deidre Wells Red Kite Development Consultancy on behalf of Kidlington Parish Council N Y

5362

Comments

KPC concurs with the Plan on this Policy, and considers that development on this site could reasonably be considered as an extension to Kidlington, securing a permanent green boundary. While its removal from the Green Belt is regrettable, if justified as exceptional circumstances by PR1, its release could bring long term benefits, offsetting the loss of green belt land with a well-integrated village extension of modest scale, compatible with the character of Kidlington. However, the policy needs to be amended to require the footbridge link as described in P 5.96. This site and others around Kidlington including PR7b (Stratfield Farm) should also be required to contribute to improved access arrangements for Stratfield Brake, which have long been identified as unsatisfactory, necessitating longer journeys along congested roads. A new spur to provide access direct from the roundabout is recommended. Otherwise, general support for this allocation.

Changes Sought

"Add to key Delivery Requirements• Contributions to footbridge link• Contributions to improved access to Stratfield Brake"

Reasons for Participation

"KPC is an elected body, representing the views of a large number of people inthe part of the District which will be most affected by the proposed alteration to the Development Plan. In addition to having a statutory role in the Planning process, the Parish Council has an in depth understanding of the local area where new development is proposed, and is well placed tocontribute to the Local Plan process. It is essential for the KPC to be actively involved in the Examination, in order to be able to represent local views, fully respond to submissions made by others, and to address any modifications discussed in advance of the Examiners report."

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR7a - Land South East of Kidlington

PR-C-1401 10/10/2017 Alan Lodwick Alan Lodwick on behalf of Kidlington Development Watch N N Y

5306

Comments

While we object to any release of land in the Green Belt including the allocated sites, we have a further concern relating to the possible overall location of land for housing in the event that any or all of the allocated sites are confirmed for development in any adopted plan. PR6a, 6b, 7a, and 8, the land areas allocated specifically for residential development (i.e. not the total site areas) are approximately 50% higher than would be necessary to accommodate the stated number of houses at the net densities specified. For example the largest site (PR8) for 1950 houses at 45dpha net should require 43.3ha. Whereas the allocation is for 66ha, over 50%larger. The definition of net density is not specified in the plan though it usually includes access roads, parking, incidental open space and play areas. There are separate allocations for schools and a local centre, so it appears that the areas allocated specifically for residential development are significantly too large. Given the desirability of this land to developers, there is a clear risk thatpermission could be sought for significantly higher numbers of dwellings over and above the intended provision, resulting in even greater environmental harm and pressure on infrastructure. We are therefore concerned about the provision in PR12a (para 7) that should more than 4400 houses be built this will be taken into account in meeting Cherwell's own need, which would appear to be an incentive to the Council to approve higher numbers than set out in this plan."

Changes Sought

All allocations should be withdrawn because they are premature (need not yet established) and because alternatives to Green Belt development exist.However if some or all of the allocations are confirmed (which we completely oppose) then the plan should be amended to ensure that no more than the specified numbers of houses will be permitted (e.g. by reducing site areas or other stipulations).

Reasons for Participation

We (Kidlington Development Watch – KDW) consider this is necessary because of:our extensive involvement with the consultations at all stages of the Cherwell LocalPlan to date; the considerable work we have undertaken to publicise the consultationourselves; of the feedback we have received from Kidlington residents; and, the largenumbers of them who have responded as a result of our efforts.KDW is a voluntary organisation run by Kidlington residents with experience andinterest in planning issues. We believe that effective, informed public participation inplanning consultations is vital to democratic policy making. We publiciseconsultations that directly affect Kidlington and offer advice on how people can bestmake their views known. In relation to this and the previous options consultation weprinted and distributed leaflets, put up posters, ran a stall on many Saturday marketsand at other events, participated in public and parish council meetings, provided information on our website and responded to requests for information from Kidlingtonresidents.As a result, we have gained a very good understanding of the views of Kidlingtonresidents, a large number of whom have made representations because of ouractivities. KDW's representations therefore reflect the views of much of the Kidlingtoncommunity."

PR-C-1401 10/10/2017 Alan Lodwick Alan Lodwick on behalf of Kidlington Development Watch N N Y

5305

Comments

"Object to the allocations in Policies PR6a, 6b,7a,7b,8 and 9 for the reasons given in our objection to release of Green Belt land (seeobjection to PR3). All of these sites contribute to the purposes of the Green Belt and should not therefore be removed from it. Other Green Belt Sites rejected by the Council. We also explicitly support the Council's rejection of other sites in the Green Belt considered at the options stage for the same reasons. Policy 10 : Woodstock Allocation. In the case of Policy 10, the site is on the edge of the Green Belt, and would impact on its openness. It would also be an excessive and disproportionate extension to the small historic town of Woodstock particularly when considered in addition to the adjacent site provisionally allocated in the draft West Oxfordshire Local Plan (currently under examination) for 300 houses. Due to wide-spread concerns raised at the hearings, the Inspector has asked West Oxfordshire District Council to conduct a heritage impact assessment of this site given its proximity to a World Heritage site. Cherwell should have conducted a similar assessment, taking into account the cumulative impact of the proposed development. Woodstock town is not within the Cherwell boundary but nevertheless, Cherwell has a duty to seek to protect historic Woodstock from inappropriate development and we consider it is not reasonable or sustainable to locate 410 extra houses in this area to meet Oxford's unmet housing needs."

Changes Sought

All allocations should be withdrawn because they are premature (need has not been established) and because alternatives to Green Belt development exist.

Reasons for Participation

We (Kidlington Development Watch – KDW) consider this is necessary because of:our extensive involvement with the consultations at all stages of the Cherwell LocalPlan to date; the considerable work we have undertaken to publicise the consultationourselves; of the feedback we have received from Kidlington residents; and, the largenumbers of them who have responded as a result of our efforts.KDW is a voluntary organisation run by Kidlington residents with experience andinterest in planning issues. We believe that effective, informed public participation inplanning consultations is vital to democratic policy making. We publiciseconsultations that directly affect Kidlington and offer advice on how people can bestmake their views known. In relation to this and the previous options consultation weprinted and distributed leaflets, put up posters, ran a stall on many Saturday marketsand at other events, participated in public and parish council meetings, provided information on our website and responded to requests for information from Kidlingtonresidents.As a result, we have gained a very good understanding of the views of Kidlingtonresidents, a large number of whom have made representations because of ouractivities. KDW's representations therefore reflect the views of much of the Kidlingtoncommunity."

PR-C-1403 10/10/2017 Vicky Aston Sport England Y Y N N

5186

Comments

Sport England welcomes the Council's references throughout the document and policies requiring developers to include open space, outdoor sport and recreation. However, Sport England is concerned that the Council has yet to publish its evidence base in relation to playing fields and outdoor sports provision and built sports facilities. The Council will need to ensure that all of the new development contributes towards indoor and outdoor sports facilities in the District. The Council's evidence base will help frame this work. Sport England also recommends that the Council includes a requirement for applicants to include a statement demonstrating how their development has met the 10 principles included in Sport England's Active Design document. See Section 3 of the document 'how to use Active Design' and the proposed change.

Changes Sought

Sport England recommends that the Council consult Sport England at the earliest opportunity on the preparation of the Playing Pitch Strategy. Sport England suggest the following text could be included in the policies to support Active Design: PR5 (10) Provide evidence of how the development has improved the health and well being of new
residents by demonstrating how the proposals will meet the 10 Active Design Principles set out in
Sport England's guidance document 'Active Design' https://www.sportengland.org/facilitiesplanning/
active-design/

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR7a - Land South East of Kidlington

PR-C-1404 09/10/2017 Andrew Hornsby-Smith — N N N Y

5366

Comments

If the aim is to provide 1,180 houses in the area south of Kidlington, the least damaging locations would be at Stratfield Farm (site 49) and south of Gosford (sites 178, and HELAA 243 incidentally, a new site not identified at the Issues and Options stage). The two assessed sites have existing small allocations, but the theoretical capacity is far higher. The Initial Sustainability Appraisal (which excluded site 243) set these at 523 and 1,388 respectively. Allowing 3.2 hectares for a new primary school, probably best sited at the Gosford sites, and the 0.7 hectares identified for a cemetery extension in the Submission draft PR7a no. 3, the total net combined land available would be 34.26 + approximately 5 hectares of previously unidentified site HELAA 243. Adding in the existing allocation of 220 + 120, the total number of dwellings required to replace those not developed south of Oxford Parkway becomes 1,520. This represents an overall net density of 38.7 dph (1,520/39.26), which is lower than the 40 dph proposed in the submission draft in PR6a, less than the 45 dph proposed in Policy PR8 and less wasteful of Green Belt land than the 25 dph proposed in policy PR6b, or, to put the figures in greater perspective, withdrawing 60 hectares of land from Green Belt protection (Policy 6A, 6B) contributes 1,180 houses at a net density of just under 20dph. Detailed comments are provided in relation to the selection of alternative sites PR178 and PR49 and the Kidlington Masterplan.

Changes Sought

PR3, 6a, 6b - Delete references to PR6a and 6b in PR3. Rewrite all references to sites in Kidlington gap, deleting allocations, setting out playing field allocation in land east of A4165. Allow mixed use on land identified within Policy 3c playing fields, residential allocation of 140 written as a new policy. PR7 a and PR7b - Increase allocation to 1,520 between these sites. Retain a small buffer area to the west of Stratfield Farm. Remove reference to playing fields. PR12a - Rewrite to avoid incentive for future allocations beyond those allocated in the plan, or delete.

Reasons for Participation

Has spoken as a platform speaker at three public meetings in Kidlington and Gosford. Made a substantial representation at the Issues and Options stage. As a former parish councillor, has represented Kidlington Parish Council at the North Oxford Area Action Plan examination in public, and likewise was invited to the Examination in Public of the Local Plan. Has an MSc in Transport Planning, so part of representation covers that area. Also offers a distinctive perspective as a local resident, who agrees with the principle of a Green Belt review, but does not support the current planned site allocation. Has no interest in promoting a particular site, but only have some sympathy with those who would wish to preserve the Green Belt intact. Believe views represent many in Kidlington who recognise the need for local housing, but see these plans as strategically unacceptable. Representation contains primary research evidence which could be presented.

PR-C-1405 10/10/2017 Donna Palmer Turley on behalf of landowner of northern parcel of land at south east Kidlington and Hill Residential Developments — Y Y N Y

5517

Comments

The Policy details 25 specific requirements which the proposals are required to comply with, we consider those on which we have comments on in turn below: 19.The application(s) shall be supported by a Delivery Plan demonstrating how the implementation and phasing of the development shall be secured comprehensively and how individual development parcels, including the provision of supporting infrastructure, will be delivered. The Delivery Plan shall include a start date for development, demonstration of how the development would be completed by 2031 and a programme showing how a five year supply of housing (for the site) will be maintained year on year - As per our comments in respect of Policy 12a, the phasing restriction on the delivery of this site should be removed. Without this amendment it is considered that the Plan as currently drafted is unsound. Timings for the delivery of supporting infrastructure can be secured appropriately through triggers in the Section 106 Agreement tied to any consent. It is considered that our client's site could be delivered at an early stage in the Plan period and help to meet the needs for affordable and market housing at an earlier stage than currently envisaged. There are no known constraints which would prevent the delivery of the site significantly before the 2031 date. There is no justification behind the site itself demonstrating a five year supply of housing – and indeed no clarity as to what the target would be against which this would be judged. As such it is considered that this requirement is unsound and should be removed from the policy requirement. Approval of planning permission for the site would clearly demonstrate the deliverability of the site and provide certainty in the Council's five year housing land supply.

Changes Sought

The phasing restriction on the delivery of this site should be removed

Reasons for Participation

Our client has important land interests in the District and has raised matters important to the delivery of the Local Plan Partial Review which it would benefit the Inspector to discuss further at the Examination in Public.

PR-C-1405 10/10/2017 Donna Palmer Turley on behalf of landowner of northern parcel of land at south east Kidlington and Hill Residential Developments — Y Y N Y

5508

Comments

The rep provides a summary of the technical work undertaken in support of the development of the northern parcel of land in the PR7a allocation. Details are provided in relation to archaeology, ecology, arboriculture, drainage and highways. A proposal has also been developed which could deliver 120 Dwellings, 0.35ha play area, 0.082ha Allotments (41.2% of total allocation requirement) 0.288ha Cemetery Extension (41.2% of total allocation requirement). The emerging proposals have paid careful regard to the character of the surrounding area and the context of the site itself. The proposals have sought to integrate with the existing residential development and have ensured that the early delivery of the northern parcel of the allocation would not prejudice the delivery of the wider allocation and the site specific policy requirements. The proposals make proportional contributions towards the delivery of allotments and the cemetery extension. As such it is considered that the early delivery of the site would in no way prejudice the Council's aspirations for the wider allocation and would indeed have benefits through early assistance in addressing the need for both market and affordable housing. Also see appendices attached - Appendix 1: Site Location Plan / Appendix 2: Desk Based Archaeological Assessment / Appendix 3: Preliminary Ecological Appraisal / Appendix 4: Arboricultural Implications Assessment / Appendix 5: Flood Risk Assessment and Drainage Strategy Report / Appendix 6: Preliminary Access Arrangement Technical Note / Appendix 7: Illustrative Masterplan

Changes Sought

Reasons for Participation

Our client has important land interests in the District and has raised matters important to the delivery of the Local Plan Partial Review which it would benefit the Inspector to discuss further at the Examination in Public.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR7a - Land South East of Kidlington

PR-C-1405 10/10/2017 Donna Palmer — Turley on behalf of landowner of northern parcel of land at south east Kidlington and Hill Residential Developments — Y Y N Y

5509

Comments

The Policy details 25 specific requirements which the proposals are required to comply with, we consider those on which we have comments on in turn below: 2. The provision of 50% of the homes as affordable housing as defined by the National Planning Policy Framework - As per our comments in relation to Policy HR2, additional text should be introduced to allow flexibility in the event the proposals are demonstrated to be unviable. As currently drafted concern is raised that the proposed quantum of affordable housing will render the delivery of the allocations unviable. Our client's will assess this further as part of the emerging detailed proposals for the site. Furthermore, we note that the adopted Cherwell Local Plan requires the provision of 35% affordable housing, as opposed to the 50% proposed in the current consultation document. Whilst it is important that the proposed developments meet the identified needs of Oxford City, they will form part of Cherwell District and as such it is considered that the same approach should be applied to all new developments across the District to form a cohesive approach. Indeed it is noted that no differential in the quantum and mix of affordable housing has been proposed in the West Oxfordshire Local Plan which is currently at an advanced stage in its Examination. Under the currently proposed approach, concern is raised that this will hinder the delivery of the allocated Oxford City sites as clearly the delivery of the sites to meet Cherwell's needs would be economically preferable to developers under the current proposed approach. Concerned is raised as to the impact of 50% affordable provision, at a mix of 80% social rent to 20% intermediate, on the viability of development. Whilst it is recognised that Oxford City has set a 50% affordable target we understand that this is not necessarily being delivered across the City. Importantly the higher level of affordable housing in Oxford City is also reflected in the lower CIL rate charged in the City at £100/sqm. At this stage concern is raised regarding a number of assumptions including site infrastructure costs, abnormal, sales and marketing fees, stamp duty land tax,
benchmark land values that have been made.

Changes Sought

Additional text should be introduced to allow flexibility in the event the proposals are demonstrated to be unviable.

Reasons for Participation

Our client has important land interests in the District and has raised matters important to the delivery of the Local Plan Partial Review which it would benefit the Inspector to discuss further at the Examination in Public.

PR-C-1405 10/10/2017 Donna Palmer — Turley on behalf of landowner of northern parcel of land at south east Kidlington and Hill Residential Developments — Y Y N Y

5510

Comments

The Policy details 25 specific requirements which the proposals are required to comply with, we consider those on which we have comments on in turn below: 5. Provision for required emergency services infrastructure - Clearly the provision for emergency services infrastructure is an important requirement for the development of all proposals. This is however a standard requirement, and appropriately covered by buildings regulations, and as such it is not considered that it is necessary for this requirement to be included in the policy wording. The application(s) shall be supported by and prepared in accordance with a comprehensive Development Brief for the entire site to be jointly prepared and agreed in advance between the appointed representative(s) of the landowner(s) and Cherwell District Council. The Development Brief shall be prepared in consultation with Oxfordshire County Council and Oxford City Council. Subject to the proposals clearly demonstrating that bringing forward part of the site in advance of the remainder would not prejudice the overall delivery of the allocation, we do not consider the requirement for the Development Brief to be necessary. It is considered that the development management process provides sufficient safeguards to ensure the comprehensive development of the site. The requirement for a Development Brief would result in unnecessary delay in the delivery of the housing on site which is considered inappropriate given the significant and longstanding shortfall in the supply of both market and affordable housing to meet the needs of Oxford City. From the proposed policy wording it is unclear what the process would be for preparing the Development Brief, particularly in respect of public consultation, and ultimately what status the finalised document would have.

Changes Sought

The requirement for a development brief should be removed (this can be addressed through validation requirements instead)

Reasons for Participation

Our client has important land interests in the District and has raised matters important to the delivery of the Local Plan Partial Review which it would benefit the Inspector to discuss further at the Examination in Public.

PR-C-1405 10/10/2017 Donna Palmer — Turley on behalf of landowner of northern parcel of land at south east Kidlington and Hill Residential Developments — Y Y N Y

5511

Comments

The Policy details 25 specific requirements which the proposals are required to comply with, we consider those on which we have comments on in turn below: 9. In light of the above it is considered that this requirement should be removed. Where the subsequent criteria (a to j) identify specific elements which are required to be delivered as part of the proposals, such as the enhanced area of woodland along the south eastern boundary, these should be integrated into the policy wording. It is considered that these changes are required in order to make the policy effective.

Changes Sought

The requirement for a development brief should be removed (this can be addressed through validation requirements instead)

Reasons for Participation

Our client has important land interests in the District and has raised matters important to the delivery of the Local Plan Partial Review which it would benefit the Inspector to discuss further at the Examination in Public.

PR-C-1405 10/10/2017 Donna Palmer — Turley on behalf of landowner of northern parcel of land at south east Kidlington and Hill Residential Developments — Y Y N Y

5512

Comments

The Policy details 25 specific requirements which the proposals are required to comply with, we consider those on which we have comments on in turn below: 10. The application(s) shall be supported by the Biodiversity Impact Assessment (BIA) based on the DEFRA biodiversity metric (unless the Council has adopted a local, alternative methodology), to be agreed with Cherwell District Council - This requirement is more appropriately addressed through the Council's Local Validation List and as such should not be included as a policy requirement. This amendment will allow greater flexibility and ease of updating should the Council's validation requirements alter during the Plan period. / 12. The application(s) shall be supported by a phase I habitat survey including habitat
suitability index (HSI) survey for great crested newts, great crested newt presence/absence surveys (dependent on HSI survey), surveys for badgers, breeding birds and reptiles, an internal building assessment for roosting barn owl, a tree survey and an assessment of water bodies - This requirement is more appropriately addressed through the Council's Local Validation List and as such should not be included as a policy requirement. This amendment will
allow greater flexibility and ease of updating should the Council's validation requirements alter during the Plan period. Furthermore, it is noted from the Preliminary Ecological Assessment at Appendix Three that the site is identified as having potential to support only nesting birds and foraging and commuting bats, along with occasional commuting large mammals. There is limited other habitat on or immediately adjacent to the site that shows potential to support any other protected flora or fauna.

Changes Sought

Remove requirement for BIA and Phase 1 Habitat Survey from policy requirements (these can be addressed through validation requirements instead)

Reasons for Participation

Our client has important land interests in the District and has raised matters important to the delivery of the Local Plan Partial Review which it would benefit the Inspector to discuss further at the Examination in Public.

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Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR7a - Land South East of Kidlington

PR-C-1405
5513

10/10/2017	Donna	Palmer	Turley on behalf of landowner of northern parcel of land at south east Kidlington and Hill Residential Developments	Y	Y	N	Y

Comments

The Policy details 25 specific requirements which the proposals are required to comply with, we consider those on which we have comments on in turn below: 13. A Flood Risk Assessment shall be submitted with the application(s)… Residential development shall be located outside the modelled Flood Zone 2 and 3 envelope which
extends into the north eastern corner of the site - This requirement is more appropriately addressed through the Council's Local Validation List and as such should not be included as a policy requirement. This amendment will
allow greater flexibility and ease of updating should the Council's validation requirements alter during the Plan period. It is however considered that the requirement for residential development to be located outside the areas of Flood Zone 2 and 3 could legitimately be retained and included in the Place Shaping Principles section of the
Policy. 14. The application should demonstrate that Thames Water has agreed in principle that foul drainage from the site will be accepted into its network. -This requirement is more appropriately addressed through the Council's Local Validation List, through a requirement for a utilities assessment, and as such should not be included as a policy requirement. This amendment will allow greater flexibility and ease of updating should the Council's validation requirements alter during the Plan period. An acceptable solution would be reached during the determination period of any future planning application and as such this is not considered to be a matter related to the principle of the acceptability of the allocation and should be removed from the draft Policy.

Changes Sought

Remove requirement for FRA and foul water drainage from policy requirements (these can be addressed through validation requirements instead)

Reasons for Participation

Our client has important land interests in the District and has raised matters important to the delivery of the Local Plan Partial Review which it would benefit the Inspector to discuss further at the Examination in Public.

PR-C-1405
5518

10/10/2017	Donna	Palmer	Turley on behalf of landowner of northern parcel of land at south east Kidlington and Hill Residential Developments	Y	Y	N	Y

Comments

The Policy details 25 specific requirements which the proposals are required to comply with, we consider those on which we have comments on in turn below: 20. The application shall include an Employment, Skills and Training Plan to be agreed with the Council - This requirement is more appropriately addressed through the Council's Local Validation List and as such should not be included as a policy requirement. This amendment will allow greater flexibility and ease of updating should the Council's validation requirements alter during the Plan period.

Changes Sought

Remove requirement for Employment, Skills and Training Plan from policy requirements (this can be addressed through validation requirements instead)

Reasons for Participation

Our client has important land interests in the District and has raised matters important to the delivery of the Local Plan Partial Review which it would benefit the Inspector to discuss further at the Examination in Public.

PR-C-1405
5507

10/10/2017	Donna	Palmer	Turley on behalf of landowner of northern parcel of land at south east Kidlington and Hill Residential Developments	Y	Y	N	Y

Comments

The need for Green Belt release has been clearly established by the Council as discussed in Section Two of this report. Our client's portion of the proposed allocation was assessed under site reference PR202 in the LUC Cherwell Green Belt Study Part 2 (April 2017). The rep includes a summary of comments from the LUC study and concludes that the "client's site makes a limited contribution to the Green Belt purposes and as such is an appropriate location for the release of Green Belt in order to meet the identified needs for market and affordable housing.

Changes Sought

Reasons for Participation

Our client has important land interests in the District and has raised matters important to the delivery of the Local Plan Partial Review which it would benefit the Inspector to discuss further at the Examination in Public.

PR-C-1405
5392

10/10/2017	Donna	Palmer	Turley on behalf of landowner of northern parcel of land at south east Kidlington and Hill Residential Developments	Y	Y	N	Y

Comments

We support the proposed allocation of land south east of Kidlington under Policy PR7a of the Plan to meet the unmet needs of Oxford City. Our client has an interest in the northern parcel of the proposed allocation and can confirm that there are no known constraints which would preclude the development of the site. The rep includes a summary of the Council's SA and concludes that "it is clear that the land south east of Kidlington is an appropriate and sustainable location to accommodate development to meet the needs of Oxford City."

Changes Sought

Reasons for Participation

Our client has important land interests in the District and has raised matters important to the delivery of the Local Plan Partial Review which it would benefit the Inspector to discuss further at the Examination in Public.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR7a - Land South East of Kidlington

PR-C-1405 10/10/2017 Donna Palmer Turley on behalf of landowner of northern parcel of land at south east Kidlington and Hill Residential Developments — Y Y N

5516

Comments

The Policy details 25 specific requirements which the proposals are required to comply with, we consider those on which we have comments on in turn below: 18. A single, comprehensive, outline scheme shall be approved for the entire site. The scheme shall be supported by draft Heads of Terms for developer contributions that are proposed to be secured by way of legal agreement - There is no justification for the requirement for a single application to be submitted for the site. The requirement for a single application is contrary to the reference to application(s) in the majority of the other policy criterion. As with our comments on the Development Brief, subject to the proposals clearly demonstrating that bringing forward part of the site in advance of the remainder would not prejudice the overall delivery of the allocation, we do not consider the requirement for the Development Brief to be necessary. It is considered that the development management process provides sufficient safeguards to ensure the comprehensive development of the site and will be able to secure any necessary financial contributions. The requirement for a single application could result in unnecessary delay in the delivery of the housing on site which is considered inappropriate given the significant and longstanding shortfall in the supply of both market and affordable housing to meet the needs of Oxford City. Furthermore there is clearly no justification as to why an outline scheme is considered preferable to a full planning application. Indeed in some instances a full planning application can be considered preferable given the additional level of detail which would be provided. The Council would be unable to invalidate an application on the basis that a full planning application was submitted rather than outline and similarly would be unable to refuse permission on this basis.

Changes Sought

There is no justification for the requirement for a single application to be submitted for the site. The requirement for a development brief should be removed.

Reasons for Participation

Our client has important land interests in the District and has raised matters important to the delivery of the Local Plan Partial Review which it would benefit the Inspector to discuss further at the Examination in Public.

PR-C-1405 10/10/2017 Donna Palmer Turley on behalf of landowner of northern parcel of land at south east Kidlington and Hill Residential Developments — Y Y N Y

5514

Comments

The Policy details 25 specific requirements which the proposals are required to comply with, we consider those on which we have comments on in turn below: 15. The application(s) shall be supported by a Transport Assessment and Travel Plan including … This requirement is more appropriately addressed through the Council's Local Validation List and as such should not be included as a policy requirement. This amendment will allow greater flexibility and ease of updating should the Council's validation requirements alter during the Plan period. 16. The application(s) shall be supported by a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures - This requirement is more appropriately addressed through the Council's Local Validation List and as such should not be included as a policy requirement. This amendment will allow greater flexibility and ease of updating should the Council's validation requirements alter during the Plan period. A desk-based archaeological investigation has however been prepared in relation to our client's proportion of the proposed allocation site in any event.

Changes Sought

Remove requirement for transport assessment, travel plan and archaeological assessment from policy requirements (these can be addressed through validation requirements instead)

Reasons for Participation

Our client has important land interests in the District and has raised matters important to the delivery of the Local Plan Partial Review which it would benefit the Inspector to discuss further at the Examination in Public.

PR-C-1405 10/10/2017 Donna Palmer Turley on behalf of landowner of northern parcel of land at south east Kidlington and Hill Residential Developments — Y Y N Y

5515

Comments

The Policy details 25 specific requirements which the proposals are required to comply with, we consider those on which we have comments on in turn below: 17. The application(s) shall include proposals for securing the long-term use, management and maintenance of the formal sports provision and play areas - This requirement is more appropriately addressed through the Council's Local Validation List and as such should not be included as a policy requirement. This amendment will allow greater flexibility and ease of updating should the Council's validation requirements alter during the Plan period. The requirement for management and maintenance of the sports provision and play areas would in any event be secured through a Section 106 Agreement attached to any grant of planning permission.

Changes Sought

Remove requirement for open space proposals from policy requirements (these can be addressed through validation requirements/S106 agreement instead)

Reasons for Participation

Our client has important land interests in the District and has raised matters important to the delivery of the Local Plan Partial Review which it would benefit the Inspector to discuss further at the Examination in Public.

PR-C-1418 10/10/2017 Glenda Abramson — N

5092

Comments

Is opposed to the proposed Green Belt allocations mainly because CDC has not proved the exceptional circumstances required to build on a GB, nor has it proved Oxford's "unmet need". Use of the GB for development should be the last resort, if at all. The impact of this proposed "sprawl" on the environment would be massive, with extra cars on roads that are unable to sustain what already exists. This is true also of the existing infrastructure as a whole.

Changes Sought

Reasons for Participation

PR-C-1431 10/10/2017 Mrs Malini Perera — N N

5838

Comments

PR32 Flood Report indicates that areas of proposed plot PR7a lie within flood zone 3. The report recommends that development should ideally be restricted to outside modelled flood zone 3 to provide "blue corridors". It is also important to note that these flood maps do not necessarily account for future climate change. The map also does not indicate fields that were historically submerged in water in the heavy rains a few years ago. PR7a indicates that the proposed residential area will lie within flood zone 3 in direct contravention to the flood report.

Changes Sought

Plot PR7a is unsuitable for development. An alternative plot should be identified for the 200 house proposed here.

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR7a - Land South East of Kidlington

PR-C-1436 10/10/2017 Patsy Dell Oxford City Council

4575

Comments

Supports the analysis that there is a close relationship between Kidlington & Oxford & that new homes to the south of the town would be well related to Oxford & help provide for the needs of the city. We agree that is possible to develop to the south of the town whilst maintaining an important GB gap between the two settlements & maintaining the character of Kidlington. Delivery of good public transport, cycle & pedestrian links to the transport hubs (and thereafter on into Oxford) are essential & we welcome the provision for these in the proposed policies.

Changes Sought

Reasons for Participation

PR-C-1441 10/10/2017 Katherine Jones Savills on behalf of Thames Water

4599

Comments

The Details of this development have recently been used for the update of Cassington's SOLAR. This growth potential, coupled with the other developments both with Cherwell & West Oxfordshire indicate that this site would be under capacity should all these developments proceed as planned. However, there are larger sites in the area, such as Witney and Oxford STWs that may be able to accommodate the growth. Once the housing requirements & strategy of the LA's & TW are clearer, then this SOLAR is recommended to be updated to reflect the most up to date plans. The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when & how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application. * Thames Water advise that this development site could potentially drain to either Oxford STW or Cassington STW depending on the point of connection. The total development identified in the Kidlington area within the Cherwell development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development.

Changes Sought

Reasons for Participation

PR-C-1449 10/10/2017 Janet Rowley WYG on behalf of Barwood Development Securities Ltd N

5284

Comments

"Barwood Development Securities Ltd support the principle of the allocation Land South East of Kidlington through Policy PR7a for new residential development. They object, however, to numerous elements of the proposed allocation on the basis of their soundness. A number of elements of the policy are neither justified nor consistent with national policy.Generally, the policy is considered to be far too detailed for a strategic allocation, and there is no evidence to suggest that the Council sought to understand the viability implications of numerous of its requirements. Moreover, significant sections of the policy do little more than reiterate the requirement for any future planning application to submit documents which are already identified in the Council's Local Validation List.As noted with the numerous criteria reference above, criterion 21-25 of the policy dealing with place shaping principles seem to do little more than repeat the requirements of earlier criteria and reiterate the Framework requirement that all development should contribute positively towards making places better for people and that good design is a key aspect of sustainable development.Policy PR7a requires a fundamental overhaul if it considered to be sound and to enable the delivery of this important strategic site to meet Oxford's unmet need. Many of the policy criteria are unnecessary and could simply be addressed through a district wide SPD covering the Council's requirements for residential design coding, in any event, much of what is sought through this policy either repeats the content of the Framework or replicates the requirementfor documents already established in the Council's Local Validation List for applications.

As drafted the policy creates multiple levels of uncertainty, demonstrates no evidence of having been assessed for viability (contrary to Framework para 173) and may substantially delay the delivery of this important site. As noted in the introductory comments, we consider that this policy is unsound as it is neither effective nor consistent with national policy."

Changes Sought

Reasons for Participation

Page 2344

PR-C-1452 10/10/2017 Cllr Emilie Walton N N N Y

5195

Comments

PR6a, PR6b, PR6c and PR7a: These site are all within one Parish – the Parish of Gosford and Water Eaton. Not once in any of the planning documentation does it mention these sites being within the Parish of Gosford and Water Eaton. It has been referred to as Land East or West of Oxford Road, North Oxford or South East of Kidlington. To be clear, all are within the Parish of Gosford and Water Eaton. We have an identity, we have a community and we deserve to be appropriately recognised! 4400 Homes in the Cherwell District: Of this 4400 figure 1410 is allocated in Gosford and Water Eaton Parish and represents 32% of the total. There are currently 676 dwellings within the Parish so these proposals for 1410 dwellings will lead to a 208% increase in number of houses in the Parish. This is a substantial figure which in my view needs to be fully tested in terms of its impact on the Parish and its residents. I believe that the figure is inappropriate given the impact on existing communities, the environment and transport infrastructure. Was this figure influence by the growth of the University of Oxford? If so, Brexit has already seen a down turn in EU research funding and thus a decline in the level of recruitment. Also the University has called for voluntary redundancies for centrally employed staff so employment growth is not set to grow any further (They are the largest employer in the County). An independent review should be undertaken to reassess the original housing figures.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR7a - Land South East of Kidlington

PR-C-1460 10/10/2017 Chris Robins Y Y N Y

5168

Comments

"The proposals for the area south-east of Gosford are timid and uninspiring and fail to makesufficient use of a site that is capable of providing a natural extension to the built-up area ofKidlington and Gosford."

Changes Sought

"A much greater area, approximately 53 hectares in total, should be allocated for development as shown on attached map PR7a. in the original letter. 1,230 dwellings should be constructed on approximately 48.6 hectares of land at an approximate average net density between 35 and 40 dwellings per hectare. A primary school with at least three forms of entry should be provided in a central location on approximately 3.2 hectares of land. A local centre should be provided in a central location on approximately 0.5 hectares of land. 0.7hectares of land should be provided for an extension to Kidlington Cemetery. The area allocated for outdoor sports provision should be relocated as shown on attached map PR6a. in the original letter. To mitigate against possible flood risk a bund should be constructed around the north-eastern boundary of the site from Bicester Road to the existing bridleway overbridge across the A34.This bund should be of sufficient width to accommodate a cycle route. The above cycle route should continue from the south-eastern end of the bund via the route shown on attached map PR7a. in the original letter and thence via a new footbridge and ramp to the cycle park outside Oxford Parkway station, so as to provide convenient pedestrian and cycle access from the new development to Oxford Parkway station and the Park & Ride terminal. From the north-western end of the bund, the cycle route should continue via a toucan crossing and thence via the existing wide verge on the western side of Bicester Road to the Hampton Poyle turn, then via a short stretch of unclassified road to connect with National Cycle Route 51. The area comprising Gosford Farm and Bramley Close will become surrounded on three sides by development as a result of this policy, and should in consequence be removed from the GreenBelt. A small triangle of land adjacent to the development site and between the development site and the A34, shown on attached map PR7a in the original letter, should also be removed from the Green Belt."

Reasons for Participation

"This submission raises an important issue as to whether, in the event of the removal of GreenBelt land being found to be necessary, residential development could be allocated in a differentmanner so as to reduce detriment to the Green Belt and minimise the coalescence of communities."

PR-C-1502 09/10/2017 Henry Brougham

5138

Comments

Incorrect consultation form used. Comments relate to proposed submission plan. PR6a should be removed from the list of potential sites, or at the least the area allocated for housing should not extend north of the track from the A4165 to Frideswide Farm in order to maintain the 'Kidlington Gap'. PR6b should remain a golf course and PR6c be developed for housing instead - again, this would maintain the 'Kidlington Gap'. PR6c is close to the Northern Gateway. Additional housing could be allocated to PR7a and PR7b as high density urban extensions to Kidlington. No further sites at Kidlington should be reconsidered. The area and scale of development proposed for Yarnton on site PR8 would completely change the character of the village, and threaten coalescence with Kidlington. The land take should be pulled back from the railway. If the target 4,400 dwellings cannot be met be increasing densities and additional housing on some other sites, the target should be reconsidered.

Changes Sought

Reasons for Participation

PR-C-1514 10/10/2017 Councillors Neil Prestidge and Maurice Billington Prestidge and Billington N

4767

Comments

We object to policy PR7a, building on both sides of the A34 is totally unacceptable, and would make the coalescence of Oxford and Gosford more likely. The access to the site would be onto the Gosford Link Road, this road is already congested during most of the day. The infrastructure schedule does not address the issue of improvements to this road, there are also no plans to address the high levels of air pollution along the Gosford Link Road, without this the site is not viable. The site has been situated around the new Kidlington Cemetery, this site was put there as a lawn cemetery, this will be ruined if the cemetery is surrounded by housing. One thing that we have seen from the cemetery is that the area is very wet, in order for development to take place a lot of drainage work would need to take place otherwise the site would not be viable.

Changes Sought

Reasons for Participation

PR-C-1521 09/10/2017 Alaric Rose N

4787

Comments

In favour of a longer term spatial review with ALL authorities cooperating, and with a fully costed and agreed infrastructure plan to prevent landowners and developers shirking their responsibility to the wider area. So agreement with the CPRLP on this Policy, and development on both these sites could reasonably be considered as extensions to Kidlington, securing a permanent green boundary. Whilst their removal from the GB is regrettable, the release could bring long term benefits, offsetting the loss of GB land with a well-integrated village extension of modest scale, compatible with the character of Kidlington. However, the policies need to be amended to require the footbridge link as described in P 5.96. These sites should also be required to contribute to improved access arrangements for Stratfield Brake, which have long been identified as unsatisfactory, necessitating longer journeys along congested roads. A new exit from the roundabout to provide direct access should be part of the plan.

Changes Sought

Add to Key Delivery Requirements
- Contributions to footbridge link
- Contributions to improved access to Stratfield Brake recreation and sports grounds

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR7a - Land South East of Kidlington

PR-C-1535 10/10/2017 Layla Vidal-Martin Lichfields on behalf of Taylor Wimpey (Oxfordshire) Y Y N Y

5262

Comments

Taylor Wimpey (TW) considers the Submission Plan is not sound as it is not "justified" or "consistent with national policy". This is because : 1. CDC acknowledge (Submission Plan Executive Summary para XV) that "under national policy Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of a Local Plan". The Submission Plan (para 5.17) sets out why CDC consider that exceptional circumstances exist for the release of these sites from the Green Belt & their allocation for residential development. TW contend that CDC have not thoroughly explored "all other reasonable options" &, where they have sought to do so, there are flaws in their evidence base (regarding their assessments of sustainability, transportation & alternative development locations). They have not demonstrated the "exceptional circumstances" required for the proposed release of the sites identified in Table 1 from the Green Belt; 2. CDC's approach is predicated on an assumption that "Oxford's Housing Needs" form a bespoke & identifiable source of housing need. This conflicts with the recognition in the Oxfordshire SHMA (2014) (para 9.2) that "the SHMA identifies an Oxford-focused Housing Market Area which extends across much of the County, reflecting the economic influence of the City. The county still remains the most appropriate geography for analysis of housing markets in terms of the 'best fit' of local authority boundaries to a functional housing market area." More recently the Inspectors Report into the Vale of White Horse Local Plan emphasised that (para 45) "it is not the role of, or possible for, the plan to prescribe where people live and work;" and; 3. CDC compound this assumption (Policy 12a) by seeking to pursue a "separate five year housing land supply . . . For meeting Oxford's needs." This, in conjunction with proposals not to support Sites Not Allocated in the Partial Review (policy PR12b) are not consistent with the NPPF's presumption in favour of sustainable development & risk substantially harming housing delivery in the District in the coming years. Scope of response (See Detailed 4 Section Report). This response amplifies TW's concerns regarding the soundness of the Submission Plan, & their view that their site at Bloxham (Site PR35) forms a "reasonable option" for residential development prior to the release of the proposed allocations from the Green Belt. Specifically • Section 2: Summarises the appropriateness of residential development on the TW site; (Section 2 encloses * Sustainability Analysis by Calibro, * Residential Potential of Site, * Assessment of site against constraints, * SHLAA Analysis) • Section 3: Summarises TW's concerns regarding the inadequacy of the evidence base, whilst emphasising their support for the level of residential development proposed. This underpins their contention that the Submission Plan does not establish "exceptional circumstances" for the proposed release of these sites from the Green Belt; • Section 4. Sets out TW's comments on emerging policies and the changes that they consider are necessary to make the plan sound.

Changes Sought

The Plan proposes that around 55 % of the housing proposed should be targeted within the Green Belt (GB). Para 3.26 "approximately 14 % of Cherwell lies within the Oxford GB". Thus CDC need to demonstrate "exceptional circumstances" as to why this housing cannot be located within non GB locations comprising 86 % of the District. We do not consider that CDC have appropriately addressed "reasonable alternatives" & therefore cannot be considered to have demonstrated "exceptional circumstances" for the release of all of these sites from the GB. * Combined with the inadequacy of the evidence base, these concerns are amplified by the fact that the Submission Plan appears to prejudge the proposed development strategy irrespective of the evidence base. This is reflected in the fact that the (Executive Summary para xiv) states that the Plan "focusses development on a geographic area extending north from Oxford to south Kidlington, along the A44 corridor" & earlier iterations of the evidence base acknowledged that only sites within two of the nine areas of search have been assessed, * Conversely TW have established that the TW site at Bloxham does form a "reasonable alternative" for development within a sustainable location which is capable of meeting housing need. This is consistent with CDC's analysis within the HELAA (albeit that TW's technical analysis is that the site is capable of accommodating a higher level of residential development). * Accordingly the TW site should be allocated for residential development (under this or an additional policy) prior to CDC moving on to consider the need for any Green Belt release. * Without the amendments sought above our clients do not consider that the Submission Plan can be considered "sound", particularly with regards to being "positively prepared" or "justified."

Reasons for Participation

We consider it necessary to participate at the part of the Examination to amplify the concerns and points raised within the representations.

Page 2346

PR-C-1536 09/10/2017 Elizabeth and Tamsin Leckie N

5154

Comments

Objections to the Partial Review proposed submission plan as a whole as unsound, not positively prepared, unjustified and unproven. Policy PR7a is unsound, unjustified and unproven. This policy proposes building new housing on site PR7a. . Constraints which should be put on the planned development of site PR7a if the planned development is to go ahead despite the strong arguments against it.

Changes Sought

Reasons for Participation

PR-C-1536 09/10/2017 Elizabeth and Tamsin Leckie N

5153

Comments

Any new housing built under PR7a on site PR7a should be no more than two storeys high. The new housing should be in keeping with the local context. The Partial Review itself agrees that development should be of 'exemplar design which responds … sensitively to the local built … context' and that the development on site PR7a specifically should be 'sensitive to the historic development pattern of Water Eaton Lane. The local context is two-storey housing. Housing on Water Eaton Lane, Beagles Close and Cromwell Way is two storeys only. The Development Brief should stipulate that there be no wriggle-room to build three storeys under the pretext that the windows will be dormer windows. Note that a recent development of affordable housing nearby at Bramley Close on Bicester Road conforms to the local two-storey pattern and has a housing density of 36 dwellings on 0.64 hectares (figure given over the phone by Cherwell Planning Dept. in July 2017). This is a higher housing density than the 35 dwellings per hectare planned for the housing on site PR7a, so it is completely feasible to restrict the new housing to two storeys only. Restricting the number of storeys to two will help to protect properties on Water Eaton Lane from being overlooked and from consequent loss of privacy. Policy PR7a lists as a 'place shaping principle' 'protection of the residential amenities of properties on Water Eaton Lane'. Privacy is an important, much valued amenity. Another important amenity enjoyed by residents in Water Eaton Lane is the present quiet countryside setting with its diverse wildlife, so the plans to put in place 'green infrastructure' which 'protect[s] visual amenity' (Partial Review p. 77) and enhances the countryside and landscape, specified in PR7a should be put into effect at the earliest stage of any development. Trees and 'green walls' take time to grow to a size which genuinely functions as 'green infrastructure'. Trees and hedges will also help to protect 'the residential amenities of properties on Water Eaton Lane' by absorbing some of the increased levels of noise, light and air pollution which will be created by putting new housing on site PR7a.

Changes Sought

Suggestions made in relation to development briefs

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR7a - Land South East of Kidlington

PR-C-1536	09/10/2017	Elizabeth and Tamsin	Leckie				N	

5152

Comments

Object to Policy PR7a's plan to put 320 dwellings on site PR7a as unsound, unjustified and unproven as it will aggravate congestion in an area which already performs very poorly on traffic congestion. It will worsen already serious rush-hour traffic problems around the Kidlington Roundabout to gridlock point and lengthen traffic jams down both the Bicester Road and the Oxford Road into Kidlington. The increased traffic will worsen air pollution problems in an area close to air quality management areas. Air pollution levels are already over the legal limit at the crossroads where Water Eaton Lane meets the Bicester Road.Measures to mitigate these congestion problems mentioned in PR7a paragraph 15 (Partial Review p.109) are mere wishful thinking as no proper funding sources have been identified. Schools and health services in Gosford and Kidlington are already overstretched. Object to PR7a's plan to put housing on the part of PR7a which is meadow land abutting the cemetery on the south and east borders of the cemetery. Cemeteries are best situated in a quiet, pastoral setting to respect the need of the bereaved for space for undisturbed contemplation. High-density housing and noisy sports pitches would be inappropriate near the cemetery. No vehicular access to Water Eaton Lane from site PR7a. If PR7a goes ahead despite its unsuitability, there should be no vehicular access onto Water Eaton Lane from the proposed new housing on site PR7a. Water Eaton Lane is a popular leisure resource for local dog walkers, nature enthusiasts, country walkers, runners and cyclists because it is a quiet, leafy lane leading to countryside paths. The lane is a cul-de-sac and for most of its length it is single track only. People often walk or run in the middle of the road, enjoying the rural ambience. This rural ambience gives people respite from the stressful noise and bustle of the urban environment. The lane cannot and should not accommodate extra traffic from a housing development of 320 dwellings. Furthermore, it would not be safe to add traffic from the new housing onto Water Eaton Lane because air pollution levels at the crossroads where Water Eaton Lane meets the Bicester Road are already over the legal limit. The issues of waterlogging, surface-water run-off and the unknown extent of land drains on the fields of site PR7a coloured pink for housing development (see Partial Review inset Policies Map p. 106) must be taken seriously by planners and developers. Concreting over agricultural land can aggravate problems of waterlogging and surface water run-off. Several properties on Water Eaton Lane, including our own, have ditches and/or drainage channels that protect our gardens and properties from current levels of run-off, but developers cannot be allowed to rely on residents' pre-existing provisions. Developers will be responsible for any aggravation of these problems. Planners must ensure that the Development Brief contains adequate safeguards and stipulations because a situation where development creates increased levels of surface-water run-off is unacceptable. The Flood Risk Assessment to be submitted under PR7a paragraph 13 should involve genuine, detailed, on-the-ground investigation including speaking to local residents who can contribute first-hand knowledge. Planners must also take seriously the issue of the development activity disturbing land drains in the field which abuts the south and east boundaries of the cemetery, not least because of the proximity of the cemetery!

Changes Sought

Reasons for Participation

PR-C-1536	09/10/2017	Elizabeth and Tamsin	Leckie				N	

5151

Comments

Object to Policy PR7a's proposal to build new housing on the part of site PR7a marked pink for housing development on the inset Policies Map PR7a (p 106 Partial Review) as unsound and unjustified because this area is prone to waterlogging and some surface-water run-off in winter. Concreting over this area would aggravate run-off problems on adjoining lower-lying land in Water Eaton Lane and Beagles Close. It could also cause problems for new properties on site PR7a. The field at the north end of site PR7a abutting Beagles Close to the north and the copse on Water Eaton Lane to the east gets heavily waterlogged in winter and indeed the north-easternmost corner of this field is in flood zone 3. The next door field, (the one in site PR7a which abuts the southern and eastern boundaries of the cemetery) is also prone to waterlogging. Local residents speak of graves in the cemetery being full of water this winter (winter 2016-2017) even though it was a comparatively dry winter. Locals of long residence say that there are field drains in this field. Building over these field drains or destroying them in patches where foundations are laid could lead toadditional water drainage problems both for the new housing and for properties in Water Eaton Lane. It could also lead to groundwater pollution. Government guidance about preventing groundwater pollution from cemeteries and burials states that 'a burial site must be … at least 10 metres from any field drain, including dry ditches'. It must also be 'at least 30 metres from any spring or watercourse not used for human consumption or not used in food production.

Changes Sought

Reasons for Participation

PR-C-1536	09/10/2017	Elizabeth and Tamsin	Leckie				N	

5150

Comments

Object to Policy PR7a as unsound, unjustified and unproven. The development of this site would be unsound and unjustified as it would violate a crucial function of the Green Belt: prevention of the merging of neighbouring towns or coalescence of settlements. This site is very important in maintaining a gap between Oxford and Kidlington. The Oxford Green Belt Study 2015 rated the site as performing this Green Belt function well. The site was rated 'high', in that it 'prevent[s] merging or erosion of the visual or physical gap between neighbouring settlements'. The study noted that the site 'has a sense of openness' and stated that 'loss of openness would substantially reduce the physical gap between Kidlington and Oxford as experienced when travelling along the A4260 or A4165' (NB the site is denoted K15 in the Oxford Green Belt Study, but is exactly the same site as the site denoted PR7a in the Partial Review.) The Oxford Green Belt Study's points about 'openness' and the prevention of coalescence apply to the whole site. The whole site must be kept as Green Belt to give the necessary gap between settlements. It is important that settlements retain their separate identities as this fosters a sense of community and social cohesion. The Partial Review of the Cherwell Local Plan itself states that 'protecting the identity of individual settlements is an important aim of the Local Plan.' Space between urban areas is important in reducing the mental stress caused by urban noise, busyness and pollution, whether for local residents or for non-locals visiting or passing through. Loss of the Green Belt function of safeguarding the countryside. Object to Policy PR7a's plans to develop site PR7a as unsound and unjustified because this site is a valuable area of Green Belt countryside. The Oxford Green Belt study rated the site as 'medium' in performing the Green Belt function of 'safeguarding the countryside from encroachment'. Most of the site is meadow land, a pastoral area of quiet and greenness which is pleasing to look upon and which provides a habitat which supports a diverse range of flora and fauna and animals. Putting 'outdoor sports provision' or sports pitches on the southern part of the site does not amount to 'safeguarding' a portion of 'countryside'. PR7a itself concedes in this context that 'sports pitches' have an 'urbanising influence' which would need 'minimising'. object to housing development on site PR7a as unsound and unjustified because this site is not a suitable site for integration into the existing settlement. The Cherwell District Council Strategic Housing Land Availability Assessment 2014 (SHLAA 2014) rejected parts K1097 and K1102 of site PR7a as unviable. These sites were rejected for development on the grounds that each of these two sites 'is removed from the built up area of Kidlington by the severance of A460 Bicester Road and therefore is not considered to represent [a] suitable site that could be integrated into the existing settlement.

Changes Sought

Reasons for Participation

PR-C-1542	10/10/2017	Cllr Andrew	Gant	Oxford City Council Liberal Democrat group	N	N	N	Y

4846

Comments

Considers that both CDC statements "considered reasonable alternatives" and that it has demonstrated "clear, exceptional circumstances for development within the Oxford GB" are unjustified, non-compliant and unsound as a result. "Reasonable alternatives" must include sites which are within reasonable commutable distance of Oxford but avoid the coalescence of Oxford and Kidlington and northward urban sprawl of Oxford, as required by the NPPF. This must mean that, for example, the Shipton Quarry site is appropriate to meet Oxford's housing need. Similarly, building on both sides of Oxford Rd (policies PR6a and PR6b) clearly breaches the NPPF requirement that settlements must not coalesce. The alternative site at Frieze Way, currently allocated as a replacement golf course, would not have that effect. These alternatives have not been sufficiently considered.Oxford City Council has re-stated the legal definition of GB that among its principal characteristics are "openness" and "permanence" The Council is right to do so. This is not consistent with the assumptions in this plan. We do not believe an "exceptional need" has been demonstrated to justify the breach of GB principles in the way the plan does. The need could be accommodated with far less damage to the GB by better and different use of some of the allocated sites, and by more consistent consideration of alternatives. Without such consideration, the plan is procedurally non-compliant, legally non-compliant with definitions of GB, and unsound in its consideration of alternatives.

Changes Sought

A fundamental review of site allocations is required, acknowledging that Green Belt must remain open and permanent, as required by the NPPF. Alternative sites within "easy commutable distance of Oxford" which do not cause urban sprawl or coalescence should be more proactively considered.

Reasons for Participation

To ensure full representation of the views and concerns of local people by their elected representatives

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR7a - Land South East of Kidlington

PR-C-1559 09/10/2017 Edith Sim

5006

Comments

Objections specifically for zone PR7a, between Kidlington and Water Eaton Lane
1 The field around and south of Kidlington cemetery floods nearly every winter. Lives in a house overlooking these fields, so have observed it directly for 25 years. The field is several feet lower than the main traffic road (Bicester Rd, C43) on its western boundary so drainage will be a problem. The new cemetery in this area has been out-of action at least once because of high water levels preventing burial. Building houses here will cause water run-off and flooding to existing houses in the southern half of Water Eaton Lane. These houses have no mains drainage (sewers), so flooding is a serious health risk. Local ditches which carry water away under the A34, will not cope with extra run off from a substantial built-up area. These ditches are mainly on private land and therefore ensuring that they are regularly cleared is a matter which needs to be addressed even as it stands. With additional housing this will be exacerbated.
2 Was told at a local meeting that this area PR7a had been chosen in preference to the land east of Water Eaton Lane, because the land to the east was less at risk of flood. This is not true. As noted above, have lived on Water Eaton Lane for 25 years and observe these fields every winter. Both suffer from flooding.
3 Wildlife: There are many bats at the south and east boundaries of this area, and also several badger families. The amphibian population in the fields is also very high and a survey would be required to establish the range of species present. Since great crested newts have been found on local land it would need to be ascertained that these were not present.
4 The proposed sport or recreational area to the south of PR7a is in an area which floods regularly, especially near to its boundary with the A34. Road noise from the A34 is very unpleasantly loud in this area, which will disrupt sporting activities and discourage leisure use
5.There is evidence of flooding in that the existing footpath from the south end of Water Eaton lane to the railway station which runs close to the A34 is already impassable for several months every year because it is under about 15cms of water. Any extra housing would make this situation worse.

Changes Sought

Reasons for Participation

PR-C-1566 10/10/2017 Omattage G Kumara N

4906

Comments

Objection to the Policy PR7(a) to build 230 dwellings on land south east of Kidlington. The development brief is not at all clear in respect of proposals to deal with additional surface water run off that will further aggravate the current surface water flooding in Water Eaton Lane, the traffic congestion at peak periods on Bicester Road and source of funding for adequate development of infrastructure. There are only statements but no defined process towards achieving these requirements and other delivery requirements. It is further noted that the proposed development lies within flood zone 3 (evidence based report from Thames Water). The report says that development ought to be restricted to outside of this zone.

Changes Sought

Reasons for Participation

PR-C-1578 09/10/2017 Robert B Sim

4921

Comments

Objections specifically for zone PR7a, between Kidlington and Water Eaton Lane( ) The field around and south of Kidlington cemetery floods nearly every winter. I live in a house overlooking these fields, so I have observed it directly for 25 years. The field is several feet lower than the main traffic road (Bicester Rd, C43) on its western boundary so drainage will be a problem. The new cemetery in this area has been out-of-action at least once because of high water levels preventing burial. Building houses here will cause water run-off and flooding to existing houses in the southern half of Water Eaton Lane. These houses have no mains drainage (sewers), so flooding is a serious health risk. Local ditches which carry water away under the A34, will not cope with extra run off from a substantial built-up area. These ditches are mainly on private land, and local owners will have to be consulted about rebuilding drainage ditches. 2 I was told at a local meeting that this area PR7a had been chosen in preference to the land east of Water Eaton Lane, because the land to the east was less at risk of flood. This is not true. As noted above, I have lived on Water Eaton Ln for 25 years and observe these fields every winter. Both suffer from flooding. 3 Wildlife: There are many bats at the south and east boundaries of this area, and also several badger families. 4 The proposed sport or recreational area to the south of PR7a is in an area which floods regularly, especially near to its boundary with the A34. Road noise from the A34 is very unpleasantly loud in this area, which will disrupt sporting activities and discourage leisure use

Changes Sought

Reasons for Participation

Proposed Submission Plan - Policy PR7b - Land at Stratfield Farm

PR-C-0262 10/10/2017 Richard Pye N N N Y

5575

Comments

The following section provides a response to elements of the Proposed Submission Plan (PSP) that relate to the sites included in Policies PR6 to Policy PR10 inclusive. The section also covers the Sustainable Transport strategy and Oxfordshire Infrastructure Strategy as covered by Policy PR4 and PR11. Evidence base documents reviewed. Detailed comments provided on: Location of site relative to the employment centres of Oxford, cycle and walking, Rapid Transit system, reliance on buses, return journeys from Central Oxford, commuter inflow patterns in Oxfordshire, review of RAG matrices, unfunded Transport Strategy, safety, loss of green space.

Changes Sought

For the reasons I have given above AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

Would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR7b - Land at Stratfield Farm

PR-C-0274 29/08/2017 Mrs Rena Ireson — N — N

861

Comments

Strong objection to further housing on GB in Kidlington, especially PR7b. Loss of delightful green and peaceful outlook. If GB land is sacrificed it will never be green ever again. Kidlington is classified as a village. Its facilities and amenities which will be inadequate for large influx of people into the area. Struggling underfunded schools, surgeries and policing will deteriorate and become inadequate. Reduced standard of access to public services. It is totally unacceptable. Extra traffic would be problematic adding to the already local gridlock and congestion. New road networks would be required. Parking would also be an extra problem as there are scant parking facilities in Kidlington. Where is the funding coming rom to pay for all this building? The Kidlington area will be covered with bricks, concrete and tarmac.

Changes Sought

Reasons for Participation

PR-C-0305 25/09/2017 Martin Small Historic England — Y — Y — Y

899

Comments

Historic England welcomes the linking of the development of this site to the opportunity to renovate the Grade II listed Stratfield Farmhouse, the recognition of the contribution of the historic orchard to the setting of the farmhouse and the intention to preserve and enhance the Oxford Canal Conservation Area in paragraphs 5.94, 5.95 and 5.96 as part of the positive strategy for conserving and enjoying, and clear strategy for enhancing, the historic environment as required by the National Planning Policy Framework.

Changes Sought

Why does paragraph 5.96 does not include a reference to the retention and renovation of Stratfield Farmhouse and the protection of its historic setting?

Reasons for Participation

PR-C-0305 25/09/2017 Martin Small Historic England — Y — Y — Y

898

Comments

Historic England welcomes the reference to the protection of the Grade II* listed St Frideswide Farmhouse in paragraph 5.80 as part of the positive strategy for conserving and enjoying, and clear strategy for enhancing, the historic environment as required by the National Planning Policy Framework.

Changes Sought

Reasons for Participation

PR-C-0305 25/09/2017 Martin Small Historic England — Y — Y — N

907

Comments

The site "Land at Stratfield Farm" includes the Grade II listed Stratfield Farmhouse and abuts the Oxford Canal Conservation Area to the west. We previously commented "This is one of a number of proposed sites containing or near to isolated listed farmsteads, which would be surrounded by development if these sites were allocated, which in turn is likely to have a major impact on their significance. Their historical interest is often bound up in the relationship with the land from them and their aesthetic value is often enhanced by an isolated rural setting." We suggested that "an analysis of the impact of development on the significance of the farmstead is undertaken and feeds into the consideration of any sites taken forward. Any development of this site should retain the Farmhouse and have regard to its setting and that of the Conservation Area, with reference to the conservation area character appraisal. " Historic England therefore welcomes and supports requirements 10(e), 24 and 27. We also welcome requirement 12 (c). However, for these requirements to be effective as regards the farmhouse, the further analysis of the impact of development on the significance of the farmstead that we previously suggested needs to be undertaken. Ideally, this should have been undertaken already as part of the evidence base of the Plan in order to justify this policy, but we see that the Council has elected instead to require a Heritage Impact Study from a future developer which will "include measures to avoid or minimise conflict with the identified heritage assets within the site" as requirement 17 of Policy PR7b. We also note that requirement 18 is for a desk-based archaeological investigation which may "then require predetermination evaluations and appropriate mitigation measures" as part of the positive strategy for conserving and enjoying, and clear strategy for enhancing, the historic environment as required by the National Planning Policy Framework. Such an approach is less satisfactory in providing certainty to a developer of the developability of the site. Also, more critically, requirements 17 and 18, as drafted, only requires the Heritage Impact Assessment to include mitigation measures and only notes that the archaeological investigation may require predermination evaluations and appropriate mitigation measures respectively. It does not require these measures to be incorporated in or to influence the actual development scheme. The policy therefore provides inadequate protection for potential archaeological remains on the site. As the Council will be aware, paragraph 126 of the National Planning Policy Framework requires local planning authorities to recognise that heritage assets are an "irreplaceable resource" and "conserve them in a manner appropriate to their significance". Paragraph 129 notes that the significance of a heritage asset can be affected by development affecting its setting. Historic England therefore considers that Policy PR7b as written does not conform with the Framework and thus is not sound.

Changes Sought

Requirement 17 of Policy PR6a should be reworded as follows: "17. The application shall be supported by a Heritage Impact Assessment which will identify measures to avoid or minimise conflict with the identified heritage assets within the site, particularly the Grade 2* Listed St Frideswide Farmhouse. These measures shall be incorporated or reflected, as appropriate, in any proposed development scheme." Requirement 18 should be reworded as follows: "18. The application(s) shall be supported by a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures. The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme". (Discussions with the Council are ongoing at the time of submitting this representation, but early indications are that the Council will consider rewording these requirements as suggested as minor modifications. If it was to do so, Historic England's objections to these requirements would be overcome).

Reasons for Participation

PR-C-0306 10/08/2017 Anthony Hall — N

917

Comments

Key Delivery Requirements' on all these policies are nothing more than a fig leaf. It is perfectly obvious the developers will agree to some or all of them and then will renege on them. This always happens. 50% affordable housing will be thrown out of the window as it has been in Templars Square where 50% has magically transformed into 23%. Similarly, developers never actually deliver infrastructure like schools, community centres or roads that are wide enough. The 'Place shaping principles' in these policies are valueless: there are no measure by which they might be enforced. How can one tell, for example, whether an extension "responds to the 'gateway' location of the site". It's gobbledygook. PR11: This is completely empty. 'Working with partners' does not guarantee anything except that you have no control over the outcome. Nor does 'setting out the Council's approach'. Its all very well having the development proposals demonstrate that infrastructure requirements can be met - it does not mean they will be met.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR7b - Land at Stratfield Farm

PR-C-0319 04/09/2017 Mrs Philippa J Nelson N

941

Comments

In all probability, the proposed developments on sites PR6 and PR7 will, given their proximity to Oxford Parkway station, simply attract commuters to London.

Changes Sought | Reasons for Participation

PR-C-0327 08/09/2017 Wendy & John Castle N

963

Comments

Concerned about the implications of the projected growth of Kidlington. The Village would potentially merge with Yarnton and Begbroke and become a suburb of Oxford. The majority of the clusters of employment within Oxford are not located in the northern section of the City. Therefore, it seems unjustifiable that a village to the north appears to be the main target area for the City's housing demands. In order to get from Kidlington to Cowley or Headington potential workers would need to circumvent the City or drive through it. Either way it would add unnecessarily to the traffic congestion. It is unlikely that the provision of more housing in Kidlington will alleviate the housing needs of Oxford City. Kidlington, especially since the opening of Oxford Parkway station, has increasingly become part of the expanding commuter belt for people who work in London. The argument that it will provide accommodation for people working in Oxford is not substantiated as a high percentage will be to accommodate London commuters. Many of the existing properties in Kidlington, particularly those at the lower end of the housing market, are already in the hands of 'Buy to Let' landlords charging extremely high rents. They are therefore well out of the reach of first time buyers or for rent by anyone earning the National Average Wage. It is extremely unlikely that any additional accommodation built in Kidlington will come under the category of 'Affordable' housing. Kidlington already has severe traffic problems. The proposed additional housing would greatly increase the amount of traffic using these roads. Anyone travelling to or from Oxford during peak hours is only too aware of the present long queues through Kidlington and any further increase in the number of dwellings would result in complete traffic chaos. The development of the identified Kidlington sites would have an immense and detrimental impact on the local educational, shopping, dental and medical amenities which are already extremely stretched. There are also completely inadequate facilities for the existing children and young people in the area. The proposed increase in households would result in a corresponding increase in the number of young people needing to use the sparse facilities available and a likely increase in the problems associated with anti-social behaviour.

Changes Sought | Reasons for Participation

PR-C-0327 08/09/2017 Wendy & John Castle N

5157

Comments

Concerns on the areas designated as PR7a, PR7b and PR8. These proposed developments would join up the present villages of Begbroke, Yarnton and Kidlington. The total number of houses that are proposed to be built appears to be a total of 2280, of which 1950 are located on land to the east of the A44. These constitute an extreme over development and would cause havoc to the road, school and medical facilities. It appears that the plans for PR7a and PR7b (Kidlington) do not have provision for additional educational and medical facilities. Cannot envisage how a further 330 households are to be incorporated into the existing schools and GP surgeries. These are already extremely overstretched and the wait to secure an urgent GP appointment is 3 to 4 weeks, with 4 to 6 weeks for more routine matters. The plan for PR8 to support 1950 additional households is not viable. Notes that the plan includes 2 primary schools, a secondary school and a local centre to include shops and medical facilities. However, past experience shows that these aspects of a development scheme frequently 'fall by the wayside' and do not materialise. What usually happens is that the houses are built and occupied long before the infrastructure is developed. The community is left to try and absorb the additional demands and this puts a tremendous strain on the existing and new communities. There is also the extreme difficulty in attracting GP and teaching staff to move into the area. It is unclear which village would be expected to provide the educational places and medical support when these new houses are occupied. Suggests that as Kidlington is the larger village it would be expected to pick up the surplus. Notes that 50% of these new houses are designated as 'affordable housing'. What affordable housing means is subject to speculation and these are likely to become 'buy to let' or to provide homes for London commuters. In these cases are there stipulations that they must be allocated to local people? This proposed development is not a realistic requirement and is unsustainable. Not only would the infrastructure be completely overwhelmed but we do not believe that improvements could, or would, be made to even partly cope with the demands this would make on the area. The already severe traffic problems would escalate with schools, dental and GP services being completely swamped. Concerns regarding the proposed development of Cowley Barracks to provide student accommodation. If Oxford City is desperate to supply additional housing surely they could 'compulsory purchase' the site and provide at least some of the housing they require. This would also be close to the major employment areas. Opposed to the Green Belt being eroded.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR7b - Land at Stratfield Farm

PR-C-0496	01/10/2017	Ben	Clarke		N	N	N	

1182

Comments

Thoroughly dismayed to see the plans to potentially develop on this crucial piece of greenbelt land between South Avenue and Stratfield Brake Sports Ground. This proposed development would destroy an essential wildlife corridor. Strongly believe that this type of greenbelt land is exactly what gives Oxford and Kidlington their character and helps to prevent endless urban sprawl with traffic congestion, limited green space, no wildlife and high pollution (air quality, noise and light). The proposed developments on greenbelt land in PR7b and PR6c (plus PR7a, PR6a and PR6b) mean that the village of Kidlington would merge with Oxford city and the village of Kidlington would therefore be lost to become a residential suburb of Oxford city. The traffic levels on the A4165 from Kidlington to Summertown are already very bad, with very high levels of congestion. This road cannot cope with additional commuters into Oxford (which is what PR7a and PR7b would lead to) and the extra pollution caused would adversely affect the wildlife and biodiversity in this precious area of greenbelt land. Reconsider the plans to build on the precious corridor of greenbelt land in PR7b and propose more suitable alternatives such as brownfield sites and areas adjacent to Oxford city itself it is fundamentally wrong that the character of this peaceful village should be destroyed to meet Oxford city's 'unmet need'. Specific details of disagreement with:10 (b) 'Points of vehicular access and egress from and to existing highways with at least two separate points: first, from the Kidlington Roundabout junction, and second, from Croxford Gardens.' Strongly object to a vehicular access point from Croxford Gardens. Why is this necessary? It will lead to an increase in pollution (air, noise, light) in the Garden City area of Kidlington village for no obvious reason since there are not any major shops, businesses or facilities in this area. A single direct access point from Kidlington roundabout would be more appropriate although, this roundabout would become an accident hotspot owing to its complexity so this is another reason why the proposed development plans for PR7b should not proceed. 10 g) 'The maintenance and enhancement of the protected trees, existing tree lines and hedgerows'. The plan does not specify what this means. What does 'enhancement' mean? Strongly object to any changes to this greenbelt land. 12 (i) 'Measures to minimise light spillage and noise levels on habitats and wildlife corridors including to maintain connectivity for nocturnal species in an east-west direction'. What are these 'measures'? The creation of 100 houses, along with the associated traffic,air pollution, light pollution and noise pollution will have a devastating impact on this wildlife and the biodiversity present. Overall, the devastating impact of policy PR7b on precious wildlife habitat and biodiversity, along with the accompanying increase in pollution (air, light, noise) and increase in road traffic congestion, for the sake of 100 houses, means that policy PR7b cannot be considered a sound, justified plan given the available alternatives.

Changes Sought

It is wrong for the council to focus on providing more housing for Oxford. Instead, believe the council should be focusing itsefforts on Banbury, Didcot and particularly Bicester - by making these places more attractive tobusinesses and residents, there will be less demand for housing in Oxford. More focus should be spent on ensuring that Oxford (and Banbury, Didcot and Bicester) can meet their own needs. The following alternatives would be far more appropriate: Focus on distributing businesses more evenly throughout the county. If land that is earmarked for businesses within Oxford city is used for housing instead it would help solve the 'housing crisis'. Any new 'affordable' housing efforts should focus on Oxford since this is where the 'crisis' resides. Using land within Oxford city or, if necessary, adjacent to the South or West of Oxford city would be a much better option because it would not destroy precious wildlife corridors; it would have a lesser impact on pollution levels (because commuters could walk or cycle to work AND, even if they usecars, their journeys would be shorter leading to less pollution); and it would prevent the urbansprawl of Oxford city into Kidlington village. Build houses at a higher density in appropriate locations.would not be appropriate to build housing at a high density in PR7a or PR7b because this would bevery much out of character with the surrounding housing in the village of Kidlington and it wouldhave an even more devastating impact on the local wildlife (both biodiversity and corridors);however, it would be appropriate in a city. PR6C: there does not need to be a replacement golf course. There are a great many other golf clubs/courses in the Oxfordshire area. The sensible option would be to use PR6C to assist with Oxford's 'unmet housing need' and spare the precious greenbelt land in PR7b and PR7a (this option would protect greenbelt land; protect a valuable wildlife corridor between Kidlington and Stratfield Brake; reduce pollution [air, light, noise] and congestion [because people living in PR6C could more easily walk/cycle to work in Oxford city]; protect the character of the village of Kidlington; and presumably save money). Government policy states that development in the green belt should be a last resort when there are no alternatives. Do not believe that the council is adhering to this policy - there ARE alternatives to building on the greenbelt land in PR7b so this precious greenbelt land should not be destroyed in these circumstances.

Reasons for Participation

PR-C-0510	08/10/2017	Rachel	Walton				N	

1220

Comments

GB is designed to protect from overdevelopment. If PR6 and /or PR7 are permitted, Kidlington, Yarnton and Begbroke will become victims of urban sprawl and become a suburb of Oxford. This GB should not be sacrificed as it will irrevocably damage the countryside, wildlife and biodiversity of North Oxfordshire, reducing quality of life for local residents.

Changes Sought

Reasons for Participation

PR-C-0535	05/10/2017	Donna	Bennett		N	N	N	Y

1313

Comments

This is a strong GB area of natural beauty and historic potential. Housing development would encroach upon the nearby reservation. The desire to build 100 homes on it is suspicious and the small number of houses intended would likely increase. Using this GB space up would needlessly and only at the best temporarily solve the growing housing need. It is not a convincing solution. Consistent with National Policy? This plan puts the reservation area at risk for future development and inevitable shrinkage. The old farm house in this area should be preserved and perhaps looked into becoming part of the current reservation areas. It would be more reasonable to look at increasing the green space of this reservation area not decrease its wall from urban overspill. Decision making by any parties that stand to profit from the success of this planning on this protected GB space should be forbidden. GB space is labelled as such to cap the area from inevitable demand of expansion even in so called extreme cases. This development plan is exploiting the natural wildlife, views and historic value for property investment. It has no sensitivity or concern for GB policies or the quality of life for current and future inhabitants.

Changes Sought

Changes to Plan 7b - so that it is more legally compliant and sound. 1. If using our GB areas is truly the only option for development then Cherwell should decline and point to other solutions such as a. Brownfield sites within Oxford or further out. b. Current and numerous vast amounts of land either being reserved for commercial use (much of it not looking very utilised or successful). 2. The decision making process should be ultra-sensitive and rigid to the aesthetics at risk. 3. This area should be expanded as a reservation and historic area in compensation to the fact that new housing developments are likely to occur. 4. The decision making process for this area should be ensuring the aesthetics, enhancement and protection of it are paramount with the rigidness to only accept plans of which would increase its green space.

Reasons for Participation

I am a concerned as a long time resident that these plans will affect. I am also aware and understand these plans and their implications involving both current and future residents. I strongly believe I am competent and justified to be involved in ensuring that alternatives, and fair compromises are met

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR7b - Land at Stratfield Farm

PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N Y

1429

Comments

GB: CONCLUSIONS: 1. Government Policy and the Public Interest both require the GB to be permanent unless truly exceptional circumstances necessitate consideration of release. 2. Oxford unmet need is not an exceptional circumstance, firstly because it has not been defined and secondly because there are ample reasonable alternatives to accommodate it. 3. The LUC GB study was conducted on flawed principles and should be given little weight. 4. Cherwell have cited no other exceptional circumstances which hold any water – and their primary arguments – proximity to Oxford – is in fact a key argument for GB retention rather than release. 5. If at some future time an Oxford "unmet need" has been shown to exist and satisfactorily quantified, and if that requires any allocation to Cherwell, there are alternatives available to the District other than releasing GB land and therefore none should be released.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

Reasons for Participation

CPRE Oxfordshire represents a wide membership across the County, including many parish councils and local organisations, and seeks to influence development to protect and enhance the countryside. As one of the founders of the Oxford GB, we have considerable knowledge about its origins, purpose and ongoing relevance.

PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N Y

1428

Comments

THE GB STUDY No great weight should be given to the LUC GB Study. Its purpose was not to determine whether any of the GB made no, or an insignificant contribution to, the purposes of the GB since clearly all of the GB land contributes, and the loss of any would be harmful. Rather, in its own words, the GB Study has been commissioned by Cherwell District Council to assess the suitability of the strategic sites being promoted for development against the five purposes of the GB. In other words the sites had been pre-selected, as we showed above, in the face of GB policy, and targeting the most fragile point in the entire Oxford GB. LUC continue The considerations that will determine the most appropriate scenario, or combination of scenarios, will largely relate to the existing or potential environmental qualities and value of land, and to the sustainability of residential development. This will enable Cherwell District Council to consider whether there are 'exceptional circumstances' (under paragraph 83, NPPF) to justify altering GB boundaries through the Local Plan process, i.e. to enable existing GB land to contribute to meeting Oxford's unmet housing need. That is, value is not primarily judged against GB purposes at all, but against environmental ones, and the sustainability of the land for housing development. LUC found that Release of areas identified as making a low contribution to GB could provide only 5.8ha of potential development land 4.13). Release of areas identified as making a low or low-moderate contribution to GB could, subject to consideration of cumulative impacts, provide 34.6ha of potential development land(4.14). Release of areas identified as making a low, low-moderate or moderate contribution to GB could, subject to consideration of cumulative impacts, provide 166.7ha of potential development land (4.15). Although as noted above, the judgment was largely not on GB grounds, moderate harm was considered acceptable in order to release a larger amount of land. LUC acknowledge that release of fragile GB 4.16 GB that occupies only a small/narrow area between separate urban settlements will tend to rate highly in terms of its role in preventing settlement coalescence. This exactly describes the land chosen for release; but LUC went on. However, if environmental assessment determines that this land lacks significant value then a case could be made for accepting the coalescence, or near-coalescence, of settlements in order to maximise the scale of development in one area. That is the, subjectively assessed low environmental value trumps urban sprawl and severe coalescence, the two founding principles of the GB. Further, they have targeted the very point at which the GB is already narrowest – the Kidlington Gap between Kidlington and Oxford – for release, directly creating the coalescence of two distinct settlements (It is material that Oxford itself is proposing to breach that same area from the South with a proposed development of St Frideswide Farm). The sites concerned are all at the exact point in the GB where coalescence of settlements (Oxford and Kidlington) is most threatened, with the built areas separated presently by a few fields. The proposed GB reviews, together with the release of the Parkway Station and Park and Ride would effectively merge the two settlements. Although Kidlington (population 13,000, 2011) is statutorily a village, it is larger than many towns, notably Thame (11,600) and Henley (11,700) in Oxfordshire.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

Reasons for Participation

CPRE Oxfordshire represents a wide membership across the County, including many parish councils and local organisations, and seeks to influence development to protect and enhance the countryside. As one of the founders of the Oxford GB, we have considerable knowledge about its origins, purpose and ongoing relevance.

PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N Y

1423

Comments

The NPPF states that one of its Core Planning Principles (para 17) is to take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the GBs around them, and noting (at para 79) that the fundamental aim of GB policy is to prevent urban sprawl by keeping land permanently open. Paragraph 83 states that once established, GB boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. The recent Housing White Paper, clarifies what the steps before a finding of "exceptional circumstances" should be, when local authorities can demonstrate that they have fully examined all other reasonable options for meeting their identified housing requirements. Amongst these "reasonable options" which Local Authorities must demonstrate they have considered before there can be the "exceptional circumstances" required for review/release of GB land are: • making effective use of suitable brownfield sites and the opportunities offered by estate regeneration; • the potential offered by land which is currently underused, including surplus public sector land where appropriate; • optimising the proposed density of development; and • exploring whether other authorities can help to meet some of the identified development requirement. Although not yet law, the White Paper illustrates how high the hurdle for exceptional circumstances must be, given that the NPPF's "fundamental aim is keeping GB land permanently open", and the need to show there are no "reasonable options" before considering GB release.

Changes Sought

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Proposed Submission Plan - Policy PR7b - Land at Stratfield Farm

PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N Y

1427

Comments

DUTY TO CO-OPERATE - The SHMA is explicit that Authorities are not expected to meet OAN (Objectively Assessed Need) in full if e.g. it would necessitate Green Belt development. It has been the unforced choice – not the requirement – of Oxfordshire's Councils to agree to meet the SHMA need in full despite wide swathes of Oxfordshire being GB and AONB. It is therefore incumbent on Councils to take on each others' "unmet need" if it would otherwise require GB land to be released. As shown, Oxford's unmet need is very far indeed from being quantified or crystallised, but, if it were, it would be the duty of other Councils to assist Cherwell in meeting its part of that need without releasing GB land, not least by assisting Cherwell to understand how to do so within its own borders. There is no evidence that this has been attempted. Finally, the new OAN calculation proposed by the Government during the consultation defines "need" as the figure shown in the Government's own tables on household projections. This is overlaid in the proposed calculation with an arbitrary (and ill-conceived) uplift intended to reduce house prices. It is also accepted that local authorities may if they wish further inflate their housing targets to provide further economic growth than that already included in the government's base tables. However, it is submitted that these latter two elements cannot be defined as "need" and neighbouring Councils have no duty to co-operate in meeting them.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

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PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N

1426

Comments

OXFORD'S 'UNMET NEED' AND REASONABLE OPTIONS FOR MEETING IT (continuation)
c. Even if there were no reasonable alternative sites, and even if densities on allocated non-GB sites could not be increased, the release of GB land could be substantially reduced. The total GB land proposed to be released is 264 ha. 10 hectares is proposed to be released for the station and Park and Ride, which already exist on GB land. There is no obvious rationale for the release. The net GB land to be released for housing is 254 hectares However within this area only 153 hectares is proposed to be actually used for housing, with the rest being allocated for sport, nature, agriculture etc., all legitimate GB uses. On the residual land 3990 houses are proposed at a density of 26 dph (although an average of 34 is claimed in the Plan). If build densities were increased to urban levels – the Council's stated Policy is to treat these incursions for Oxford's unmet need as urban extensions – then 70 houses per hectare, utilising only 37% of the land would be appropriate. This would require only 57 hectares, all of which could be comfortably accommodated on PR8, the least damaging in terms of coalescence and the Kidlington Gap of all these sites.

Changes Sought

Reasons for Participation

PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N Y

1425

Comments

OXFORD'S 'UNMET NEED' AND REASONABLE OPTIONS FOR MEETING IT. 2. If Oxford's unmet need were realistic could it be met elsewhere in Cherwell than in GB? a. Yes, it could be met on non-GB sites. Cherwell found that the required number of houses could sustainably be built elsewhere, outside the GB, at Junction9 M40, Arncott, Bicester and surrounding area, Upper Heyford, Junction 10 M40, Banbury and surrounding area. They rejected these alternative sites because they might upset the evolution of the current adopted plan – although why competent planners would not be able to deal with that problem, if real, is not apparent; because there might be shortfalls, although why these should be greater for Oxford's unmet need than for Cherwell's own need was not explained; and more dispersed options provided less opportunity for strategic infrastructure investment (e.g. transport and education), although why this would be the case for, for example, Upper Heyford which is already targeted and developed, or for other centres which already benefit from services, is not explained. The overriding reason for their rejection however was clearly that they were less well situated (than the GB sites) to build communities associated with Oxford, to assist with the delivery of the Oxford Transport Strategy, to provide affordable transport options, and more likely to involve commuting. It is significant that even GB sites like the previously developed Shipton Quarry, were rejected as Development here would relate to Shipton-on-Cherwell, not Oxford. Therefore the parcel plays no role with respect to this purpose (Oxford's unmet need). Simply put, this amounts to saying that all reasonable alternatives were unacceptable because they were not in the GB, or, if they were in the GB, were too far from Oxford. It is an argument that urban sprawl into the GB is justified by the fact that only GB sprawl could (by definition) be close enough to the City; in other words it is an argument not just for nibbling at the GB but for undermining its core purpose. It is clearly unacceptable in its own terms. Further, the proposed new OAN calculation would reduce Cherwell's own need by 33%. The effect of this would be that 33% of the housing trajectory in the Council's adopted plan would be superfluous to Cherwell's own requirement and therefore available to satisfy any unmet needs of neighbouring authorities that might arise. b. The unmet need could be met by marginal density increases on generally low density allocated sites. Policy BSC2 in the adopted plan states New housing should be provided on net developable areas at a density of at least 30 dwellings per hectare unless there are justifiable planning reasons for lower density development. Yet Policy Bicester 1 allocates 380 hectares to just 6,000 homes which is 16 houses per hectare. Assuming for these purposes that 30 dwellings per hectare is the average across the District, the sites to which the present 22,800 homes are allocated would need to increase build density by just 5%, to 36%, to accommodate all of the "working assumption" of Oxford's unmet need. This would still be less than half the density of Central Paris or Barcelona, or Islington in London. Higher density build would also mean smaller houses, of which 63% of Oxfordshire's SHMA need is comprised, and thus better meet public requirements. High densities also reduce the need for car travel and create a stronger sense of community.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

Reasons for Participation

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Proposed Submission Plan - Policy PR7b - Land at Stratfield Farm

PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N Y

1424

Comments

OXFORD'S 'UNMET NEED' AND REASONABLE OPTIONS FOR MEETING IT. 1. Is the Oxford unmet need real or realistic? Cherwell argues that an “exceptional circumstance” exists in the Inspector approving the adopted plan having added a requirement for “a formal commitment from the Council, together with other relevant Councils, to undertake a joint review of the boundaries of the Oxford GB, "once the specific level of help required by the city of Oxford to meet its needs that cannot reasonably be met within its present confines, IS FULLY AND ACCURATELY DEFINED”. (Our emphasis) It was our view at the time that the Inspector could have exceeded his remit as there was no evidence before him suggesting that further development in Cherwell was impossible without breaching the GB, nor of the precise quantum of Oxford’s unmet need (if any existed) or the capacity of other Districts to accommodate it. However it is relevant that he proposed a Review only AFTER Oxford’s unmet needs were fully and accurately defined. They still are not, and a review is therefore premature even on the Inspector’s terms. According to the City Council in a report to Scrutiny Committee (12th June), the agreed unmet need allocation, is used as a working basis for current local plans in Oxfordshire which will be updated when the Oxford Local Plan is completed. In other words it is presently neither fully nor accurately defined, as the Inspector had required it should be. Oxford has only now started its own Local Plan process to reflect the Oxfordshire Strategic Housing Market Assessment (SHMA), three years after it was published, and long after Oxfordshire’s other Districts. Its draft Local Plan gives no figure for unmet need, or for the City’s capacity to meet it. However, taking Oxford’s overall “need” to be for 28,000 houses over the plan period, CPRE argues that at least 26,000 could be provided inside the City itself by switching employment sites – the use of which for employment would only exacerbate the housing need the City Council describes as being its Number One priority to overcome – to housing, and increasing densities on all sites to compact city levels. That is even before the outcome of a review of further sites to which the City refers in its plan. (See Oxford/Densities paper attached) Consequently the Inspector’s condition, that Oxford’s unmet need should first be “fully and accurately defined” is nowhere near met, and, further, there would be little or no “unmet need” for other Authorities to consider. In any event, a “working assumption” of need cannot be an exceptional circumstance justifying GB release, especially when it is likely to be extremely inaccurate. Finally, during the course of this consultation the Government has proposed a new OAN formula to replace the SHMA (on which all the Review numbers are based). This new formula, if adopted, would reduce Oxford’s total annual housing need from a SHMA mid-point of 1400 per annum to 746, that is by 47%. This would in turn reduce “unmet need” by two thirds, even before taking into account that the City should use employment land to satisfy existing housing need rather than exacerbate it and build at densities appropriate to cities. The new OAN is at the very least further evidence that the level of unmet need this review seeks to satisfy is neither fully nor accurately defined.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. Cherwell District Council should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the Green Belt.

Reasons for Participation

CPRE Oxfordshire represents a wide membership across the County, including many parish councils and local organisations, and seeks to influence development to protect and enhance the countryside. As one of the founders of the Oxford Green Belt, we have considerable knowledge about its origins, purpose and ongoing relevance.

PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N

1422

Comments

The primary duty of a Local Authority must be to the people it represents. In an independent market research exercise, with a very high sample size, conducted across Oxfordshire by Alpha Research of Thame in April 2015 respondents were specifically prompted that there was considered to be a need for more housing, and of the extent and purpose of the GB, before being asked whether the GB, should be developed for that, or indeed any other, purpose. Their answers were therefore fully informed by recognition of housing need. 76% of respondents considered that the GB should remain undeveloped; 66% considered housebuilding the greatest threat. Although polls have something of a tarnished reputation, this has resulted from situations where marginal inaccuracy can lead to wholly incorrect forecasts in narrow binary decisions. In this case the sample size was so large and so representative, and the outcome so conclusive, that whilst there might be up to a 5% margin of error, this would not be capable of affecting the result, or its scale. Further, this is in line with previous polls, adding to confidence that it accurately reflects public opinion. The same exercise showed that in North Oxfordshire – closely correlating to Cherwell - the outcome was hardly less conclusive, with 71% of respondents supporting the proposition that the GB should not be developed for housing or any other purpose. This was despite years of constant media campaigning by the City Council that Oxford has “no option” but to spread over the GB unless people are to go homeless (a wholly fallacious claim). Despite the City’s campaigning, 73% of non-homeowners, and 74% of C2DEs agreed that the GB should not be developed for housing. In other words, the people who would be expected to have been the most responsive to the City’s campaigning rejected GB development almost as strongly as the general population. Indeed 73% of the City Council’s own constituents rejected it. There can be no doubt that the people both of Oxfordshire, and of Cherwell itself, reject GB development in principle, and this must be given great weight in any consideration of doing so.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

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PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N Y

1421

Comments

CPRE is opposed in principle to the release of GB land – as is national planning policy. A very strong case therefore has to be made to establish the exceptional circumstances required for the release of GB land. The Cherwell Plan goes nowhere near making such a case; Cherwell’s electorate strongly supports retention of GB land as does Government Policy. There are a number of reasonable alternatives. The houses to satisfy Oxford’s ‘unmet need’ targeted at the Cherwell GB could not only, on the Council’s own admission, be sustainably built elsewhere in the District on other sites, or by increasing the density of build on existing sites, but also, at least to a considerable extent, within the City itself. Failing that, if there were genuinely no available option other than release of GB, national policy indicates that Cherwell would be expected to decline to do so and require other Councils to co-operate in meeting the unmet need Cherwell itself cannot satisfy. Additionally, during the course of the consultation, the Government published a revised Objectively Assessed Need (OAN) calculation, showing a total Oxford need of half that identified by the Oxfordshire Strategic Housing Market Assessment (SHMA). If adopted the new formula would make it certain that Oxford could accommodate all of its own housing need, and therefore there would be no “unmet need” for Cherwell to meet. The proposed OAN also reduces Cherwell’s own need by a third, meaning that even if there were any Oxford unmet need to be covered, it could be met within the surplus the new OAN creates in Cherwell’s adopted plan. This review is therefore premature and should be suspended at least until new “need” figures are crystallised.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

Reasons for Participation

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Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR7b - Land at Stratfield Farm

PR-C-0562	05/10/2017	Helen	Marshall	CPRE Oxfordshire			N	Y

1420

Comments

Government Policy requires development in the GB to be the very last resort, only to be considered if there is no alternative. Cherwell has stood that Policy on its head by making building in the GB its very first choice, rejecting what it accepts were reasonable alternatives. Cherwell says that building as close to Oxford as possible trumps all other considerations. Since Oxford is surrounded by GB, that has led them to select not just GB sites, but the very closest GB sites to the City, at the Kidlington Gap, where the GB is most fragile, just a few fields wide. It is those few fields the Council plans to build on, flatly contrary to GB policy, and the known wishes of the overwhelming majority of its electorate. If the Council gets away with this plan, it will also, again contrary to GB policy, cause the merger of Yarnton and Begbroke into Kidlington; expose Kidlington itself to being engulfed by the predatory City Council which has sought to subsume it for at least thirty years; and also, by declaring that proximity to Oxford is itself an exceptional reason to build on the GB which surrounds the City, fundamentally undermine its very purpose, risking opening the whole GB to development.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

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PR-C-0562	05/10/2017	Helen	Marshall	CPRE Oxfordshire			N	Y

1418

Comments

TRANSPORT - THE PROPOSED NEW STATION AT KIDLINGTON/BEGBROKE. The initial proposals for the development made great emphasis on the provision of a new railway station “between Kidlington & Begbroke”, the implication being that this station would cater for the needs of residents to reach their places of employment in Oxford and that therefore the housing plans are more sustainable. The relevant railway line is that from Oxford and the south to the midlands and north via Banbury. It is intensively used with half hourly cross-country trains and frequent freights including regular intermodal trains from and to Southampton docks. There is also a local service of 12 trains per day each way (9 on Saturdays, 3 on summer Sundays, none on winter Sundays) calling at the intermediate stations at Tackley, Heyford & Kings Sutton. North of Aynho Junction, as far as Banbury, these trains all have to interwork with the three trains per hour on the Chiltern Line to and from London Marylebone. There are presently no proposals for a new station on this line, nor are there likely to be. Neither Network Rail, Oxfordshire County Council nor any train operator has any aspiration for a station here. It does not feature on any relevant route study or strategic proposal. For example, we note that no such plans have been included in the Oxfordshire Infrastructure Strategy, signed off by the Oxfordshire Growth Board in September 2017, which claims to 'provide a view of emerging development and infrastructure requirements to support growth from 2016 to 2031 and beyond'. This includes a description of numerous rail improvement projects both pre and post 2031, as well as listing infrastructure priorities for the A40 Corridor, but gives no mention at all to a new station in this area. Journey time for the local trains is 30 minutes and they only just slot in between the other services; in other words, a train leaving Banbury soon after the previous southbound train only arrives in Oxford just before the next one. To add an extra stop on the route would make this pathing issue even more tricky. It would be possible to accelerate the journey time with electric trains which have better acceleration and deceleration rates and thus allow an extra stop in the same timetable but although the previous government did announce a scheme to electrify this railway as part of its “electric spine” in 2012, this has been deferred and there is at present no prospect of this happening. Great Western Railway (GWR) operate the local trains and they do have an aspiration to increase the frequency to a train every 90 minutes across the whole day but it is only an aspiration, not a timed commitment. Even that frequency is not really sufficient to attract substantial numbers of commuters to use rail on a daily basis. For that a half hourly service level is, these days, a basic requirement. The station at Oxford Parkway, opened in October 2015 and connected to Oxford station in December 2016 has in any case now become the railhead for Kidlington, swathes of north Oxford, Headington and surrounding villages. The rail industry as a whole is thus utterly unlikely to wish to commit to another new station “between Kidlington and Begbroke”.

Changes Sought

References to the station should be removed from the Plan as it is not deliverable within the lifetime of the Plan and therefore is not effective.Any element of development that is dependent on this station being delivered should be removed from the Plan as unsound.Plans for additional housing in north Oxford/south Kidlington should be put on hold until the Oxford to Cambridge Expressway route is settled, the East West railway is re-opened and the full extent of the expansion of Bicester is agreed, with its possible new transport infrastructure.

Reasons for Participation

CPRE Oxfordshire represents a wide membership across the County, including many parish councils and local organisations, and seeks to influence development to protect and enhance the countryside. We would like to attend the oral part of the Examination.

PR-C-0562	05/10/2017	Helen	Marshall	CPRE Oxfordshire			N	Y

1419

Comments

Not Positively Prepared. Not Justified. Not Effective. Not Consistent with National Policy.

Changes Sought

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PR-C-0567	09/10/2017	Dr Ian	Scargill	Oxford Green Belt Network	N		N	Y

1442

Comments

We consider it to be a serious omission that at the options stage a question was not asked about the acceptability of development in the GB. This is probably the most important matter raised in this review. The plan may therefore be rendered procedurally noncompliant.

Changes Sought

The plan should be withdrawn and a spatial strategy for Oxfordshire established which can address the issues addressed in this review in a co-ordinated and consistent way. Through such a strategy the Oxfordshire authorities should continue with their previous approach of actively encouraging further employment and housing growth away from Oxford.
Oxford City Council and Cherwell in particular should co-operate more effectively and as part of this Oxford should (a) discourage further employment generating development in the city unless it is absolutely essential and (b) use some of the land it has currently allocated for employment, together with other previously developed land, for well planned high density housing.

Reasons for Participation

OGBN was established in 1997 to help to protect the Oxford GB and to support those wishing to resist proposals for inappropriate development within it. It comments regularly on planning applications in the GB and in planning policy consultations, particularly on matters affecting the GB. OGBN has made representations on all stages of the Cherwell Local Plan Part 1 and participated in the Public Examination in December 2014. We have also commented on earlier stages of this Partial Review.
The membership of OGBN includes many of the Parish Councils whose areas include GB land. The OGBN fully supports the aims of GBs as set out in the NPPF and earlier planning guidance and in particular it strongly endorses the fundamental principle that GB is a permanent designation.
We consider that our participation in the examination in necessary and justified because of our longstanding interest and understanding of the Oxford GB.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR7b - Land at Stratfield Farm

PR-C-0567 09/10/2017 Dr Ian Scargill Oxford Green Belt Network N N Y

1439

Comments

Strong disagreement with the assessment that “exceptional circumstances” exist. Twelve “circumstances” are listed. The final ten are not exceptional circumstances at all. Some of them might be described as “opportunities”, some of them are simply descriptions of how development might occur, and others are meaningless, for example “12.the ability to create a sustainable, holistic, joined up vision for the whole of the Oxford/Kidlington/A44 corridor area”. That statement certainly does not constitute an exceptional circumstance. Exceptional Circumstance 1 (urgent and pressing need for homes) is highly contentious. It is based on the assessment in the SHMA which has been heavily criticised and never validated. The proposed DCLG standardised methodology proposes a much lower level of need that takes account of affordability. Exceptional Circumstance 2 (clear inability of Oxford to meet its needs) is also unproven. Oxford’s needs have not been established through its own local plan process and neither has its ability to meet its own needs. It is clear that alternative development strategies could accommodate a significant number of additional dwellings within the city. The submission document in proposing to develop in the GB is in complete opposition to the purpose of the GB and contradicts Local Plan Pt 1. The main purpose of the Oxford GB, (Local Plan Part 1 para B256), is to limit the growth of Oxford to avoid damage to its character and heritage. Oxford City Council itself should have a part to play in this by restricting the growth of employment generating activities to the minimum necessary. This would have the double benefit of releasing some land for housing and reducing the demand for further housing. However its currently proposed policies do the opposite. We have made this point in our representations to the recent Options consultation on the Oxford Local Plan. Alternative development strategies – which have been successful in the past – are possible for Oxfordshire, and include the diversion of growth away from Oxford towards the country towns. Oxford City Council should play its part in this. We also think it would be possible for the Oxfordshire authorities to promote the diversion of some economic growth to other parts of the country which would welcome and benefit from it – possibly through formal ‘economic twinning’ arrangements.

Changes Sought

The plan should be withdrawn and a spatial strategy for Oxfordshire established which can address the issues addressed in this review in a co-ordinated and consistent way. Through such a strategy the Oxfordshire authorities should continue with their previous approach of actively encouraging further employment and housing growth away from Oxford.
Oxford City Council and Cherwell in particular should co-operate more effectively and as part of this Oxford should (a) discourage further employment generating development in the city unless it is absolutely essential and (b) use some of the land it has currently allocated for employment, together with other previously developed land, for well planned high density housing.

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PR-C-0567 09/10/2017 Dr Ian Scargill Oxford Green Belt Network N N Y

1438

Comments

Strong objection to all of the proposed development in the Oxford GB which “was designated to restrain development pressures which could damage the character of Oxford City and its heritage through increased activity, traffic and the outward sprawl of the urban area.” This quote is from paragraph B256 of Cherwell’s adopted Local Plan Part 1 and we fully support it. We also support Policy ESD14 in the Plan to maintain the Oxford GB. The Oxford GB supports all five purposes set out in the NPPF and has been largely successful over the last sixty years. In particular it seeks to protect the setting and character of the historic city of Oxford. The reference to the character of the City, as referred to in Cherwell’s Local Plan. is often overlooked but it is a crucial aim of GB policy. The historic city centre by its nature cannot be expanded or comprehensively redeveloped. It is already under substantial pressure and this is likely to become highly damaging if expansion on the edge of the city is not restricted. The City’s never-ending traffic problems are testimony to this, and there have been calls for even the number of buses in the centre to be limited. The GB also provides accessible open space, footpaths and other recreational opportunities for residents of the city and for the communities within it. It is well used and supported as public opinion surveys have shown. GB is intended to be a permanent designation only to be changed in exceptional circumstances (NPPF). We think that that the overall levels of growth proposed are unnecessarily high and that alternatives to development in the GB are available. We therefore consider that exceptional circumstances do not exist to justify development in the GB.

Changes Sought

The plan should be withdrawn and a spatial strategy for Oxfordshire established in a co-ordinated and consistent way. Through such a strategy the Oxfordshire authorities should continue with their previous approach of actively encouraging further employment and housing growth, at realistic levels, away from Oxford. Oxford City Council and Cherwell in particular should co-operate more effectively and as part of this Oxford should a) discourage further employment generating development in the city unless it is absolutely essential and b) use some of the land it has currently allocated for employment, together with other previously developed land, for well planned high density housing.

Reasons for Participation

OGBN was established in 1997 to help to protect the Oxford GB and to support those wishing to resist proposals for inappropriate development within it. It comments regularly on planning applications in the GB and in planning policy consultations, particularly on matters affecting the GB. OGBN has made representations on all stages of the Cherwell Local Plan Part 1 and participated in the Public Examination in December 2014. We have also commented on earlier stages of this Partial Review.
The membership of OGBN includes many of the Parish Councils whose areas include GB land. The OGBN fully supports the aims of GBs as set out in the NPPF and earlier planning guidance and in particular it strongly endorses the fundamental principle that GB is a permanent designation.
We consider that our participation in the examination in necessary and justified because of our longstanding interest and understanding of the Oxford GB.

PR-C-0567 09/10/2017 Dr Ian Scargill Oxford Green Belt Network N N Y

1440

Comments

This Plan is contrary to the NPPF which states in paragraph 14 that Local Plans should meet objectively assessed needs unless specific policies in the Framework indicate development – including land designated as GB - should be restricted. It is also contrary to the twelve core land use planning principles set out in Paragraph 17 of the NPPF one of which is that planning should take account of the different roles and character of different areas, promoting the vitality of our main urban areas and protecting the GBs around them. Furthermore, National Planning Practice Guidance makes clear that assessing need is just the first stage in developing a Local Plan and that once need has been assessed, the local planning authority should take account of any constraints such as GB, which indicate that development should be restricted and which may restrain the ability of an authority to meet its need. Cherwell has accepted (or, more accurately, been pressured to accept) the inflated figures of the Oxfordshire SHMA in full and has never followed this guidance to “take account of any constraints such as GB …. Which may restrain the ability of an authority to meet its need”. The proposed submission plan is therefore not consistent or compliant with national policy.

Changes Sought

The plan should be withdrawn and a spatial strategy for Oxfordshire established which can address the issues addressed in this review in a co-ordinated and consistent way. Through such a strategy the Oxfordshire authorities should continue with their previous approach of actively encouraging further employment and housing growth away from Oxford.
Oxford City Council and Cherwell in particular should co-operate more effectively and as part of this Oxford should (a) discourage further employment generating development in the city unless it is absolutely essential and (b) use some of the land it has currently allocated for employment, together with other previously developed land, for well planned high density housing.

Reasons for Participation

OGBN was established in 1997 to help to protect the Oxford GB and to support those wishing to resist proposals for inappropriate development within it. It comments regularly on planning applications in the GB and in planning policy consultations, particularly on matters affecting the GB. OGBN has made representations on all stages of the Cherwell Local Plan Part 1 and participated in the Public Examination in December 2014. We have also commented on earlier stages of this Partial Review.
The membership of OGBN includes many of the Parish Councils whose areas include GB land. The OGBN fully supports the aims of GBs as set out in the NPPF and earlier planning guidance and in particular it strongly endorses the fundamental principle that GB is a permanent designation.
We consider that our participation in the examination in necessary and justified because of our longstanding interest and understanding of the Oxford GB.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR7b - Land at Stratfield Farm

PR-C-0567 | 09/10/2017 | Dr Ian | Scargill | Oxford Green Belt Network | N | | N | Y

1441

Comments

We note that the plan calculates the loss of GB to be 3%. There is an implication here that the loss is relatively small and therefore acceptable. This is fallacious as is illustrated by the following example taken from a paper by Professor Dieter Helm, Chair of the Government's Independent Natural Capital Committee "Think about St James' Park in central London, set between Buckingham Palace at one end and Whitehall at the other. Suppose a developer comes along with a proposal; to build on a small plot on one corner of St James' Park. This developer might argue as follows. The marginal value of the patch of grass in a small corner is not that great. After all, all the rest is left. Better still, the developer might pay such an enormous price for the small bit of land that perhaps a hospital could be built elsewhere with the proceeds. The marginal value to the ultimate owner of this house is so great relative to the marginal value of the small corner of St James' Park that it makes marginal economic sense to build on it. There are two problems with this argument. The first is that the same marginal case can be made for the next small bit of St James' Park. Indeed the value to the developer is even higher now because the Park is now slightly smaller. And for the next bit, the argument just gets stronger. Carried to its limits there is a great marginal case for incrementally building all over St James' – and Hyde Park, and Regent's Park and indeed all the green spaces in London. That is indeed what would have happened if the market had been left to allocate the land as if St. James' was a private good. It is what would happen to the GB too. The second problem is that the reason why the land is so valuable is because it is not surrounded by other houses in close proximity. The very rich person who buys this house on the corner of St James' is paying so much because others are not able to do so, and because it is St James'. We cannot all have green spaces around our houses – green space is in fixed supply. Carry both of these arguments across to the GB. Each marginal bit has a marginal economic case for developing it, and as each bit is chipped away, the value of the whole public good – the GB system – diminishes. The core point here is that the marginal case if carried through to its logical conclusion leads to no GB – there is a good marginal case for building on each and every marginal bit of land, as there is for building on each and every bit of St James' Park." The loss of a small proportion of GB therefore increases the likelihood of further loss. GB should be considered as an entity or system not as a collection of individual land parcels. This is a further reason why we fully endorse Government Policy (NPPF para 79) that GB is a permanent designation.

Changes Sought

The plan should be withdrawn and a spatial strategy for Oxfordshire established which can address the issues addressed in this review in a co-ordinated and consistent way. Through such a strategy the Oxfordshire authorities should continue with their previous approach of actively encouraging further employment and housing growth away from Oxford. Oxford City Council and Cherwell in particular should co-operate more effectively and as part of this Oxford should (a) discourage further employment generating development in the city unless it is absolutely essential and (b) use some of the land it has currently allocated for employment, together with other previously developed land, for well planned high density housing.

Reasons for Participation

The Oxford Green Belt Network (OGBN) was established in 1997 to help to protect the Oxford GB and to support those wishing to resist proposals for inappropriate development within it. It comments regularly on planning applications in the GB and in planning policy consultations, particularly on matters affecting the GB. OGBN has made representations on all stages of the Cherwell Local Plan Part 1 and participated in the Public Examination in December 2014. We have also commented on earlier stages of this Partial Review. The membership of OGBN includes many of the Parish Councils whose areas include GB land. The OGBN fully supports the aims of GBs as set out in the NPPF and earlier planning guidance and in particular it strongly endorses the fundamental principle that GB is a permanent designation. We consider that our participation in the examination in necessary and justified because of our longstanding interest and understanding of the Oxford GB.

PR-C-0658 | 09/10/2017 | Giles | Hughes | West Oxfordshire District Council | Y | Y | N | Y

1623

Comments

Exceptional circumstances have been demonstrated to justify the release of sites from the GB, including sites for housing to help meet Oxford City's unmet housing need. It is clear from the evidence base for Cherwell's proposed submission plan and from the Oxfordshire Growth Board evidence base that the release of sites from the GB is necessary to deliver the scale of housing required in a sustainable manner. However, there is a need to make efficient use of land released from the GB for housing purposes. Some of the proposed densities on sites released from the GB do not appear to make efficient use of this land despite their close proximity to Oxford and to sustainable transport infrastructure and services. By increasing the density on some of the GB sites and by developing the site covered by Policy PR3a Cherwell DC would achieve their target of meeting Oxford City's unmet housing need without requiring development at Woodstock South East (Policy PR10).

Changes Sought

Review of the proposed densities and the resulting site capacities of the sites to be released from the GB in order to ensure that efficient use is made of this scarce land resource.

Reasons for Participation

To address cross-boundary issues with West Oxfordshire

PR-C-0709 | 09/10/2017 | Victoria | Campbell | | | | N |

1771

Comments

Object to Policy PR7b and development at Stratfield Farm. This land frequently floods. The adjoining sports pitches are often water-logged during wet weather. Additional housing in this area exacerbates the flood risk for the local sports grounds and housing in the Garden City area of Kidlington. The main access point for the additional housing would be Kidlington Roundabout which is already gridlocked during rush hour.

Changes Sought

Reasons for Participation

PR-C-0766 | 10/10/2017 | Haidrun | Breith | Berks, Bucks & Oxon Wildlife Trust | | | | Y

1944

Comments

Policy PR7b - Land at Stratfield Farm. No principle objection to this allocation but note that it includes or adjoins land that is subject to nature conservation designations. The western part of the site is located within the Cherwell Valley CTA along the Oxford Canal and pleased that the indicative layout does not propose development within this part of the site. The site also appears to include a priority habitat (Traditional Orchard) and adjoins a district wildlife site. Aerial photography also suggests that it might comprise other habitats of biodiversity interest. The site is sensitive in ecological terms and should be surveyed to inform suitability, quantum and development layouts.

Changes Sought

Reasons for Participation

Potential biodiversity impacts as outlined in the representation.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR7b - Land at Stratfield Farm

PR-C-0773 10/10/2017 Philip Rawle Greenlight Developments Y Y N Y

1951

Comments

Does not consider the Partial Review of Cherwell Local Plan to pass the 'tests' of soundness, in terms of being positively prepared, justified, effective and consistent with National policy. This is because the Partial Review does not make reference to the need for C2 units (residential institutions, including care homes), nor to care/nursing homes more generally. Policy PR2 deals with C3 uses only. Further limitations on current local planning policies (adopted and emerging) are outlined in the accompanying Note prepared by Lichfield's. In terms of National policy, the Government's National Planning Practice web-based resource in the section on 'Housing and economic development needs assessments' provides guidance to the plan-making process on how to deal with 'housing for older people'. Failure of the Partial Review to meet the care needs of the District will clearly have significant implications on housing options for Cherwell's increasingly ageing population. The accompanying Note prepared by Lichfield's quantifies that like the rest of the UK there is a clear need for care homes in Cherwell. Examples are found in the Oxfordshire SHMA, which projects the number of people with dementia and mobility issues in Cherwell and Oxfordshire will roughly double by 2031 (end of this Plan period). The latest DCLG figures project the number of people in Cherwell living in communal establishments to double by 2031. The Lichfield's' Note sets out the care need for Cherwell as follows: • In Cherwell District itself, the latest DCLG projections show growth in the number of people over age 75 living in communal establishments of 565, i.e. this is the number of care home bed spaces needed (2011 – 2031). However, as the Council are planning for housing growth well in excess of demographic trends, which will lead the population growth in excess of demographic trends, 565 bed spaces should be considered a minimum to plan for up to 2031. • In terms of Oxford City's need, the DCLG projections suggest a need for a further 305 bed spaces by 2031, and (as with its housing need) a proportion of this may well go unmet. Cherwell will inevitably import some of Oxford's care home needs, as those additional residents (who otherwise would have lived in Oxford) age and move into care homes. This further justifies the use of the 565 figure for Cherwell as a minimum, which may need to be increased if unmet care home need for Oxford is identified. Lichfield's' Note on Care Home Need provided.

Changes Sought

Greenlight asserts that it in order for this clear 'need' for care bed spaces to be met in Cherwell over the Plan period, specific policies are required to:(a) Set the delivery of this need over the Plan period as a requirement - this requirement being a minimum of 565 bed spaces by 2031; and(b) To identify and allocate sites to accommodate this need in the Plan and on the Policies Map.To this end, Greenlights' land interest at Skimmingdish Lane, Bicester, which is currently subject to planning application 17/01428/F, provides an opportune site to be allocated for a 64-bed care home; thus accommodating some 11.3% of the bed space requirement (based on a total requirement of 565 bed spaces) over the Plan period (by 2031).To demonstrate how the site at Skimmingdish Lane, Bicester can accommodate a 64-bed care home, and therefore to assist in informing its allocation as a care home site in the Plan, enclosed with this letter is the site location plan and proposed site layout plan, both of which form part of the current planning application on the site.

Reasons for Participation

The matters raised in these representations are of a strategic nature to the plan.

PR-C-0777 10/10/2017 Huw Mellor Carter Jonas on behalf of Manor Oak Homes Y Y Y Y

1977

Comments

This submission representation form should be read in full conjunction with the accompanying Vision Document for this site, which demonstrates how at least 175 homes can be constructed on the available, developable part of the site, along with the provision of retirement living accommodation within the retained Stratfield Farmhouse. Representation includes a copy of Vision Document and two different versions of representations for PR7b.

Changes Sought

Accordingly, Manor Oak Homes submit that the terms of draft Policy PR7b "Key Delivery Requirements 1", should be re-worded to the effect - "1. Construction of up to 175 homes (net) within the identified developable part of the site (the residential area), plus use of the retained, listed Stratfield Farmhouse for retirement living accommodation. The dwellings are to be constructed at an approximate average net density of 25 dwellings per hectare.

Reasons for Participation

Manor Oak Homes will need to explain to the Inspector in full detail, why the site can be developed at a more efficient density than the terms of the draft Policy PR7b envisages, whilst at the same time ensuring that all of the important identified site characteristics and Key Delivery Requirements can be met.

PR-C-0777 11/10/2017 Huw Mellor Carter Jonas on behalf of Manor Oak Homes Y Y Y Y

2255

Comments

Supporting documents for PR-C-0777: Arboricultural Advice Note and Plan from Aspect Arboriculture.

Changes Sought

Reasons for Participation

In the event that any site specific queries arise during the course of the Examination, I would be on hand to answer those matters and to assist the Inspector's full consideration of the planning and other merits of the land at Stratfield Farm, Kidlington.

PR-C-0777 11/10/2017 Huw Mellor Carter Jonas on behalf of Manor Oak Homes Y Y Y Y

2254

Comments

Supporting documents for PR-C-0777:- 1. Preliminary Ecological Review from Aspect Ecology 2. Initial Landscape and Visual Appraisal briefing note 3. Preliminary Advice Note from Asset Heritage Consulting 4. Correspondence from JPP Consulting.

Changes Sought

Reasons for Participation

In the event that any site specific queries arise during the course of the Examination, I would be on hand to answer those matters and to assist the Inspector's full consideration of the planning and other merits of the land at Stratfield Farm, Kidlington.

PR-C-0777 10/10/2017 Huw Mellor Carter Jonas on behalf of Manor Oak Homes Y Y Y Y

1978

Comments

This submission representation form should be read in full conjunction with the accompanying Vision Document for this site, which demonstrates how at least 100 homes can be constructed on 4 hectares of the site, as fully envisaged by the terms of draft Policy PR7b. Representation includes a copy of Vision Document and two different versions of representations for PR7b.

Changes Sought

Reasons for Participation

In the event that any site specific queries arise during the course of the Examination, I would be on hand to answer those matters and to assist the Inspector's full consideration of the planning and other merits of the land at Stratfield Farm, Kidlington.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR7b - Land at Stratfield Farm

PR-C-0778 10/10/2017 Sarah Knox-Brown Begbroke & Yarnton Green Belt Campaign N N

5465

Comments

Begbroke & Yarnton Green Belt Campaign's (BYG) main concern is that they believe there is no proper justification for altering the Green Belt boundaries from where they currently stand. On a local level, they particularly object to the removal of the land described as PR8 and PR9 from the Green Belt due to the significant detrimental impact of that removal on the villages and villagers of Begbroke and Yarnton. They also object to the removal of land described as PR6a, PR6b, PR7a and PR7b from the Green Belt due to the importance of these sites in maintaining the gap between the villages of Begbroke, Yarnton and Kidlington to Oxford City and to the land described as PR10, a green field site due to the impact its development will have on the adjacent A44 corridor. Instructed Bruce Bamber, a transport consultant, to prepare a report on the transport implications of the allocation of sites PR8 and PR9 for housing purposes. Although his technical review has focused on these areas, the broader methodology to identify potential development locations has also been assessed for its soundness. The report has been provided as Appendix B. Key conclusions from the report includes: the Sustainability Appraisal Report was published before the Transport Assessment and therefore cannot properly take into account the transport impact of development options. The SAR fails to report the adverse traffic congestion impact from the proposed development around Begbroke and Yarnton and is therefore flawed. Transport evidence base and the associated environmental assessment work is fundamentally unsound and cannot be relied upon. A number of legal issues are raised in Appendix A with a detailed summary provided. If the Council proceeds as planned, we consider the Inspector will find the Plan unsound due to inadequacy of evidence base and failure to ensure effective consultation and participation by the public.

Changes Sought

Reasons for Participation

PR-C-0791 10/10/2017 Keiron Ward N Y

2036

Comments

Object to the allocations in Policies PR6a, 6b, 7a, 7b, 8 and 9 since they require the release of Green Belt land (see objection to PR3). All of these sites contribute to the purposes of the Green Belt and should not therefore be removed from it.Other Green Belt Sites rejected by the Council.

Support the Council's rejection of other sites in the Green Belt considered at the options stage for the same reasons.

Changes Sought

All allocations should be withdrawn because they are premature (need has not been established) and because alternatives to Green Belt development exist.

Reasons for Participation

Would like to be represented by Kidlington Development Watch at the oral examination in public. For the reasons given in the Kidlington Development Watch representation.

PR-C-0791 10/10/2017 Linda Ward N Y

5682

Comments

Object to the allocations in Policies PR6a, 6b, 7a, 7b, 8 and 9 since they require the release of Green Belt land (see objection to PR3). All of these sites contribute to the purposes of the Green Belt and should not therefore be removed from it.Other Green Belt Sites rejected by the Council.

Support the Council's rejection of other sites in the Green Belt considered at the options stage for the same reasons.

Changes Sought

All allocations should be withdrawn because they are premature (need has not been established) and because alternatives to Green Belt development exist.

Reasons for Participation

Would like to be represented by Kidlington Development Watch at the oral examination in public. For the reasons given in the Kidlington Development Watch representation.

Page 2369

PR-C-0808 10/10/2017 Anne Denby Canal & River Trust

2073

Comments

This policy proposes to remove land adjacent to the canal corridor from the designated Green Belt, PR7b & PR8. In these locations, the canal currently enjoys picturesque rural outward views and development in these locations has the potential to significantly alter the character of this stretch of canal. It will be important that development of these sites retain a sense of the countryside along the canal and this appears to be considered with the areas for built development being set back with green space retained to the canal boundary. Opportunities for unlocking the potential of the canal should also be supported through the development of these sites. The provision of services for canal users, pedestrians/cyclists and boaters, could be explored within comprehensive Development Briefs. Open green landscapes adjacent to the canal could aid in retaining a sense of the rural feel within the surrounding landscape. Landscape proposals would need to demonstrate that they work to buffer the harder visual impacts of the development such as hardstanding, parking bays and structures from the canals outward views.

Changes Sought

The provision of services for canal users, pedestrians/cyclists and boaters, could be explored within comprehensive Development Briefs.

Reasons for Participation

PR-C-0808 10/10/2017 Anne Denby Canal & River Trust

2193

Comments

As stated under Policy PR3 the removal site from the Green Belt has the potential to alter the character and appearance of the canal corridor in this location. The Policy map however indicates that the housing development will be set back from the canal boundary with the intervening land providing green/space/nature conservation area. The Canal is well considered within the Policy wording, its character and setting and its ecological value in this location have been taken in to account. There are positive ideas being put forward such as the restoration of water vole habitats and maintenance of a dark canal corridor. The Policy requires the development to contribute to the provision of an accessible bridge over the canal. The Trust would advise that new bridges will need to comply with National Standards and the Trust's requirements. Details on the design, layout, future ownership, maintenance and technical approval authority for the bridges should be clearly set out in Development Brief. This should include an assessment of the visual impact of the bridge, taking into consideration any existing features / crossings, such as Bridge 229, Stratfield Brake. Any new bridge crossing will also need to ensure that it does not impact on the stability of the canal or existing infrastructure such as culverts, nor adversely impact on safe navigation of the waterway or access along the towpath, including horse drawn boats. We therefore wish to be consulted on the Development Brief for the site, when available, to ensure that all considerations in respect of a new bridge crossing have been covered. Any bridge crossings will also require our separate consent as owner of the canal and will be subject to commercial agreements. It should be noted that the Trust will not take on the future ownership or maintenance of the bridges and a robust management plan will be required. The development and provision of a bridge crossing will lead to increased demand for use of the towpath in this area and therefore the requirement within the policy for development to address this and provide appropriate enhancements is welcomed. The Development Brief should include full detail of these enhancements and we wish to be consulted on the preparation of this document to ensure the Trust's requirements are fully addressed.

Changes Sought

We therefore wish to be consulted on the Development Brief for the site, when available, to ensure that all considerations in respect of a new bridge crossing have been covered. The Development Brief should include full detail of these enhancements and we wish to be consulted on the preparation of this document to ensure the Trust's requirements are fully addressed.

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR7b - Land at Stratfield Farm

PR-C-0813 08/10/2017 Jennifer Betts

2211

Comments

It is regrettable that any site is taken out of the Green Belt - generally supportive of these proposals as natural modest sustainable extensions to Kidlington.

Changes Sought

Consider that both sites be required to make contributions to the improvement to access arrangements to Stratfield Brake which is poorly accessed by car from Kidlington due to the dual carriageway. Would ask that the developers be required to provide a footbridge set out in para 5.96.

Reasons for Participation

PR-C-0814 07/10/2017 David Betts

2228

Comments

It is regrettable that any site is taken out of the green belt - generally supportive of these proposals as natural modest sustainable extensions to Kidlington.

Changes Sought

Consider that both sites be required to make contributions to the improvement to access arrangements to Stratfield Brake which is poorly accessed by car from Kidlington due to the dual carriageway. Would ask that the developers be required to provide the footbridge set out in para 5.96.

Reasons for Participation

PR-C-0832 10/10/2017 David Flavin Oxfordshire County Council

5043

Comments

Kidlington Policy PR7a - Land South East of Kidlington (230 homes) and Policy PR7b - Land at Stratfield Farm (100 homes) would jointly generatearound 100 primary pupils. These could either be accommodated through a mixture of the spare places at a new 2 form entry school at North Oxford, and through making permanent the currently temporary expansion of Edward Field Primary School in Kidlington.

Changes Sought

Site policies should require these sites to contribute towards the cost of any necessary additional school accommodation.

Reasons for Participation

PR-C-0832 10/10/2017 David Flavin Oxfordshire County Council

5055

Comments

The requirements within each site policy for an archaeological assessment and potential pre-determination investigations are supported.

Changes Sought

Reasons for Participation

PR-C-0832 10/10/2017 David Flavin Oxfordshire County Council

5037

Comments

Proposed changes suggested.

Changes Sought

a. Para 10b – two vehicular access points are not necessary for development of this size. However, pedestrian connection to the adjacent residential area should be secured.

Reasons for Participation

PR-C-0847 10/10/2017 Dr Michael Fraser N N N Y

5291

Comments

References on the Cherwell Green Belt Study (April 2017), the Oxford Green belt Study (2015), Category A Village Analysis (2016), Policy Villages 1 and 2 of the adopted Local Plan Part 1 and SA report. Conclude that the removal of Green Belt separating Begbroke (PR8) and Yarnton (PR9) and subsequent development as proposed would result in coalescence of both settlements; encroach on the open countryside; and result in highly inefficient use of land (which itself is a combination of grade 2 and grade 3 agricultural land). The harm that results is exactly the harm that the Green Belt land is designed to prevent. The loss of protection of the Green Belt and the scale of subsequent development is contrary to existing Local Plan policies. The "exceptional circumstances" put forward by Cherwell District Council are without merit with respect to all sites proposed for removal from the Green Belt.

Changes Sought

For the reasons given above AND the Representations made by the Begbroke & Yarnton Green Belt (BYG) Campaign which are additionally supported, the Plan in its current form cannot be changed to make it legally compliant or sound and should therefore be withdrawn and NOT be submitted for Inspection.

Reasons for Participation

Would like the Begbroke & Yarnton Green Belt (BYG) Campaign to represent meat the Examination should it take place.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR7b - Land at Stratfield Farm

PR-C-0847 10/10/2017 Dr Michael Fraser N N N Y

5290

Comments

Referenced the 5 purposes of the Green Belt and NPPF paragraphs 82-84. Quotes provided on the Elmbridge Local Plan and Poole Local Plan. Quotes provided on NPPG's guidance on the Housing and Economic Land Availability Assessment (HELAA). Reference to Policy ESD14 of the adopted Local Plan Part 1. it is reasonable to conclude that whilst local districts may have accepted an apportionment of Oxford's unmet housing need the actual number is not absolute and the Local Plan process may determine that Cherwell, for example, is unable to accommodate the apportioned figure due to existing national policies, such as Green Belt. Conversely, Oxford City, through the development of its own Local Plan and consideration of urban density, re-allocation of land previously earmarked for employment use, etc. may determine that the total unmet housing need is lower than that recommended by the SHMA and post-SHMA work. The latter point will especially apply should Oxford City seek to justify exceptional circumstances to remove Green Belt land that falls within its own jurisdiction. Reference to Oxford's Preferred Options document.

Changes Sought

For the reasons given above AND the Representations made by the Begbroke & Yarnton Green Belt (BYG) Campaign which I additionally support and adopt as part of my own Representation in this document, the Plan in its current form cannot be changed to make it legally compliant or sound and should therefore be withdrawn and NOT be submitted for Inspection.

Reasons for Participation

"Would like the Begbroke & Yarnton Green Belt (BYG) Campaign to represent meat the Examination should it take place"

PR-C-0882 05/10/2017 Carl Smith N N N Y

5217

Comments

Objects to PR7b. Like PR7a the objection is based on CDC proposals not being acceptable.

Changes Sought

Better use could be made of the land for housing development - By extending it down to the ditch line shown on the revised attached map. With boundaries well landscaped. Although this would mean a moderate reduction in conservation area it is considered that this will marry in better and complement the Stratfield Brake Woodland Trust boundary of its wetland area. It should also have a surface water storage pound with a controlled outfall, and to improve surface water drainage for the lower end of Garden City for preventing flooding problems.

Reasons for Participation

Based on the representation, would like to reserve the right to respond if necessary.

PR-C-0889 10/10/2017 Mrs Donna Bennett N N N Y

2393

Comments

This is a strong green belt area of natural beauty and historic potential. Housing development would encroach upon the nearby reservation. The desire to build 100 homes on it is suspicious and the small number of houses intended would likely increase. Using this green belt space up would needlessly and only at the best temporarily solve the growing housing need. It is not a convincing solution. This plan puts the reservation area at risk for future development and inevitable shrinkage. The old farm house in this area should be preserved and perhaps looked into becoming part of the current reservation area. It would be more reasonable to look at increasing the green space of this reservation area not decrease its wall from urban overspill.Decision making by any parties that stand to profit from the success of this planning on this protected green belt space should be forbidden. Green belt space is labelled as such to cap the area from inevitable demand of expansion even in so called extreme cases. This development plan is exploiting the natural wildlife, views and historic value for property investment. It has no sensitivity or concern for green belt policies or the quality of life for current and future inhabitants.

Page 2361

Changes Sought

1) If using our green belt areas is truly the only option for development then Cherwell should decline and point to other solutions such as a. brown field sites within Oxford or further out b. current and numerous vast amounts of land either being reserved for commercial use (much of it not looking very utilised or successful. 2) The decision making process should be ultra-sensitive and rigid to the aesthetics at risk.. This area should be expanded as a reservation and historic area in compensation to the fact that new housing developments are likely to occur. 4) The decision making process for this area should be ensuring the aesthetics, enhancement and protection of it are paramount with the rigidness to only accept plans of which would increase its green space.

Reasons for Participation

Concerned as a long time resident that these plans will affect. Also aware and understand these plans and their implications involving both current and future residents. Strongly believes to be competent and justified to be involved in ensuring that alternatives, and fair compromises are met.

PR-C-1011 23/08/2017 Tony Norris N

2962

Comments

The creation of 1,118 houses on PR6a & PR6b will create a potential of 3000+ car movements a day, together with a further 5000+ movements from PR7a, PR7b, PR8 & PR9. The traffic situation North of Oxford will be at gridlock even worse than that which occurred during the recent alterations to Banbury Rd & Woodstock Rd roundabout.

Changes Sought

Reasons for Participation

PR-C-1364 09/10/2017 Mrs Susan Moss Y Y N N

4435

Comments

The policies are unsound because they fail to meet the real needs of people for low cost (rented or for sale) houses that deal with urgent housing problems. Housing to meet local needs could be achieved by building smaller units at higher density and using far less land. Houses for sale at so-called 'affordable' prices, and houses at market prices, do not meet the needs of the teachers, nurses, public sector workers and young families. Build some houses, but make all of them of the type that people need - not what developers and landowners desire.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR7b - Land at Stratfield Farm

PR-C-1396 09/10/2017 Paul Walker Oxford Bus Company Y

5163

Comments

SUPPORT these Policies with AMENDMENTS. Pleased to note that the areas of search have been assessed utilising the commuter travel within each area noting proximity to current sustainable transport facilities that serve Oxford, access to jobs by publictransport and proximity to proposed improvements. It is essential however that these potential improvements are locked into new sites by way of both physical measures and developer contributions that enable improved public transport services. This part of Cherwell, immediately to the north of Oxford is currently under significant pressure with peak period congestion already experienced on the A44 and A34. The A4260 has its own challenges, being a major route within Oxford whilst also needing to provide for Kidlington and movements across it. We note the development of a Development Brief for these sites. The Brief should clearly set out how the plan proposals relate to the strategic bus network and how this will evolve, what the trigger points to deliver this shall be and give clarity to developers on the costs of developing in these locations. The risk of not doing this is one of a hap-hazard development pattern of sites coming forward which cannot be served by high quality public transport though lack of forward planning, lack of certainty for developers and a poorly thought out network connecting major nodes. We therefore support the Policy PR7 9(d) and PR7b 10(b) which both state the need for the development to enable connection to Oxford Parkway & Water Eaton P&R site (PR7d (d)) and to existing or potential public transport services (both PR7 9(d) and PR7b 10(b). However the policy needs to explicitly highlight that the development brief will need to contain costed proposals for bus services improvements. The size of the strategic allocation also makes it unlikely that it will support key local facilities, such as a substantial district centre. The result is that, to a very great extent, any bus route created to serve this site would have to rely only on the new demand generated by the development itself. Therefore there needs to be mention within the policy of the need to “kick start” bus services for anumber of years promoting alternative transport to the car until the development is built out and services viable. This viability may come from diversion into the site of existing services and as such we consider that and extension and/or diversion of the 500 park and ride service provide this role. Not least that such a connection would better enable occupiers if these developments were to access not only Oxford city centre but also Oxford Parkway Station which will better enable modal shift, keeping park and ride spaces free for longer distance travellers and providing a direct link to the station which will be more attractive to potentialoccupiers

Changes Sought

We would therefore like to see the policy strengthened to highlight the need to connect inter urban bus route networks between settlements that reflect the OCC strategic bus network in a phased manner than can allow new developments to be accessible by modes other than the car with appropriate S106 commitments to enable these developments to be sustainable in a manner that is clear to developers promoting sites.

Reasons for Participation

PR-C-1398 10/10/2017 Ben Simpson WYG on behalf of Bonnar Allan Ltd Y Y N N

5340

Comments

The representations are submitted on behalf of my client Bonnar Allan with regard to their proposals at New Alchester. The land is identified in the Vision document attached to these representations and will include up to 7,200 new market & affordable homes, primary & secondary schools, creation of a 240 acre country park & watersports centre & the potential to incorporate a new Park & Ride site with connection to the railway line south of Bicester by a new railway station. Our comments on the PSP are confined to issues of soundness. A summary of the alternative Options A to I that CDC considered at the last stage of the Plan is set out at paragraph 2.12. For the reasons we set out in our representations to that stage, we consider that the CDC's proposed approach of allocating land to the north of Oxford & within the Green Belt (GB) around Kidlington as set out in PR7b is flawed, & that the Partial Review does not pass the test of soundness. The PSP is not Justified as in our view it does not represent the most appropriate strategy for meeting Oxford’s un-met housing needs. The logic that appears to underlie the PSP is in essence that the closer the proximity of the required housing to the City, the more sustainable it will be. This logic ignores the fact that there would be better prospects of residents travelling into Oxford as well as the major employment locations in the Science Vale by public transport including by rail from New Alchester. The preferred locations around Kidlington will increase congestion on the highway network & will result in the loss of GB & lead to coalescence between Kidlington, Begbroke & Yarnton, whereas the proposals at New Alchester are located beyond the GB. As we make clear in the Vision document, our proposals can be delivered in a phased manner & there are no impediments to early delivery. The scale of the proposals at New Alchester allows it to meet both the identified needs of Oxford City as well as an element of the future needs of Cherwell District, & in so doing, we recognise the journey that this proposal involves.

Changes Sought

We consider that the PSP should direct a majority of the un-met need to New Alchester which constitutes a more sustainable & justified location for the new homes needed both to meet the City’s un-met needs as well as future need within Cherwell District. The PSP should be re-drawn to allocate land at New Alchester in place of the proposed allocations in the Green Belt (GB) around Kidlington. New Alchester can provide a highly sustainable location for the much needed development, at a location outside the GB & on the railway line into Oxford. The development would facilitate creation of a new railway station at New Alchester which would encourage people to travel to Oxford City & also other employment centres within the Science Vale by public transport.

Reasons for Participation

PR-C-1399 10/10/2017 Ms Jennifer Mitter Lichfields on behalf of The Church Commissioners for England (CCE) N N Y

5383

Comments

The CDC Local Plan Part 1 and the NPPF (Para 34) support a strategy whereby growth should be directed towards the most sustainable locations, encouraging travel by non-car modes. The County Council’s Oxford Transport Strategy is also clear in its objectives for achieving a meaningful modal shift for those travelling into Oxford City away from the private car and towards public transport. In this context, the justification for the Council’s approach in pursuing growth at sites such as PR7, PR8, PR9 and PR10 which propose concentrated levels of development (circa 3,220 dwellings) is unclear. The development as proposed is concentrated along the already very congested A44 corridor and around Kidlington which is a known congestion hotspot. While some development in this area may be appropriate, the concentration of sites will lead to significant issues of congestion given that the sustainable modes being pursued (with the exception of cycling) are all road based Park & Ride, Bus and RTP routes. The Sustainability Appraisal (June 2017) recognises that new development around the Kidlington area ‘may increase congestion but the Local Plan Part 1 Partial Review allocates new housing sites that encourage the use of sustainable transport and are allocated following consideration of their impacts on transport patterns through the SA’. Notwithstanding assessment of the proposed allocations through the SA, the impact of congestion has not been sufficiently weighed in the balance when considering reasonable alternative sites and a broader distribution across the District. For example, locating development on the rail network at locations such as Islip would assist in removing some traffic movement from the road entirely. It’s recognised that there is the potential for a new railway station at Yarnton, but this is a long term strategy with no immediate proposals for delivery. CDC does not consider this necessary infrastructure to support the proposals and simply consider it a potential future benefit. Therefore, all focus for this plan period under this strategy will be on the road, contrary to the conclusions of the Sustainability Appraisal and to which our client objects. Overall, the various transport evidence base documents prepared to date have not robustly assessed the opportunities to improve rail usage despite current work being undertaken to develop the East-West rail link. East-West rail Phase 1 works saw an upgrade of Islip station which is on the new Oxford – London Marylebone line. The Western Section of East-West Rail will also see the introduction of three new passenger services, for direct services within the region and connections to national mainline services. These services are due to start operating in the early 2020s. Despite this significant rail investment, no development is proposed within Islip which is just a 3 minute train ride from Oxford Parkway, 7 minutes from Bicester, 11 minutes from Oxford and under an hour to London Marylebone. Our client is of the view that Policy PR4a (and by association policies PR6-PR10) focuses too strongly on improvements to and mitigations for the highway network rather than considering options for removing traffic from the road network and towards more sustainable modes such as rail. The proposed locations for the additional housing are known areas of congestion and the transport proposals do not go far enough to solve the existing issues, with the proposed levels of development in this location likely to compound matters further. Our client objects to these policies which will lead to increased levels of congestion and the strategy will not achieve a step change in modal split. Soundness - The evidence base prepared to support Policy PR4a (and by association policies PR6-PR10) is not sufficiently robust to justify the approach to allocate this level of housing in an area of existing traffic congestion without an effective strategy to achieve a step change in modal split. The Council needs to justify its approach for focusing so much of the new development in one area which is already known to suffer issues relating to road congestion. Rail has not been considered as a reasonable alternative within the evidence base documents and consequently the draft plan is not justified. The draft Plan is not Effective, as it focuses too much of the housing requirement in one, focused area. The Plan is not consistent with national Policy as the proposed development is not located where the need to travel will be minimised and the use of sustainable transport modes can be maximised.

Changes Sought

The evidence base has failed to sufficiently consider investment in rail / exploitation of existing rail assets despite recent investment in the East-West Rail project. A thorough exploration of the reasonable alternatives is required.
More detailed consideration needs to be given to the potential for locating new development at Islip within proximity to the existing railway station. This location would be sustainable and would support the existing local community. It has been demonstrated that there are no overriding physical constraints, in terms of highway impact, flooding and ecology, to the development of this land.

Reasons for Participation

Due to the complexity of the matters discussed in relation to PR4a

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR7b - Land at Stratfield Farm

PR-C-1400 10/10/2017 Ms Deidre Wells Red Kite Development Consultancy on behalf of Kidlington Parish Council N Y

5356

Comments

KPC concurs with the Plan on this Policy, and considers that development on this site could reasonably be considered as an extension to Kidlington, securing a permanent green boundary. While its removal from the Green Belt is regrettable and only to be encouraged if exceptional circumstances are demonstrated, its release could bring long term benefits, offsetting the loss of green belt land with a well-integrated village extension of modest scale, compatible with the character of Kidlington. This site and others around Kidlington including PR7a (Land south-east of Kidlington) should also be required to contribute to improved access arrangements for Stratfield Brake, which have long been identified as unsatisfactory, necessitating longer journeys along congested roads by local users of the facility. A new spur to provide access direct from the roundabout is recommended. Otherwise, general support for this allocation.

Changes Sought

"Add to key Delivery Requirements• Contributions to improved access to Stratfield Brake recreation/sports ground"

Reasons for Participation

"KPC is an elected body, representing the views of a large number of people inthe part of the District which will be most affected by the proposed alteration to the Development Plan. In addition to having a statutory role in the Planning process, the Parish Council has an in depth understanding of the local area where new development is proposed, and is well placed tocontribute to the Local Plan process. It is essential for the KPC to be actively involved in the Examination, in order to be able to represent local views, fully respond to submissions made by others, and to address any modifications discussed in advance of the Examiners report."

PR-C-1401 10/10/2017 Alan Lodwick Alan Lodwick on behalf of Kidlington Development Watch N N Y

5305

Comments

"Object to the allocations in Policies PR6a, 6b,7a,7b,8 and 9 for the reasons given in our objection to release of Green Belt land (seeobjection to PR3). All of these sites contribute to the purposes of the Green Belt and should not therefore be removed from it. Other Green Belt Sites rejected by the Council. We also explicitly support the Council's rejection of other sites in the Green Belt considered at the options stage for the same reasons. Policy 10 : Woodstock Allocation. In the case of Policy 10, the site is on the edge of the Green Belt, and would impact on its openness. It would also be an excessive and disproportionate extension to the small historic town of Woodstock particularly when considered in addition to the adjacent site provisionally allocated in the draft West Oxfordshire Local Plan (currently under examination) for 300 houses. Due to wide-spread concerns raised at the hearings, the Inspector has asked West Oxfordshire District Council to conduct a heritage impact assessment of this site given its proximity to a World Heritage site. Cherwell should have conducted a similar assessment, taking into account the cumulative impact of the proposed development. Woodstock town is not within the Cherwell boundary but nevertheless, Cherwell has a duty to seek to protect historic Woodstock from inappropriate development and we consider it is not reasonable or sustainable to locate 410 extra houses in this area to meet Oxford's unmet housing needs."

Changes Sought

All allocations should be withdrawn because they are premature (need has not been established) and because alternatives to Green Belt development exist.

Reasons for Participation

We (Kidlington Development Watch – KDW) consider this is necessary because of:our extensive involvement with the consultations at all stages of the Cherwell LocalPlan to date; the considerable work we have undertaken to publicise the consultationourselves; of the feedback we have received from Kidlington residents; and, the largenumbers of them who have responded as a result of our efforts.KDW is a voluntary organisation run by Kidlington residents with experience andinterest in planning issues. We believe that effective, informed public participation inplanning consultations is vital to democratic policy making. We publiciseconsultations that directly affect Kidlington and offer advice on how people can bestmake their views known. In relation to this and the previous options consultation weprinted and distributed leaflets, put up posters, ran a stall on many Saturday marketsand at other events, participated in public and parish council meetings, provided information on our website and responded to requests for information from Kidlingtonresidents.As a result, we have gained a very good understanding of the views of Kidlingtonresidents, a large number of whom have made representations because of ouractivities. KDW's representations therefore reflect the views of much of the Kidlingtoncommunity."

PR-C-1403 10/10/2017 Vicky Aston Sport England Y Y N N

5186

Comments

Sport England welcomes the Council's references throughout the document and policies requiring developers to include open space, outdoor sport and recreation. However, Sport England is concerned that the Council has yet to publish its evidence base in relation to playing fields and outdoor sports provision and built sports facilities. The Council will need to ensure that all of the new development contributes towards indoor and outdoor sports facilities in the District. The Council's evidence base will help frame this work. Sport England also recommends that the Council includes a requirement for applicants to include a statement demonstrating how their development has met the 10 principles included in Sport England's Active Design document. See Section 3 of the document 'how to use Active Design' and the proposed change.

Changes Sought

Sport England recommends that the Council consult Sport England at the earliest opportunity on the preparation of the Playing Pitch Strategy. Sport England suggest the following text could be included in the policies to support Active Design: PR5 (10) Provide evidence of how the development has improved the health and well being of new
residents by demonstrating how the proposals will meet the 10 Active Design Principles set out in
Sport England's guidance document 'Active Design' https://www.sportengland.org/facilitiesplanning/
active-design/

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR7b - Land at Stratfield Farm

PR-C-1404 09/10/2017 Andrew Hornsby-Smith N N N Y

5366

Comments

If the aim is to provide 1,180 houses in the area south of Kidlington, the least damaging locations would be at Stratfield Farm (site 49) and south of Gosford (sites 178, and HELAA 243 incidentally, a new site not identified at the Issues and Options stage). The two assessed sites have existing small allocations, but the theoretical capacity is far higher. The Initial Sustainability Appraisal (which excluded site 243) set these at 523 and 1,388 respectively. Allowing 3.2 hectares for a new primary school, probably best sited at the Gosford sites, and the 0.7 hectares identified for a cemetery extension in the Submission draft PR7a no. 3, the total net combined land available would be 34.26 + approximately 5 hectares of previously unidentified site HELAA 243. Adding in the existing allocation of 220 + 120, the total number of dwellings required to replace those not developed south of Oxford Parkway becomes 1,520. This represents an overall net density of 38.7 dph (1,520/39.26), which is lower than the 40 dph proposed in the submission draft in PR6a, less than the 45 dph proposed in Policy PR8 and less wasteful of Green Belt land than the 25 dph proposed in policy PR6b, or, to put the figures in greater perspective, withdrawing 60 hectares of land from Green Belt protection (Policy 6A, 6B) contributes 1,180 houses at a net density of just under 20dph. Detailed comments are provided in relation to the selection of alternative sites PR178 and PR49 and the Kidlington Masterplan.

Changes Sought

PR3, 6a, 6b - Delete references to PR6a and 6b in PR3. Rewrite all references to sites in Kidlington gap, deleting allocations, setting out playing field allocation in land east of A4165. Allow mixed use on land identified within Policy 3c playing fields, residential allocation of 140 written as a new policy. PR7 a and PR7b - Increase allocation to 1,520 between these sites. Retain a small buffer area to the west of Stratfield Farm. Remove reference to playing fields. PR12a - Rewrite to avoid incentive for future allocations beyond those allocated in the plan, or delete.

Reasons for Participation

Has spoken as a platform speaker at three public meetings in Kidlington and Gosford. Made a substantial representation at the Issues and Options stage. As a former parish councillor, has represented Kidlington Parish Council at the North Oxford Area Action Plan examination in public, and likewise was invited to the Examination in Public of the Local Plan. Has an MSc in Transport Planning, so part of representation covers that area. Also offers a distinctive perspective as a local resident, who agrees with the principle of a Green Belt review, but does not support the current planned site allocation. Has no interest in promoting a particular site, but only have some sympathy with those who would wish to preserve the Green Belt intact. Believe views represent many in Kidlington who recognise the need for local housing, but see these plans as strategically unacceptable. Representation contains primary research evidence which could be presented.

PR-C-1409 10/10/2017 Richard Cutler Bloombridge Development Partners N Y

5607

Comments

Object to PR7b, where exceptional circumstances have not been demonstrated.
This highly constrained site offers no long term defensible boundary southwards along Frieze Way.

Changes Sought

Reasons for Participation

We confirm that we wish to attend the examination in public.

PR-C-1418 10/10/2017 Glenda Abramson N

5095

Comments

Is opposed to the proposed Green Belt allocations mainly because CDC has not proved the exceptional circumstances required to build on a GB, nor has it proved Oxford's "unmet need". Use of the GB for development should be the last resort, if at all. The impact of this proposed "sprawl" on the environment would be massive, with extra cars on roads that are unable to sustain what already exists. This is true also of the existing infrastructure as a whole.

Changes Sought

Reasons for Participation

PR-C-1436 10/10/2017 Patsy Dell Oxford City Council

4575

Comments

Supports the analysis that there is a close relationship between Kidlington & Oxford & that new homes to the south of the town would be well related to Oxford & help provide for the needs of the city. We agree that is possible to develop to the south of the town whilst maintaining an important GB gap between the two settlements & maintaining the character of Kidlington. Delivery of good public transport, cycle & pedestrian links to the transport hubs (and thereafter on into Oxford) are essential & we welcome the provision for these in the proposed policies.

Changes Sought

Reasons for Participation

PR-C-1441 10/10/2017 Katherine Jones Savills on behalf of Thames Water

4600

Comments

The Details of this development have recently been used for the update of Cassington's SOLAR. This growth potential, coupled with the other developments both with Cherwell & West Oxfordshire indicate that this site would be under capacity should all these developments proceed as planned. However, there are larger sites in the area, such as Witney and Oxford STWs that may be able to accommodate the growth. Once the housing requirements and strategy of the LA's and TW are clearer, then this SOLAR is recommended to be updated to reflect the most up to date plans. On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site. Thames Water would advise that with regard to foul water sewerage infrastructure we would not have any concerns with this individual development site. However, the total development identified in the Kidlington area within the Cherwell development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development. Thames Water does not envisage concerns with the proposed development site based upon the following key assumptions; foul flows will be connected to the public sewer by gravity (not pumped) & that no surface water flows will be discharged to the public sewer.

Changes Sought

Reasons for Participation

PR-C-1502 09/10/2017 Henry Brougham

5138

Comments

Incorrect consultation form used. Comments relate to proposed submission plan. PR6a should be removed from the list of potential sites, or at the least the area allocated for housing should not extend north of the track from the A4165 to Frideswide Farm in order to maintain the 'Kidlington Gap'. PR6b should remain a golf course and PR6c be developed for housing instead - again, this would maintain the 'Kidlington Gap'. PR6c is close to the Northern Gateway. Additional housing could be allocated to PR7a and PR7b as high density urban extensions to Kidlington. No further sites at Kidlington should be reconsidered. The area and scale of development proposed for Yarnton on site PR8 would completely change the character of the village, and threaten coalescence with Kidlington. The land take should be pulled back from the railway. If the target 4,400 dwellings cannot be met be increasing densities and additional housing on some other sites, the target should be reconsidered.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR7b - Land at Stratfield Farm

PR-C-1508 09/10/2017 Alan Graham N N

4745

Comments

Policy PR7b - Land at Stratfield Farm. This site adjoins the Stratfield Brake playing fields, which is publicly held land. The site is more appropriate to be allocated for additional playing field/recreational purposes as compatible with the Green Belt designation. A site at Yarnton Road, Kidlington which accommodates football should instead be used for residential development and the football use relocated to Stratfield Farm. Thiswould provide a number of houses in a sustainable location within the built environment of Kidlington rather than eroding a further area of Green Belt. Additionally the infrastructure contributions and development constraints on the site at Stratfield Farm, such as vehicular access, make this site not viable for development. Sites that are not viable i.e. deliverable, should not be considered for development in terms of national planning policy guidance.

Changes Sought

Reasons for Participation

PR-C-1521 09/10/2017 Alaric Rose N

5443

Comments

In favour of a longer term spatial review with ALL authorities cooperating, and with a fully costed and agreed infrastructure plan to prevent landowners and developers shirking their responsibility to the wider area. So agreement with the CPRLP on this Policy, and development on both these sites could reasonably be considered as extensions to Kidlington, securing a permanent green boundary. Whilst their removal from the GB is regrettable, the release could bring long term benefits, offsetting the loss of GB land with a well-integrated village extension of modest scale, compatible with the character of Kidlington. However, the policies need to be amended to require the footbridge link as described in P 5.96. These sites should also be required to contribute to improved access arrangements for Stratfield Brake, which have long been identified as unsatisfactory, necessitating longer journeys along congested roads. A new exit from the roundabout to provide direct access should be part of the plan.

Changes Sought

Add to Key Delivery Requirements - Contributions to footbridge link - Contributions to improved access to Stratfield Brake recreation and sports grounds

Reasons for Participation

PR-C-1535 10/10/2017 Layla Vidal-Martin Lichfields on behalf of Taylor Wimpey (Oxfordshire) Y Y N Y

5262

Comments

Taylor Wimpey (TW) considers the Submission Plan is not sound as it is not “justified” or “consistent with national policy”. This is because : 1. CDC acknowledge (Submission Plan Executive Summary para XV) that “under national policy Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of a Local Plan”. The Submission Plan (para 5.17) sets out why CDC consider that exceptional circumstances exist for the release of these sites from the Green Belt & their allocation for residential development. TW contend that CDC have not thoroughly explored “all other reasonable options” &, where they have sought to do so, there are flaws in their evidence base (regarding their assessments of sustainability, transportation & alternative development locations). They have not demonstrated the “exceptional circumstances” required for the proposed release of the sites identified in Table 1 from the Green Belt; 2. CDC’s approach is predicated on an assumption that “Oxford’s Housing Needs” form a bespoke & identifiable source of housing need. This conflicts with the recognition in the Oxfordshire SHMA (2014) (para 9.2) that “the SHMA identifies an Oxford-focused Housing Market Area which extends across much of the County, reflecting the economic influence of the City. The county still remains the most appropriate geography for analysis of housing markets in terms of the ‘best fit’ of local authority boundaries to a functional housing market area.” More recently the Inspectors Report into the Vale of White Horse Local Plan emphasised that (para 45) “it is not the role of, or possible for, the plan to prescribe where people live and work;” and; 3. CDC compound this assumption (Policy 12a) by seeking to pursue a “separate five year housing land supply . . . For meeting Oxford’s needs.” This, in conjunction with proposals not to support Sites Not Allocated in the Partial Review (policy PR12b) are not consistent with the NPPF’s presumption in favour of sustainable development & risk substantially harming housing delivery in the District in the coming years. Scope of response (See Detailed 4 Section Report). This response amplifies TW’s concerns regarding the soundness of the Submission Plan, & their view that their site at Bloxham (Site PR35) forms a “reasonable option” for residential development prior to the release of the proposed allocations from the Green Belt. Specifically • Section 2: Summarises the appropriateness of residential development on the TW site; (Section 2 encloses * Sustainability Analysis by Calibro, * Residential Potential of Site, * Assessment of site against constraints, * SHLAA Analysis) • Section 3: Summarises TW’s concerns regarding the inadequacy of the evidence base, whilst emphasising their support for the level of residential development proposed. This underpins their contention that the Submission Plan does not establish “exceptional circumstances” for the proposed release of these sites from the Green Belt; • Section 4. Sets out TW’s comments on emerging policies and the changes that they consider are necessary to make the plan sound.

Changes Sought

The Plan proposes that around 55 % of the housing proposed should be targeted within the Green Belt (GB). Para 3.26 “approximately 14 % of Cherwell lies within the Oxford GB”. Thus CDC need to demonstrate “exceptional circumstances” as to why this housing cannot be located within non GB locations comprising 86 % of the District. We do not consider that CDC have appropriately addressed “reasonable alternatives” & therefore cannot be considered to have demonstrated “exceptional circumstances” for the release of all of these sites from the GB. * Combined with the inadequacy of the evidence base, these concerns are amplified by the fact that the Submission Plan appears to prejudge the proposed development strategy irrespective of the evidence base. This is reflected in the fact that the (Executive Summary para xiv) states that the Plan “focusses development on a geographic area extending north from Oxford to south Kidlington, along the A44 corridor” & earlier iterations of the evidence base acknowledged that only sites within two of the nine areas of search have been assessed, * Conversely TW have established that the TW site at Bloxham does form a “reasonable alternative” for development within a sustainable location which is capable of meeting housing need. This is consistent with CDC’s analysis within the HELAA (albeit that TW’s technical analysis is that the site is capable of accommodating a higher level of residential development). * Accordingly the TW site should be allocated for residential development (under this or an additional policy) prior to CDC moving on to consider the need for any Green Belt release. * Without the amendments sought above our clients do not consider that the Submission Plan can be considered “sound”, particularly with regards to being “positively prepared” or “justified.”

Reasons for Participation

We consider it necessary to participate at the part of the Examination to amplify the concerns and points raised within the representations.

PR-C-1542 10/10/2017 Cllr Andrew Gant Oxford City Council Liberal Democrat group N N N Y

4846

Comments

Considers that both CDC statements "considered reasonable alternatives" and that it has demonstrated "clear, exceptional circumstances for development within the Oxford GB" are unjustified, non-compliant and unsound as a result. "Reasonable alternatives" must include sites which are within reasonable commutable distance of Oxford but avoid the coalescence of Oxford and Kidlington and northward urban sprawl of Oxford, as required by the NPPF. This must mean that, for example, the Shipton Quarry site is appropriate to meet Oxford's housing need. Similarly, building on both sides of Oxford Rd (policies PR6a and PR6b) clearly breaches the NPPF requirement that settlements must not coalesce. The alternative site at Frieze Way, currently allocated as a replacement golf course, would not have that effect. These alternatives have not been sufficiently considered.Oxford City Council has re-stated the legal definition of GB that among its principal characteristics are "openness" and "permanence" The Council is right to do so. This is not consistent with the assumptions in this plan. We do not believe an "exceptional need" has been demonstrated to justify the breach of GB principles in the way the plan does. The need could be accommodated with far less damage to the GB by better and different use of some of the allocated sites, and by more consistent consideration of alternatives. Without such consideration, the plan is procedurally non-compliant, legally non-compliant with definitions of GB, and unsound in its consideration of alternatives.

Changes Sought

A fundamental review of site allocations is required, acknowledging that Green Belt must remain open and permanent, as required by the NPPF. Alternative sites within "easy commutable distance of Oxford" which do not cause urban sprawl or coalescence should be more proactively considered.

Reasons for Participation

To ensure full representation of the views and concerns of local people by their elected representatives

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR7b - Land at Stratfield Farm

PR-C-1622	09/10/2017	Andrew	Hornsby-Smith	Kidlington & Yarnton Labour Party	N	Y	N	Y

5535

Comments

Kidlington & Yarnton Labour Party acknowledges the real housing need for Oxford. It is not convinced that the need is for 4,400 houses to be built in Cherwell District. It opposes the allocations in the vulnerable Kidlington gap (proposed policies 6a, 6b), which it believes will mainly be used by London commuters rather than meeting local need; and by
the size of the allocation made between Kidlington and Yarnton (Policy PR8). It considers that there are less harmful alternatives available at Gosford (the area allocated for playing fields in Policy PR 7a and at Stratfield Farm, Policy 7b). It also believes that land at Frieze Farm and close to Loop Farm offers alternatives that are closer to the Northern
Gateway employment site and less damaging to the open countryside between Yarnton and Kidlington.
It considers that the North Oxford Golf course provides an important Green Belt friendly amenity, and that the need for additional playing fields could be met south of the Park & Ride. It is concerned to ensure that the County Council develops additional Park & Ride capacity east of Kidlington, where the traffic impact would be less damaging than an extension at Water Eaton Park & Ride. It would support the provision of a railway station on the Cherwell Valley line, but not at the proposed location at Sandy Lane, but closer to the airport, Langford Locks and Lyne Road (for the benefit of Kidlington's residents). We are concerned that at each of the main allocations, an unreasonably high level of land
has been extracted from the Green Belt, which we believe will lead to future speculative development that will be difficult to resist.

Changes Sought

Opposes policies 6a, 6b. There are less harmful alternatives available at Gosford (the area allocated for playing fields in Policy PR 7a and at Stratfield Farm, Policy 7b); and by the size of the allocation in policy PR8.

Land at Frieze Farm and close to Loop Farm offers alternatives that are closer to the Northern Gateway employment site and less damaging to the open countryside between Yarnton and Kidlington.

It considers that the North Oxford Golf course provides an important Green Belt friendly amenity, and that the need for additional playing fields could be met south of the Park & Ride.

It is concerned to ensure that the County Council develops additional Park & Ride capacity east of Kidlington, where the traffic impact would be less damaging than an extension at Water Eaton Park & Ride.

It would support the provision of a railway station on the Cherwell Valley line, but closer to the airport, Langford Locks and Lyne Road (for the benefit of Kidlington's residents).

Reasons for Participation

I have spoken as a platform speaker at three public meetings in Kidlington and Gosford. I made a substantial representation at the Issues and Options stage. As a former parish councillor, I represented Kidlington Parish Council at the North Oxford Area Action Plan examination in public, and likewise was invited to the Examination in Public of the Local Plan. I have an MSc in Transport Planning, so part of my representation covers that area. I also offer a distinctive perspective as a local resident, who agrees with the principle of a Green Belt review, but does not support the current planned site allocation. I have no interest in promoting a particular site, but only have some sympathy with those who would wish to preserve the Green Belt intact. I believe my views represent many in Kidlington who recognise the need for local housing, but see these plans as strategically unacceptable. My representation contains primary research evidence which I would wish to represent.

Page 2366

Proposed Submission Plan - Policy PR8 - Land East of the A44

PR-C-0003	24/07/2017	Julie and Albert	Nutbrown					

3

Comments

Protesting against plans to build 4,400 new houses on GB around Begbroke and Yarnton. It seems GB does not stand for anything anymore. All wildlife habitat will be destroyed. A thriving bat population will go. A40 traffic is horrendous now what will another 8000 plus cars create, plus the pollution. The Oxford's unmet housing need has nothing to do with CDC so not on our GB.

Changes Sought

Reasons for Participation

PR-C-0022	27/07/2017	Pauline	Brown					

27

Comments

1. The proposed transport infrastructure would be insufficient to support such an increase in households, not only from these two projects but also Long Hanborough and Woodstock. It is disingenuous to suggest that an introduction of a new bus lane and P&R, would be sufficient, after we tolerated 18 months of inconvenience while improvements where made on the Pear Tree and Cuttleslowe roundabout and there are sometimes long delays during rush hour. 2. The proposed bus lane and P&R are dependant on a new bridge being build across the canal. 3. Sandy Lane becoming an pedestrian / cycle route means that the less physically able in Yarnton and Begbroke will be forced to drive further to reach Kidlington. 4. Flood plan required to alleviate the danger of the canal flooding. 5. Plan virtually joins all three villages together resulting in loss of villages identities and faceless urban sprawl. 6. Major employers in Oxford are mainly in the south and east of the city, so why are you proposing to build so many houses to the north?. Has consideration been given to brownfield sites like large amount of land behind BMW and the Oxford Brookes Wheatley Campus? 7. Consideration will need to be given to the impact on wildlife, e.g. a bat colony on Spring Hill. 8. Why should Cherwell residents be expected to bear the brunt of Oxford City's housing needs? People who live in a rural community do so because they value that way of life and should not be forced to become urban dwellers.

Changes Sought

Reasons for Participation

PR-C-0024	27/07/2017	Stewart	Mitchell					

29

Comments

The Council should study a published report by Ian Mulheirn which questions housing shortages. Objection 1. Loss of GB for future generations. Currently open countryside is a few minutes away, a car journey will be needed if the proposals go ahead. Objection 2. Traffic. More traffic will make commuting to work by bicycle far more dangerous. Crossing the A44, due to sheer volume of current traffic is challenging. These proposals along with CDC's plans for Woodstock development would make crossing the A44 safely virtually impossible. Objection 3. Fields around Yarnton, Begbroke and Kidlington are known to flood, especially west of the A44 between Begbroke and Yarnton. The CDC has the power to agree or disagree with the developer's submitted flood strategies. Nothing less than a flood relief channel such as planned in Oxford will suffice. In and around Yarnton, after periods of sustained rainfall the ditches fill up and the sewage system backs up, to the point where we cannot flush our toilets. It takes several days for these ditches and drains to be pumped out.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR8 - Land East of the A44

PR-C-0029 09/10/2017 Jonathan Mason N N N Y

5587

Comments

Indicates development that encircles a section of Yarnton on three sides, as well as coming very close to the western edge of Kidlington and the southern edge of Begbroke. Clearly, this development would join these three separate settlements together into a single, contiguous settlement. This is in direct conflict with one of the purposes of the Green Belt, to “prevent the coalescence of settlements”. Also note that the foreword by the Leader of the Council states that “The growth of Kidlington and neighbouring communities has resulted from their proximity to Oxford as desirable places to live though they remain separate, distinctive communities.” Clearly, this Plan seeks to end the existence of these settlements as distinctive communities, which, by the Leader of the Council’s own words, would diminish their desirability as places to live. Please consider the fate of Gosford, which has been entirely consumed into Kidlington, and whose name only remains in significant usage because of the Secondary School that bears it.

Changes Sought

For the reasons I have given above AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

Would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-0042 02/08/2017 BR & DA White

51

Comments

Object most strongly to the proposals because. 1) The proposed development site lies wholly within the green belt and will cause yet more erosion of this valuable asset. There has been significant development in recent years in many different areas of Yarnton village in areas which had a very rural character, for example in Cassington Road, Yarnton and in Sandy Lane, Yarnton. Further development would be much better suited to areas which have a less rural character, where the size of the development would not have such a detrimental effect to the surrounding area. Why are the "Brown Field sites" within the Oxford City area not being considered for this development? 2) In Sandy Lane there have been regular problems with flooding and with the proposed 1950 additional dwellings producing land cover of yet more concrete and tarmac this is likely to exacerbate the problem of flooding during wet weather. This is likely to particularly affect the properties immediately opposite the Garden Centre and in the new development further up the lane which are below the level of the lane itself. 3) We are given to understand that there is a proposal to close Sandy lane at the level crossing which will incur additional mileage for the residents of this lane and the residents of the Northern end of the village of Yarnton to access our natural shopping area (Kidlington) with the additional pollution that this will generate. 4) Traffic has noticeably increased on the A44 in the last few years and with the large development both east and west of this road traffic will increase further with long queues producing even larger amounts of pollution, particularly during the rush hour periods. The six weeks given by Cherwell DC for deliberations over this development if far too short and is during the holiday period when a lot of people will be away.

Changes Sought

Reasons for Participation

PR-C-0077 10/08/2017 Edmund Isanski

187

Comments

Long GP waiting times. Local roads and Oxford Ring Road already overloaded at rush hour. Population of Kidlington is already rising due to new flats being built. Object most strongly to overwhelmed infrastructure and roads

Changes Sought

Reasons for Participation

Page e2367

PR-C-0145 30/08/2017 Fred Jones

561

Comments

Para 18f indicates the closure of Sandy Lane to Through Traffic for the benefit of pedestrians, cycle and wheelchair users. The nett effect being that motorised vehicles from Yarnton and Begbroke will have to access Kidlington village centre via Langford Lane or Frieze Way which will simply add to the existing congestion in the direction of Oxford. The proposal just does not make sense. Providing a route for pedestrians, cyclists and wheelchair users can easily be achieved using Green Lane/ Yarnton Lane. Providing for the minority at the expense of the majority is unjustified where an alternative is available. Green Lane/Yarnton Lane has for many years only been partially suitable for pedestrians and cyclists. Hence it has been a scene of "flytipping" and drug taking. The upgrading of Green Lane/Yarnton Lane for non-motorised users would not only provide for their need but also minimise the opportunity for abuse.

Changes Sought

Reasons for Participation

PR-C-0154 05/09/2017 Bethan Gawthorne N

608

Comments

Absolutely object to this development, particularly PR9 and PR8. I choose to live in a small village and this development will destroy 3 villages and merge them into one, destroying the communities in them and losing their unique characters forever. The road network around these villages is a nightmare and traffic is regularly unable to flow freely in and out of the area; this development will only make it worse. The GB should be protecting land from this kind of development.

Changes Sought

Reasons for Participation

PR-C-0189 06/10/2017 Susan Oldfield N N N

1196

Comments

Objection in every possible way. It could not possibly achieve its alleged objective of providing affordable homes for workers in Oxford. It is too big and in entirely the wrong place. Building on GB is not consistent with National Policy, nor consistent with Cherwell's Local Plan approved in 2015. (see Policy ESD 14: Oxford GB). It is Not Justified as it meets no needs within Cherwell but is designed solely to meet Oxford City Council's alleged "unmet housing need". Oxford's demands are based on out of date figures taking no account of changing factors, including likely outcomes of Brexit. The expected new method will result in a significant reduction in the figures for both Oxford City and Cherwell District. In recent correspondence with the leaders of both Councils have been blithely told that the figure can be easily re-inflated, to all for "expected economic growth". Oxford City Council could meet its own housing needs by prioritising housing for its existing residents over greedy expansionism. Cherwell District Council has acted hastily and disproportionately, before the real future need is clear. The "duty to co-operate does not oblige Cherwell to provide a dormitory for Oxford's expansionist plans. It is not a duty to comply with inappropriate demands. Particularly when destruction of the GB is involved. This area of GB fulfils every purpose for which the GB was designed. It was intended to have permanent status, giving a clear city boundary and preventing urban sprawl. Environmental damage, and that to the quality of life for all concerned, would be immeasurable and irreversible. The plan is unsound and not effective - the sites either side of the A44 around the villages of Begbroke and Yarnton are regularly flooded rendering it entirely unsuitable for major development. Existing traffic problems would be exacerbated. Roads are already struggling/ regularly congested. Suggested plans for addressing these problems are unrealistic. Transport problems rely heavily on people leaving their cars at home and either walking, cycling or going by bus - unlikely scenarios. The vague idea of a new rail link appears to be unposted and fantastical. Banbury and Bicester already have direct rail links to Oxford. New employment opportunities should be located near to Bicester where there is already more housing than work - thus reducing commuting. The Plan is Unsound in terms of the Environmental Damage it would cause - it is wholly disproportionate and ill-conceived. It would engulf the villages of Begbroke and Yarnton producing a shapeless conurbation with no separation from Kidlington. Historical distinctiveness of villages would be destroyed and surrounding countryside consumed. These fields are currently productive agricultural land, and home to a rich variety of wildlife. Enjoyed by many, both local and from further afield. Green spaces would be reduced to a pitifully narrow strip. There is much anger and dismay that such a plan could ever have been considered.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR8 - Land East of the A44

PR-C-0223 06/09/2017 John H Darley

777

Comments

Object to Cherwell having to meet the 'requirement' for housing for Oxford City when there are possible brownfield sites available: land behind BMW works, East of Summertown, along Marston Ferry Road. Also around North Hinksey village, north of Botley Road, Southfield Golf Course and the current Pear Tree site if and when that was to be moved. Why was Oxford Brookes University allowed to close its Wheatley campus and construct student accommodation in Headington and just recently the use of the Cowley Barrack site?

Changes Sought | Reasons for Participation

PR-C-0223 06/09/2017 John H Darley

778

Comments

The proposal for 1950 dwellings and schools on land to the east of the A44 (and 500+ to the west of the A44) is unsustainable with the current road system and a potential further 3,500 cars trying to access on to the road - especially if it becomes a single carriageway with a dedicated bus lane.

Changes Sought | Reasons for Participation

PR-C-0223 06/09/2017 John H Darley

779

Comments

The closing of Sandy Lane to a 'green pedestrian, cycle and wheelchair route with a railway crossing' would be a backward step. It would add to congestion on both the A44 and through Kidlington. A more suitable option would be to upgrade Sandy Lane with a traffic calming measure.

Changes Sought | Reasons for Participation

PR-C-0223 06/09/2017 John H Darley

781

Comments

To propose these developments without consideration of the infrastructure requirements, the effect on the environment and the opportunity to provide affordable housing to meet Oxford's supposed needs - not Cherwell's - is unsustainable and I oppose the plan.

Changes Sought | Reasons for Participation

PR-C-0223 06/09/2017 John H Darley

780

Comments

The need for a railway halt/station - who would use this? This would do nothing toward 'the new strategy being Oxford specific'.

Changes Sought | Reasons for Participation

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PR-C-0228 01/09/2017 Peter Green

790

Comments

Against the proposal to build houses on PR8 and PR9 for 2480 houses. The problems facing Oxford City should be dealt with within its own borders. Elected to live OUTSIDE of urban sprawl which will create just that from Oxford towards Woodstock. The traffic grid lock will intensify on the A44 resulting in longer delays and extra air pollution. Our green belt area will be lost, never to be reclaimed, disastrous to local residents and even more damaging to wildlife. In Yarnton in recent years there has been flooding and sewerage risks and Rep do not think there is a well thought out infrastructure plan to deal with this issue. The proposed closure of Sandy Lane to through traffic will only increase traffic on the A44 and make journeys into Kidlington for shopping, banking, etc. even more difficult. You are proposing to change/destroy our way of life in this area. Plans are of no benefit to the residents of Begbroke and Yarnton.

Changes Sought | Reasons for Participation

PR-C-0230 14/09/2017 Lisa Bullock Network Rail

794

Comments

Public footpaths within and on the outskirts of the site area. The following level crossings will be impacted: 1. Roundham – Private User worked Crossing with Miniature Stop Lights; 2. Sandy Lane – Public Highway Automatic Half Barriers3. Yarnton Lane - Public Highway Automatic Half Barriers.

Changes Sought | Reasons for Participation

PR-C-0236 16/08/2017 Martyn Caulfield Level 3 Communications

807

Comments

Level 3's fibre optic network runs along the railway that passes through section PR8 of the Proposed Submission Plan. Is the railway unaffected by the proposed works and will Level 3 and its contractors will have unhindered access to our asset? Asset maps provided in support of comment.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR8 - Land East of the A44

PR-C-0260 10/10/2017 Rhian Pye N N N Y

5525

Comments

Increase in population - Yarnton is a village with approximately 1,350 houses with another 390 houses in Begbroke.
The proposals from Cherwell District Council ("CDC") will be to build 1950 new houses on the Green Belt land that currently separates the two villages to the east of the A44 (Policy PR8) and another 530 houses on the Green Belt land to the west of Yarnton (Policy PR9). Clearly the combined size of the proposed developments on these two sites is inappropriate when considered against the size of these two villages. They will be dwarfed by the new development. Therefore it would suggest that the selection of sites PR8 and PR9 for this quantity of houses makes the proposed plans unsound. Merging of Begbroke and Yarnton villages - The proposed development at PR8 is entirely on Green Belt land and would result in there being only a narrow gap separating the villages of Yarnton and Begbroke of approximately 50 metres. There is also only a small gap between this enlarged development and Kidlington, meaning in effect that the three villages are merged into one large conurbation with an estimated population of around 30,000. The merging of these three villages would result in loss of individual character and would destroy the semi-rural nature of the area which is so enjoyed and appreciated by the current residents of these three villages. Housing density - The housing density of the larger of the two sites selected in this area (PR8) will be 45 houses per hectare. This is 50% higher than the density of houses built in the Cresswell Close/Pixey Close/Hay Day Close development in Yarnton a few years ago. When awarding planning permission for that development, CDC stated that the number of houses on that site must be restricted to prevent over development. Why has their policy now changed only
a few years later despite the fact that the new development is to built in the same location, i.e. Yarnton. Surely by their previous ruling, this proves that the proposed development is out of keeping with the local area and therefore the proposal should be considered to be unsound. High density housing will damage the historic setting of these two villages of Begbroke and Yarnton.

Changes Sought

For the reasons I have given above AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

I would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-0262 10/10/2017 Richard Pye N N N Y

5575

Comments

The following section provides a response to elements of the Proposed Submission Plan (PSP) that relate to the sites included in Policies PR6 to Policy PR10 inclusive. The section also covers the Sustainable Transport strategy and Oxfordshire Infrastructure Strategy as covered by Policy PR4 and PR11. Evidence base documents reviewed. Detailed comments provided on: Location of site relative to the employment centres of Oxford, cycle and walking, Rapid Transit system, reliance on buses, return journeys from Central Oxford, commuter inflow patterns in Oxfordshire, review of RAG matrices, unfunded Transport Strategy, safety, loss of green space.

Changes Sought

For the reasons I have given above AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

Would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-0265 09/10/2017 Ellis Davies N N N Y

5556

Comments

This development is in essence the building of a garden city in the Greenbelt. It has housing, business premises and recreational facilities and has no relationship with Begbroke, Kidlington and Yarnton. There is no shortage of housing in Begbroke, Yarnton and Kidlington. Provision for a shop etc. is outside the scope of providing the unmet needs of Oxford. A good proportion of this housing could be met by using the existing brownfields sites and using Compulsory Purchase Orders in the existing villages and elsewhere in Cherwell District. The development of this site will be more than double the sizes of both existing villages. With Begbroke being a small parish the development will change form a small rural village parish to a suburban more appropriate to a city. There will be no recompense for Begbroke parish losing it rural land for building houses. Nothing has been stated on which parish will get the precept. What is the purpose of new schools and where is this funding coming. I am not aware of a shortage of schools. If current schools have limited spaces then why not develop and improve existing school so that they can account for the new capacity that is expected. This is not to do with the unmet housing needs of Oxford City.

Changes Sought

Reasons for Participation

I would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-0271 09/10/2017 Lynne Whitley N

4410

Comments

Not consistent with National Policy. Not Justified. The 'exceptional circumstances' justifying this removal of GB listed at para 5.17 (page 66) are implausible and represent a bad planning exercise to shoehorn in a sufficient number of homes close to Oxford City without regard to the identity of the existing villages of Yarnton and Begbroke and without effective infrastructure.

Changes Sought

Reasons for Participation

PR-C-0271 09/10/2017 Lynne Whitley N

4411

Comments

Not Consistent with National Policy. Site lies wholly within Oxford GB. Cherwell Local Plan 2011 - 2031 ESD 14 seeks to prevent the coalescence of settlements and has a strong role in preventing the coalescence of Yarnton, Begbroke and Kidlington. PR8 has been titled 'Begbroke' despite the bulk of the proposed housing lying in Yarnton Parish and being adjacent to the existing Yarnton settlement. Where the 'separation' of Yarnton and Begbroke would be is not obvious. Cherwell Local Plan 2011 - 2031 Policy Villages 1 categorises Yarnton and Begbroke as Category A villages only allowing minor development, infilling or conversion in, or alongside these villages.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR8 - Land East of the A44

PR-C-0273	29/08/2017	David & Sarah	Thornhill & Ablett					Y

860

Comments

Strong objection to the proposed erection of 1950 dwellings in Begbroke and 530 dwellings in Yarnton. Both Yarnton and Begbroke are dispersed settlements: infilling could ruin the character of the village while estate development would overwhelm it. The protection of Begbroke and Yarnton's visual, historic and archaeological qualities is also supported by the National Planning Policy Framework, which states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. Building what amounts to be the largest high density development in the area; merging the sizeable town of Kidlington with the villages of Begbroke and Yarnton will destroy the unique character of these villages entirely, with the loss of the surrounding GB areas which give the villages their identity, rather than becoming part of yet more urban sprawl. Whilst pressure from Oxford DC for the development in Cherwell DC is considerable, mainly for housing city commuters, it has been successfully resisted in similar cases by Vale of the White Horse DC re the large area of brown field land adjacent to the BMW plant, amongst other areas. The reasons for rejecting those schemes included the inadequacy of the local lanes to accommodate even small increases in traffic, and because road widening would destroy ancient field boundaries. There is concern about Cherwell DC's proposals to increase bus services in order to facilitate the proposed developments by closing one lane of the already busy dual carriageway (note: traffic surveys have been averaged over a 12 hour period, ignoring the rush hour bottlenecks that occur at the Turnpike roundabout / following bridge and roundabout on the A44 prior to Pear Tree interchange) as a dedicated bus route. As cyclists, we are increasingly aware of the poor quality of both the road surfaces in the area due to volume of traffic and poor repairs, and the badly maintained cycleways. Increasing traffic through already congested roads will not improve this, and will most likely lead to more RTA's in the area. The proposed siting of the developments are particularly ill-considered: they are on greenfield sites used by many villagers and tourists for recreation and walking dogs. Building here would both diminish the striking views available to locals and new developments would be prominent from many areas of the village. Furthermore, there is no need for this kind of 'open market' housing in the village, which has already seen several 'new' estates being built in recent years. Cherwell DC has more than five years' supply of housing land in other larger areas (Bicester, Banbury, Kidlington etc.) to meet the requirements of its emerging Local Plan's policy. The villages of Begbroke and Yarnton already have enough housing developments: the only identified need is for affordable housing for residents who work locally, as recently confirmed by your Housing Department's Housing Needs Survey. As an alternative to this proposal, we would support the construction of further housing developments for both Oxford and London commuters (making use of Oxford Parkway Station) on, or near to the proposed Northern Gateway site, or other brown field areas which could be identified within the Oxford area, rather than build on GB land merging villages in to greater conurbations.

Changes Sought

Reasons for Participation

If this proposal is to be decided by councillors, please take this as notice that we would like to speak at the meeting of the committee at which this application is expected to be decided. Please let us know as soon as possible the date of the meeting.

PR-C-0304	20/09/2017	Huw	Mellor	Carter Jonas on behalf of Newcore Strategic Situations III GP Ltd	Y	Y	Y	

896

Comments

Newcore support the proposed allocation within the general terms of Policy PR8. However, one specific matter as proposed within the terms of that Policy is challenged by Newcore - "Key Delivery Requirement 4. The provision of a primary school with at least three forms of entry on 3.2 ha of land in the location shown". The proposed primary school would come to occupy a disproportionately large area of the available site, which is currently in use as a fully functioning commercial garden centre, Yarnton Nurseries and seriously prejudices its operational capacity. This would in turn threaten the long term viability of the garden centre business. Newcore consequently oppose the proposed extent of the site, at 3.2 ha of land, being allocated to a primary school use; However, Newcore would not oppose the allocation of a primary school on the site per se, provided such allocation was limited to no more than 2 ha of its available area. This would then permit for the garden centre business to continue on site in a viable manner, if so required. Newcore would also be prepared to consider an alternative location for the existing garden centre business entirely, elsewhere within the wider Policy PR8 allocation site area. This can properly form a part of any subsequent masterplanning exercise for the wider site, prior to any consequent planning application for the comprehensive development of the allocation site. Accordingly, Newcore submit that the terms of "Key Delivery Requirements 4", should be re-worded to the effect - "4. The provision of a primary school on a proportion of the site, not to exceed 2 ha of the available area to be agreed in consultation with the Education Authority".

Changes Sought

Reasons for Participation

PR-C-0305	25/09/2017	Martin	Small	Historic England	Y	Y	Y	

901 370

Comments

Historic England welcomes the reference to the Begbroke Conservation Area as part of the positive strategy for conserving and enjoying, and clear strategy for enhancing, the historic environment as required by the National Planning Policy Framework.

Changes Sought

Reasons for Participation

PR-C-0305	25/09/2017	Martin	Small	Historic England	Y	Y	N	

908

Comments

The site "Land East of the A44" includes the Grade II listed Begbroke Hill Farmhouse and abuts the Oxford Canal Conservation Area to the east. The Grade II listed Tudor Cottage is located just outside the site. Historic England therefore welcomes requirement 39 in respect of the Begbroke Farmhouse. Historic England also welcomes the presumed intention behind requirements 25 and 26 of Policy PR8 for the application to be supported by a Heritage Impact Assessment which will "include measures to avoid or minimise conflict with the identified heritage assets within the site, particularly the Oxford Canal Conservation Area and the listed structures along its length" and a desk-based archaeological investigation which may "then require predetermination evaluations and appropriate mitigation measures" as part of the positive strategy for conserving and enjoying, and clear strategy for enhancing, the historic environment as required by the National Planning Policy Framework. However, requirements 25 and 26, as drafted, only requires the Heritage Impact Assessment to include these measures and only notes that the archaeological investigation may require predermination evaluations and appropriate mitigation measures respectively. It does not require these measures to be incorporated in or to influence the actual development scheme. The policy therefore provides inadequate protection for the Oxford Canal Conservation Area and listed structures along its length and potential archaeological remains on the site. As the Council will be aware, paragraph 126 of the National Planning Policy Framework requires local planning authorities to recognise that heritage assets are an "irreplaceable resource" and "conserve them in a manner appropriate to their significance". Paragraph 129 notes that the significance of a heritage asset can be affected by development affecting its setting. Historic England therefore considers that Policy PR8 as written does not conform with the Framework and thus is not sound.

Changes Sought

Requirement 25 of Policy PR8 should be reworded as follows: 25. The application shall be supported by a Heritage Impact Assessment which will identify measures to avoid or minimise conflict with the identified heritage assets within the site, particularly the Oxford Canal Conservation Area and the listed structures along its length. These measures shall be incorporated or reflected, as appropriate, in any proposed development scheme." Requirement 26 should be reworded as follows: "18. The application(s) shall be supported by a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures. The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme". (Discussions with the Council are ongoing at the time of submitting this representation, but early indications are that the Council will consider rewording these requirements as suggested as minor modifications. If it was to do so, Historic England's objections to these requirements would be overcome).

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR8 - Land East of the A44

PR-C-0306 10/08/2017 Anthony Hall N

917

Comments

Key Delivery Requirements' on all these policies are nothing more than a fig leaf. It is perfectly obvious the developers will agree to some or all of them and then will renege on them. This always happens. 50% affordable housing will be thrown out of the window as it has been in Templars Square where 50% has magically transformed into 23%. Similarly, developers never actually deliver infrastructure like schools, community centres or roads that are wide enough. The 'Place shaping principles' in these policies are valueless: there are no measure by which they might be enforced. How can one tell, for example, whether an extension "responds to the 'gateway' location of the site". It's gobbledygook. PR11: This is completely empty. 'Working with partners' does not guarantee anything except that you have no control over the outcome. Nor does 'setting out the Council's approach'. Its all very well having the development proposals demonstrate that infrastructure requirements can be met - it does not mean they will be met.

Changes Sought

Reasons for Participation

PR-C-0327 08/09/2017 Wendy & John Castle N

963

Comments

Concerned about the implications of the projected growth of Kidlington. The Village would potentially merge with Yarnton and Begbroke and become a suburb of Oxford. The majority of the clusters of employment within Oxford are not located in the northern section of the City. Therefore, it seems unjustifiable that a village to the north appears to be the main target area for the City's housing demands. In order to get from Kidlington to Cowley or Headington potential workers would need to circumvent the City or drive through it. Either way it would add unnecessarily to the traffic congestion. It is unlikely that the provision of more housing in Kidlington will alleviate the housing needs of Oxford City. Kidlington, especially since the opening of Oxford Parkway station, has increasingly become part of the expanding commuter belt for people who work in London. The argument that it will provide accommodation for people working in Oxford is not substantiated as a high percentage will be to accommodate London commuters. Many of the existing properties in Kidlington, particularly those at the lower end of the housing market, are already in the hands of 'Buy to Let' landlords charging extremely high rents. They are therefore well out of the reach of first time buyers or for rent by anyone earning the National Average Wage. It is extremely unlikely that any additional accommodation built in Kidlington will come under the category of 'Affordable' housing. Kidlington already has severe traffic problems. The proposed additional housing would greatly increase the amount of traffic using these roads. Anyone travelling to or from Oxford during peak hours is only too aware of the present long queues through Kidlington and any further increase in the number of dwellings would result in complete traffic chaos. The development of the identified Kidlington sites would have an immense and detrimental impact on the local educational, shopping, dental and medical amenities which are already extremely stretched. There are also completely inadequate facilities for the existing children and young people in the area. The proposed increase in households would result in a corresponding increase in the number of young people needing to use the sparse facilities available and a likely increase in the problems associated with anti-social behaviour.

Changes Sought

Reasons for Participation

PR-C-0327 08/09/2017 Wendy & John Castle N

5157

Comments

Concerns on the areas designated as PR7a, PR7b and PR8. These proposed developments would join up the present villages of Begbroke, Yarnton and Kidlington. The total number of houses that are proposed to be built appears to be a total of 2280, of which 1950 are located on land to the east of the A44. These constitute an extreme over development and would cause havoc to the road, school and medical facilities. It appears that the plans for PR7a and PR7b (Kidlington) do not have provision for additional educational and medical facilities. Cannot envisage how a further 330 households are to be incorporated into the existing schools and GP surgeries. These are already extremely overstretched and the wait to secure an urgent GP appointment is 3 to 4 weeks, with 4 to 6 weeks for more routine matters. The plan for PR8 to support 1950 additional households is not viable. Notes that the plan includes 2 primary schools, a secondary school and a local centre to include shops and medical facilities. However, past experience shows that these aspects of a development scheme frequently 'fall by the wayside' and do not materialise. What usually happens is that the houses are built and occupied long before the infrastructure is developed. The community is left to try and absorb the additional demands and this puts a tremendous strain on the existing and new communities. There is also the extreme difficulty in attracting GP and teaching staff to move into the area. It is unclear which village would be expected to provide the educational places and medical support when these new houses are occupied. Suggests that as Kidlington is the larger village it would be expected to pick up the surplus. Notes that 50% of these new houses are designated as 'affordable housing'. What affordable housing means is subject to speculation and these are likely to become 'buy to let' or to provide homes for London commuters. In these cases are there stipulations that they must be allocated to local people? This proposed development is not a realistic requirement and is unsustainable. Not only would the infrastructure be completely overwhelmed but we do not believe that improvements could, or would, be made to even partly cope with the demands this would make on the area. The already severe traffic problems would escalate with schools, dental and GP services being completely swamped. Concerns regarding the proposed development of Cowley Barracks to provide student accommodation. If Oxford City is desperate to supply additional housing surely they could 'compulsory purchase' the site and provide at least some of the housing they require. This would also be close to the major employment areas. Opposed to the Green Belt being eroded.

Changes Sought

Reasons for Participation

PR-C-0436 05/10/2017 Steve Pickles West Waddy ADP on behalf of JA Pye (Oxford) Ltd Y Y N Y

1101

Comments

In order to increase footfall to Kidlington Village Centre it is important that some of this development is located much closer to the village centre. One such site is the J A Pye (Oxford) Ltd land at Webb's Way (as indicated on the attached Site Location Plan L02) and there are also other potential sites that could be allocated, as indicated in the council's HEELA and Green Belt Study. Allocating the land at Webb's Way would also enable a significant contribution to be made towards providing green infrastructure in the area in accordance with proposed policy PR5, which requires development proposals meeting Oxford's unmet need to show how multi-functioning Green Infrastructure can be provided including the restoration or re-creation of habitats; biodiversity enhancements; informal and public open space and movement corridors. The Landscape & Visual Appraisal (January 2017) carried out by Aspect, which is submitted with these representations, indicates that the south western part of the site is well contained, being adjoined by residential development on three sides and a hedgerow on the other and has the capacity to accommodate sensitively designed residential development. The north eastern part of the site is more open and this part of the site would be a suitable location for landscaped public open space and wildlife habitats.

Changes Sought

Amend the strategy to remove, or at least minimise, the amount of land to be removed from the Green Belt in the 'Kidlington Gap' by instead removing other areas, such as the J A Pye (Oxford)Ltd land at Webb's Way, Kidlington (PR32), which the Cherwell Green Belt Study (April 2017) has identified would cause less harm to the Green Belt.

Reasons for Participation

J A Pye (Oxford) Ltd owns land at Webb's Way, Kidlington and wishes to ensure that the argumentis strongly made for the removal of this site from the Green Belt and its allocation for housingdevelopment, which would help to address Oxford's unmet need.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR8 - Land East of the A44

PR-C-0436 05/10/2017 Steve Pickles West Waddy ADP on behalf of JA Pye (Oxford) Ltd Y Y N Y

1104

Comments

Appendix 4 of the council's HEELA states that the site (HEELA168) 'is considered to be unsuitable for development as the site is an important open space within the Church St Conservation Area & provides a rural setting for the church and its environment.' While it is accepted that this is the case with the outer fields which are not proposed for development, it is not the case with the inner field, which is screened by a continuous thick hedgerow on its eastern boundary. Aspect's comments on the potential impact on the Conservation Area are contained in paragraph 3.7 of the Landscape & Visual Appraisal of Land at Webb's Way (January 2017) , where they state that: 'It is considered however that, on the ground, the south western part of the site is not readily perceived and does not appear to contribute to the setting of the Conservation Area, particularly when compared to the more open network of fields to the north east which are publicly accessible and from which views towards the church are available. This part of the site does not appear to be related to the listed buildings or the setting of the Church or Mill End. It is acknowledged that the proposals will change the character of the site, however, various post- war residential developments to the south east and north west of the site, immediately adjacent to the Conservation Area and the listed buildings of Mill Street have been integrated without harm to the setting of these buildings or the wider designation. It is considered that a sensitively designed development can be integrated without compromising the perceived landscape setting of the listed buildings or Conservation Area. '

Changes Sought

Amend the strategy to remove, or at least minimise, the amount of land to be removed from the Green Belt in the 'Kidlington Gap' by instead removing other areas, such as the J A Pye (Oxford)Ltd land at Webb's Way, Kidlington (PR32), which the Cherwell Green Belt Study (April 2017) has identified would cause less harm to the Green Belt.

Reasons for Participation

J A Pye (Oxford) Ltd owns land at Webb's Way, Kidlington and wishes to ensure that the argumentis strongly made for the removal of this site from the Green Belt and its allocation for housingdevelopment, which would help to address Oxford's unmet need.

PR-C-0436 05/10/2017 Steve Pickles West Waddy ADP on behalf of JA Pye (Oxford) Ltd Y Y N Y

1105

Comments

It is not considered therefore that the impact on the Conservation Area is a valid one for rejecting allocation of the Webb's Way site. The Council acknowledges that the Webb's Way site is located in a suitable location to accommodate Oxford's unmet need and has good access to services and facilities in Kidlington. Although the Webb's Way site is a relatively small site, it is important to allocate a mix of housing sites, as smaller sites have the benefit of enabling development to come forward at an early stage in the plan period as significant infrastructure provision would not be required, thereby enabling an early contribution towards meeting Oxford's unmet housing need. In addition, the impact of developing a small site adjoining the existing settlement of Kidlington would have a much smaller impact on the purposes of the Green Belt than the large areas which it is proposed to allocate under policies PR6a and PR6b, which are located in a critical location in the Kidlington Gap as set out in the accompanying Green Belt representations. It is therefore considered that the failure to allocate land at Webb's Way, Kidlington does not represent the most appropriate strategy when considered against the reasonable alternatives and the plan is therefore unsound in this respect.

Changes Sought

Amend the strategy to remove, or at least minimise, the amount of land to be removed from the Green Belt in the 'Kidlington Gap' by instead removing other areas, such as the J A Pye (Oxford)Ltd land at Webb's Way, Kidlington (PR32), which the Cherwell Green Belt Study (April 2017) has identified would cause less harm to the Green Belt.

Reasons for Participation

J A Pye (Oxford) Ltd owns land at Webb's Way, Kidlington and wishes to ensure that the argumentis strongly made for the removal of this site from the Green Belt and its allocation for housingdevelopment, which would help to address Oxford's unmet need.

PR-C-0436 05/10/2017 Steve Pickles West Waddy ADP on behalf of JA Pye (Oxford) Ltd Y Y N Y

1106

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Comments

Much of the land proposed to be allocated to meet Oxford's unmet need is not located close to existing service centres. As a result new service centres are proposed to be created under the allocation policies for Begbroke (policy PR8) and land east of Oxford Road (policy PR6a). The effect of this is that these new developments will not be served by or support the important Kidlington Village Centre. This would conflict with the aspiration of the Cherwell Local Plan 2011- 2031 Part 1 policy Kidlington 2, which is entitled 'Strengthening Kidlington Village Centre,' which states that it is proposed in part 2 of the Local Plan to expand the geographical area defined as Kidlington Village Centre, with the aim of supporting the viability and vitality of the existing village centre and encouraging economic activity. This is also the aspiration of the adopted Kidlington Masterplan, Theme 3 of which is 'Strengthening Kidlington Village Centre,' with the objective being: 'To strengthen the Village Centre, increasing its mix of uses and vitality and its attractiveness to local residents, employees and visitors as a place to shop, work and spend leisure time during the day and evening.' None of the proposed allocations to meet Oxford's unmet need, which amount to a total of 4,400 dwellings, would help to achieve this objective, however, as they are all located well away from Kidlington Village Centre, with the most significant amounts of development being allocated on the northern edge of Oxford; and at Begbroke and Yarnton.

Changes Sought

Amend the strategy to remove, or at least minimise, the amount of land to be removed from the Green Belt in the 'Kidlington Gap' by instead removing other areas, such as the J A Pye (Oxford)Ltd land at Webb's Way, Kidlington (PR32), which the Cherwell Green Belt Study (April 2017) has identified would cause less harm to the Green Belt.

Reasons for Participation

J A Pye (Oxford) Ltd owns land at Webb's Way, Kidlington and wishes to ensure that the argumentis strongly made for the removal of this site from the Green Belt and its allocation for housingdevelopment, which would help to address Oxford's unmet need.

PR-C-0438 07/10/2017 Jim Briden N

1114

Comments

Object to PR8 where it nearly closes the gap between Yarnton and Kidlington north of Sandy Lane. The proposal to close Sandy Lane as a highway is unjustified and betrays contempt for the residents.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR8 - Land East of the A44

PR-C-0457 09/10/2017 Aidan Applegarth N N N Y

490

Comments

The duty to co-operate has been misunderstood by CDC Executive Committee Members as a duty to agree, which by virtue of National Planning Practice Guidance (6th March 2014) it is not. The video evidence of the vote attests to key members feeling co-erced into approving the initial Plan which they voiced as doing begrudgingly. By not showing worst/mean/best case scenarios within the consultation documents (e.g.. the Transport Assessment) there is a clear bias in the proposals which is not addressing adequately the true impact. The rep includes a very detailed response which elaborates on this summary of the main points raised. The Plan takes root in the Strategic Housing Market Assessment (SHMA) which was written in March 2014 based on data from 2013. The economic claims of the SHMA were already considered optimistic but have since been overtaken and discredited by Brexit and the consequent downturn in the economy, which the Office for Budget Responsibility and the Treasury see as 'flat' to 'low' growth for the foreseeable future. Given that the SHMA (3.39) has projected housing need at 40%+ above past demographic trends to meet its expected (and now overblown) economic growth, the SHMA itself should be revisited to take account of the material adverse change in circumstances since it was drafted. Unmet housing numbers for Oxford accordingly require a material correction. The scale of the proposed development is excessive and coalesces the villages of Begbroke and Yarnton to form an urban neighbourhood. This is neither necessary (given the overblown SHMA) nor an appropriate use of the green belt (per NPPF guidelines for "limited" development which benefits the "local" community). Plans need toning down significantly or dropping altogether. The Transport Assessment (July 2017) makes critical investment recommendations without which the proposals are unsustainable. A key critical investment being the A44 Southbound bus lane from Begbroke to Loop Farm Roundabout has not undergone any feasibility study yet has the constraints of 1 railway bridge, 1 canal bridge and adjacent private properties, making it a very unlikely or otherwise significantly disruptive and costly investment to provide. I suggest a formal feasibility study and costing is a pre-condition before any shovel breaks the dirt on development build. Finally, it is clear that Councils lack power to commit developers to the level of affordable housing that is needed, yet the Local Plan has no merit or credibility if in the end it fails to deliver the requisite level of affordable housing (after adjustment for SHMA correction). The Council and the developers need to be held to account to deliver the mix of affordable and other housing that the public eventually sign up to so, unless Councils are given authority to build for themselves, appropriate Performance Bonds for 5% of development value in favour of the affected parishes should be a pre-condition of any allocation of affordable housing quota in those parishes.

Changes Sought

Reasons for Participation

To date this Local Plan has been pushed through with a haste, in the mistaken belief that the duty to co-operate is an obligation to agree to Oxford's demands. The video of the CDC Executive Membership vote (June 2017) - available through the CDC website - evidences the failure of our elected representatives to apply an adequate constructive challenge - in public debates on this matter I have found myself having to explain its complexities to others and am able to apply a factual rather than an emotive challenge. Furthermore, it is not believed that the CDC Chair Barry Wood is acting in the public interest: his responses to questions at a public meeting in Kidlington on 21st September betrayed a naïve weddedness to the SHMA, despite a material change in circumstances since it was written in 2014. His appears to be an undue influence on the CDC Executive Committee. This is a sensitive issue for all concerned and needs an independent voice to ensure emotive rhetoric does not disguise or overshadow fact, and to allow a constructive approach to finding a workable solution.

PR-C-0463 01/10/2017 Imelda & Michael Roberts & Hopkins

1136

Comments

Strong objection to the development of land east of the A44 (Policy PR8) and the land to the west of the A44 (Policy PR9). By developing the green belt on these sites Begbroke, Yarnton and Kidlington would become one big suburb of Oxford. The A44 will not cope with the extra traffic that these houses will generate. The introduction of bus lanes will not work because there is not enough room to install new lanes on both sides of the road. The main areas of employment in Oxford are at the car factory and the hospitals and the majority of people will travel by car as it is too far to cycle or walk. The schools in Yarnton and Kidlington are stretched now. Even if you include plans for a new school, how will you staff it? Similarly, the doctors surgeries are stretched. How will you employ new doctors to cope with the extra people? This land floods already. How will the new homes affect this? Where will all the water drain to? How will this affect both new and existing properties? How much will these houses cost? If the press is to be believed and the houses in Barton Park, Headington range from £300,000 to £600,000 , it is likely that these houses will be a similar price. No one will be able to afford them. People who have £600,000 to spend on a house are not going to buy one in the middle of a high density estate where up to 50% is social housing. Why do Oxford City Council need so many houses on Cherwell land? In your booklet it states that Oxford has a need for 28,000 new homes to be provided between 2011and 2031. All of these calculations were done before Brexit. If immigration is controlled - which is one of the things the majority of the country voted for when they voted to leave the EU - the whole country will not need so many new homes. It has been proposed to close Sandy Lane to through traffic. To travel from Yarnton to Kidlington by an alternative route (i.e.. Langford Lane or Frieze Way) adds over three miles to each journey. As quoted by the National Planning Policy Framework part of the purpose of the Green Belt is to stop urban sprawl and to preserve the setting and special character of historic towns. Yarnton is a historic village, over 5000 years old, surely it should qualify to be protected.

Changes Sought

Reasons for Participation

PR-C-0471 08/10/2017 Richard Whitlock N N

1153

Comments

Sites PR8 and PR9 will effectively amalgamate Kidlington with Yarnton and Begbroke. The two smaller villages will lose their identity and become swallowed up in greater Kidlington. The proposed development would bring far more traffic onto the A44 and the junction at Peartree which is already overloaded and congested. To propose more housing in this location, which is not well served by road or rail, and just allocating "land for a future railway halt/station" and a "local centre" as hopeful palliatives to reduce car use, is ignoring the realities of new estate building by developers.

Changes Sought

Reasons for Participation

PR-C-0473 30/09/2017 Dianne Jones

1156

Comments

The scale of the proposed development between Begbroke and Yarnton and beyond is overwhelming. The amount of traffic on the A44 has already increased in the past year. The green belt along the back of Fernhill Road separating Begbroke and the development is not wide enough. There is a greater risk of flooding due to the fact that Rowel brook will not be able to cope with the volume of rain water because there will be a concrete jungle not far away. The rain water has to go somewhere and also settles in the field next to the brook for a long period of time and that could have a devastating effect on the properties along Rowel brook. The land expansion of Begbroke Science Park is not acceptable. It should be moved more towards the railway line so it doesn't affect people living along Fernhill Road and the expansion is far too big. The closure of Sandy Lane is crazy because that route is well used to Kidlington and back and it would take pressure of the A44.

Changes Sought

Reasons for Participation

PR-C-0481 06/10/2017 Mark Rowan-Hull & Family

1598

Comments

There is categorically no need for community woodland. This would interfere with the existing beautiful open landscape. There is already a huge abundance of swathes of public woodland stretching right through Yarnton to Bladon and Woodstock and back towards Cassington and Long Hanborough. The idea of creating woodland, in light of the aforementioned, for a local school blatantly disregarding the special unique ancient hedgerows and landscape already in existence, in a move to cover up the negative effects of developing is completely ludicrous. The Council needs vitally to stand up and vehemently protect this important piece of land for future generations.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR8 - Land East of the A44

PR-C-0510 08/10/2017 Rachel Walton N

1218

Comments

GB is designed to protect from overdevelopment. IF PR (land to the East of the A44) is permitted under the Local Plan, the three villages of Kidlington, Yarnton and Begbroke will coalesce and lose their individual identity to the detriment of all residents in those villages. This GB should not be sacrificed as it will irrevocably damage the countryside, wildlife and biodiversity of North Oxfordshire, reducing quality of life for local residents.

Changes Sought

Reasons for Participation

PR-C-0515 06/10/2017 Jeffrey Wright Begbroke Parish Council N Y

1253

Comments

Provision of appropriate facilities for outdoor sport is cynically included to build the development case. (detailed map provided) This is an exception detailed in National Planning Policy. Begbroke -There is a clear boundary already as shown in associated photograph. This proposal takes development up to FP 7.

Changes Sought

Reasons for Participation

Please review our PowerPoint presentation for the comments of Begbroke parish council. This is necessary as we believe Cherwell Executive will ignore any representations as they have already made their mind up. We believe that The Planning Inspectorate will take more notice of what we have to say.

PR-C-0515 06/10/2017 Jeffrey Wright Begbroke Parish Council N Y

1250

Comments

Gives pictures in the letter to demonstrates Sites PR9 PR8 & PR3e together rather than in isolation and the devastating effect on the green belt. Does policy PR3e protect Begbroke? No.

Changes Sought

Reasons for Participation

Please review our PowerPoint presentation for the comments of Begbroke parish council. This is necessary as we believe Cherwell Executive will ignore any representations as they have already made their mind up. We believe that The Planning Inspectorate will take more notice of what we have to say.

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PR-C-0515 06/10/2017 Jeffrey Wright Begbroke Parish Council N Y

1248

Comments

3 photographs provided to clarify Green Belt around Begbroke & Yarnton (PR8), Footpath Begbroke and Spring Hill (PR3e). Reduction of green belt in Begbroke & Yarnton1. Cherwell claim in figure 3, page 31 of its summary booklet, that the total area of Cherwell that comprises green belt would fall from 14.3% to 13.9%2. They also claim a 3% reduction in affected green belt. Whilst this is probably true it is not reflecting the real change in affected areas such as Begbroke, Yarnton and Kidlington!! Site PR08 will remove approximately 52% of green belt in Begbroke and Yarnton. Site PR09 will remove approximately 16% of green belt. Our residents do not want organisations or other landowners with vested interests to destroy out pleasant environment to satisfy their own interests.

Changes Sought

Reasons for Participation

Please review our PowerPoint presentation for the comments of Begbroke parish council. This is necessary as we believe Cherwell Executive will ignore any representations as they have already made their mind up. We believe that The Planning Inspectorate will take more notice of what we have to say.

PR-C-0525 02/10/2017 Lynne Whitley Yarnton Parish Council N Y

1274

Comments

Land East of A44 (Begbroke). This is wholly within Oxford GB. Cherwell Local Plan 2011-2031 Policy ESD 14 (p 114) seeks to prevent the coalescence of settlements & has a strong role in preventing coalescence of Yarnton/Begbroke/Kidlington. PR8 has been titled 'Begbroke' despite the bulk of developments lying in Yarnton parish. Just where the separation of Yarnton and Begbroke would be is not obvious. This despite Partial Review page 118, para 5.110, point 5 stating 'the necessity to retain the separate identities of Yarnton/Begbroke/Kidlington'. PR8 is not consistent with National Policy & thus unsound. Cherwell Local Plan 2011-2031 Policy Villages 1 (p 246) categorises Yarnton & Begbroke as Category A villages. PR8 is in contradiction with Policy Villages 1. The closure of Sandy Lane. OCC recognises this as an alternative route to A44 & A4260. It is important enough to be salted in winter. It is a vital link between Kidlington/Yarnton. No provision for an alternative, thus it is not justified and unsound.

Changes Sought

Reasons for Participation

As the parish Council representing a village that will be affected greatly by the proposed developments, we would like the opportunity to participate in the oral part of the examination.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR8 - Land East of the A44

PR-C-0528 06/10/2017 Chris Sheehan Suzi Coyne Planning on behalf of Sheehan Haulage & Plant Hire Ltd — N N N Y

1293

Comments

Comment was made in January 2016 on the Issues Consultation Paper of the Partial Review - Oxford's Unmet Housing Need that there is a clear link between housing need, employment growth and other supporting infrastructure, and that this would include the need to provide new waste management facilities to meet Oxford's needs. The comments made clear that there is currently hardly any provision for the waste management industry at all in Oxford; that the scarcity of land in the city means that its waste management needs will have to be met outside the city; and that the only identified employment sites appropriately located - at Kidlington and Begbroke - would not be suitable for waste management use as they were specifically for high value employment needs. The development locations to be identified in the Partial Review should include employment land suitable for heavier industrial B2 type uses, that could then also provide potential options for the waste management industry to site facilities to meet Oxford's needs. Unfortunately, however, the Partial Review document does not make any allocation for new B2 use employment land. The only new employment provision (other than ancillary business development - use class B1(a) - at new local centres) is made within Policy PR8, but is only for the expansion of Begbroke Science Park (Key Delivery Requirement 15) to accommodate growth in research and high-tech enterprises. 3. The Oxfordshire Minerals and Waste Local Plan Part 1 - Core Strategy (OMWCS) was subject to examination in September 2016 and the Inspector's Report was issued in June 2017. The plan identifies a growing need for additional waste management capacity and the intention to identify new sites to meet this need. At the examination hearings it was accepted that it would not be possible to find new sites in Oxford for waste management purposes and given the further constraint of the Green Belt the area identified for locating waste management facilities to meet Oxford's needs (under policy W4) was therefore widened from a 10 mile radius of the centre of Oxford to a 15 mile radius ("the Oxford area") as a main modification to the plan. 4. In respect of the Cherwell District area of the county there are no available existing, no proposed new employment sites that would be suitable within the area where the County Council considers that new waste management sites to serve Oxford should be found. Furthermore the only sites that have been nominated for new waste management facilities within the Oxford area, and also within Cherwell District, are all Green Belt sites.

Changes Sought

In order for the Plan to be sound Policy PR8 should be amended as follows: The words "190 hectares of land" should be replaced by "203 hectares of land". There should be an additional key delivery requirement stating: "The reservation of 13 hectares of employment land for B2 and B8 class uses." The Policies Map should be amended to show the land east of the rail way line - the extent of which is as shaded red on the annotated copy of the existing Policy PR8 Policy Map below - removed from the Green Belt and identified as land reserved for employment. Further consequential changes would also be necessary to Appendices 1 and 2 of the Plan. These changes would remedy the failings in relation to the tests of soundness that have been identified at paragraph 11 of the comments in the preceding section 4, and would make the Plan legally compliant in respect of the requirement to have regard to national planning policy. Annotated copy of PR8 map is appendiced in the rep.

Reasons for Participation

Local employer whose interests will be directly affected by the policies of the Plan, and considers that it is very important to be represented at the hearings into the relevant issues, in order to help inform the discussions and ensure that its views are fully taken into account.

PR-C-0535 05/10/2017 Donna Bennett — N N N

1314

Comments

Positively Prepared/Compliance with Duty to Cooperate? The unmet need for this project is unproven and likely overstated. It would have a devastating effect on beloved countryside that is strongly relied upon and used frequently all year round for walks and ensuring a healthier lifestyle amongst locals. It is a bold plan that lacks compromise and respect to the quality of lives in all surrounding areas, now and in the future. Development on this well utilised green spaced would be a serious offence to the GB national policy. The evident and frequent recreational use it provides to locals as well as the essential needs to the pockets of wildlife that are struggling to remain are totally disregarded in this plan. GB space is billed as such to cap the area(s) from inevitable demands of urban expansion even in so called "extreme cases". Decision making by any parties that stand to profit from the success of this planning on this protected GB space should be forbidden. This plan has no sensitivity for GB policies or the quality of lives living in the surrounding areas. The infrastructure plans are afterthoughts without acknowledgement to the current infrastructures that are rapidly deteriorating and under daily duress. Building on this precious and utilized green space for the temporary solution of unmet housing needs does not justify or outweigh the irreversible and negative consequences for current and future inhabitants.

Changes Sought

Changes to Plan 8 - so that it is more legally compliant and sound. 1. If using our GB areas is truly the only option for development then Cherwell should decline and point to other solutions such as: a. Brownfield sites within Oxford or further out. b. Current and numerous vast amounts of land either being reserved for commercial use (much of it not looking very utilised or successful). 2. The decision making process should be ultra sensitive and rigid to the aesthetics at risk and protect this area at all costs realising it's essential potential and use.

Reasons for Participation

I am a concerned as a long time resident that these plans will affect. I am also aware and understand these plans and their implications involving both current and future residents. I strongly believe I am competent and justified to be involved in ensuring that alternatives, and fair compromises are met

PR-C-0548 09/10/2017 Clive McDonnell — N

1362

Comments

Objects on the grounds that Paras 15 & 16 are unsound due to the failure to be positively prepared. The plan seems biased towards Oxford University who stand to make significant financial gain from selling GB for development and from extending their science park, with no regard for the local community. Para 18b, pg. 122, indicates more access points on the A44. This increases safety risk to pedestrians, exacerbating traffic flow issues and increased congestion. Considers the closure of Sandy Lane (Para 18f, pg. 124) and inappropriate strategy. This is a key route to Kidlington which reduces congestion on the A44. The consideration of educational facilities (additional High School). This should be independent of Oxford University to ensure no conflict of interest, or potential for creation of a selective school. Efforts should be made for the science park to improve links to the existing Marlborough & Gosford schools. Para 39, pg. 126 expanding Oxford University Science Park seems biased towards Oxford University to increase profitability and financial gains without consideration to local community needs. The lack of objective assessment and not being positively prepared makes the proposal unsound.

Changes Sought

Reasons for Participation

PR-C-0556 29/09/2017 Kate and Mike Hopcraft

1381

Comments

Concerns over PR8 & PR9. This development is highlighted to meet an unmet housing need. The Plan highlights that they will be 50% affordable homes. Given that the total number of houses in Policy PR8 is 1950, if developers do stick to the 50% (which is unlikely) we were advised that then approx. 20% of the affordable housing (as in previous developments) has been allocated as keyworker housing & there is no reason for this development to be different. This equates to 195 KW houses, & is barely enough to meet the needs of the new schools proposed on the site, let alone supporting this kind of housing need within Oxford. Have significant concerns about the lack of infrastructure for car transport in PR8, increasing the already busy road on the A44 into Oxford with a single lane & narrowing to single lanes at all roundabouts. Concerned that the project will not meet the original aim of meeting Oxford's Unmet Housing Need. The houses will be sold to commuters or purchased for rental, not for local people to be able to get on the housing ladder, or meet the keyworker needs. What's more likely is a much smaller proportion of social housing than is included on the plans. It would be a travesty to lose the feeling of living in the countryside with the PR9 development meaning both sides of the A44 is flanked with houses. Causing increased journey times, queuing & traffic pollution for this development then to not meet the need.

Changes Sought

Reasons for Participation

PR-C-0560 04/10/2017 Anna Isles

1391

Comments

Object to current plans for Policy PR8 – Land East of A44 (Begbroke) and Policy PR9 – Land West of A44 (Yarnton) shows no regard for the identity of the villages of Yarnton or Begbroke and no real effective infrastructure has been suggested (plans for bus lane improvements and rapid transport routes, for example, are unrealistic due to the physical width of bridges along the route and, of course, finance).

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR8 - Land East of the A44

PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N

1426

Comments

OXFORD'S 'UNMET NEED' AND REASONABLE OPTIONS FOR MEETING IT (continuation)
c. Even if there were no reasonable alternative sites, and even if densities on allocated non-GB sites could not be increased, the release of GB land could be substantially reduced. The total GB land proposed to be released is 264 ha. 10 hectares is proposed to be released for the station and Park and Ride, which already exist on GB land. There is no obvious rationale for the release. The net GB land to be released for housing is 254 hectares However within this area only 153 hectares is proposed to be actually used for housing, with the rest being allocated for sport, nature, agriculture etc., all legitimate GB uses. On the residual land 3990 houses are proposed at a density of 26 dph (although an average of 34 is claimed in the Plan). If build densities were increased to urban levels – the Council's stated Policy is to treat these incursions for Oxford's unmet need as urban extensions – then 70 houses per hectare, utilising only 37% of the land would be appropriate. This would require only 57 hectares, all of which could be comfortably accommodated on PR8, the least damaging in terms of coalescence and the Kidlington Gap of all these sites.

Changes Sought

Reasons for Participation

PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N Y

1420

Comments

Government Policy requires development in the GB to be the very last resort, only to be considered if there is no alternative. Cherwell has stood that Policy on its head by making building in the GB its very first choice, rejecting what it accepts were reasonable alternatives. Cherwell says that building as close to Oxford as possible trumps all other considerations. Since Oxford is surrounded by GB, that has led them to select not just GB sites, but the very closest GB sites to the City, at the Kidlington Gap, where the GB is most fragile, just a few fields wide. It is those few fields the Council plans to build on, flatly contrary to GB policy, and the known wishes of the overwhelming majority of its electorate. If the Council gets away with this plan, it will also, again contrary to GB policy, cause the merger of Yarnton and Begbroke into Kidlington; expose Kidlington itself to being engulfed by the predatory City Council which has sought to subsume it for at least thirty years; and also, by declaring that proximity to Oxford is itself an exceptional reason to build on the GB which surrounds the City, fundamentally undermine its very purpose, risking opening the whole GB to development.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

Reasons for Participation

CPRE Oxfordshire represents a wide membership across the County, including many parish councils and local organisations, and seeks to influence development to protect and enhance the countryside. As one of the founders of the Oxford GB we have considerable knowledge about its origins, purpose and ongoing relevance.

PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N Y

1421

Comments

CPRE is opposed in principle to the release of GB land – as is national planning policy. A very strong case therefore has to be made to establish the exceptional circumstances required for the release of GB land. The Cherwell Plan goes nowhere near making such a case; Cherwell's electorate strongly supports retention of GB land as does Government Policy. There are a number of reasonable alternatives. The houses to satisfy Oxford's 'unmet need' targeted at the Cherwell GB could not only, on the Council's own admission, be sustainably built elsewhere in the District on other sites, or by increasing the density of build on existing sites, but also, at least to a considerable extent, within the City itself. Failing that, if there were genuinely no available option other than release of GB, national policy indicates that Cherwell would be expected to decline to do so and require other Councils to co-operate in meeting the unmet need Cherwell itself cannot satisfy. Additionally, during the course of the consultation, the Government published a revised Objectively Assessed Need (OAN) calculation, showing a total Oxford need of half that identified by the Oxfordshire Strategic Housing Market Assessment (SHMA). If adopted the new formula would make it certain that Oxford could accommodate all of its own housing need, and therefore there would be no "unmet need" for Cherwell to meet. The proposed OAN also reduces Cherwell's own need by a third, meaning that even if there were any Oxford unmet need to be covered, it could be met within the surplus the new OAN creates in Cherwell's adopted plan. This review is therefore premature and should be suspended at least until new "need" figures are crystallised.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

Reasons for Participation

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PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N Y

1419

Comments

Not Positively Prepared. Not Justified. Not Effective. Not Consistent with National Policy.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. Cherwell District Council should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the Green Belt.

Reasons for Participation

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Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR8 - Land East of the A44

PR-C-0562	05/10/2017	Helen	Marshall	CPRE Oxfordshire			N	Y

1424

Comments

OXFORD'S 'UNMET NEED' AND REASONABLE OPTIONS FOR MEETING IT. 1. Is the Oxford unmet need real or realistic? Cherwell argues that an “exceptional circumstance” exists in the Inspector approving the adopted plan having added a requirement for “a formal commitment from the Council, together with other relevant Councils, to undertake a joint review of the boundaries of the Oxford GB, "once the specific level of help required by the city of Oxford to meet its needs that cannot reasonably be met within its present confines, IS FULLY AND ACCURATELY DEFINED”. (Our emphasis) It was our view at the time that the Inspector could have exceeded his remit as there was no evidence before him suggesting that further development in Cherwell was impossible without breaching the GB, nor of the precise quantum of Oxford’s unmet need (if any existed) or the capacity of other Districts to accommodate it. However it is relevant that he proposed a Review only AFTER Oxford’s unmet needs were fully and accurately defined. They still are not, and a review is therefore premature even on the Inspector’s terms. According to the City Council in a report to Scrutiny Committee (12th June), the agreed unmet need allocation, is used as a working basis for current local plans in Oxfordshire which will be updated when the Oxford Local Plan is completed. In other words it is presently neither fully nor accurately defined, as the Inspector had required it should be. Oxford has only now started its own Local Plan process to reflect the Oxfordshire Strategic Housing Market Assessment (SHMA), three years after it was published, and long after Oxfordshire’s other Districts. Its draft Local Plan gives no figure for unmet need, or for the City’s capacity to meet it. However, taking Oxford’s overall “need” to be for 28,000 houses over the plan period, CPRE argues that at least 26,000 could be provided inside the City itself by switching employment sites – the use of which for employment would only exacerbate the housing need the City Council describes as being its Number One priority to overcome – to housing, and increasing densities on all sites to compact city levels. That is even before the outcome of a review of further sites to which the City refers in its plan. (See Oxford/Densities paper attached) Consequently the Inspector’s condition, that Oxford’s unmet need should first be “fully and accurately defined” is nowhere near met, and, further, there would be little or no “unmet need” for other Authorities to consider. In any event, a “working assumption” of need cannot be an exceptional circumstance justifying GB release, especially when it is likely to be extremely inaccurate. Finally, during the course of this consultation the Government has proposed a new OAN formula to replace the SHMA (on which all the Review numbers are based). This new formula, if adopted, would reduce Oxford’s total annual housing need from a SHMA mid-point of 1400 per annum to 746, that is by 47%. This would in turn reduce “unmet need” by two thirds, even before taking into account that the City should use employment land to satisfy existing housing need rather than exacerbate it and build at densities appropriate to cities. The new OAN is at the very least further evidence that the level of unmet need this review seeks to satisfy is neither fully nor accurately defined.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. Cherwell District Council should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the Green Belt.

Reasons for Participation

CPRE Oxfordshire represents a wide membership across the County, including many parish councils and local organisations, and seeks to influence development to protect and enhance the countryside. As one of the founders of the Oxford Green Belt, we have considerable knowledge about its origins, purpose and ongoing relevance.

PR-C-0562	05/10/2017	Helen	Marshall	CPRE Oxfordshire			N	Y

1423

Comments

The NPPF states that one of its Core Planning Principles (para 17) is to take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the GBs around them, and noting (at para 79) that the fundamental aim of GB policy is to prevent urban sprawl by keeping land permanently open. Paragraph 83 states that once established, GB boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. The recent Housing White Paper, clarifies what the steps before a finding of “exceptional circumstances” should be, when local authorities can demonstrate that they have fully examined all other reasonable options for meeting their identified housing requirements. Amongst these “reasonable options” which Local Authorities must demonstrate they have considered before there can be the “exceptional circumstances” required for review/release of GB land are: • making effective use of suitable brownfield sites and the opportunities offered by estate regeneration; • the potential offered by land which is currently underused, including surplus public sector land where appropriate; • optimising the proposed density of development; and • exploring whether other authorities can help to meet some of the identified development requirement. Although not yet law, the White Paper illustrates how high the hurdle for exceptional circumstances must be, given that the NPPF’s “fundamental aim is keeping GB land permanently open”, and the need to show there are no “reasonable options” before considering GB release.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

Reasons for Participation

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PR-C-0562	05/10/2017	Helen	Marshall	CPRE Oxfordshire			N	Y

1427

Comments

DUTY TO CO-OPERATE - The SHMA is explicit that Authorities are not expected to meet OAN (Objectively Assessed Need) in full if e.g. it would necessitate Green Belt development. It has been the unforced choice – not the requirement – of Oxfordshire’s Councils to agree to meet the SHMA need in full despite wide swathes of Oxfordshire being GB and AONB. It is therefore incumbent on Councils to take on each others’ “unmet need” if it would otherwise require GB land to be released. As shown, Oxford’s unmet need is very far indeed from being quantified or crystallised, but, if it were, it would be the duty of other Councils to assist Cherwell in meeting its part of that need without releasing GB land, not least by assisting Cherwell to understand how to do so within its own borders. There is no evidence that this has been attempted. Finally, the new OAN calculation proposed by the Government during the consultation defines “need” as the figure shown in the Government’s own tables on household projections. This is overlaid in the proposed calculation with an arbitrary (and ill-conceived) uplift intended to reduce house prices. It is also accepted that local authorities may if they wish further inflate their housing targets to provide further economic growth than that already included in the government’s base tables. However, it is submitted that these latter two elements cannot be defined as “need” and neighbouring Councils have no duty to co-operate in meeting them.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

Reasons for Participation

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Proposed Submission Plan - Policy PR8 - Land East of the A44

PR-C-0562	05/10/2017	Helen	Marshall	CPRE Oxfordshire			N	Y

1428

Comments

THE GB STUDY No great weight should be given to the LUC GB Study. Its purpose was not to determine whether any of the GB made no, or an insignificant contribution to, the purposes of the GB since clearly all of the GB land contributes, and the loss of any would be harmful. Rather, in its own words, the GB Study has been commissioned by Cherwell District Council to assess the suitability of the strategic sites being promoted for development against the five purposes of the GB. In other words the sites had been pre-selected, as we showed above, in the face of GB policy, and targeting the most fragile point in the entire Oxford GB. LUC continue The considerations that will determine the most appropriate scenario, or combination of scenarios, will largely relate to the existing or potential environmental qualities and value of land, and to the sustainability of residential development. This will enable Cherwell District Council to consider whether there are 'exceptional circumstances' (under paragraph 83, NPPF) to justify altering GB boundaries through the Local Plan process, i.e. to enable existing GB land to contribute to meeting Oxford's unmet housing need. That is, value is not primarily judged against GB purposes at all, but against environmental ones, and the sustainability of the land for housing development. LUC found that Release of areas identified as making a low contribution to GB could provide only 5.8ha of potential development land 4.13). Release of areas identified as making a low or low-moderate contribution to GB could, subject to consideration of cumulative impacts, provide 34.6ha of potential development land(4.14). Release of areas identified as making a low, low-moderate or moderate contribution to GB could, subject to consideration of cumulative impacts, provide 166.7ha of potential development land (4.15). Although as noted above, the judgment was largely not on GB grounds, moderate harm was considered acceptable in order to release a larger amount of land. LUC acknowledge that release of fragile GB 4.16 GB that occupies only a small/narrow area between separate urban settlements will tend to rate highly in terms of its role in preventing settlement coalescence. This exactly describes the land chosen for release; but LUC went on. However, if environmental assessment determines that this land lacks significant value then a case could be made for accepting the coalescence, or near-coalescence, of settlements in order to maximise the scale of development in one area. That is the, subjectively assessed low environmental value trumps urban sprawl and severe coalescence, the two founding principles of the GB. Further, they have targeted the very point at which the GB is already narrowest – the Kidlington Gap between Kidlington and Oxford – for release, directly creating the coalescence of two distinct settlements (It is material that Oxford itself is proposing to breach that same area from the South with a proposed development of St Frideswide Farm). The sites concerned are all at the exact point in the GB where coalescence of settlements (Oxford and Kidlington) is most threatened, with the built areas separated presently by a few fields. The proposed GB reviews, together with the release of the Parkway Station and Park and Ride would effectively merge the two settlements. Although Kidlington (population 13,000, 2011) is statutorily a village, it is larger than many towns, notably Thame (11,600) and Henley (11,700) in Oxfordshire.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

Reasons for Participation

CPRE Oxfordshire represents a wide membership across the County, including many parish councils and local organisations, and seeks to influence development to protect and enhance the countryside. As one of the founders of the Oxford GB, we have considerable knowledge about its origins, purpose and ongoing relevance.

PR-C-0562	05/10/2017	Helen	Marshall	CPRE Oxfordshire			N	Y

1429

Comments

GB: CONCLUSIONS: 1. Government Policy and the Public Interest both require the GB to be permanent unless truly exceptional circumstances necessitate consideration of release. 2. Oxford unmet need is not an exceptional circumstance, firstly because it has not been defined and secondly because there are ample reasonable alternatives to accommodate it. 3. The LUC GB study was conducted on flawed principles and should be given little weight. 4. Cherwell have cited no other exceptional circumstances which hold any water – and their primary arguments – proximity to Oxford – is in fact a key argument for GB retention rather than release. 5. If at some future time an Oxford "unmet need" has been shown to exist and satisfactorily quantified, and if that requires any allocation to Cherwell, there are alternatives available to the District other than releasing GB land and therefore none should be released.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

Reasons for Participation

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PR-C-0562	05/10/2017	Helen	Marshall	CPRE Oxfordshire	N

1422

Comments

The primary duty of a Local Authority must be to the people it represents. In an independent market research exercise, with a very high sample size, conducted across Oxfordshire by Alpha Research of Thame in April 2015 respondents were specifically prompted that there was considered to be a need for more housing, and of the extent and purpose of the GB, before being asked whether the GB, should be developed for that, or indeed any other, purpose. Their answers were therefore fully informed by recognition of housing need. 76% of respondents considered that the GB should remain undeveloped; 66% considered housebuilding the greatest threat. Although polls have something of a tarnished reputation, this has resulted from situations where marginal inaccuracy can lead to wholly incorrect forecasts in narrow binary decisions. In this case the sample size was so large and so representative, and the outcome so conclusive, that whilst there might be up to a 5% margin of error, this would not be capable of affecting the result, or its scale. Further, this is in line with previous polls, adding to confidence that it accurately reflects public opinion. The same exercise showed that in North Oxfordshire – closely correlating to Cherwell - the outcome was hardly less conclusive, with 71% of respondents supporting the proposition that the GB should not be developed for housing or any other purpose. This was despite years of constant media campaigning by the City Council that Oxford has "no option" but to spread over the GB unless people are to go homeless (a wholly fallacious claim). Despite the City's campaigning, 73% of non-homeowners, and 74% of C2DEs agreed that the GB should not be developed for housing. In other words, the people who would be expected to have been the most responsive to the City's campaigning rejected GB development almost as strongly as the general population. Indeed 73% of the City Council's own constituents rejected it. There can be no doubt that the people both of Oxfordshire, and of Cherwell itself, reject GB development in principle, and this must be given great weight in any consideration of doing so.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

Reasons for Participation

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Proposed Submission Plan - Policy PR8 - Land East of the A44

PR-C-0562	05/10/2017	Helen	Marshall	CPRE Oxfordshire			N	Y

1425

Comments

OXFORD'S 'UNMET NEED' AND REASONABLE OPTIONS FOR MEETING IT. 2. If Oxford's unmet need were realistic could it be met elsewhere in Cherwell than in GB? a. Yes, it could be met on non-GB sites. Cherwell found that the required number of houses could sustainably be built elsewhere, outside the GB, at Junction9 M40, Arncott, Bicester and surrounding area, Upper Heyford, Junction 10 M40, Banbury and surrounding area. They rejected these alternative sites because they might upset the evolution of the current adopted plan – although why competent planners would not be able to deal with that problem, if real, is not apparent; because there might be shortfalls, although why these should be greater for Oxford's unmet need than for Cherwell's own need was not explained; and more dispersed options provided less opportunity for strategic infrastructure investment (e.g. transport and education), although why this would be the case for, for example, Upper Heyford which is already targeted and developed, or for other centres which already benefit from services, is not explained. The overriding reason for their rejection however was clearly that they were less well situated (than the GB sites) to build communities associated with Oxford, to assist with the delivery of the Oxford Transport Strategy, to provide affordable transport options, and more likely to involve commuting. It is significant that even GB sites like the previously developed Shipton Quarry, were rejected as Development here would relate to Shipton-on-Cherwell, not Oxford. Therefore the parcel plays no role with respect to this purpose (Oxford's unmet need). Simply put, this amounts to saying that all reasonable alternatives were unacceptable because they were not in the GB, or, if they were in the GB, were too far from Oxford. It is an argument that urban sprawl into the GB is justified by the fact that only GB sprawl could (by definition) be close enough to the City; in other words it is an argument not just for nibbling at the GB but for undermining its core purpose. It is clearly unacceptable in its own terms. Further, the proposed new OAN calculation would reduce Cherwell's own need by 33%. The effect of this would be that 33% of the housing trajectory in the Council's adopted plan would be superfluous to Cherwell's own requirement and therefore available to satisfy any unmet needs of neighbouring authorities that might arise. b. The unmet need could be met by marginal density increases on generally low density allocated sites. Policy BSC2 in the adopted plan states New housing should be provided on net developable areas at a density of at least 30 dwellings per hectare unless there are justifiable planning reasons for lower density development. Yet Policy Bicester 1 allocates 380 hectares to just 6,000 homes which is 16 houses per hectare. Assuming for these purposes that 30 dwellings per hectare is the average across the District, the sites to which the present 22,800 homes are allocated would need to increase build density by just 5%, to 36%, to accommodate all of the "working assumption" of Oxford's unmet need. This would still be less than half the density of Central Paris or Barcelona, or Islington in London. Higher density build would also mean smaller houses, of which 63% of Oxfordshire's SHMA need is comprised, and thus better meet public requirements. High densities also reduce the need for car travel and create a stronger sense of community.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

Reasons for Participation

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PR-C-0562	05/10/2017	Helen	Marshall	CPRE Oxfordshire			N	Y

1418

Comments

TRANSPORT - THE PROPOSED NEW STATION AT KIDLINGTON/BEGBROKE. The initial proposals for the development made great emphasis on the provision of a new railway station "between Kidlington & Begbroke", the implication being that this station would cater for the needs of residents to reach their places of employment in Oxford and that therefore the housing plans are more sustainable. The relevant railway line is that from Oxford and the south to the midlands and north via Banbury. It is intensively used with half hourly cross-country trains and frequent freights including regular intermodal trains from and to Southampton docks. There is also a local service of 12 trains per day each way (9 on Saturdays, 3 on summer Sundays, none on winter Sundays) calling at the intermediate stations at Tackley, Heyford & Kings Sutton. North of Aynho Junction, as far as Banbury, these trains all have to interwork with the three trains per hour on the Chiltern Line to and from London Marylebone. There are presently no proposals for a new station on this line, nor are there likely to be. Neither Network Rail, Oxfordshire County Council nor any train operator has any aspiration for a station here. It does not feature on any relevant route study or strategic proposal. For example, we note that no such plans have been included in the Oxfordshire Infrastructure Strategy, signed off by the Oxfordshire Growth Board in September 2017, which claims to 'provide a view of emerging development and infrastructure requirements to support growth from 2016 to 2031 and beyond'. This includes a description of numerous rail improvement projects both pre and post 2031, as well as listing infrastructure priorities for the A40 Corridor, but gives no mention at all to a new station in this area. Journey time for the local trains is 30 minutes and they only just slot in between the other services; in other words, a train leaving Banbury soon after the previous southbound train only arrives in Oxford just before the next one. To add an extra stop on the route would make this pathing issue even more tricky. It would be possible to accelerate the journey time with electric trains which have better acceleration and deceleration rates and thus allow an extra stop in the same timetable but although the previous government did announce a scheme to electrify this railway as part of its "electric spine" in 2012, this has been deferred and there is at present no prospect of this happening. Great Western Railway (GWR) operate the local trains and they do have an aspiration to increase the frequency to a train every 90 minutes across the whole day but it is only an aspiration, not a timed commitment. Even that frequency is not really sufficient to attract substantial numbers of commuters to use rail on a daily basis. For that a half hourly service level is, these days, a basic requirement. The station at Oxford Parkway, opened in October 2015 and connected to Oxford station in December 2016 has in any case now become the railhead for Kidlington, swathes of north Oxford, Headington and surrounding villages. The rail industry as a whole is thus utterly unlikely to wish to commit to another new station "between Kidlington and Begbroke".

Changes Sought

References to the station should be removed from the Plan as it is not deliverable within the lifetime of the Plan and therefore is not effective.Any element of development that is dependent on this station being delivered should be removed from the Plan as unsound.Plans for additional housing in north Oxford/south Kidlington should be put on hold until the Oxford to Cambridge Expressway route is settled, the East West railway is re-opened and the full extent of the expansion of Bicester is agreed, with its possible new transport infrastructure.

Reasons for Participation

CPRE Oxfordshire represents a wide membership across the County, including many parish councils and local organisations, and seeks to influence development to protect and enhance the countryside. We would like to attend the oral part of the Examination.

PR-C-0567	09/10/2017	Dr Ian	Scargill	Oxford Green Belt Network	N		N	Y

1440

Comments

This Plan is contrary to the NPPF which states in paragraph 14 that Local Plans should meet objectively assessed needs unless specific policies in the Framework indicate development – including land designated as GB - should be restricted. It is also contrary to the twelve core land use planning principles set out in Paragraph 17 of the NPPF one of which is that planning should take account of the different roles and character of different areas, promoting the vitality of our main urban areas and protecting the GBs around them. Furthermore, National Planning Practice Guidance makes clear that assessing need is just the first stage in developing a Local Plan and that once need has been assessed, the local planning authority should take account of any constraints such as GB, which indicate that development should be restricted and which may restrain the ability of an authority to meet its need. Cherwell has accepted (or, more accurately, been pressured to accept) the inflated figures of the Oxfordshire SHMA in full and has never followed this guidance to "take account of any constraints such as GB …. Which may restrain the ability of an authority to meet its need". The proposed submission plan is therefore not consistent or compliant with national policy.

Changes Sought

The plan should be withdrawn and a spatial strategy for Oxfordshire established which can address the issues addressed in this review in a co-ordinated and consistent way. Through such a strategy the Oxfordshire authorities should continue with their previous approach of actively encouraging further employment and housing growth away from Oxford.
Oxford City Council and Cherwell in particular should co-operate more effectively and as part of this Oxford should (a) discourage further employment generating development in the city unless it is absolutely essential and (b) use some of the land it has currently allocated for employment, together with other previously developed land, for well planned high density housing.

Reasons for Participation

OGBN was established in 1997 to help to protect the Oxford GB and to support those wishing to resist proposals for inappropriate development within it. It comments regularly on planning applications in the GB and in planning policy consultations, particularly on matters affecting the GB. OGBN has made representations on all stages of the Cherwell Local Plan Part 1 and participated in the Public Examination in December 2014. We have also commented on earlier stages of this Partial Review.
The membership of OGBN includes many of the Parish Councils whose areas include GB land. The OGBN fully supports the aims of GBs as set out in the NPPF and earlier planning guidance and in particular it strongly endorses the fundamental principle that GB is a permanent designation.
We consider that our participation in the examination in necessary and justified because of our longstanding interest and understanding of the Oxford GB.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR8 - Land East of the A44

PR-C-0567	09/10/2017	Dr Ian	Scargill	Oxford Green Belt Network	N		N	Y

1441

Comments

We note that the plan calculates the loss of GB to be 3%. There is an implication here that the loss is relatively small and therefore acceptable. This is fallacious as is illustrated by the following example taken from a paper by Professor Dieter Helm, Chair of the Government's Independent Natural Capital Committee "Think about St James' Park in central London, set between Buckingham Palace at one end and Whitehall at the other. Suppose a developer comes along with a proposal; to build on a small plot on one corner of St James' Park. This developer might argue as follows. The marginal value of the patch of grass in a small corner is not that great. After all, all the rest is left. Better still, the developer might pay such an enormous price for the small bit of land that perhaps a hospital could be built elsewhere with the proceeds. The marginal value to the ultimate owner of this house is so great relative to the marginal value of the small corner of St James' Park that it makes marginal economic sense to build on it. There are two problems with this argument. The first is that the same marginal case can be made for the next small bit of St James' Park. Indeed the value to the developer is even higher now because the Park is now slightly smaller. And for the next bit, the argument just gets stronger. Carried to its limits there is a great marginal case for incrementally building all over St James' – and Hyde Park, and Regent's Park and indeed all the green spaces in London. That is indeed what would have happened if the market had been left to allocate the land as if St. James' was a private good. It is what would happen to the GB too. The second problem is that the reason why the land is so valuable is because it is not surrounded by other houses in close proximity. The very rich person who buys this house on the corner of St James' is paying so much because others are not able to do so, and because it is St James'. We cannot all have green spaces around our houses – green space is in fixed supply. Carry both of these arguments across to the GB. Each marginal bit has a marginal economic case for developing it, and as each bit is chipped away, the value of the whole public good – the GB system – diminishes. The core point here is that the marginal case if carried through to its logical conclusion leads to no GB – there is a good marginal case for building on each and every marginal bit of land, as there is for building on each and every bit of St James' Park." The loss of a small proportion of GB therefore increases the likelihood of further loss. GB should be considered as an entity or system not as a collection of individual land parcels. This is a further reason why we fully endorse Government Policy (NPPF para 79) that GB is a permanent designation.

Changes Sought

The plan should be withdrawn and a spatial strategy for Oxfordshire established which can address the issues addressed in this review in a co-ordinated and consistent way.
Through such a strategy the Oxfordshire authorities should continue with their previous approach of actively encouraging further employment and housing growth away from Oxford.
Oxford City Council and Cherwell in particular should co-operate more effectively and as part of this Oxford should (a) discourage further employment generating development in the city unless it is absolutely essential and (b) use some of the land it has currently allocated for employment, together with other previously developed land, for well planned high density housing.

Reasons for Participation

The Oxford Green Belt Network (OGBN) was established in 1997 to help to protect the Oxford GB and to support those wishing to resist proposals for inappropriate development within it. It comments regularly on planning applications in the GB and in planning policy consultations, particularly on matters affecting the GB. OGBN has made representations on all stages of the Cherwell Local Plan Part 1 and participated in the Public Examination in December 2014. We have also commented on earlier stages of this Partial Review.
The membership of OGBN includes many of the Parish Councils whose areas include GB land. The OGBN fully supports the aims of GBs as set out in the NPPF and earlier planning guidance and in particular it strongly endorses the fundamental principle that GB is a permanent designation. We consider that our participation in the examination in necessary and justified because of our longstanding interest and understanding of the Oxford GB.

PR-C-0567	09/10/2017	Dr Ian	Scargill	Oxford Green Belt Network	N		N	Y

1439

Page 2380

Comments

Strong disagreement with the assessment that "exceptional circumstances" exist. Twelve "circumstances" are listed. The final ten are not exceptional circumstances at all. Some of them might be described as "opportunities", some of them are simply descriptions of how development might occur, and others are meaningless, for example "12.the ability to create a sustainable, holistic, joined up vision for the whole of the Oxford/Kidlington/A44 corridor area". That statement certainly does not constitute an exceptional circumstance. Exceptional Circumstance 1 (urgent and pressing need for homes) is highly contentious. It is based on the assessment in the SHMA which has been heavily criticised and never validated. The proposed DCLG standardised methodology proposes a much lower level of need that takes account of affordability. Exceptional Circumstance 2 (clear inability of Oxford to meet its needs) is also unproven. Oxford's needs have not been established through its own local plan process and neither has its ability to meet its own needs. It is clear that alternative development strategies could accommodate a significant number of additional dwellings within the city. The submission document in proposing to develop in the GB is in complete opposition to the purpose of the GB and contradicts Local Plan Pt 1. The main purpose of the Oxford GB, (Local Plan Part 1 para B256), is to limit the growth of Oxford to avoid damage to its character and heritage. Oxford City Council itself should have a part to play in this by restricting the growth of employment generating activities to the minimum necessary. This would have the double benefit of releasing some land for housing and reducing the demand for further housing. However its currently proposed policies do the opposite. We have made this point in our representations to the recent Options consultation on the Oxford Local Plan. Alternative development strategies – which have been successful in the past – are possible for Oxfordshire, and include the diversion of growth away from Oxford towards the country towns. Oxford City Council should play its part in this. We also think it would be possible for the Oxfordshire authorities to promote the diversion of some economic growth to other parts of the country which would welcome and benefit from it – possibly through formal 'economic twinning' arrangements.

Changes Sought

The plan should be withdrawn and a spatial strategy for Oxfordshire established which can address the issues addressed in this review in a co-ordinated and consistent way. Through such a strategy the Oxfordshire authorities should continue with their previous approach of actively encouraging further employment and housing growth away from Oxford.
Oxford City Council and Cherwell in particular should co-operate more effectively and as part of this Oxford should (a) discourage further employment generating development in the city unless it is absolutely essential and (b) use some of the land it has currently allocated for employment, together with other previously developed land, for well planned high density housing.

Reasons for Participation

OGBN was established in 1997 to help to protect the Oxford GB and to support those wishing to resist proposals for inappropriate development within it. It comments regularly on planning applications in the GB and in planning policy consultations, particularly on matters affecting the GB. OGBN has made representations on all stages of the Cherwell Local Plan Part 1 and participated in the Public Examination in December 2014. We have also commented on earlier stages of this Partial Review.
The membership of OGBN includes many of the Parish Councils whose areas include GB land. The OGBN fully supports the aims of GBs as set out in the NPPF and earlier planning guidance and in particular it strongly endorses the fundamental principle that GB is a permanent designation. We consider that our participation in the examination in necessary and justified because of our longstanding interest and understanding of the Oxford GB.
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Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR8 - Land East of the A44

PR-C-0567	09/10/2017	Dr Ian	Scargill	Oxford Green Belt Network	N		N	Y

1438

Comments

Strong objection to all of the proposed development in the Oxford GB which "was designated to restrain development pressures which could damage the character of Oxford City and its heritage through increased activity, traffic and the outward sprawl of the urban area." This quote is from paragraph B256 of Cherwell's adopted Local Plan Part 1 and we fully support it. We also support Policy ESD14 in the Plan to maintain the Oxford GB. The Oxford GB supports all five purposes set out in the NPPF and has been largely successful over the last sixty years. In particular it seeks to protect the setting and character of the historic city of Oxford. The reference to the character of the City, as referred to in Cherwell's Local Plan. is often overlooked but it is a crucial aim of GB policy. The historic city centre by its nature cannot be expanded or comprehensively redeveloped. It is already under substantial pressure and this is likely to become highly damaging if expansion on the edge of the city is not restricted. The City's never-ending traffic problems are testimony to this, and there have been calls for even the number of buses in the centre to be limited. The GB also provides accessible open space, footpaths and other recreational opportunities for residents of the city and for the communities within it. It is well used and supported as public opinion surveys have shown. GB is intended to be a permanent designation only to be changed in exceptional circumstances (NPPF). We think that that the overall levels of growth proposed are unnecessarily high and that alternatives to development in the GB are available. We therefore consider that exceptional circumstances do not exist to justify development in the GB.

Changes Sought

The plan should be withdrawn and a spatial strategy for Oxfordshire established in a co-ordinated and consistent way. Through such a strategy the Oxfordshire authorities should continue with their previous approach of actively encouraging further employment and housing growth, at realistic levels, away from Oxford. Oxford City Council and Cherwell in particular should co-operate more effectively and as part of this Oxford should a) discourage further employment generating development in the city unless it is absolutely essential and b) use some of the land it has currently allocated for employment, together with other previously developed land, for well planned high density housing.

Reasons for Participation

OGBN was established in 1997 to help to protect the Oxford GB and to support those wishing to resist proposals for inappropriate development within it. It comments regularly on planning applications in the GB and in planning policy consultations, particularly on matters affecting the GB. OGBN has made representations on all stages of the Cherwell Local Plan Part 1 and participated in the Public Examination in December 2014. We have also commented on earlier stages of this Partial Review.
The membership of OGBN includes many of the Parish Councils whose areas include GB land. The OGBN fully supports the aims of GBs as set out in the NPPF and earlier planning guidance and in particular it strongly endorses the fundamental principle that GB is a permanent designation.
We consider that our participation in the examination in necessary and justified because of our longstanding interest and understanding of the Oxford GB.

PR-C-0567	09/10/2017	Dr Ian	Scargill	Oxford Green Belt Network	N		N	Y

1442

Comments

We consider it to be a serious omission that at the options stage a question was not asked about the acceptability of development in the GB. This is probably the most important matter raised in this review. The plan may therefore be rendered procedurally noncompliant.

Changes Sought

The plan should be withdrawn and a spatial strategy for Oxfordshire established which can address the issues addressed in this review in a co-ordinated and consistent way. Through such a strategy the Oxfordshire authorities should continue with their previous approach of actively encouraging further employment and housing growth away from Oxford.
Oxford City Council and Cherwell in particular should co-operate more effectively and as part of this Oxford should (a) discourage further employment generating development in the city unless it is absolutely essential and (b) use some of the land it has currently allocated for employment, together with other previously developed land, for well planned high density housing.

Reasons for Participation

OGBN was established in 1997 to help to protect the Oxford GB and to support those wishing to resist proposals for inappropriate development within it. It comments regularly on planning applications in the GB and in planning policy consultations, particularly on matters affecting the GB. OGBN has made representations on all stages of the Cherwell Local Plan Part 1 and participated in the Public Examination in December 2014. We have also commented on earlier stages of this Partial Review.
The membership of OGBN includes many of the Parish Councils whose areas include GB land. The OGBN fully supports the aims of GBs as set out in the NPPF and earlier planning guidance and in particular it strongly endorses the fundamental principle that GB is a permanent designation.
We consider that our participation in the examination in necessary and justified because of our longstanding interest and understanding of the Oxford GB.

PR-C-0570	08/10/2017	B A	Hughes				N	

500

Comments

Believes the proposed submission to be unsound, not properly prepared, not justified and not effective. Objects to Policy PR3 The Oxford Green Belt, Policies PR8 and PR 9 propose removal of specified areas of land from the Oxford Green Belt. This is not consistent with national policy and therefore unsound.Particularly object to the building in the Kidlington Gap, the most vulnerable part of the Green Belt. This area need to be protected so that there is not a continuous urban sprawl from Kidlington to Oxford. There is not an exceptional case for building on the Green Belt as the housing overspill need for Oxford has been created by the City Council choosing not to use its own sites for housing and not ensuring that sufficient affordable houses are built.

Changes Sought

Reasons for Participation

PR-C-0590	02/10/2017	Alan	Jones					

1485

Comments

The proposed destruction of Yarnton's Green Belt(PR8/PR9) to meet Oxford City's hypothetical housing need does not includeany requirements of Cherwell D.C or reflect the wishes of the local community, and I submit that the exceptional circumstancesrequired to join Yarnton, Begbroke and Kidlington to Oxford have not been demonstrated. Indeed,'' housing need '' met by theproposed extension to Begbroke Science Park seems as yet unexplained and of sole benefit to the University. Infrastructure proposals appear to have disregarded the effect of a further 1500(?) vehicles now forced onto the busy A44 atYarnton (and the ensuing tailbacks from The Turnpike to Woodstock), or the needs of the solitary and already overstretched HealthCentre in that village. Similarly, the proposal to build on land west of the A44 on the slopes of the appropriately named Spring Hill (PR9) has seen fit to ignore a history of flooding in Rutten Lane & Cassington Road (and more personally, in my garden!) and seems to assume that the addition of this extra and high density housing will not require a massive overhaul of Yarnton's ancient drainage system. I am sure other people have expressed their views on the need to protect our environment for this and future generations, and I would request that my name be added to that list.

Changes Sought

Reasons for Participation

PR-C-0618	07/10/2017	Keith	Johnston				N	

1532

Comments

This proposal is absurd and can lead only to increased car (if not public transport) miles and pollution. Sandy Lane must be preserved as an important link between the villages of Yarnton and Kidlington. It is already used as an emergency route in event of A44 and A4260 road closure. There is need for good pedestrian, cycle, wheelchair, and disabled person mobility vehicles access between Yarnton and Kidlington. An inexpensive option without closure of Sandy Lane exists already if only Yarnton (Green) Lane was appropriately developed, prioritised and restricted.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR8 - Land East of the A44

PR-C-0618 07/10/2017 Keith Johnston N

1531

Comments

PR8 Key Delivery Requirements, Para 1 gives housing density figure of 45/hectare. Policy PR9 Key Delivery Requirements: Para 1 gives a housing density of 35/hectare. This is significantly greater than any development in either Yarnton or Begbroke and is out of charter with the rural nature of the area. It's disappointing if not illogical that the area closest to Oxford City seen as Policy PR6b is given an average dwelling density of just 25/hectare.

Changes Sought | Reasons for Participation

PR-C-0618 07/10/2017 Keith Johnston N

1528

Comments

The concept of the GB is recognised as safeguarding to: - check the unrestricted sprawl of large built-up areas. -prevent neighbouring towns from merging into one another. - assist in safeguarding the countryside from encroachment. - preserve the setting and special character of historic towns. - assist in urban regeneration, by encouraging the recycling of derelict and other urban land. Significant areas of Oxford GB would be developed resulting in urban sprawl extending almost continuously from the centre of Oxford in a straight line distance north westwards of some 8 miles to the northern edge of Woodstock. In particular, the villages of Yarnton and Begbroke. In the original Cherwell Local Plan 2011-2031 (Part 1) adopted in 2015, both villages were classified as Category A villages. CDC policy allows only minor development, infilling or conversion in, or alongside these villages. Extensive housing development alongside each village would effectively coalesce both into a single community with complete loss of individual identity. Both villages have identifiable historical value existing long before the Domesday book in which both are included. The area of Yarnton and Begbroke villages comprises approximately 1000ha. Significant portions (approx. 300 ha) of the existing bounded area are already unavailable for development as conservation, site of special scientific area, existing science park, flood plain, gravel extraction/settling lakes, existing habited space and businesses yet the document sets out to remove approximately 20% of the remaining as development space for Oxford City. The proposed developments are disproportionate and out of character with the rural setting and would more than double the number of dwellings presently in the two villages.

Changes Sought | Reasons for Participation

PR-C-0618 07/10/2017 Keith Johnston N

1529

Comments

Para 5.109 admits that development of this area will result in a significant reduction of the GB between Begbroke, Yarnton and Kidlington. Para 5.112, 3 makes appropriate comment regarding improved transport structure, but it is well known that there is no funding at this time yet transport infrastructure is already at saturation or in the case of pedestrian/cycleways is in such poor state of repair or absent that it is unsafe. For the significant pinch point between Yarnton Turnpike public house and south side of Pear Tree roundabout no solution is proposed. In addition, with the so called Oxford City Northern Gateway development and future link between the A40 and A34 in the area of Loop Farm will cause utter chaos if not absolute standstill to traffic north or southbound on the A44.

Changes Sought | Reasons for Participation

PR-C-0618 07/10/2017 Keith Johnston N

1530

Comments

Page 120 of the document, again headed Begbroke, begins Policy PR8 Land East of the A44. Policy authors are clearly unaware of local historic parish boundaries. The vast majority of the area under the heading Begbroke PR8 is actually in Yarnton parish. The opening paragraph describes the area as 'A new urban neighbourhood…' Will this be a whole, newly named community with revised civil boundaries and administration? Will residents pay Council Tax to Oxford City and be part of the city for administration? If these dwellings are for proposed employees working in Oxford City or University of Oxford Begbroke Science Park, will there be covenants preventing occupants travelling to London or other centres for employment? Appropriate reference is made to connecting public bridleways, but in spite of such allowed access we all know that maintenance to these is negligible and they soon become inaccessible to cycles, wheelchairs, mobility vehicles.

Changes Sought | Reasons for Participation

Page 2382

PR-C-0618 07/10/2017 Keith Johnston N

1533

Comments

There is no need for a railway halt (PR8 18 I). Public transport access to Yarnton, Begbroke Science Park and Begbroke to and from Oxford or towns north can be sustained with improved bus routing through the villages and along the A44 trunk road.

Changes Sought | Reasons for Participation

PR-C-0640 05/10/2017 Carole Walton

1574

Comments

The Local Plan mentions site PR8 having the Sandy Lane road through to Kidlington closed, but later in the document this road is mentioned as being open. Which is correct or does this mean the Council will change their minds over the whole plan once it has been accepted?

Changes Sought | Reasons for Participation

PR-C-0658 09/10/2017 Giles Hughes West Oxfordshire District Council Y Y N Y

1623

Comments

Exceptional circumstances have been demonstrated to justify the release of sites from the GB, including sites for housing to help meet Oxford City's unmet housing need. It is clear from the evidence base for Cherwell's proposed submission plan and from the Oxfordshire Growth Board evidence base that the release of sites from the GB is necessary to deliver the scale of housing required in a sustainable manner. However, there is a need to make efficient use of land released from the GB for housing purposes. Some of the proposed densities on sites released from the GB do not appear to make efficient use of this land despite their close proximity to Oxford and to sustainable transport infrastructure and services. By increasing the density on some of the GB sites and by developing the site covered by Policy PR3a Cherwell DC would achieve their target of meeting Oxford City's unmet housing need without requiring development at Woodstock South East (Policy PR10).

Changes Sought

Review of the proposed densities and the resulting site capacities of the sites to be released from the GB in order to ensure that efficient use is made of this scarce land resource.

Reasons for Participation

To address cross-boundary issues with West Oxfordshire

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR8 - Land East of the A44

PR-C-0676 01/10/2017 Mr G Thompson N

1661

Comments

Policy PR8 is not consistent with National Policy and thus is UNSOUND .The site lies wholly within the Oxford GB. Cherwell Local Plan 2011-2031 Policy ESD 14 (page 114) seeks to prevent the coalescence of settlements and has a strong role in preventing the coalescence of Yarnton, Begbroke and Kidlington. Policy PR8 has been titled 'Begbroke' despite the bulk of the proposed housing lying in Yarnton Parish and being adjacent to the existing Yarnton settlement. Just where the 'separation' of Yarnton and Begbroke would be is not obvious. This despite Partial Review Page 118, Para 5.110, point 5 stating 'the necessity to retain the separate identities of Begbroke, Yarnton and Kidlington' Cherwell Local Plan 2011-2031 Policy Villages 1 (page 246) categorises Yarnton and Begbroke as Category A villages. The policy only allows minor development, infilling or conversion in, or alongside these villages. Policy PR8 is in complete contradiction of Policy Villages 1, and the Plan is inconsistent and thus, UNSOUND. 18f – The closure of Sandy Lane to motor vehicles. (Page 123).This road has long been recognised by Oxfordshire County Council as a key alternative route should there be problems on A44 or A4260. Its importance is recognised even to the extent of providing winter maintenance (salting) during cold weather. The closure of an existing highway, a vital link between Yarnton and Kidlington, without providing a suitable alternative route is just not justified. The proposal is UNSOUND

Changes Sought

Reasons for Participation

PR-C-0694 09/10/2017 Elizabeth McDonnell N

1714

Comments

Objection. Paras. 15 & 16 are unsound due to the failure to be positively prepared which requires such proposals to be objectively assessed. The plan indicates a bias and preferential treatment for Oxford University who have a vested interest in the proposal as they stand to make significant and substantial financial gains from both the sale of GB land for development purposes and proposed extension of their science park facilities, with little or no regard for the local community. Para 18b, p.122 indicates an increased number of access points to the A44 which represent an unacceptable level of increased safety risk to pedestrians in addition to exacerbation of traffic flow issues and increased congestion. Further exacerbated by the proposed closure of Sandy Lane to all traffic (p. 124 para 18f). Sandy Lane is viewed by residents as a key artery and route to Kidlington, which currently reduces congestion on the A44. As such I would question if this is the most appropriate strategy and therefore suggest it is not justified or positively prepared. A more effective solution would be to retain vehicular access to Sandy Lane, with development of Green Lane as a pedestrian/cycle only route which could be considered as a less attractive option from the perspective of Oxford University, questioning the objective assessment of the proposal. A further potential conflict of interest and appliance of subjectivity is inherent in the proposals in relation to an additional High School facility on the basis that it enables the Oxford University Science Park to forge strong local educational links. Consideration of education facilities should be independent of Oxford University to ensure no conflict of interest or subsequent potential for creation of a selective school. Efforts should be made to improve the working partnership between the Science Park and the existing schools (Marlborough and Gosford). Furthermore the reference to expansion plans for Oxford University Science Park (p.126 para 39) are suggestive of a bias towards the wishes of Oxford University to increase profitability and financial opportunities without due consideration of local community needs thereby making the proposal unsound in terms of lack of objective assessment and not being positively prepared.

Changes Sought

Retain vehicular access to Sandy Lane, with development of Green Lane as a pedestrian/cycle only route.

Reasons for Participation

PR-C-0699 05/10/2017 Mrs. J A Burt N

5426

Comments

The Begbroke Lane restricted byway is a delightful walk between sites PR20 and PR24 which are open fields in the GB. The byway is probably one of the most heavily used walks as it is easily accessible to dog walkers, cyclists, families, the elderly and disabled and leads from Begbroke to the canal then on into Kidlington. If the above two sites were built on it would no longer be a delightful country walk which is so beneficial to mental health. East Begbroke is a small peaceful, safe village with no through roads. It is surrounded on 3 sides by sites PR74, PR20 and PR24 (the fourth side being bound by the A44). It would be devastating if this was swallowed up by Oxford City. Proposed building would contravene Cherwell District Council's policies: - Protecting and respecting the identity of individual settlements and the loss of village identity. - The need to consider the impact of additional housing on the provision of open space. -The need to protect and enhance biodiversity more generally and avoid wildlife disturbance. - To improve the health and well-being of the population and reduce inequalities in health. -To reduce crime and the fear of crime. - To protect and enhance landscape character and quality, and make accessible for enjoyment, the countryside. Oxford City is protecting its own green spaces - how can it be right that it is insisting on destroying ours?

Changes Sought

Reasons for Participation

PR-C-0719 07/10/2017 Jane Applegarth N

1809

Comments

Strong objections to the proposed plans for Yarnton and Begbroke, in particular Policy PR8 (Land East of the A44), on the following grounds: The plans are UNJUSTIFIED• The change of economic circumstances following the Brexit decision and subsequent downturn in economic growth predictions renders the economic data and projections used for the 2014 Oxfordshire Strategic Housing Market Assessment (and therefore the basis for the Local Plan) invalid and in need of review.• New government housing targets are much lower – Oxford's so called unmet need may already be covered without this plan. The current local plan should be halted while targets are reviewed.The plans are INEFFECTIVE• Transport infrastructure proposals are physically impossible and cannot be met, in particular the bus lane improvement along the A44 from Begbroke to Loop Farm due to the restrictive widths of the railway and canal bridge crossings as well as the underpasses at the Peartree roundabout.• The proposed change of use of Sandy Lane is completely preposterous. This is a key alternative route between Yarnton and Kidlington. Closure of this route to traffic will exacerbate already unacceptable congestion on the A44 during peak times. Surely a better solution for a pedestrian, cycle and wheelchair route would be the improvement of Yarnton Lane (adjacent to the Turnpike pub).• Policy PR8 proposes no more than the "opportunity for health facilities". Given the current waiting times for an appointment at the already overburdened Yarnton Medical practice, proposing no more than an "opportunity" to serve an additional 2,400 dwellings is totally inadequate.• While Policy PR8 plans for secondary and primary schools, there is no mention of how these extra facilities will be funded or staffed, particularly in view of the current severe cuts to Oxfordshire schools funding.The plans are INCONSISTENT WITH NATIONAL POLICY• Policy PR8 proposes the removal of land from the Green Belt in order to build a "new urban development". And yet the Cherwell Local Plan 2011-2031 categorises Yarnton and Begbroke as Category A villages. Therefore only minor development, infilling or conversion is allowable in or alongside these settlements. Policy PR8 will create an unrestricted urban sprawl, encroach on the countryside, eliminate the distinctive green space boundary between the two villages and cause loss of village identity and character. • The proposals seek to approximately treble the current housing stock of Yarnton. The scale of this housing plan is both excessive and disproportionate to the current environment. Furthermore, the proposed housing is not for local community needs, but to meet another Council's alleged unmet housing needs.• The proposed plans are therefore in direct contravention of both Policy Villages 1 and the Five Green Belt Purposes and INCONSISTENT WITH NATIONAL POLICY.

Changes Sought

A better solution for a pedestrian, cycle and wheelchair route would be the improvement of Yarnton Lane (adjacent to the Turnpike pub, rather than closure of Sandy lane

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR8 - Land East of the A44

PR-C-0724 09/10/2017 Stephanie White Y

1820

Comments

Agrees that the transport infrastructure in this area needs to be improved. The roads into and around Oxford are already over-crowded; traffic conditions are so bad that rep choose to cycle into Oxford each day, rather than driving, even though the cycle path is unlit and littered with broken glass, mud and potholes. The extensive roadworks in the north of the city seem to have done little to improve the situation, and many bus routes have been discontinued in recent years, leaving people with no choice but to use their cars. However, the District Council's Transport Assessment has assumed that its model of urban commuting is being applied to an urban environment (i.e. 25% walk, 25% cycle, 20% use buses). This is not even close to the true situation (as described above – cycling facilities are poor and many bus routes have been discontinued); the bulk of the affected areas for PR8 and PR9 have a majority Red or Amber status, meaning that more strategic transport investment will be required to mitigate the impacts of development. Furthermore, the roads between the proposed developments and the centre of Oxford include a railway bridge, a canal bridge and many adjacent properties, meaning that any attempts to widen or otherwise adapt the roads will necessitate length road closures and cause major disruption to roads that are already congested. Thus, the proposed development is Not Sustainable.

Changes Sought

Proposed changes to the plans
In light of the objections outlined above, I would suggest:
• reviewing the housing forecasts on which the current Local Plan is based. As mentioned above, the calculations used to make these forecasts have been revised recently and the number of new homes required has fallen as a result.
• looking to build on brownfield sites within Oxford itself. This would significantly reduce the impact on local transport infrastructure, and provide housing where it is actually needed.
• looking to build on sites closer to the main industrial areas of Oxford (namely the City Centre, Headington and Cowley); again, this would reduce the impact on local transport infrastructure and increase the likelihood that these houses would be bought by people working in Oxford rather than people looking to commute to London.

Reasons for Participation

I would like the Begbroke and Yarnton Green Belt Campaign to act as my representative during the Examination by the Planning Inspector

PR-C-0725 29/09/2017 John Carr N

1825

Comments

Specific concerns include: Loss of Green Belt, open countryside, views and walks and the impact on nature. The whole purpose of the Green belt was to check urban sprawl, to stop towns and villages merging and to safeguard the countryside and its historic settings. Implication for flooding and excess pressure on drainage, already a problem in parts of the village due to the housing development adjacent to the Cassington Road and the run off from Spring Hill. The impact on local road traffic, which is already a major problem through Rutten Lane and the adjacent roads, with increased danger to the Primary School children. Traffic congestion and air pollution will undoubtedly worsen due to thousands more vehicles on our roads. This is in addition to the extra traffic from the 22,000 houses already approved elsewhere in the District by Cherwell, and over 10,000 more houses to be built in the other Districts just for Oxford overspill. Construction traffic and road works will add to this chaos for years while the development takes place. The local infrastructure such as the school and GP facilities are already under severe pressure. Underfunded public services, already struggling, will deteriorate further: waiting times to see your GP will be even longer and school class sizes will rise. Although made reference to sites PR9 and PR8, the same objections are relevant to all other sites proposed.

Changes Sought

Reasons for Participation

Page 2384

PR-C-0726 05/10/2017 Dagmar Carr N

1829

Comments

Specific concerns include: Loss of Green Belt, open countryside, views and walks and the impact on nature. The whole purpose of the Green belt was to check urban sprawl, to stop towns and villages merging and to safeguard the countryside and its historic settings. Implication for flooding and excess pressure on drainage, already a problem in parts of the village due to the housing development adjacent to the Cassington Road and the run off from Spring Hill. The impact on local road traffic, which is already a major problem through Rutten Lane and the adjacent roads, with increased danger to the Primary School children. Traffic congestion and air pollution will undoubtedly worsen due to thousands more vehicles on our roads. This is in addition to the extra traffic from the 22,000 houses already approved elsewhere in the District by Cherwell, and over 10,000 more houses to be built in the other Districts just for Oxford overspill. Construction traffic and road works will add to this chaos for years while the development takes place. The local infrastructure such as the school and GP facilities are already under severe pressure. Underfunded public services, already struggling, will deteriorate further: waiting times to see your GP will be even longer and school class sizes will rise. In view of the government plans to recalculate unmet housing needs and lower the total the figures should be reconsidered. Although made reference to sites PR9 and PR8, the same objections are relevant to all other sites proposed.

Changes Sought

Reasons for Participation

PR-C-0736 01/10/2017 Liz & Roy Moore N

5456

Comments

Permitting development of site PR8 is likely to increase the drainage and flood risks from regular heavy winter flooding of canal-side fields at the western edge of the site, contrary to Policy ESD6 on Sustainable Flood Risk Management.

Changes Sought

Reasons for Participation

PR-C-0738 02/10/2017 Mrs Y Thompson N

1867

Comments

Object to Policy PR8 – Land East of A44 (Begbroke). The site lies wholly within the Oxford Green Belt. Cherwell Local Plan 2011-2031 Policy ESD 14 (page 114) seeks to prevent the coalescence of settlements and has a strong role in preventing the coalescence of Yarnton, Begbroke and Kidlington.Policy PR8 has been titled 'Begbroke' despite the bulk of the proposed housing lying in Yarnton Parish and being adjacent to the existing Yarnton settlement. Just where the 'separation' of Yarnton and Begbroke would be is not obvious. This despite Partial Review Page 118, Para 5.110, point 5 stating 'the necessity to retain the separate identities of Begbroke, Yarnton and Kidlington 'Policy PR8 is not consistent with National Policy and thus is UNSOUND. Cherwell Local Plan 2011-2031 Policy Villages 1 (page 246) categorises Yarnton and Begbroke as Category A villages. The policy only allows minor development, infilling or conversion in, or alongside these villages. Policy PR8 is in complete contradiction of Policy Villages 1, and the Plan is inconsistent and thus, UNSOUND.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR8 - Land East of the A44

PR-C-0749 09/10/2017 George Doucas Y Y N

4425

Comments

PR8 is excessive & unjustifiable because. A. Contravenes one of the purposes of GB, namely the prevention of the amalgamation of villages. B. GB is an asset for the whole county & its residents, present & future. Once destroyed, it will never be re-created. Its destruction is the ultimate 'unsustainable' solution. C. The traffic in the area is already bad. The area's residents know this well & CDC must also be aware of it. I do not see how the traffic planners could contemplate the addition of at least another 5K cars (e.g.. 2 cars per household). In reality, the number of extra cars will be even higher, because of the proposed housing developments in Woodstock. In addition, the creation of a new eco-city near Eynsham will increase traffic on the A40 &, consequently along the Cassington Road. D. Flooding is an issue, which will be made worse by the construction of 530 new houses to the West of Yarnton.

Changes Sought

1. CDC should not allocate spaces for building development until Oxford City Council (OCC) has produced the definitive figure for it's unmet housing needs. 2. OCC must demonstrate clearly that it has allocated all the available sites to its current housing needs, without retaining sites for the future industrial development which may, or may not, happen. 3. Should there be any future need for industrial sites, these could be located further away from Oxford, possibly near Bicester. The City doesn't seem to suffer with unemployment problems. 4. I also understand that the Govt. may be revising downwards the projected housing needs for Oxfordshire. If so, this is another reason for stopping this consultation now.

Reasons for Participation

PR-C-0749 05/10/2017 George Doucas Y Y N N

1891

Comments

The proposed site allocation near Begbroke/Yarnton and Oxford/Kidlington is excessive and unjustifiable because 1) It contravenes one of the main purposes of the Green Belt, namely the prevention of the amalgamation of villages 2) The Green Belt is an asset for the whole County and its residents, present and future. Once destroyed, it will never be re-created. Its destruction is the ultimate 'unsustainable' solution. 3) The traffic in the area is already bad. This is a well-known fact to the residents in the area and CDC must also be aware of the situation. Does not see how the traffic planners could possibly contemplate the addition of at least another 5000 cars (Assumes 2 cars per household). In reality, the number of extra cars will be even higher, because of the proposed housing developments in Woodstock. In addition, the creation of a new eco-city near Eynsham will increase traffic on the A40 and, consequently, along the Cassington Road. 4) Flooding is also an issue, which will be made worse by the construction of 530 new houses to the west of Yarnton.

Changes Sought

1) Cherwell District Council should not allocate spaces for building development until the Oxford City Council has produced the definitive figure for its unmet housing needs. 2) Oxford City Council must demonstrate clearly that it has allocated all the available sites to its current housing needs, without retaining sites for future industrial development which may, or may not, happen. 3) Should there be any future need for industrial sites, these could be located further away from Oxford, possibly near Bicester. The city does not seem to suffer from unemployment problems. 4) Understand that the Government may be revising downwards the projected housing needs for Oxfordshire. If so, this is another reason for stopping this consultation now.

Reasons for Participation

PR-C-0764 10/10/2017 Chris Baines Natural England N N

1931

Comments

Have concerns with regard to Policy PR8, which allocates land east of the A44. Note that the policy requires investigation at the planning application stage of any above or below ground hydrological connectivity between the Rowel Brook and Rushy Meadows SSSI. Advised that further information regarding potential hydrological impacts on Rushy Meadows SSSI is needed to inform the selection of this site allocation. Without this information advised that the plan is unsound with regards to this allocation; evidence that the quantum of development allocated can take place here without a significant impact on the SSSI is needed in order to demonstrate that development in this location is justified.

Changes Sought

Reasons for Participation

PR-C-0766 10/10/2017 Haidrun Breith Berks, Bucks & Oxon Wildlife Trust Y

1945

Comments

Policy PR8 - Land East of A44. This large allocation adjoins a number of nature conservation designations including Rushy Meadows SSSI (Site of Special Scientific Interest) and the Conservation Target Area along the Oxford Canal. Welcome the provision and aspiration for a Local Nature Reserve (LNR) to mitigate adverse impacts on Rushy Meadows SSSI. The LNR has the potential to deliver ecological benefits but it is one of two main recreational open spaces in the development and will therefore be subject to a lot of recreational pressure. Much will depend on the design and management of this site but we remain concerned that the area might not be able to fully mitigate indirect impacts on the SSSI. This view is also supported by the high level cumulative assessment by wyg (see comment on evidence base below). It will be important that the development provides sufficient attractive open space and footpaths for informal recreation (including dog walking) in addition to nature conservation areas to limit the pressure on valuable habitats. Also feel that development densities of 45 dwellings per hectare are likely to offer limited opportunities for Green Infrastructure within the built-up areas.

Changes Sought

Reasons for Participation

Potential biodiversity impacts as outlined in the representation.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR8 - Land East of the A44

PR-C-0773 10/10/2017 Philip Rawle Greenlight Developments Y Y N Y

1951

Comments

Does not consider the Partial Review of Cherwell Local Plan to pass the 'tests' of soundness, in terms of being positively prepared, justified, effective and consistent with National policy. This is because the Partial Review does not make reference to the need for C2 units (residential institutions, including care homes), nor to care/nursing homes more generally. Policy PR2 deals with C3 uses only. Further limitations on current local planning policies (adopted and emerging) are outlined in the accompanying Note prepared by Lichfield's. In terms of National policy, the Government's National Planning Practice web-based resource in the section on 'Housing and economic development needs assessments' provides guidance to the plan-making process on how to deal with 'housing for older people'. Failure of the Partial Review to meet the care needs of the District will clearly have significant implications on housing options for Cherwell's increasingly ageing population. The accompanying Note prepared by Lichfield's quantifies that like the rest of the UK there is a clear need for care homes in Cherwell. Examples are found in the Oxfordshire SHMA, which projects the number of people with dementia and mobility issues in Cherwell and Oxfordshire will roughly double by 2031 (end of this Plan period). The latest DCLG figures project the number of people in Cherwell living in communal establishments to double by 2031. The Lichfield's' Note sets out the care need for Cherwell as follows: • In Cherwell District itself, the latest DCLG projections show growth in the number of people over age 75 living in communal establishments of 565, i.e. this is the number of care home bed spaces needed (2011 – 2031). However, as the Council are planning for housing growth well in excess of demographic trends, which will lead the population growth in excess of demographic trends, 565 bed spaces should be considered a minimum to plan for up to 2031. • In terms of Oxford City's need, the DCLG projections suggest a need for a further 305 bed spaces by 2031, and (as with its housing need) a proportion of this may well go unmet. Cherwell will inevitably import some of Oxford's care home needs, as those additional residents (who otherwise would have lived in Oxford) age and move into care homes. This further justifies the use of the 565 figure for Cherwell as a minimum, which may need to be increased if unmet care home need for Oxford is identified. Lichfield's' Note on Care Home Need provided.

Changes Sought

Greenlight asserts that it in order for this clear 'need' for care bed spaces to be met in Cherwell over the Plan period, specific policies are required to:(a) Set the delivery of this need over the Plan period as a requirement - this requirement being a minimum of 565 bed spaces by 2031; and(b) To identify and allocate sites to accommodate this need in the Plan and on the Policies Map.To this end, Greenlights' land interest at Skimmingdish Lane, Bicester, which is currently subject to planning application 17/01428/F, provides an opportune site to be allocated for a 64-bed care home; thus accommodating some 11.3% of the bed space requirement (based on a total requirement of 565 bed spaces) over the Plan period (by 2031).To demonstrate how the site at Skimmingdish Lane, Bicester can accommodate a 64-bed care home, and therefore to assist in informing its allocation as a care home site in the Plan, enclosed with this letter is the site location plan and proposed site layout plan, both of which form part of the current planning application on the site.

Reasons for Participation

The matters raised in these representations are of a strategic nature to the plan.

PR-C-0775 10/10/2017 Jon Alsop Savills on behalf of Christ Church, Exeter & Merton Colleges and Oxford University Y

1958

Comments

In addition to its interests in sites PR6a and PPR6b, the University of Oxford and Merton College also have landownership interests in the following sites: • PR3c:land north of Oxford Service Area.• PR8: land East of the A44 at Begbroke/Yarnton.• PR9: land West of the A44 at Yarnton.

Given their shared interest across these sites, there has been careful co-ordination between the landowners and their advisory teams in the preparation of these representations and specifically comments in relation to these sites. In addition, the teams advising the landowners have met in order to start to formulate a co-ordinated approach to the sites in relation to common themes (e.g. transport) and in terms of planning phase and subsequent implementation. These parties will continue to work together on areas where their interests are aligned with the aim of achieving a comprehensive and co-ordinated approach to the delivery of these sites and the strategy for the A44 corridor overall.

Changes Sought

Reasons for Participation

On behalf of the consortium, given the significance of their land interests, would wish to participate in the oral examination.

PR-C-0778 10/10/2017 Sarah Knox-Brown Begbroke & Yarnton Green Belt Campaign N N

5465

Comments

Begbroke & Yarnton Green Belt Campaign's (BYG) main concern is that they believe there is no proper justification for altering the Green Belt boundaries from where they currently stand. On a local level, they particularly object to the removal of the land described as PR8 and PR9 from the Green Belt due to the significant detrimental impact of that removal on the villages and villagers of Begbroke and Yarnton. They also object to the removal of land described as PR6a, PR6b, PR7a and PR7b from the Green Belt due to the importance of these sites in maintaining the gap between the villages of Begbroke, Yarnton and Kidlington to Oxford City and to the land described as PR10, a green field site due to the impact its development will have on the adjacent A44 corridor. Instructed Bruce Bamber, a transport consultant, to prepare a report on the transport implications of the allocation of sites PR8 and PR9 for housing purposes. Although his technical review has focused on these areas, the broader methodology to identify potential development locations has also been assessed for its soundness. The report has been provided as Appendix B. Key conclusions from the report includes: the Sustainability Appraisal Report was published before the Transport Assessment and therefore cannot properly take into account the transport impact of development options. The SAR fails to report the adverse traffic congestion impact from the proposed development around Begbroke and Yarnton and is therefore flawed. Transport evidence base and the associated environmental assessment work is fundamentally unsound and cannot be relied upon. A number of legal issues are raised in Appendix A with a detailed summary provided. If the Council proceeds as planned, we consider the Inspector will find the Plan unsound due to inadequacy of evidence base and failure to ensure effective consultation and participation by the public.

Changes Sought

Reasons for Participation

PR-C-0787 10/10/2017 John L Broad CPRE Cherwell South District N

2018

Comments

This proposal coalesces the villages of Yarnton, Begbroke and Kidlington into an urban sprawl from Oxford in direct contravention of the CDC's own approved Local Plan. One of the major reasons for the GB is to prevent this and it is NOT an exceptional reason that it is a likely place to build housing!

Changes Sought

Reasons for Participation

PR-C-0791 10/10/2017 Keiron Ward N Y

2036

Comments

Object to the allocations in Policies PR6a, 6b, 7a, 7b, 8 and 9 since they require the release of Green Belt land (see objection to PR3). All of these sites contribute to the purposes of the Green Belt and should not therefore be removed from it.Other Green Belt Sites rejected by the Council.

Support the Council's rejection of other sites in the Green Belt considered at the options stage for the same reasons.

Changes Sought

All allocations should be withdrawn because they are premature (need has not been established) and because alternatives to Green Belt development exist.

Reasons for Participation

Would like to be represented by Kidlington Development Watch at the oral examination in public. For the reasons given in the Kidlington Development Watch representation.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR8 - Land East of the A44

PR-C-0791 10/10/2017 Linda Ward N Y

5682

Comments

Object to the allocations in Policies PR6a, 6b, 7a, 7b, 8 and 9 since they require the release of Green Belt land (see objection to PR3). All of these sites contribute to the purposes of the Green Belt and should not therefore be removed from it.Other Green Belt Sites rejected by the Council.

Support the Council's rejection of other sites in the Green Belt considered at the options stage for the same reasons.

Changes Sought

All allocations should be withdrawn because they are premature (need has not been established) and because alternatives to Green Belt development exist.

Reasons for Participation

Would like to be represented by Kidlington Development Watch at the oral examination in public. For the reasons given in the Kidlington Development Watch representation.

PR-C-0799 10/10/2017 Steven Sensecall Carter Jonas on behalf of Sheehan Group of Companies N Y N Y

2055

Comments

This submission relates to land at and adjacent to Knightsbridge Farm, Yarnton, and which is located on the south-east edge of Yarnton and immediately to the south-east of the Begbroke Policy PR8 - Land East of the A44 Proposed Urban Neighbourhood. The land is owned by the Sheehan Group of Companies and Cappagh and is previously developed land comprising a redundant sewerage treatment works, a haulage depot and storage land and a concrete batching plant. The land extends in all to some 13 hectares and is outlined in red on the attached plan. This submission should be read alongside and is put forward as an alternative to a separate submission made by Planning Consultant, Suzi Coyne, who has argued that, consistent with the existing use of the Sheehan land, the site as a whole should be allocated for employment land for B2 and B8 uses. Development at and adjacent to Knightsbridge Farm would be a logical addition to the Begbroke Urban Neighbourhood or the existing built up area of Yarnton and would assist further in meeting Oxford's unmet housing need. it is also less sensitive in GB terms than, for example, proposed allocations PR6a and PR6b both of which (a) cause a material diminution in the gap between Oxford and Kidlington (contrary to the GB purpose of preventing neighbouring towns from merging in to one another) and (b) seriously undermine the requirement to preserve the setting and special character of Oxford, central to which is its green backdrop. Key attributes for the land at and adjacent to Knightsbridge Farm listed.

Changes Sought

Remove the land at and adjacent to Knightsbridge Farm from the GB. Amend the boundary of the Begbroke Urban Neighbourhood (Policy PR8) so as to include the land at and adjacent to Knightsbridge Farm in the allocated site for residential development or a mix of residential and other uses.

Reasons for Participation

As drafted, and in so far as it relates to the land at and adjacent to Knightsbridge Farm, the Plan has not been positively prepared, is not justified and is not effective. This goes to its soundness and raises issues that should be explored fully at the oral part of the Examination.

PR-C-0799 10/10/2017 Steven Sensecall Carter Jonas on behalf of Sheehan Group of Companies N Y N Y

5472

Comments

It is considered that the Local Plan Partial Review has not been positively prepared as there is clearly additional capacity for the development of new homes at/adjacent to Yarnton. It is not considered that the draft Local Plan Partial Review is justified as the Council has failed to fully consider all reasonable alternatives/additional options such as land at and adjacent to Knightsbridge Farm, which is in a sustainable location and which does not need to be kept permanently open.

Changes Sought

Remove the land at and adjacent to Knightsbridge Farm from the GB. Amend the boundary of the Begbroke Urban Neighbourhood (Policy PR8) so as to include the land at and adjacent to Knightsbridge Farm in the allocated site for residential development or a mix of residential and other uses.

Reasons for Participation

As drafted, and in so far as it relates to the land at and adjacent to Knightsbridge Farm, the Plan has not been positively prepared, is not justified and is not effective. This goes to its soundness and raises issues that should be explored fully at the oral part of the Examination.

PR-C-0804 10/10/2017 Steven Sensecall Carter Jonas on behalf of W Lucy & Co Ltd Y N N Y

5477

Comments

There is land to the east of the subject site which is included in the PR8 allocation but which is earmarked as parkland/retained agricultural land. In the event that the subject land was included in the allocated site & earmarked for built development, these designations would therefore maintain separation between Kidlington & the Urban Neighbourhood. Moreover, the subject land & the land to the south, which comprises land at & adjacent to Knightsbridge Farm (& which is also being promoted for development) 'read' as & would be logical additions to the PR8 allocation. Moreover, & on the basis that it is surrounded on 3 sides by the proposed PR8 allocation, it cannot be argued that the subject land fulfils any of the purposes of GB as set out in para 80 of the Framework. Thus, it is considered that development of the subject site would form a logical addition to development already proposed as part of PR8. Furthermore, the general lack of suitable alternative sites surrounding Kidlington provide the exceptional circumstances necessary to justify a strategic GB release west of Kidlington & adjacent to Begbroke.

Changes Sought

Remove the land south of Sandy Lane from the Green Belt.Amend the boundary of the Begbroke Urban Neighbourhood (Policy PR8) so as to include the land south of Sandy Lane in the allocated site for residential development or a mix of residential and other uses.

Reasons for Participation

As drafted, and in so far as it relates to the land south of Sandy Lane, the Plan has not been positively prepared, is not justified and is not effective. This goes to

PR-C-0806 10/10/2017 Liz Pickering Education and Skills Funding Agency

5115

Comments

The ESFA supports the aim under paragraph 5.112 (criterion 7) regarding the provision of new schools that benefit educationally from the proximity of the expanding Science Park. The policy requirement for a secondary school and two primary schools within the site (depending on need) is also welcomed.

Changes Sought

Reasons for Participation

PR-C-0807 10/10/2017 Thomas Hutchinson Land & Partners Ltd Y Y N Y

2071

Comments

The deletion of the Oxford GB boundary for 111.8 hectares of land relies in terms of its sustainability assessment on a new railway station between Kidlington & Begbroke but the delivery of this has not been tested. It would be better to disperse the growth around existing settlements unless this can be shown to be deliverable.

Changes Sought

Distribute the PR8 growth to existing settlements.

Reasons for Participation

In order to contribute to the discussion.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR8 - Land East of the A44

PR-C-0808 10/10/2017 Anne Denby Canal & River Trust

2073

Comments

This policy proposes to remove land adjacent to the canal corridor from the designated Green Belt, PR7b & PR8. In these locations, the canal currently enjoys picturesque rural outward views and development in these locations has the potential to significantly alter the character of this stretch of canal. It will be important that development of these sites retain a sense of the countryside along the canal and this appears to be considered with the areas for built development being set back with green space retained to the canal boundary. Opportunities for unlocking the potential of the canal should also be supported through the development of these sites. The provision of services for canal users, pedestrians/cyclists and boaters, could be explored within comprehensive Development Briefs. Open green landscapes adjacent to the canal could aid in retaining a sense of the rural feel within the surrounding landscape. Landscape proposals would need to demonstrate that they work to buffer the harder visual impacts of the development such as hardstanding, parking bays and structures from the canals outward views.

Changes Sought

The provision of services for canal users, pedestrians/cyclists and boaters, could be explored within comprehensive Development Briefs.

Reasons for Participation

PR-C-0808 10/10/2017 Anne Denby Canal & River Trust

2194

Comments

As stated with Policy PR7b the removal of this site from the Green Belt has the potential to impact on the overall character of the canal corridor. The proposal to retain the land adjacent to the canal as green space / nature conservation area is welcomed and will go some way to mitigating the visual harm of the proposed development. The Trust would welcome further consultation on the production of the Development Brief for this area and would reiterate advice given under Policy PR7b in relation to any potential bridge crossing.

Changes Sought

The Trust would welcome further consultation on the production of the Development Brief for this area and would reiterate advice given under Policy PR7b in relation to any potential bridge crossing.

Reasons for Participation

PR-C-0813 08/10/2017 Jennifer Betts

2205

Comments

Propose the deletion of the following sites: Pr3c, PR3d, PR6a, PR6b, and PR8 (although some housing which preserves a substantial barrier between Begbroke and Kidlington may be acceptable).

Changes Sought

Deletion of the following sites: Pr3c, PR3d, PR6a, PR6b, and PR8 (although some housing which preserves a substantial barrier between Begbroke and Kidlington may be acceptable).

Reasons for Participation

PR-C-0813 08/10/2017 Jennifer Betts

2212

Comments

Objection as this proposal of nearly 2000 houses will have a major impact on the existing separation of Begbroke and Kidlington and they will loose their separate identity. The Kidlington Masterplan adopted in 2016 as an SPD seeks to strengthen the separate identity of Kidlington. The Cherwell Local Plan 2011-2031 Policy ESD 14 aims to prevent the coalescence of settlement such as Yarnton Begbroke and Kidlington. The Loss of a substantial gap between Kidlington and Begbroke will destroy the landscape character of the Green Belt in this area. Any development of this scale will certainly merge Kidlington and Begbroke but it will not be well integrated. I would support some modest development at Begbroke, which maintains the Green Belt gap between Kidlington and Begbroke to make it a meaningful separation.

Changes Sought

If such a large scale development should go ahead then it will be imperative to ensure that the transport infrastructure is fully implemented and funded. At present this is far from clear in the plan.

Reasons for Participation

PR-C-0814 07/10/2017 David Betts

2222

Comments

Propose the deletion of the following sites: Pr3c, PR3d, PR6a, PR6b, and PR8 (although some housing which preserves a substantial barrier between Begbroke and Kidlington may be acceptable).

Changes Sought

Propose the deletion of the following sites: Pr3c, PR3d, PR6a, PR6b, and PR8 (although some housing which preserves a substantial barrier between Begbroke and Kidlington may be acceptable).

Reasons for Participation

PR-C-0814 07/10/2017 David Betts

2229

Comments

Objection as this proposal of nearly 2000 houses will have a major impact on the existing separation of Begbroke and Kidlington and they will loose their separate identity. The Kidlington Masterplan adopted in 2016 as an SPD seeks to strengthen the separate identity of Kidlington. The Cherwell Local Plan 2011-2031 Policy ESD 14 aims to prevent the coalescence of settlement such as Yarnton Begbroke and Kidlington. The Loss of a substantial gap between Kidlington and Begbroke will destroy the landscape character of the Green Belt in this area resulting in the merger of Kidlington and Begbroke with poor integration. However whilst it is regrettable that there should be any loss of greenbelt I would support some modest development at Begbroke, which maintains a substantial greenbelt gap between Kidlington and Begbroke to make it a meaningful separation. If such a large scale development should go ahead then it will be imperative to ensure that the transport infrastructure is fully implemented and funded. At present this is far from clear in the plan. Such a large scale development will inevitably have its own village centre and will act as a significant competitor to the Kidlington Village Centre. CDC therefore needs to undertake an assessment of the impact on the Kidlington Village centre in view of the fact that the Kidlington Masterplan aims to strengthen the Kidlington Village centre. This should result in a policy to improve the vitality, viability and improvement strategy for Kidlington Village centre.

Changes Sought

Reasons for Participation

PR-C-0832 10/10/2017 David Flavin Oxfordshire County Council

5053

Comments

The requirements within each site policy for an archaeological assessment and potential pre-determination investigations are supported.

Changes Sought

Reasons for Participation

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Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR8 - Land East of the A44

PR-C-0832 10/10/2017 David Flavin Oxfordshire County Council

5046

Comments

The total 4,400 homes covered by this Local Plan review has been estimated to generate 1059 additional secondary pupils (including sixth formers), or just over 6 forms of entry. This needs to be planned for in the context of other growth pressures and secondary school changes in and around this area. As proposals become clearer, OCC will work with the existing relevant schools to clarify their scopes for expansion, and thus confirm the need for a new facility, and the scale of that facility, in Begbroke. A standard 6-form entry secondary school including sixth form provides 1100 places. The school site should be located and shaped so that, should a smaller site be eventually confirmed as necessary, the remaining land can be appropriately reallocated to alternative uses. Paragraph 29 of PR8 requires that "In the interest of encouraging an educational relationship between the secondary school and the University of Oxford's Begbroke Science Park, the application(s) should demonstrate that the secondary school site has been designed in consultation with the University of Oxford." The school will be designed in line with Education Funding Agencyguidance and as legislation regarding new schools currently stands, the county council would consult the local community before finalising the specification for the new school; this would be the appropriate mechanisms for considering any links with the Science Park, it should not be a responsibility for the development applicants. Paragraph 35 of Policy PR8 requires that "The development of the secondary school shall include provision for out-of-school hours shared community use". While this can be sought by the county council through the process of selecting an academy sponsor, it cannot currently be required of any academy sponsor, and also should not be a responsibility of the development applicant.

Changes Sought

PR8 requires a 8.2ha site, this should be corrected to 8.03ha, which is the government standard for an 1,100 place school. OCC may seek for the development to provide a smaller new school & contribute financially towards expansion of existing schools should this be determined as a more effective delivery mechanism for secondary education. The policy wording should therefore be amended to allow for this possibility. The policy wording for all other sites should specify the requirement for secondary education contributions. The proposed location of the secondary school is adjacent to the A44 dual carriageway next to the main entrance to the new development site. Whilst OCC appreciates the reasons it is proposed here, it is not appropriate to locate a school in such a noisy & potentially hazardous location; OCC cannot support this. A more appropriate location would be c.200 metres to the east where the school could be incorporated within the science park. This would also maximise the opportunity for vocational links with the science park. Para 3 of Policy PR8 requires the secondary school site to incorporate a four court sports hall to Sport England specification, made available for community use. Additional funding will be required to provide a Sports Hall to Sport England standard as this isn't currently costed within OCCs area/specification requirements. The school must be able to manage their own facilities & have the potential to create income from them. It is suggested that point 3 of the Key Delivery Requirements in Policy PR8 is amended as follows: "A secondary school on 8.03 hectares of land in the location shown, to incorporate a four court sports hall, made available for community use where leased out by the school."

Reasons for Participation

PR-C-0832 10/10/2017 David Flavin Oxfordshire County Council

5027

Comments

As this proposal is not currently included in the Local Transport Plan, Rail Strategy or A44/A4260 Corridor Study, this may be relevant in the context of Policy PR4a and the provision of financial contributions to deliver infrastructure and public transport services directly related to the development.

Changes Sought

Policy PR8 only requires the reservation of land for a new station, and it is unclear who will then develop the station proposal and when it might be delivered. If a new station is a fundamental element of the movement strategy for planned development and the University of Oxford's Begbroke Science Park, there should be a clearer expectation on the developer to its delivery in the Key Delivery Requirements, linked perhaps to a trigger based on completed dwellings. The Development Brief, item 18(l) should require "An outline scheme for a railway station at Begbroke", and this should include the station facilities that were suggested.

Reasons for Participation

PR-C-0832 10/10/2017 David Flavin Oxfordshire County Council

5028

Comments

Level Crossings - Development on land east of the A44 (Policy PR8) will have a substantial effect on the risk at Sandy Lane level crossing, which is already recognised as an incident 'hotspot'. An increase in usage of the level crossing will have safety implications and, in the interest of public safety, the level crossing should be stopped up prior to development commencing. Policy PR8 item18(f) only says "the closure of Sandy Lane level crossing to motor vehicles (other than for direct access to existing properties…)" which appears to stop short of saying that it will be closed completely. The closure of Sandy Lane to traffic would require careful consideration and consultation. It forms part of the emerging strategy for the A44 and A4260 corridors area, but has not been subject to detailed consideration. Sandy Lane level crossing could be replaced with a bridge (similar to the one near Islip) to provide a public bridleway suitable for pedestrians, all-weather cycling, wheelchair use and horse riding. This would achieve the ambition set out in para.5.6.2(2) to create a linear 'greenway' along Sandy Lane that will connect new housing and community facilities at Begbroke (Policy PR8) and Yarnton (Policy PR9) with the A4260, Kidlington, the proposed Nature Conservation Area, and the Oxford Canal. The Proposed Submission Plan makes no mention of the nearby Yarnton Lane level crossing. If a new station is to be provided at Begbroke, it will require closure of this level crossing, as changes will be needed to track and signalling to accommodate the station. Yarnton Lane level crossing could be replaced with a footbridge with the existing public right of way (footpath 420/4) diverted over this rather than the level crossing. This would maintain the connection with the wider rights of way network. The closure of both crossings would allow the full benefits of re-signalling to be brought into use. The reduced headway and higher line speeds would have the potential to make a train service to Begbroke more achievable, especially as it is on an intensively utilised mainline rail corridor. It is not clear how the level crossing mitigation works will be delivered and funded, and this will need to be explored with Network Rail prior to planning consent being granted for development.

Changes Sought

Reasons for Participation

PR-C-0832 10/10/2017 David Flavin Oxfordshire County Council

5486

Comments

Station Layout - Paragraph 5.113 refers to "the possibility of an Oxford train service associated with the development and the expected expansion of the Science Park". This suggests a shuttle train service to and from Oxford rather than stops by longer distance trains (such as those to Banbury and beyond). In that scenario, the only option would be to design a station with a bay platform so that terminating trains do not block the mainline track. However, it wouldn't be possible for the existing Oxford-Banbury trains to serve the station with that arrangement. The initial station could be designed so an additional platform, for northbound trains, could be added at a later date if it was agreed that longer-distance services should also serve the station. This would also require a new platform on the east side of the mainline tracks, on land shown as being in the Green Belt, for southbound trains with an accessible footbridge between them. A station needs to be easy to reach from within the development site and surrounding area. It should have the following minimum facilities: a platform ofsufficient length for the longest train likely to use the station, a small building (with ticket machines, toilets, retail outlet/waiting area and a staff office), bus stop, secure cycle storage, pedestrian footways, drop-off area, taxi rank and a car park with around 100 spaces, including provision for disabled parking.

Changes Sought

Sceptical that a station and its associated facilities can be built within the 0.5 hectares of land to be reserved in the developable area (Policy PR8(14)). If being pursued further, some initial pre-feasibility work would need to be carried out to consider the kind of station needed, and the train service envisaged to serve it, as this would inform the land requirement.

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR8 - Land East of the A44

PR-C-0832 10/10/2017 David Flavin Oxfordshire County Council

5485

Comments

Train Service - To provide sufficient benefits to support a business case and be sufficiently attractive to users, the train service will need to operate at least every half hour throughout the day, and have the potential to connect to destinations other than central Oxford, for example the proposed Cowley Branch line. A frequent shuttle service between Begbroke and Oxford is likely to have a bigger impact upon services to and from the North Cotswolds Line than on other lines. Further work will be required to identify how a station would be served, and to evaluate both the operational and commercial viability of a train service. Importantly it needs to prove that there will be no detrimental impact on the wider rail network, and that it is subsidy neutral (i.e. that it will generate enoughrevenue to offset the cost of providing the service and the station).

Changes Sought

Reasons for Participation

PR-C-0832 10/10/2017 David Flavin Oxfordshire County Council

5044

Comments

"Begbroke Policy PR8 - Land East of A44 (1950 homes) and Yarnton Policy PR9 - Land West of Yarnton (530 homes) jointly generate around 750 primarypupils, just over 3.5 forms of entry. The education requirements of these policies are supported. With regard to the additional land required for the expansion of William Fletcher Primary School, the existing William Fletcher site is 1.245ha and an additional site area of 1ha (rather than 1.6ha as the policy currently states) is required to provide adequate off site playing fields for the potential 2FE school. 1ha will provide the 8400m2 playing field along with offsite staff parking, storage and toilet facilities. Plans shown in Annex 3.

Changes Sought

It is possible that the 3-form entry primary school and a 0.5 form entry expansion of William Fletcher Primary School may be sufficient to meet educational needs, at this stage however the option of a second new school at the Begbroke site should be protected in line with paragraph 5 of Policy PR8. It should be clear that the maximum size of a primary school will be 3FE so reference to 'at least' 3FE should be removed. It should be clear that the split site will not be adequate for 'at least' 2FE but maybe adequate for 2FE. The clear width of the additional land should not be less than 80m with a gradient not steeper than 1:40 across the line of play (west/east) and 1:100 along the line of play (north/south).

Reasons for Participation

PR-C-0832 10/10/2017 David Flavin Oxfordshire County Council

5038

Comments

Proposed changes suggested.

Changes Sought

a. Policy 6 is quite specific about what is required at the local centre but does not include car parking. b. Policy 14 – it needs to be clear that 0.5 hectares would be sufficient for a railway station and thought would need to be given to car parking and public transport interchange from the Kidlington side (see also Policy and Strategy comments above). c. Policy 18f – closure of Sandy Lane to traffic would require careful consideration and consultation. It forms part of the emerging strategy for the A44 and A4260 corridors area, but has not been subject to detailed consideration. d. Consideration should be given to improving the canal towpath as a cycling link to Oxford and up to Langford Lane. e. The detail around the locations of primary schools will need to be discussed as the sites are progressed. f. The proposed spine road linking two access points onto the A44 would need to be delivered early in the development.

Reasons for Participation

PR-C-0842 10/10/2017 Duncan Chadwick David Lock Associates on behalf of University of Oxford, Merton College and a private landowner Y Y N Y

5013

Comments

PR-8 Policies Map General - The Tripartite feel strongly that the Policies Map on Page 120 of the Proposed Submission Version of the Plan should only be referred to as "indicative". As drafted, the Map appears to identify specific locations for each proposed land use yet the wording of Policy PR8 indicates, quite correctly, that a Development Brief will be prepared and will show a scheme for the required land uses, including sites for specific requirements (e.g. the required schools and the local centre). This will then set the basis for outline planning application(s). There is every likelihood that locations may vary once further detailed surveys and assessments have been completed to establish the necessary infrastructure to be accommodated on the site. These will fully identify any constraints and opportunities which the final indicative framework plan or layout for the site should reflect. The NPPF advises (Paragraph 59) that design policies should avoid unnecessary prescription of detail and Inspectors in the examination of Local Plans elsewhere in the country (e.g. Herefordshire Local Plan Core Strategy in September 2015) have generally removed unnecessary or prescriptive information enabling policies to be flexible, effective and sound. Furthermore, the Policies Map predetermines the content of the Development Brief required under Point 18 of Policy PR8, which is surely not the intention. The following paragraphs draw attention to land uses where this point is particularly relevant. This issue could be easily remedied by the insertion of the word "Indicative" before Policies Map in the title. Detailed comments provided on Landfill Site, Agricultural Land, Other, Local Centre, Green Infrastructure, Railway halt/station, Science Park, Education, Park and Ride.

Changes Sought

Proposed changes suggested for PR8 Policies Map: 1. Insert "indicative" into the title for the Policies Map, as follows:
"Policy PR8 – Indicative Policies Map – Land East of the A44" 2. Deletion of the landfill site from the Policies Map. 3. Deletion of the agricultural land from the Policies Map; if this land was included to facilitate the provision of the proposed pedestrian, cycle and wheelchair bridge over the Oxford Canal to enable the site and public bridleways to be connected to the proposed allocation at Stratfield Farm (Policy PR7b) – Item 13 – the Tripartite consider that this could simply be addressed through an amendment to the red line area on the Policies Map to include just the land required for the bridge and public bridleways to achieve this objective. 4. Addition of land (0.7 hectares) at Policy PR3(b). 5. Amendment to relocate the * or 'Reserved land for railway station/halt' to the north of Sandy Lane so that both sides of the railway halt are within the proposed allocation and on the Tripartite's land for the avoidance of doubt, notwithstanding the fact that the Policies Map is only indicative at this stage. 6. Clarity that the potential school locations and areas shown on the Policy PR8 Policies Map are indicative of the Council's preferred locations but not prescriptive. 7. Park and Ride – The reservation of 5Ha of land within the developable area for a Park and Ride site.

Reasons for Participation

The land owned and controlled by the Tripartite comprises some 86% of the largest draft allocation within the Plan and as such, occupies a unique and vitally important role in meeting Oxford's Unmet Housing Needs. As such, the Tripartite consider it is essential that it is present [and/or represented] and participates at the Examination in order to assist the Inspector by responding to any queries that may arise and supporting the assessment of the soundness of the Plan.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR8 - Land East of the A44

PR-C-0842 10/10/2017 Duncan Chadwick — David Lock Associates on behalf of University of Oxford, Merton College and a private landowner — Y Y N Y

5012

Comments

Detailed comments provided on: landfill site, agricultural land, land ownership and wording of Policy PR8.

Changes Sought

Proposed changes suggested for Policy PR8 - Please see representation for details.

Reasons for Participation

The land owned and controlled by the Tripartite comprises some 86% of the largest draft allocation within the Plan and as such, occupies a unique and vitally important role in meeting Oxford's Unmet Housing Needs. As such, the Tripartite consider it is essential that it is present [and/or represented] and participates at the Examination in order to assist the Inspector by responding to any queries that may arise and supporting the assessment of the soundness of the Plan.

PR-C-0842 10/10/2017 Duncan Chadwick — David Lock Associates on behalf of University of Oxford, Merton College and a private landowner

2281

Comments

Begbroke Design Concept Document prepared by DLA to support representations relating to PR8.

Changes Sought

Reasons for Participation

PR-C-0847 10/10/2017 Dr Michael Fraser — N N N Y

5290

Comments

Referenced the 5 purposes of the Green Belt and NPPF paragraphs 82-84. Quotes provided on the Elmbridge Local Plan and Poole Local Plan. Quotes provided on NPPG's guidance on the Housing and Economic Land Availability Assessment (HELAA). Reference to Policy ESD14 of the adopted Local Plan Part 1. it is reasonable to conclude that whilst local districts may have accepted an apportionment of Oxford's unmet housing need the actual number is not
absolute and the Local Plan process may determine that Cherwell, for example, is unable to accommodate the apportioned figure due to existing national policies, such as Green Belt. Conversely, Oxford City, through the development of its own Local Plan and consideration of urban density, re-allocation of land previously earmarked for employment use, etc. may determine that the total unmet housing need is lower than that recommended by the SHMA and post-SHMA work. The latter point will especially apply should Oxford City seek to justify exceptional circumstances to remove Green Belt land that falls within its own jurisdiction. Reference to Oxford's Preferred Options document.

Changes Sought

For the reasons given above AND the Representations made by the Begbroke & Yarnton Green Belt (BYG) Campaign which I additionally support and adopt as part of my own Representation in this document, the Plan in its current form cannot be changed to make it legally compliant or sound and should therefore be withdrawn and NOT be submitted for Inspection.

Reasons for Participation

"Would like the Begbroke & Yarnton Green Belt (BYG) Campaign to represent meat the Examination should it take place"

Page 2391

PR-C-0847 10/10/2017 Dr Michael Fraser — N N N Y

5291

Comments

References on the Cherwell Green Belt Study (April 2017), the Oxford Green belt Study (2015), Category A Village Analysis (2016), Policy Villages 1 and 2 of the adopted Local Plan Part 1 and SA report. Conclude that the removal of Green Belt separating Begbroke (PR8) and Yarnton (PR9) and subsequent development as proposed would result in coalescence of both settlements; encroach on the open countryside; and result in highly inefficient use of land (which itself is a combination of grade 2 and grade 3 agricultural land). The harm that results is exactly the harm that the Green Belt land is designed to prevent. The loss of protection of the Green Belt and the scale of subsequent development is contrary to existing Local Plan policies. The "exceptional circumstances" put forward by Cherwell District Council are without merit with respect to all sites proposed for removal from the Green Belt.

Changes Sought

For the reasons given above AND the Representations made by the Begbroke & Yarnton Green Belt (BYG) Campaign which are additionally supported, the Plan in its current form cannot be changed to make it legally compliant or sound and should therefore be withdrawn and NOT be submitted for Inspection.

Reasons for Participation

Would like the Begbroke & Yarnton Green Belt (BYG) Campaign to represent meat the Examination should it take place.

PR-C-0847 10/10/2017 Dr Michael Fraser — N N N Y

5698

Comments

The Cherwell Green Belt Study divided the Begbroke Science Park site into six parcels of land. The release of the site as a whole would result in high harm to the purpose of the Green Belt, in particular, "The site as a whole is critical to the maintenance of High separation between Kidlington, Yarnton and Begbroke, and despite the proximity of urban
edges retains a relatively strong countryside character." Of the six parcels, four are rated as high or moderate high harm to the Green Belt if released. Reference to the SA. Would contend that the combination of the Green Belt reviews demonstrates solid evidence that the removal of the proposed Begbroke site (PR8) from the Green Belt would
cause significant harm to the purposes of the Green Belt (coalescing Begbroke with Yarnton) whilst not providing a sufficiently sustainable site to directly meet Oxford's unmet housing need.

Changes Sought

For the reasons given above AND the Representations made by the Begbroke & Yarnton Green Belt (BYG) Campaign which are additionally supported, the Plan in its current form cannot be changed to make it legally compliant or sound and should therefore be withdrawn and NOT be submitted for Inspection.

Reasons for Participation

Would like the Begbroke & Yarnton Green Belt (BYG) Campaign to represent at the Examination should it take place.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR8 - Land East of the A44

PR-C-0873 03/10/2017 Mrs Kay Ings N N N N

2365

Comments

The two sites east and west of the A44 between Yarnton and Begbroke, and Yarnton and Kidlington, are on Green Belt land. The Green Belt is vital in maintaining a division between the two smaller neighbouring villages, each with very different characteristics based on identity and historical evidence. By building on Green Belt land, Yarnton and Begbroke would effectively be merged into one huge development, completely destroying the open countryside that separates them at present. Cherwell District Council fail to explain why there are 'exceptional circumstances' that justify building on Green Belt land. The massive scale suggested in this development will undoubtedly create traffic chaos. There is little mention of effective transport infrastructure. A bus lane between Bladon roundabout and Pear Tree roundabout will only be effective if the A44 road is widened and new bridges over the railway line and canal are constructed. Neither of these major constructions is mentioned in the plan. There are already significant hold-ups on the A44 into Oxford throughout the day at each roundabout and extra traffic from huge housing developments will only add to the problem. Furthermore, if Sandy Lane is closed to through traffic, those commuters wishing to avoid congestion on the A40 by travelling west through Cassington and Yarnton will be forced to Join the gridlock already in place each morning and evening on the A40. The proposed plan appears to give more understanding and sympathy to pedestrians, cyclists and horse-riders than it does to motorists, bearing in mind that it will be motorists predominantly who are required to buy the houses. Cherwell Local plan part 1 suggests an apportionment of 4400 new homes for Cherwell District and only 550 homes for Oxford City. How can this huge discrepancy be Justified? There must be numerous Brownfield sites within the city that should be considered first. Then, of course, there are substantial tracts of land owned by the University. The powers that be within the University should also be required, by government if necessary, to take more responsibility in meeting Oxford's unmet housing need. It strikes me as bizarre that of a total of 14,850 homes, almost one third should be apportioned to Cherwell.

Changes Sought

Reasons for Participation

PR-C-0882 05/10/2017 Carl Smith N N N Y

5218

Comments

Although revised maps are not offered, it is considered that the areas of residential development as shown on PR's 8, 9 & 10 are not acceptable, because it is considered that better use could be made in reducing housing development sizes by using higher housing densities and in some cases ensuring that the "green gap" between settlements is increased .

Changes Sought

Reasons for Participation

Based on the representation, would like to reserve the right to respond if necessary.

PR-C-0889 10/10/2017 Mrs Donna Bennett N N N Y

2394

Comments

The unmet need for this vast project is unproven and likely overstated. It would have a devastating effect on beloved countryside that is strongly relied upon and used frequently all year round for walks and ensuring a healthier lifestyle amongst locals. It is a bold plan that lacks compromise and respect to the quality of lives in all surrounding areas, now and in the future. Development on this well utilised green space would be a serious offence to the green belt national policy. The evident and frequent recreational use it provides to locals as well as the essential needs to the pockets of wildlife that are struggling to remain are totally disregarded in this plan. Green belt space is billed as such to cap the area(s) from inevitable demands of urban expansion even in so called "extreme cases". Decision making by any parties that stand to profit from the success of this planning on this protected green belt space should be forbidden. This plan has no sensitively for green belt policies or the quality of lives living in the surrounding areas. The infrastructure plans are afterthoughts without acknowledgement to the current infrastructures that are rapidly deteriorating and under daily duress. Building on this precious and utilized green space for the temporary solution of unmet housing needs does not justify or outweigh the irreversible and negative consequences for current and future inhabitants.

Changes Sought

1) If using our green belt areas is truly the only option for development then Cherwell should decline and point to other solutions such as a. brown field sites within Oxford or further out b. current and numerous vast amounts of land either being reserved for commercial use (much of it not looking very utilised or successful. 2) The decision making process should be ultra-sensitive and rigid to the aesthetics at risk and protect this area at all costs realising it's essential potential and use.

Reasons for Participation

Concerned as a long time resident that these plans will affect. Also aware and understand these plans and their implications involving both current and future residents. Strongly believes to be competent and justified to be involved in ensuring that alternatives, and fair compromises are met.

PR-C-0900 10/10/2017 Kieran Brooks N

2424

Comments

The proposals are unsound due to the absence of any provision for additional local services. E.g. PR8 Land East of the A44 makes a vague reference to an 'opportunity for health facilities'. Presumably there 'might' be a new GP surgery. This vague language provides no confidence that such a facility would be built. No mention is made of any other additional 'opportunity' within any of the other proposed development sites. This highlights the lack of consideration within the proposed Submission Plan for providing adequate additional local services. One concludes that the existing services will have to take up the strain resulting in more pressure on existing GP surgeries, fire, ambulance, hospital & police services. Expanding the population of the areas with an additional 4,400 homes without including an appropriate increase in local services is indicative of how the Submission Plan is not fit for purpose and has not been positively prepared and makes the proposals inadequate & unsound.

Changes Sought

Reasons for Participation

PR-C-1011 23/08/2017 Tony Norris N

2092

Comments

The creation of 1,118 houses on PR6a & PR6b will create a potential of 3000+ car movements a day, together with a further 5000+ movements from PR7a, PR7b, PR8 & PR9. The traffic situation North of Oxford will be at gridlock even worse than that which occurred during the recent alterations to Banbury Rd & Woodstock Rd roundabout.

Changes Sought

Reasons for Participation

PR-C-1129 18/09/2017 Mrs M G Kibbey N

3524

Comments

No costs shown for infrastructure schedule. What road improvements are scheduled for houses in area PR6b, PR6a and PR8 as already very congested.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR8 - Land East of the A44

PR-C-1172 08/08/2017 Robin Carey N

2126

Comments

Would a station at Sandy Lane serve a purpose? Presumably a study has been done. Wouldn't it be sensible to have the station in the centre of PR8 rather than the edge? (i.e. extend it to the canal rather than crossing the A44).

Changes Sought

Wouldn't it be sensible to have the station in the centre of PR8 rather than the edge? (i.e. extend it to the canal rather than crossing the A44).

Reasons for Participation

PR-C-1202 08/08/2017 Mary Timms N

3886

Comments

Re the plans, PR7(a) is preferable to building at PR6(b) and PR6(a) but not enough homes. If anything, allow PR8 and PR7(a), this may preserve Green Belt and keep a distance.

Changes Sought

Reasons for Participation

PR-C-1260 17/08/2017 D R Pickvance N

2168

Comments

(PR8 Land East of the A44), the road between Yarnton and Kidlington will be spoilt by building 1950 houses.

Changes Sought

Reasons for Participation

PR-C-1283 22/08/2017 NP Barrett N

4196

Comments

The proposal to build 1950 houses between Kidlington and Yarnton, PR8 will have a massive impact on the A44 and subsequently the A34 which is already a dangerous road.

Changes Sought

Reasons for Participation

PR-C-1313 09/10/2017 Simon Barnard N

4303

Comments

The outline development to build 1950 homes will see one of a few areas of open country within easy walking distance of Kidlington, concreted over. This area is crossed by numerous foot paths, a favourite with walkers/dog walkers. If built on they will be left to pound for miles n Kidlington's fume choked main roads.

Changes Sought

Reasons for Participation

PR-C-1318 10/10/2017 David & Olive Kelland Cllr Peter Kelland on behalf of Mr & Mrs D & O Kelland Y Y N N

4317

Comments

The policy PR8 Land East of the A44 can not deemed justified or effective as the land shown as retained In the GB makes no sense what so ever. The creation of a 12.2 nature conservation area, a 23.4 hectare canal side parkland for public open space & the retention of 12 hectares of arable land create an effective buffer zone between Kidlington & Begbroke. I can see the logic of the land to the north of the sewerage works being retained in the GB as part of the parkland to increase the buffer effect, but the land to the south of the retained agricultural land would appear not suitable for agriculture & not required for the buffer zone. This area of land would be better &more sustainable for Oxford's unmet need. Cuckoo or Green Lane (the lane that runs from Sandy Lane, adjacent the canal bridge to the A44) is adopted by OCC up to & beyond the level crossing from the A44, giving full access a the field adjacent the lane, south of the retained agricultural land & north of the railway. It is a missed opportunity not to include this land into the revised GB. The reservation of 0.5 hectares within the shown developable area seems at odds with the surrounding planned housing. The planned rail halt/station will attract commuters from the new village settlements at Eynsham & the new large sites at Woodstock as well as the 1950 new dwellings at Begbroke. 0.5 Hectares is not sufficient space for this halt to be used as a park & ride. WODC built 400 new parking spaces at Long Hanborough & more are needed. WODC in its response to the intrusion into the GB voted for this halt/station to be built as a matter of urgency to help with existing & future traffic congestion. The fields either side of the railway, the triangle field shown in PR3a & the field between the railway & the retained agricultural land would be ideal for a railway based park & ride with the new halt/station on land both sides of the track & sufficient car parking space.

Changes Sought

That PR8 be increased or altered to include PR3a & the land shown as retained in the GB south of the sewerage works & the retained agricultural land down to the A44. This area of land should be for the new halt/station & affordable housing as required by Oxfords unmet need, small family homes for those who would like to cycle to work commute by train .

Reasons for Participation

PR-C-1318 10/10/2017 David & Olive Kelland Cllr Peter Kelland on behalf of Mr & Mrs D & O Kelland Y Y N N

4316

Comments

The justification & effectiveness of PR3a is at odds with your own requirements for clear permanent boundaries to be re-established for the affected area. The triangle of land at PR3a is shown at Appendix 2 within the new light green area being GB to be removed, clearly not in the GB. A new permanent boundary would follow the A44 & the railway to a point where they meet. As it stands this area is in limbo, on one hand it Is clearly shown as outside of the GB in an area of GB to be removed Appendix 2, yet your policy PR3a regards it as land that needs to be protected beyond the plan period. You agree that the railway line forms a consistent & strong GB boundary, one of your requirements. You say that area PR3a will make little difference, the small field adjacent to Cuckoo or Green Lane could supply 15 to 20 houses identified as a type required in Oxford, being one & two bedroom of affordable rent or low purchase price. This field could allow sustainable housing with good transport links to Oxford & of course be close enough to allow cycle access. I feel that any land adjacent to Oxford should be included to meet Oxfords unmet need. The access to the A44 would be along the route of Cuckoo or Green Lane which is an OCC adopted road up to & beyond the level crossing. The A44 at this point is not a fast stretch of road as vehicles are slowing for the existing roundabout. I am sure a junction could be shown even if it means left turn only. This triangle of land should be included in this review as fully within the site boundaries of PR8

Changes Sought

As PR3a has been taken out of the Green Belt it should be included fully within the boundaries of PR8 and particularly PR8 16; 'the provision of a limited number of new homes to be agreed with the Council, to provide for students & those working for the University at the Science Park to support Its expansion and reduce car Journeys.

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR8 - Land East of the A44

PR-C-1326 10/10/2017 Victoria Masey N N N Y

4346

Comments

These proposals are not consistent with National Policy. The removal of this land from the GB, which is vital to maintain the separate and distinct identity of the villages of Begbroke and Yarnton, will result in urban sprawl, with insufficient transport infrastructure, and little feasible chance to rectify this. We chose this area for our family home specifically for the access and close proximity to the land within the GB. This proposal will permanently destroy the rural nature of this beautiful area of Oxfordshire.

Changes Sought

For the reasons I have given and the Representations made by The Begbroke & Yarnton GB Campaign which I additionally support and adopt as my own Representation in this document, the plan cannot be changed to make it legally compliant or sound and should therefore not be submitted for inspection.

Reasons for Participation

I would like the Begbroke and Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-1332 10/10/2017 Peter Webber N N N

4368

Comments

If it is shown that development here really is justified, the new station must be provided at an early stage, and must be big enough to allow trains to terminate here (as well as run through) to permit a cross-city link to Cowley and/or Didcot.

Changes Sought

Reasons for Participation

PR-C-1332 10/10/2017 Peter Webber N N N

4364

Comments

Positive Preparation - There has been an apparent failure to stress-test the alleged requirements of Oxford City Council. This is the subject of widespread local criticism, and the latest downgrading of the Government's own estimates of housing requirements undermines the whole basis of Cherwell's proposals and Oxford's demands. We need to start again with a process geared to the current Government figures as an absolute maximum. Damage to the GB just seems to have been assumed as a given, whilst it is not. Justification - The proposals cannot be justified as matters stand, as the figures have not been adequately tested and may no longer be current.

Changes Sought

Reasons for Participation

PR-C-1332 10/10/2017 Peter Webber N N N

4365

Comments

Effectiveness - There is little concrete information as to the funding or timing of infrastructure provision - e.g. a substantial new station will certainly be required, but there is no clarity at all as to how this will be delivered or funded or when in relation to the related development. This all comes across as a wish-list rather than as a blueprint for a successful outcome.

Changes Sought

Reasons for Participation

PR-C-1332 10/10/2017 Peter Webber N N N

4363

Comments

Duty to Co-operate - I do not believe that the duty to co-operate requires a Council to accept without apparent justification the aspirations of an overwhelming neighbour Council where that Council has not done all it can to solve the problems. They have not substantiated the basis for it's alleged housing shortfall and has not shown any obvious willingness to co-operate in the funding and/or provision of essential infrastructure. There is a lack of mutuality.

Changes Sought

Reasons for Participation

PR-C-1335 10/10/2017 Stephen Ings N N N

4375

Comments

Not Consistent with National Policy. Purpose of GB is to restrict the sprawl of built up areas, to safeguard the countryside from encroachment, to prevent the merging of towns/villages into one another and preserve their setting, character and history. These policies contravene every aspect of the purpose of the GB - they propose to join up Yarnton, Begbroke and Kidlington with token strips of undeveloped land between them. Combined with proposals for Woodstock and Long Hanborough, how long before these developments stretch to Banbury and beyond?

Changes Sought

Reasons for Participation

PR-C-1335 10/10/2017 Stephen Ings N N N

4376

Comments

Is there really a need for development on this scale? The road traffic situation in and around Oxford is chaotic, even in its present form. How is the infrastructure to cope with all the extra vehicles on the A44. No infrastructure details are shown on the plans to give any indication of how access to these developments is to be achieved or how the current pinch points for traffic (every roundabout from Bladon through to Woodstock Road, the stretch of single carriageway between the Turnpike roundabout and Frieze Farm roundabout) are going to cope. How is the bus lane going to be incorporated into a single track road? The current situation on the A34 between Boars Hill and the M40 is dire and this size of development will only contribute to greater traffic problems.

Changes Sought

Reasons for Participation

PR-C-1335 10/10/2017 Stephen Ings N N N

4377

Comments

These proposals stem from Oxford City's inability to fulfil their housing requirements by saying no more land is available. There are a number of brown field sites that could be developed. Cannot the University be pressured into releasing more land for development ? Of the proposed 14800 homes apportioned to Oxfordshire, it is beyond belief that only 550 are apportioned to Oxford itself, while almost one third of the total is apportioned to Cherwell District. A complete rethink is needed particularly by Oxford City Council who are attempting to shift their planning problems onto all the other district councils.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR8 - Land East of the A44

PR-C-1348 09/10/2017 Alan Whitley

4405

Comments

Object to sites between Yarnton & Begbroke. PR8, Land East of A44 (Begbroke) this site is on G B. There must be alternative sites?

Changes Sought | Reasons for Participation

PR-C-1348 09/10/2017 Alan Whitley N

4409

Comments

Object to 2 sites between Yarnton & Begbroke. PR8, Land East of A44 (Begbroke) and PR9, Land West of A44 (Yarnton) because both sites are on G B. There must be alternative sites? PR9 (Spring Hill) has a spring, where will the water go? Expanding William Fletcher School will be dangerous for children crossing the road to playing fields Sanctuary House Nursing Home. Lack of thought to infrastructure. Limited plans for amenities e.g.. shops, GP surgeries. Redeveloping Exeter Hall with existing practices in larger premises would cause Yarnton residents an approx. 6 mile journey which is not ideal. Closing Sandy Lane, used by Yarnton residents to get to Kidlington amenities is stupid. Adding extra miles and time, and increasing traffic N of Langford Lane or S of Frieze Way. Changing one lane on the southbound A44 to a bus lane will increase traffic problems. It's impossible to continue a bus lane through Loop Farm roundabout as it is single carriageway, with bridges. Plus additional cars from 2500 homes would also exit onto the A44 too.

Changes Sought | Reasons for Participation

PR-C-1350 09/10/2017 Mr PA & Mrs JM Carpenter

4418

Comments

The road is the main alternative route if any problems on A44 or A4260, and its importance is recognised in its salting during cold weather. The closing of an existing highway that is a vital link between Yarnton and Kidlington, without providing a suitable alternative route, is not justified.

Changes Sought | Reasons for Participation

PR-C-1350 09/10/2017 Mr PA & Mrs JM Carpenter N

5080

Comments

The Land East of A44 lies wholly within the Oxford GB. The Cherwell LP 2011-2031 Policy ESD 14 sets out to prevent the merging of villages, whereas PR8 actively pursues the coalescence of Yarnton, Begbroke & Kidlington. This has been titled 'Begbroke' despite most of the proposed housing being in & adjacent to Yarnton. There is no separation between Yarnton & Begbroke despite the Partial Review (Page 118, Para 5.110, point S) stating "the necessity to retain the separate identities of Begbroke, Yarnton & Kidlington". PR8 is not consistent with NP. Cherwell LP 2011-2031 Policy Villages 1 categorizes Yarnton & Begbroke as Category A villages & this policy only allows minor development, infilling or conversion in, or alongside these villages. Thus, PR8 is in complete contradiction of Policy Villages 1.

Changes Sought | Reasons for Participation

Page 2395

PR-C-1351 09/10/2017 Mrs Sheila Westall

4420

Comments

Opposition to the plan to build high-density housing on the GB land to the east and west of the A44 between Yarnton and Begbroke. GB is a valuable breathing space to prevent urban sprawl and in many cases is agricultural land. Government is committed to protecting GB and development should only be allowed when no brownfield sites are available. Our GB should not developed to meet any part of Oxford City's unmet housing need when the city has brownfield sites. Sites around Cowley, Northern Gateway and Park & Ride at Redbridge could be used for housing and parking transferred to a site less suitable for housing. These brown sites are close to potential employment and therefore have less impact on road congestion. Impact of additional houses on A44 has not been adequately addressed. Suggested bus lanes are impracticable as no consideration given to pinch-points , mainly south of Yarnton where railway and canal bridges restrict the width of the carriageway. Ensuing traffic congestion will increase journey times, pollution, accidents, delivery costs and wear and tear on already deteriorating roads. Causing Sandy Lane to through traffic will inconvenience residents in accessing facilities in and around Kidlington High Street. Additional traffic on the road travelling west towards the A40, through Yarnton and Cassington villages will increase the dangers for children at local schools. Several acres of land to the south side of Sandy Lane was once a landfill site before its present agricultural use; it could be subject to subsidence and release of gases if the topsoil is disturbed by building. There is also the potential for flooding to the west of Yarnton on the lower slopes of Spring Hill, where heavy rain causes flash flooding.

Changes Sought | Reasons for Participation

PR-C-1359 09/10/2017 Mrs K M Davidson

4430

Comments

Object on the grounds of the destruction of the GB between Yarnton and Begbroke, Kidlington and Yarnton, and the city of Oxford and Yarnton, which would not allow air to flow between the settlements. Surely an objective of the GB? The unmet need has not been proven and brownfield or reserved business sites within Oxford could be used. Traffic problems would increase and the A44, A34, Peartree Roundabout, A40 and all surrounding roads are already overloaded. There are problems getting to the village of Yarnton during rush hour and this would be made worse by the closure of Sandy Lane to through traffic. The traffic will come to a complete standstill during the proposed construction and destroy the potholed roads. Building on fields prone to flooding will lead to environmental problems, and village identities will be lost along with agriculture and wildlife. The proposed development would not provide affordable homes as required by all generations.

Changes Sought | Reasons for Participation

PR-C-1364 09/10/2017 Mrs Susan Moss Y Y N N

4435

Comments

The policies are unsound because they fail to meet the real needs of people for low cost (rented or for sale) houses that deal with urgent housing problems. Housing to meet local needs could be achieved by building smaller units at higher density and using far less land. Houses for sale at so-called 'affordable' prices, and houses at market prices, do not meet the needs of the teachers, nurses, public sector workers and young families. Build some houses, but make all of them of the type that people need - not what developers and landowners desire.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR8 - Land East of the A44

PR-C-1383 10/10/2017 Fiona Mawson N N N Y

4476

Comments

These proposals would effectively merge both into a single conurbation with complete loss of individual identity. Both villages have historical value , existing long before the Domesday Book n which they are both included. With 300 ha of the 1000ha total area of the villages already unavailable for development, the document sets out to remove approximately 20% of the remaining space for Oxford City. This is disproportionate, out of character with the rural setting and would more than double the current number of dwellings in the two villages. Key delivery requirements in Paragraph 1 gives housing density figure of 45/hectare which is significantly greater than any development in Yarnton or Begbroke and out of character with the rural nature of the area. It is also illogical that the area closes to Oxford City (PR6b) is given an average dwelling density of just 25/hectare. Also conflicting information on Sandfly Lane - keep open or close it? Paragraph 18f is absurd and can only lead to increased car (if not public transport) miles and pollution. Sandy Lane must be preserved as an important link between the villages of Yarnton and Kidlington, and is already an emergency route if A44 and A4260 closed. Paragraph 18 1. no need for a railway halt. Public transport access to Yarnton and Begbroke/Begbroke Science Park can be sustained with improved bus routing through villages and along A44 trunk road.

Changes Sought

The plan cannot be changed to make it legally compliant or sound and should therefore not be submitted for inspection.

Reasons for Participation

Would like to be represented by Begbroke and Yarnton Green Belt Campaign

PR-C-1383 10/10/2017 Fiona Mawson N N N Y

4480

Comments

Comments on improved transport structure, currently at saturation or in such a poor state (pedestrian/cycleways) as to be unsafe. No solution proposed for current pinch points at Yarnton Turnpike public house, the canal bridge and south side of Pear Tree roundabout. Large budgets beyond current offering will be required. Additionally, Oxford City Norther Gateway development and future links between A40 and A34 in Loop Farm area will cause further congestion and air pollution.

Changes Sought

The plan cannot be changed to make it legally compliant or sound and should therefore not be submitted for inspection.

Reasons for Participation

Would like to be represented by Begbroke and Yarnton Green Belt Campaign

PR-C-1385 10/10/2017 Ian Middleton The North Oxfordshire Green Party N N N Y

5323

Comments

"Policies PR8 and PR 9 propose the siting of 4400 new dwellings on green belt land around and between the ancient villages of Begbroke and Yarnton which would represent a more than doubling of the existing number of houses. In terms of local population it would mean more than tripling the existing levels None of these plans could be described as 'limited' in the context of areas defined in policies PRS and PR9 where entire discrete settlements would be left without adequate separation between them. These policies would in effect merge three separate communities - Begbroke, Yarnton and Kidlington into one large conurbation; taking 3 small and ancient settlements established over 5000 years ago and amalgamating them into a single conurbation or town. This would represent urban sprawl on a grand scale and would be completely in opposition to the purpose of designated green belt land. Policy ESD14 is further contravened as the separation between land defined in policies PRS and PR9 will effectively be only the width of the A44. It's clear then that CDC's own assessment that the maintenance of the character of both villages and the surrounding countryside is of vital importance and they should not be buried under a swathe of new development as a planning expedience, especially where no exceptional need has been demonstrated. Policies PE8 and PR9 are therefore not consistent with CDC's own policies and assessments, neither are they in accord with national planning guidelines on green belt land and are therefore both unsound."

Changes Sought

Reasons for Participation

To have an opportunity to make a personal representation at the appropriate time and when further information is available about the scale of response to these plans. There will likely be many changes in circumstances between the submission of representations and the consideration of the outcome. I would like to be able to add additional relevant information at that time if appropriate. Also as Green Party Parliamentary candidate for many parts of the area under consideration I feel I should be able to give voice to the views of the Green Party supporters and voters when the time comes

PR-C-1385 10/10/2017 Ian Middleton The North Oxfordshire Green Party N N N Y

5324

Comments

"Policies PR8 and PR 9 propose the siting of 4400 new dwellings on green belt land around and between the ancient villages of Begbroke and Yarnton which would represent a more than doubling of the existing number of houses. In terms of local population it would mean more than tripling the existing levels None of these plans could be described as 'limited' in the context of areas defined in policies PR8 and PR9 where entire discrete settlements would be left without adequate separation between them. These policies would in effect merge three separate communities - Begbroke, Yarnton and Kidlington into one large conurbation; taking 3 small and ancient settlements established over 5000 years ago and amalgamating them into a single conurbation or town. This would represent urban sprawl on a grand scale and would be completely in opposition to the purpose of designated green belt land. Policy ESD14 is further contravened as the separation between land defined in policies PR8 and PR9 will effectively be only the width of the A44. It's clear then that CDC's own assessment that the maintenance of the character of both villages and the surrounding countryside is of vital importance and they should not be buried under a swathe of new development as a planning expedience, especially where no exceptional need has been demonstrated. Policies PR8 and PR9 are therefore not consistent with CDC's own policies and assessments, neither are they in accord with national planning guidelines on green belt land and are therefore both unsound."

Changes Sought

Reasons for Participation

To have an opportunity to make a personal representation at the appropriate time and when further information is available about the scale of response to these plans. There will likely be many changes in circumstances between the submission of representations and the consideration of the outcome. I would like to be able to add additional relevant information at that time if appropriate. Also as Green Party Parliamentary candidate for many parts of the area under consideration I feel I should be able to give voice to the views of the Green Party supporters and voters when the time comes

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR8 - Land East of the A44

PR-C-1385 10/10/2017 Ian Middleton The North Oxfordshire Green Party N N N Y

5315

Comments

There appears to be an unquestioning assumption on the part of the planners that the Begbroke Science Park will be expanded. This in itself would seem to suggest an entirely blasé and cavalier approach to proper planning consultation from CDC. Something that is not surprising given that there was scant opportunity for locals to respond, object or otherwise comment in its arrival in the area in the first place. I live directly opposite it and the first I knew of the plans was when the builders started putting up the Given its narrow requirements both in terms of employees and local resources, the contribution to the local economy afforded by the Science Park is not something I would regard as particularly significant. So I am at a loss to understand why the partial review document is peppered throughout with claims that ' it is such a vital local asset and one that should be allowed free rein to balloon in every conceivable direction. Perhaps this is a discussion that should be had more widely in the public arena after these broader proposals have been dealt with.

Changes Sought

Reasons for Participation

To have an opportunity to make a personal representation at the appropriate time and when further information is available about the scale of response to these plans. There will likely be many changes in circumstances between the submission of representations and the consideration of the outcome. I would like to be able to add additional relevant information at that time if appropriate. Also as Green Party Parliamentary candidate for many parts of the area under consideration I feel I should be able to give voice to the views of the Green Party supporters and voters when the time comes

PR-C-1392 10/10/2017 Jake McLeod Walsingham Planning on behalf of Oakhill Group Ltd Y Y N Y

4498

Comments

The site which this representation relates to falls between Kidlington and Begbroke and comprises land owned by Oakhill Group Limited to the south of Oxford Motor Park and adjoining land to the west and north west. The adjoining land comprises a former piggery and bungalow; an immigration detention centre; the properties off Evenlode Crescent; the recently consented Oxford Technology Park, which is currently under construction, and the field to the south. The proposed strategic allocation of PR8is welcomed, recognising that CDC has a Duty to Cooperate under the Localism Act (2011). Understands that the proposed allocation will remove 190Ha of land from the Green Belt (GB), & once built on will significantly change the character of the landscape between Begbroke, Yarnton & Kidlington. However, the completion of Oxford Technology Park & the development of PR8 will result in the formation of an isolated parcel of land comprising our client's land and adjoining land between Kidlington and Begbroke. According to the Partial Review Submission Version, our clients land, will be retained in the GB. Our client objects to this land being retained in the GB. Considers that following the adoption of the Partial Review as proposed, the land will not serve any of the 5 purposes of the GB & must be removed in the interests of sustainable spatial planning. Reference is made to CDC's Green Belt Review, November 2016 in which our client's land comprises A6, A7, & A8, and a detailed examination of the role that the site will play regarding the 5 purposes of the GB following the proposed allocation of land PR8 is made. The Partial Review Submission version seeks to address the pressure that Kidlington cannot wholly provide all of the high value employment space required, by allocating 14.7Ha land adjacent to Begbroke Science Park. Whilst this does show signs that CDC are trying to meet development needs, the GB Review actually identifies that the PR8 allocation falls short & that an additional 20Ha of employment land will be required to meet demand within the Kidlington area across the Plan period (up to 2031). The Review figure deducts the quantum of floor space already committed for employment use at Oxford Technology Park & is based on the assumption that an increase in market share will ensue as a result of attracting businesses in the Kidlington area (i.e.. 'the snowball effect'). This will lead to an increase in demand for high value employment floor space & the diversion of existing uses (such as R & D companies) from elsewhere. Provided the findings of the GB Review are correct, we believe that there will be a severe deficiency in the amount of employment land reserved for future development in the Kidlington and Begbroke areas, particularly during the medium to end stages of the Plan period. Whilst the Council may seek to address this deficiency through non-strategic allocations within the Part Two Local Plan, we do not consider it premature to be identifying additional parcels of GB for release now, as part of the Partial Review process. The removal of parcels such our client's land & the adjoining land, which evidently fail to meet the purposes of the GB, would not open the floodgates to development as the planning system would still remain in place to determine matters of development control, including infrastructure provision. As a consequence of such high demand, it is clear that the removal of the site from the GB will not render previously developed land within Kidlington unattractive to develop. If our client's land & the adjoining land was to be removed from the GB, urban regeneration would still inevitably occur. Retaining the site within the GB will therefore not assist in achieving the fifth purpose.

Changes Sought

"We would urge the Council to consider the removal of our client's land and the adjoining land from the Green Belt. As we have demonstrated, having regard to the Council's own evidence base, its continued designation will not fulfil any of the five purposes set out at paragraph 80 of the NPPF. Onthis basis, we do not consider the Partial Review to be justified or consistent with national planning policy." (Relates to land off Langford Lane, Kidlington).

Reasons for Participation

To elaborate on the detailed arguments put forward in these representations.

PR-C-1396 09/10/2017 Paul Walker Oxford Bus Company Y

5164

Comments

SUPPORT these Policies with AMENDMENTS. The development of a Development Brief for these sites. The Brief should clearly set out how the plan proposals relate to the strategic bus network and how this will evolve, what the trigger points to deliver this shall be and give clarity to developers on the costs of developing in these locations as set out at PR8 30. The risk of not doing this is one of a hap-hazard development pattern of sites coming forward which cannot be served by high quality public transport though lack of forward planning, lack certainty for developers and a poorly thought out network connecting major nodes. Support PR8 18(c) and Pr9 8(c) which states the need for the development to enable connection to existing and potential public transport services. The policy needs to explicitly highlight that the development brief will need to contain costed proposals for bus services improvements. Therefore there needs to be mention within the policy of the need to "kick start" bus services for a number of years promoting alternative transport to the car until the development is built out and services viable. This viability may come from diversion into the site of existing services and as such we consider that and extension and/or diversion of the 300 park and ride service provide this role. The Service 300 could connect with the PR10 site as the terminus point calling at PR8 and PR9. The development of this service could be covered through the connected and joined up development brief for this site and we would be keen to work with developers and LPA to plan this service enhancement.

Changes Sought

Would therefore like to see the policy strengthened to highlight the need to connect inter urban bus route networks between settlements that reflect the OCC strategic bus network in a phased manner than can allow new developments to be accessible by modes other than the car with appropriate S106 commitments to enable these developments to be sustainable in a manner that is clear to developers promoting sites.

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR8 - Land East of the A44

PR-C-1398 10/10/2017 Ben Simpson WYG on behalf of Bonnar Allan Ltd Y Y N N

5334

Comments

The representations are submitted on behalf of my client Bonnar Allan with regard to their proposals at New Alchester. The land is identified in the Vision document attached to these representations and will include up to 7,200 new market & affordable homes, primary & secondary schools, creation of a 240 acre country park & watersports centre & the potential to incorporate a new Park & Ride site with connection to the railway line south of Bicester by a new railway station. Our comments on the PSP are confined to issues of soundness. A summary of the alternative Options A to I that CDC considered at the last stage of the Plan is set out at paragraph 2.12. For the reasons we set out in our representations to that stage, we consider that the CDC's proposed approach of allocating land to the north of Oxford & within the Green Belt (GB) around Kidlington as set out in PR8 is flawed, & that the Partial Review does not pass the test of soundness. The PSP is not Justified as in our view it does not represent the most appropriate strategy for meeting Oxford's un-met housing needs. The logic that appears to underlie the PSP is in essence that the closer the proximity of the required housing to the City, the more sustainable it will be. This logic ignores the fact that there would be better prospects of residents travelling into Oxford as well as the major employment locations in the Science Vale by public transport including by rail from New Alchester. The preferred locations around Kidlington will increase congestion on the highway network & will result in the loss of GB & lead to coalescence between Kidlington, Begbroke & Yarnton, whereas the proposals at New Alchester are located beyond the GB. As we make clear in the Vision document, our proposals can be delivered in a phased manner & there are no impediments to early delivery. The scale of the proposals at New Alchester allows it to meet both the identified needs of Oxford City as well as an element of the future needs of Cherwell District, & in so doing, we recognise the journey that this proposal involves.

Changes Sought

We consider that the PSP should direct a majority of the un-met need to New Alchester which constitutes a more sustainable & justified location for the new homes needed both to meet the City's un-met needs as well as future need within Cherwell District. The PSP should be re-drawn to allocate land at New Alchester in place of the proposed allocations in the Green Belt (GB) around Kidlington. New Alchester can provide a highly sustainable location for the much needed development, at a location outside the GB & on the railway line into Oxford. The development would facilitate creation of a new railway station at New Alchester which would encourage people to travel to Oxford City & also other employment centres within the Science Vale by public transport.

Reasons for Participation

PR-C-1399 10/10/2017 Ms Jennifer Mitter Lichfields on behalf of The Church Commissioners for England (CCE) N N Y

5383

Comments

The CDC Local Plan Part 1 and the NPPF (Para 34) support a strategy whereby growth should be directed towards the most sustainable locations, encouraging travel by non-car modes. The County Council's Oxford Transport Strategy is also clear in its objectives for achieving a meaningful modal shift for those travelling into Oxford City away from the private car and towards public transport. In this context, the justification for the Council's approach in pursuing growth at sites such as PR7, PR8, PR9 and PR10 which propose concentrated levels of development (circa 3,220 dwellings) is unclear. The development as proposed is concentrated along the already very congested A44 corridor and around Kidlington which is a known congestion hotspot. While some development in this area may be appropriate, the concentration of sites will lead to significant issues of congestion given that the sustainable modes being pursued (with the exception of cycling) are all road based Park & Ride, Bus and RTP routes. The Sustainability Appraisal (June 2017) recognises that new development around the Kidlington area 'may increase congestion but the Local Plan Part 1 Partial Review allocates new housing sites that encourage the use of sustainable transport and are allocated following consideration of their impacts on transport patterns through the SA'. Notwithstanding assessment of the proposed allocations through the SA, the impact of congestion has not been sufficiently weighed in the balance when considering reasonable alternative sites and a broader distribution across the District. For example, locating development on the rail network at locations such as Islip would assist in removing some traffic movement from the road entirely. It's recognised that there is the potential for a new railway station at Yarnton, but this is a long term strategy with no immediate proposals for delivery. CDC does not consider this necessary infrastructure to support the proposals and simply consider it a potential future benefit. Therefore, all focus for this plan period under this strategy will be on the road, contrary to the conclusions of the Sustainability Appraisal and to which our client objects. Overall, the various transport evidence base documents prepared to date have not robustly assessed the opportunities to improve rail usage despite current work being undertaken to develop the East-West rail link. East-West rail Phase 1 works saw an upgrade of Islip station which is on the new Oxford – London Marylebone line. The Western Section of East-West Rail will also see the introduction of three new passenger services, for direct services within the region and connections to national mainline services. These services are due to start operating in the early 2020s. Despite this significant rail investment, no development is proposed within Islip which is just a 3 minute train ride from Oxford Parkway, 7 minutes from Bicester, 11 minutes from Oxford and under an hour to London Marylebone. Our client is of the view that Policy PR4a (and by association policies PR6-PR10) focuses too strongly on improvements to and mitigations for the highway network rather than considering options for removing traffic from the road network and towards more sustainable modes such as rail. The proposed locations for the additional housing are known areas of congestion and the transport proposals do not go far enough to solve the existing issues, with the proposed levels of development in this location likely to compound matters further. Our client objects to these policies which will lead to increased levels of congestion and the strategy will not achieve a step change in modal split. Soundness - The evidence base prepared to support Policy PR4a (and by association policies PR6-PR10) is not sufficiently robust to justify the approach to allocate this level of housing in an area of existing traffic congestion without an effective strategy to achieve a step change in modal split. The Council needs to justify its approach for focusing so much of the new development in one area which is already known to suffer issues relating to road congestion. Rail has not been considered as a reasonable alternative within the evidence base documents and consequently the draft plan is not justified. The draft Plan is not Effective, as it focuses too much of the housing requirement in one, focused area. The Plan is not consistent with national Policy as the proposed development is not located where the need to travel will be minimised and the use of sustainable transport modes can be maximised.

Changes Sought

The evidence base has failed to sufficiently consider investment in rail / exploitation of existing rail assets despite recent investment in the East-West Rail project. A thorough exploration of the reasonable alternatives is required.
More detailed consideration needs to be given to the potential for locating new development at Islip within proximity to the existing railway station. This location would be sustainable and would support the existing local community. It has been demonstrated that there are no overriding physical constraints, in terms of highway impact, flooding and ecology, to the development of this land.

Reasons for Participation

Due to the complexity of the matters discussed in relation to PR4a

PR-C-1400 10/10/2017 Ms Deidre Wells Red Kite Development Consultancy on behalf of Kidlington Parish Council N Y

5357

Comments

KPC consider that the huge development proposed will have a major adverse impact on the separate identity of Kidlington, which has led the approach in the development of the Adopted Kidlington Masterplan and is confirmed as important in the adopted Cherwell Local Plan. Cherwell Local Plan 2011-2031 Policy ESD 14 aims to prevent the coalescence of settlements and has a strong role in preventing the coalescence of Yarnton, Begbroke and Kidlington. It will also eradicate the open landscape character of the setting of both Begbroke and Kidlington, and reduce to a meaningless scale the Green Belt in this area. The parcels of land to be developed include land which is rated as of high importance in the Green Belt Studies, where in principle new development is unacceptable. The minimal separation distance between Kidlington and the expanded Begbroke will not prevent intervisibility and a perception of coalescence, contrary to the clearobjectives of the adopted CDCLP. There is substantial concern that the development would neither be well integrated with Kidlington, or constitute a genuinely free standing village, due to proximity and intervisibility. The proposed scheme is of a scale which warrants its own new centre, but is so proximate to Kidlington Village Centre that it will also act as a competitor in providing local services, and thus undermine the published commitment to investment in this established centre. This matter does not appear to have been considered indeveloping the strategy. CDC is asked to undertake an urgent assessment of the impact of this substantial allocation on the vitality and viability of, and improvement strategy for, Kidlington Village Centre. A Policy should be developed which promotes and secures investmentin the Village Centre if the scheme goes ahead, and this needs to be reflected in the Key Requirements list in the Policy. KPC has concerns about the proposed closure of Sandy Lane. This currently provides a much valued westward link from Kidlington to Begbroke, linking the communities. It is appreciated that if kept open it could provide an undesirable rat-run for traffic from the new development, adding to traffic congestion in Kidlington, but it currently enables Begbroke residents to make use of the Village Centre amenities, and thus support the well-being of the village. A more detailed assessment of the benefits and problems of the proposed closure is required, and mitigation measures developed and required as part of the implementation strategy. If adopted, the Policy should be extended to require substantial investment in offsite transport infrastructure, by reference to Policy PR4a. Without this, it is unlikely to be sustainable and will add to local congestion. Strongly object to PR8 allocation • Request revisions/addendums if adopted "

Changes Sought

Reasons for Participation

KPC is an elected body, representing the views of a large number of people inthe part of the District which will be most affected by the proposed alteration to the Development Plan. In addition to having a statutory role in the Planning process, the Parish Council has an in depth understanding of the local area where new development is proposed, and is well placed tocontribute to the Local Plan process. It is essential for the KPC to be actively involved in the Examination, in order to be able to represent local views, fully respond to submissions made by others, and to address any modifications discussed in advance of the Examiners report.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR8 - Land East of the A44

PR-C-1401 10/10/2017 Alan Lodwick Alan Lodwick on behalf of Kidlington Development Watch N N Y

5306

Comments

While we object to any release of land in the Green Belt including the allocated sites, we have a further concern relating to the possible overall location of land for housing in the event that any or all of the allocated sites are confirmed for development in any adopted plan. PR6a, 6b, 7a, and 8, the land areas allocated specifically for residential development (i.e. not the total site areas) are approximately 50% higher than would be necessary to accommodate the stated number of houses at the net densities specified. For example the largest site (PR8) for 1950 houses at 45dpha net should require 43.3ha. Whereas the allocation is for 66ha, over 50%larger. The definition of net density is not specified in the plan though it usually includes access roads, parking, incidental open space and play areas. There are separate allocations for schools and a local centre, so it appears that the areas allocated specifically for residential development are significantly too large. Given the desirability of this land to developers, there is a clear risk thatpermission could be sought for significantly higher numbers of dwellings over and above the intended provision, resulting in even greater environmental harm and pressure on infrastructure. We are therefore concerned about the provision in PR12a (para 7) that should more than 4400 houses be built this will be taken into account in meeting Cherwell's own need, which would appear to be an incentive to the Council to approve higher numbers than set out in this plan."

Changes Sought

All allocations should be withdrawn because they are premature (need not yet established) and because alternatives to Green Belt development exist.However if some or all of the allocations are confirmed (which we completely oppose) then the plan should be amended to ensure that no more than the specified numbers of houses will be permitted (e.g. by reducing site areas or other stipulations).

Reasons for Participation

We (Kidlington Development Watch – KDW) consider this is necessary because of:our extensive involvement with the consultations at all stages of the Cherwell LocalPlan to date; the considerable work we have undertaken to publicise the consultationourselves; of the feedback we have received from Kidlington residents; and, the largenumbers of them who have responded as a result of our efforts.KDW is a voluntary organisation run by Kidlington residents with experience andinterest in planning issues. We believe that effective, informed public participation inplanning consultations is vital to democratic policy making. We publiciseconsultations that directly affect Kidlington and offer advice on how people can bestmake their views known. In relation to this and the previous options consultation weprinted and distributed leaflets, put up posters, ran a stall on many Saturday marketsand at other events, participated in public and parish council meetings, provided information on our website and responded to requests for information from Kidlingtonresidents.As a result, we have gained a very good understanding of the views of Kidlingtonresidents, a large number of whom have made representations because of ouractivities. KDW's representations therefore reflect the views of much of the Kidlingtoncommunity."

PR-C-1401 10/10/2017 Alan Lodwick Alan Lodwick on behalf of Kidlington Development Watch N N Y

5305

Comments

"Object to the allocations in Policies PR6a, 6b,7a,7b,8 and 9 for the reasons given in our objection to release of Green Belt land (seeobjection to PR3). All of these sites contribute to the purposes of the Green Belt and should not therefore be removed from it. Other Green Belt Sites rejected by the Council. We also explicitly support the Council's rejection of other sites in the Green Belt considered at the options stage for the same reasons. Policy 10 : Woodstock Allocation. In the case of Policy 10, the site is on the edge of the Green Belt, and would impact on its openness. It would also be an excessive and disproportionate extension to the small historic town of Woodstock particularly when considered in addition to the adjacent site provisionally allocated in the draft West Oxfordshire Local Plan (currently under examination) for 300 houses. Due to wide-spread concerns raised at the hearings, the Inspector has asked West Oxfordshire District Council to conduct a heritage impact assessment of this site given its proximity to a World Heritage site. Cherwell should have conducted a similar assessment, taking into account the cumulative impact of the proposed development. Woodstock town is not within the Cherwell boundary but nevertheless, Cherwell has a duty to seek to protect historic Woodstock from inappropriate development and we consider it is not reasonable or sustainable to locate 410 extra houses in this area to meet Oxford's unmet housing needs."

Changes Sought

All allocations should be withdrawn because they are premature (need has not been established) and because alternatives to Green Belt development exist.

Reasons for Participation

We (Kidlington Development Watch – KDW) consider this is necessary because of:our extensive involvement with the consultations at all stages of the Cherwell LocalPlan to date; the considerable work we have undertaken to publicise the consultationourselves; of the feedback we have received from Kidlington residents; and, the largenumbers of them who have responded as a result of our efforts.KDW is a voluntary organisation run by Kidlington residents with experience andinterest in planning issues. We believe that effective, informed public participation inplanning consultations is vital to democratic policy making. We publiciseconsultations that directly affect Kidlington and offer advice on how people can bestmake their views known. In relation to this and the previous options consultation weprinted and distributed leaflets, put up posters, ran a stall on many Saturday marketsand at other events, participated in public and parish council meetings, provided information on our website and responded to requests for information from Kidlingtonresidents.As a result, we have gained a very good understanding of the views of Kidlingtonresidents, a large number of whom have made representations because of ouractivities. KDW's representations therefore reflect the views of much of the Kidlingtoncommunity."

PR-C-1403 10/10/2017 Vicky Aston Sport England Y Y N N

5187

Comments

Sport England welcomes the Council's references throughout the document and policies requiring developers to include open space, outdoor sport and recreation. However, Sport England is concerned that the Council has yet to publish its evidence base in relation to playing fields and outdoor sports provision and built sports facilities. The Council will need to ensure that all of the new development contributes towards indoor and outdoor sports facilities in the District. The Council's evidence base will help frame this work. Sport England also recommends that the Council includes a requirement for applicants to include a statement demonstrating how their development has met the 10 principles included in Sport England's Active Design document. See Section 3 of the document 'how to use Active Design' and the proposed change .

Changes Sought

Sport England recommends that the Council consult Sport England at the earliest opportunity on the preparation of the Playing Pitch Strategy. Sport England suggest the following text could be included in the policies to support Active Design: PR5 (10) Provide evidence of how the development has improved the health and well being of new
residents by demonstrating how the proposals will meet the 10 Active Design Principles set out in
Sport England's guidance document 'Active Design' https://www.sportengland.org/facilitiesplanning/
active-design/

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR8 - Land East of the A44

PR-C-1404	09/10/2017	Andrew	Hornsby-Smith		N	N	N	Y

5370

Comments

Main objection to the use of this very large tract of land is that the theoretical capacity of the site was established at 8,731 dwellings in the Initial Sustainability Appraisal Report, which is not dissimilar to the 7,000 put forward by the developer at the time of the Local Plan. At that time, the proposal was rejected, and the Inspector ruled that the small scale local review for employment purposes (at Langford Lane and Begbroke Science Park) was reasonable, while strategic housing was to be located in Bicester, Banbury and Heyford which catered for the expected employment growth. It is not appropriate to use the pretext of meeting Oxford's unmet housing need to source new housing for Cherwell generated employment. This undermines the agreed strategy of the Local Plan. The Kidlington Masterplan deals with minor non-strategic housing to meet local needs. Detailed analysis provided. The closure of Sandy Lane to motorised traffic is undesirable. In 100 interviews conducted in Kidlington High Street, 8% of visitors came from Yarnton, and the closure of Sandy Lane would inhibit this trade. At the time of the Sainsbury's extension around 10 years ago, the Inspector accepted that Kidlington High Street's anchor stores were underperforming relative to average store floor spaces by £5m/year, and the Co-op anchor store has recently received planning permission to reduce its floor space. It is not the case that Kidlington has a thriving centre in which the loss of some trade from Yarnton would be unnoticed. For Yarnton Nurseries, 26% of their trade comes via Sandy Lane from Kidlington. This is unlikely to be made up for by allocations in the Yarnton area, as Kidlington would still be a far larger settlement. Other than the purely trading links, Sandy Lane provides a valued communal link which would not otherwise exist if such a direct link were severed. Would be happy to accept a much smaller scale of development on this site, one that reflects the originally sanctioned small scale 2ha increase in the Begbroke Science Park, with one primary school. But in terms of meeting the bulk of Oxford's needs, believes that there are better alternatives closer to the Northern Gateway that are less damaging in terms of the near coalescence of settlements, and more sustainable.

Changes Sought

Retain allocation of nature conservation areas, one primary school, remove allocation of 1,950 dwellings and secondary school. Remove existing proposed expansion of Begbroke Science Park. Remove references to and indicative map of station. Insert new policy with retained secondary school, and allocation of 200 houses, permitted 2ha expansion of
Begbroke Science Park. Insert new station proposal linked by cycleway from a location at Lyne Road.

Reasons for Participation

Has spoken as a platform speaker at three public meetings in Kidlington and Gosford. Made a substantial representation at the Issues and Options stage. As a former parish councillor, has represented Kidlington Parish Council at the North Oxford Area Action Plan examination in public, and likewise was invited to the Examination in Public of the Local Plan. Has an MSc in Transport Planning, so part of representation covers that area. Also offers a distinctive perspective as a
local resident, who agrees with the principle of a Green Belt review, but does not support the current planned site allocation. Has no interest in promoting a particular site, but only have some sympathy with those who would wish to preserve the Green Belt intact. Believe views represent many in Kidlington who recognise the need for local housing, but see these plans as strategically unacceptable. Representation contains primary research evidence which could be presented.

PR-C-1404	09/10/2017	Andrew	Hornsby-Smith		N	N	N	Y

5375

Comments

Not consistent with national policy. The allocations in Policies PR3, PR6A, PA6B, PR8, and PR12a by virtue of their location, scale, and likelihood to lead to future harm to the Green Belt, fail to demonstrate the 'very special circumstances' required to offset the protection against inappropriate development in the Green Belt, and the coalescence of settlements.

Changes Sought

Reasons for Participation

Has spoken as a platform speaker at three public meetings in Kidlington and Gosford. Made a substantial representation at the Issues and Options stage. As a former parish councillor, has represented Kidlington Parish Council at the North Oxford Area Action Plan examination in public, and likewise was invited to the Examination in Public of the Local Plan. Has an MSc in Transport Planning, so part of representation covers that area. Also offers a distinctive perspective as a
local resident, who agrees with the principle of a Green Belt review, but does not support the current planned site allocation. Has no interest in promoting a particular site, but only have some sympathy with those who would wish to preserve the Green Belt intact. Believe views represent many in Kidlington who recognise the need for local housing, but see these plans as strategically unacceptable. Representation contains primary research evidence which could be presented.

PR-C-1409	10/10/2017	Richard	Cutler	Bloombridge Development Partners			N	Y

5609

Comments

SUPPORT the proposal in Policy PR12a to deliver 1700 houses in the period 2021 to 2026, but there is no chance that PR6, PR8 and PR9 will deliver in this timeframe. In contrast, The Moors, which is less complicated and of a smaller scale, could assist – and our recent community-led project at Swinderby (Lincolnshire) demonstrates our place-making capabilities.

Changes Sought

On the assumption that the draft Plan would otherwise be held to be unsound, The Moors (PR14) should be included as an omission site for c300 houses, linked to a regeneration package for the village centre and a new 10 hectare 'country park'. In the alternative, it could be specifically listed as a 'safeguarded site' in Policy PR12b, or this policy could be amended to provide for localized Green Belt reviews for housing where planned for sites are not being delivered by 2021.

Reasons for Participation

We confirm that we wish to attend the examination in public.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR8 - Land East of the A44

PR-C-1409	10/10/2017	Richard	Cutler	Bloombridge Development Partners			N	Y

5601

Comments

Explains that in terms of the exceptional circumstances listed at paragraph 5.17 of the draft Plan, there is nothing here that would not also justify The Moors (PR14).
Contest the following exceptional circumstances listed at paragraph 5.17:
•Circumstances 1 & 2 – These are not exceptional circumstances in the context of the proven alternative case for development that is University-related or by a major inward investor. 4,400 houses (in the context of the Oxford housing stock) is not of a scale that will assist affordability (i.e. create a substantial supply-side price shift). It is also highly unlikely that the people most in need of new housing will be able to afford to live in these new houses.
•Circumstances 3 to 6. These are not exceptional circumstances. They could equally be applied to justify the continuing existence for the Green Belt and its strategic importance between the built up area of Oxford and South East Kidlington (see the first three points at paragraph 5.32 of the draft Plan).
•Circumstance 7. Begbroke does not have any more exceptional place shaping potential than The Moors, but its scale (at 1,950 houses) is totally out of proportion to the environmental sensitivities and landscape and village character in this area, including the strategic need to protect the Begbroke Gap.
•Circumstances 8 & 9. These are just general statements, not part of the exceptional circumstances test, noting the acknowledged importance in Green Belt terms of the 'rural setting' along the A44 between Woodstock and Peartree.
•Circumstances 10 & 11. These are relevant, but none of the proposed sites acts to strengthen Kidlington village centre or provide additional facilities that will benefit Kidlington/Gosford, Begbroke and Yarnton.
•Circumstance 12. A joined up Vision is an output from an assessment process (i.e. requirement if the test is passed) not an input or a reason to justify the loss of Green Belt land in itself.
They are based on the false premise that housing need is a compelling exceptional circumstance. It is not, given some of the 4,400 housing units could be sited in Cherwell outside of the Green Belt, as illustrated by West Oxfordshire's proposals at Eynsham. There is also the need to safeguard land close to Oxford for the University and major inward investors, thus competing away the capacity of PR6 and PR8. Moreover, it is normal for the exceptional circumstances test to address the reasons for allocating land as GB (i.e. paragraph 5.32 of the draft Plan) as well as how the development proposals would ensure a long-term defensible GB boundary, thereby grounding the case for a GB release in the special characteristics and value of the particular part of the GB. This seems to have been omitted, noting that it is particularly tough for development to be supported in strategic gaps given the first three points listed at paragraph 5.32. The whole of the draft Plan fails on this point (and also because of the false premise) and is therefore unsound. There is a need for an alternative strategy (and thereby omission sites).

Changes Sought

Following the precautionary principle, the Plan should start from the assumption that key strategic components of the Green Belt are considered sacrosanct. These components are identified by LUC (i.e. high impact) and include the Kidlington Gap and Begbroke Gap; acknowledging that some development may be acceptable where there are special locational advantages that only the Gaps offer (e.g. for the University or inward investment), or where the resultant development does not significantly impact on the integrity of the Gaps or their permanence.

We note that paragraph 1.19 of the draft Plan records the LPP1 Inspector's advice that Oxford's unmet need must be considered within the context of a "countywide housing market area". It is difficult to see the case for the loss of strategically important Green Belt given this context. Cherwell need to repackage and represent the need for a strategic review of the Green Belt and also take a comprehensive approach to include University and inward investor needs given that the prospect of a further Green Belt review is unlikely for a generation.

Reasons for Participation

We confirm that we wish to attend the examination in public.

PR-C-1409	10/10/2017	Richard	Cutler	Bloombridge Development Partners			N	Y

5346

Comments

Object to PR8, where exceptional circumstances have not been demonstrated.
We note that the evidence supporting the Local Plan 2015 localized review proposed 2.5 hectares (see Appendix 3), but this has now grown to 14 hectares of employment. Paragraphs 5.109 and 5.110 are particular unpersuasive in addressing the exceptional circumstances test – in process terms, putting the vision for development ahead of an evidence-based assessment of this strategically important piece of Green Belt (i.e. 'cart before horse'), where the impact is acknowledged by LUC as high. Moreover, in terms of the criteria listed at paragraph 5.112, Begbroke is demonstrably not the 'best fit' with the County's Transport Strategy (e.g. Figures 10 and 11). As well as changes to the draft Plan to reduce or remove the residential in the sensitive southern part of this site, the Policies Map should also include the linkage north to Oxford Technology Park proposed by Alan Baxter (Appendix 1, Figure 15.2).

Changes Sought

The proposals for housing development at Water Eaton and Begbroke (PR6 & PR8) either need to be deleted as unsound or modified to include 'safeguarded land' for the University or major inward investors, typically 25 to 50 hectares (based on our Arlington experience, for example in relation to the former Regional Investment Sites in the West Midlands RSS). This will have an impact on the housing capacity of these sites.

Reasons for Participation

We confirm that we wish to attend the examination in public.

PR-C-1418	10/10/2017	Glenda	Abramson				N	

5094

Comments

Is opposed to the proposed Green Belt allocations mainly because CDC has not proved the exceptional circumstances required to build on a GB, nor has it proved Oxford's "unmet need". Use of the GB for development should be the last resort, if at all. The impact of this proposed "sprawl" on the environment would be massive, with extra cars on roads that are unable to sustain what already exists. This is true also of the existing infrastructure as a whole.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR8 - Land East of the A44

PR-C-1420 10/10/2017 Bob Hessian Weston on the Green Parish Council N

4537

Comments

Objection to Options A and B as National Planning Policy states that a local planning authority should regard the construction of new buildings as inappropriate in GB. The policy lists exceptions but these exceptions do not concur with the exceptions that Cherwell are listing. Limited infilling in villages, and limited affordable housing for local community needs may be acceptable but the proposals put forward by CDC for Kidlington, Begbroke and Yarnton cannot be considered as "limited" and therefore do not meet that criteria. The fundamental aim of GB Policy is to prevent urban sprawl by keeping land permanently open – the CDC proposals would considerably increase urban sprawl - with the villages of Kidlington, Yarnton and Begbroke coalescing and thereby destroying their individual identities. CDC lists "Oxford's urgent and pressing housing need" as an "Exceptional Circumstance for GB development". We accept that there is a need for more affordable housing in Oxford but the figures quoted in the document have been suggested by others as being inaccurate and exaggerated. It is unclear as to which target population this proposed housing is meeting. Ideally it should for residents who wish to live and work in Oxford. Current stock is already being used by people who commute to outside the area and there is no legislation in place to prevent that. Oxford City Council has not fully explored ALL possible solutions to create more housing within the city. They have shown an unwillingness to build at higher densities and a reluctance to use Compulsory Purchase Orders to acquire land and buildings that have remained derelict or where landowners have resisted requests to release land for building. Given the serious traffic issues that arise from development outside the Oxford city area which is contrary to the requirement of sustainability in the NPPF, it is incumbent on the Oxford City Council to reconsider strategies to satisfy the housing need within its own boundaries before using GB land. CDC lists the "improvement of transport infrastructure in the north Oxford / A44 / A4260 corridor areas" as another "Exceptional Circumstance for GB Development" These routes are already heavily congested and additional housing in these areas will exacerbate the situation. There is insufficient information and data available to show that the County Council's A44/A4260 Corridor Study and its proposals are achievable both physically and financially. It appears to push the traffic and transport problem into other parts of Oxford. It follows from the above that Policies PR8 & PR9 (Development in Begbroke & Yarnton) are Unsound as the sites are in the Oxford Green Belt and the above arguments apply.

Changes Sought

Reasons for Participation

PR-C-1422 10/10/2017 J K Jutton Y

4319

Comments

Object to PR8 - the addition of 2480 new houses between and around Begbroke and Yarnton; unjustified as it would completely change the separate village setting for ever and overwhelm the existing character of the locality by tripling the current population at the expense of prime Green Belt land which National Government and yourselves have pledged to protect.

Changes Sought

Reasons for Participation

Represented by Begbroke and Yarnton Greenbelt campaign group

PR-C-1423 10/10/2017 Dr. Judith Webb

4325

Comments

To the east of PR8, over the railway line and between it and the canal. Please continue to protect from development this green area. There is still a red line around this area indicating it is merely not considered at this time, but might be again at risk in the future. Do not accept further renewed applications from developers for this important buffer area, essential for the survival of the canal corridor.

Changes Sought

Reasons for Participation

Page 2402

PR-C-1423 10/10/2017 Dr. Judith Webb

4324

Comments

Immediately about PR8. Please continue to protect from development the green corridor of the Rowel brook and ancient green Begbroke Lane and the land adjacent Rushy Meadows Site of Special Scientific Interest on the northern side of Begbroke lane. There is still a red line around this area next to the Site of Special Scientific Interest, indicating it is merely not considered at this time, but might be again at risk in the future. Do not accept further renewed applications from developers for this important buffer area, essential for the survival of the biodiversity in the Site of Special Scientific Interest and the thick rich ancient hedgerows along the old green Begbroke lane. The area nearby must remain undeveloped. Begbroke lane is one of the best green walks out from Kidlington that has been enjoyed by my whole family for many years.

Changes Sought

Reasons for Participation

PR-C-1423 10/10/2017 Dr. Judith Webb

4323

Comments

Land east of the A44, 1,950 house. Strong objection to this proposed development which destroys GB and closes the whole of the green gap between Yarnton and Kidlington, making one conurbation that will destroy the distinctiveness of the two 'villages' and destroy wildlife. What will be the future for historic, bendy Sandy lane with its ancient thick, richly biodiverse hedgerows within a new residential development? The ancient hedgerows are both habitat and corridors and are not replaceable. This would need protection and preservation as well as appropriate management BUT my observations are that ancient hedgerows ultimately do not survive if adjacent or incorporated into hedges that are part of housing developments. People may have an ancient hedge at the bottom of their garden, but if they don't like it, they remove it and plant what they like, or if they keep it, they may trim it so tightly that its biodiversity suffers. Also strong objection to the transport proposals which include the closure of Sandy Lane to motor vehicles and a site for a railway station near the current level crossing. This cuts off Kidlington from Yarnton and deprives locals of both of one of the nicest green walks out from Kidlington.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR8 - Land East of the A44

PR-C-1426 10/10/2017 Kathleen Hayes N Y

4549

Comments

It is only necessary to look at the present difficulties being experienced by local residents, due to an already overstretched and struggling infrastructure, to understand the potentially catastrophic problems that are likely to result from such a proposal if it goes ahead and trebles the population of the area. There are basic amenities in Yarnton but to access a wider range of facilities it is necessary to go to a larger centre, the nearest being Kidlington. However, the bus service between Begbroke, Yarnton and Kidlington was withdrawn making it impossible to get to Kidlington by public transport (community bus does the journey once a week). Yarnton surgery was merged recently with two Kidlington surgeries. Appointments in Yarnton are increasingly difficult to obtain. This means a journey to Kidlington which is now difficult for those who do not drive. Some elderly patients have to travel by taxi for their appointments. The popular and well-supported Garden Centre/Restaurant/Shopping Village on Sandy Lane was recently sold and the new owners have offered to sell the site for development should the Plan go ahead. This would remove one of the well-used local amenities within walking distance for a large proportion of village residents. The Plan encourages residents to walk or cycle rather than rely on cars, but in reality this is not practicable as a means of undertaking journeys essential to everyday life for many elderly or disabled residents or those with young families. Indeed even the young and healthy would be unlikely to choose to walk over two miles in each direction to Kidlington for work or to do such things as visit the doctor, go to the bank, have an eye test, buy do-it-yourself materials, attend church, use the sports centre, do a supermarket shop or keep in touch with family and friends in the wider locality. And cycling is simply not a viable option for most people as a means of getting to work or travelling outside the immediate vicinity, except possibly some of the younger residents. Given these current pressures on essential services it is clear that major investment in improved infrastructure and local amenities would be needed to support the scale of developments being proposed. However, the Plan does not put forward realistic detailed proposals and costings to resolve the potential problems.

Changes Sought

Reasons for Participation

I would like the Begbroke and Yarnton Green Belt Campaign to act as my representative during the Examination by the Planning Inspector.

PR-C-1426 10/10/2017 Kathleen Hayes N Y

4548

Comments

Impact on Begbroke and Yarnton. Since 1991 Yarnton has accepted a number of new housing developments which have increased the size of the village, but have not significantly altered the essential nature and character of the community. The sheer scale of what is now proposed is hard to comprehend and will completely swamp both villages. How can it be deemed acceptable to locate the largest shared (2,480) of Cherwell's allocation of Oxford's alleged unmet housing need (4,400) within the boundaries of such small communities? The two villages will be trebled in size, and the new developments will straddle the Parish boundaries both east and west of the A44, thereby removing the separation between Yarnton and Begbroke, along with their separate identities. The density of the new housing in PR8 is 45 houses per hectare, more than double that of the most recent development in Yarnton on Cassington Road, where Cherwell only gave planning permission on the condition that the number of houses on the site must be restricted to prevent over development. The three-storey blocks of flats on the Cassington Road development are an eyesore and dominate the entrance to the village from the A44 at the Turnpike roundabout. They are completely out of character for such a village. If the new proposal goes ahead with much higher densities, it will completely alter the rural character of the villages of which it will clearly be part. The Plan states that in the PR8 site "there is a clear opportunity ….. to create a very distinctive place and community" (p. 118/5.109). It is obviously envisaging something akin to a University campus around and to the south of the Science Park, which will be autonomous and separate from its surroundings. But since there is no mention of any separation between the new development and existing houses in Yarnton, this does not seem possible. In order to achieve this aim a much larger site away from existing communities would be needed that would afford proper isolation and separation. What is much more likely to be created is a vast expansion of the existing communities. This will alter irrevocably the nature of the communities around the A44 in this area. There will also be very little remaining of the current green buffer between the two villages and their larger neighbour Kidlington. In effect the proposals will create a single large urban area comprising the new high density developments of PR8/PR9, Yarnton, Begbroke, and Kidlington, which will in turn be joined up with the proposed developments around the new Oxford Parkway station on the northern outskirts of Oxford. Has any consideration been given to the new identity of the conurbation that will be created and what measures will have to be put in place for it to work at all, let alone satisfactorily? And which Parish Council will be responsible for the various parts of the new development?

Changes Sought

Reasons for Participation

I would like the Begbroke and Yarnton Green Belt Campaign to act as my representative during the Examination by the Planning Inspector.

PR-C-1436 10/10/2017 Patsy Dell Oxford City Council

4576

Comments

Supports the allocation of sites at Begbroke, Yarnton & Woodstock. Our comments on the details of these policies are more brief as the physical links with the city are more limited (although the economic links with Begbroke & the University of Oxford as part of the 'Knowledge Spine' are clear and strong), however we welcome the delivery of sustainable transport links into neighbouring communities & onwards into Oxford to provide access to employment, services & facilities.

Changes Sought

Reasons for Participation

PR-C-1438 10/10/2017 Serena Marner N Y

4589

Comments

Impact on Begbroke and Yarnton. The proposed development of a 'new urban neighbourhood' on the land east of the A44 [Policy PR8] and the 'village' extension to Yarnton [Policy PR9] is not appropriate given the existing numbers of houses in Yarnton and Begbroke. This will mean trebling the size with the coalescence of the villages and the loss of identity, character and setting of these historic sites. With the proposed creation of an urban sprawl, also joined up with Kidlington, and no significant green spaces between these existing villages, the result would be a huge and dense population the size of a town. The density of the proposed housing development is far too high and would be inappropriate in a 'village' setting with the existing communities. It seems little consideration has been given to the health and wellbeing of the residents who would have to live in these high density developments, with very little space allocated to individual residents or to families. Green space is important for a healthy population and especially for children. With food shortages looming in the future as populations increase, we will all have to have gardens big enough to grow our own vegetables and fruit in order to be able to survive. I therefore cannot support the plans.

Changes Sought

Reasons for Participation

I would like Begbroke and Yarnton GB Campaign to act as my representative during the Examination by the Planning Inspector.

PR-C-1441 10/10/2017 Katherine Jones Savills on behalf of Thames Water

4601

Comments

The Details of this development have recently been used for the update of Cassington's SOLAR. This growth potential, coupled with the other developments both with Cherwell & West Oxfordshire indicate that this site would be under capacity should all these developments proceed as planned. However, there are larger sites in the area, such as Witney and Oxford STWs that may be able to accommodate the growth. Once the housing requirements and strategy of the LA's and TW are clearer, then this SOLAR is recommended to be updated to reflect the most up to date plans. The wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Strategic drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a wastewater network capacity constraint the developer should liaise with Thames Water and provide a detailed drainage strategy with the planning application, informing what infrastructure is required, where, when & how it will be delivered. Thames Water advise that this development site could potentially drain to either Oxford STW or Cassington STW depending on the point of connection. The scale of this development would require a strategic solution & total development identified in the Kidlington area within the Cherwell development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development. There are existing sewers or rising mains crossing this site and where there is no practical way of their being diverted the stand off distances tabulated in the Sewers For Adoption 7th edition will be applied to assess the width of easement required.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR8 - Land East of the A44

PR-C-1455 | 10/10/2017 | Nicky | Brock | Carter Jonas on behalf of Mr M Smith and Mr G Smith | Y | Y | Y | Y

5202

Comments

This submission relates to land east of the A44, Yarnton which is located at the southern end of the proposed allocation; Policy PR8 - Land East of the A44 Proposed Urban Neighbourhood. The land is owned by Mr M Smith and Mr G Smith. The land is in agricultural use and it extends to some 11.81 hectares and is outlined in red on the attached plan. The Proposed Submission Partial Review proposes to deliver 4,400 new homes within seven residential development areas. Paragraph 8.60 states that delivering all 4,400 homes, or significantly more, in close proximity to Oxford and the villages of Kidlington, Begbroke, Islip and Yarnton will ensure that the new homes are located in areas with good access to medical services and open spaces for recreation. This approach is fully supported. Development of the land identified at Policy PR8 is a logical urban extension to the settlement in a location which is sustainable being located only a short distance from Oxford, from where the housing need arises. The development adjacent to the Begbroke Science Park will further support the sustainability of the site from the perspective of residents having the possibility of living and working in close proximity. The allocation of a strategic allocation brings with it a range of benefits including the ability of large scale development to delivery infrastructure such as schools and other facilities that might otherwise be unviable through a number of smaller developments to achieve the same housing need. Mr and Mr Smiths' land abuts the A44 to the west and as such Glanville Consulting have assessed the deliverability of an access from the allocated site onto the A44. They have concluded that an access onto the A44 would be deliverable and depending on the design of the site and how much of the allocation it serves will determine the access solution. A junction design could range from a left in left out junction to traffic lights or a roundabout. The exact solution will be a matter for discussion with Oxfordshire County Council as highway authority once the function of the junction is further understood. High level drawings showing how a left in left out option or a roundabout could be accommodated on the A44 frontage accompany this submission. The site is available and deliverable within the next five years. Map attached.

Changes Sought

None

Reasons for Participation

To support the Council in the allocation of the site.

PR-C-1457 | 10/10/2017 | Barry | Orton | | N | N | N | Y

4621

Comments

Believes that Cherwell District Council would fight to preserve GB around Oxford to prevent the areas of PR6a, PR6b, PR8 and PR9 ever being developed. Moved to village of Yarnton to be part of a typical English village community but now appears that, if not stopped, developers will be given carte blanche to turn a crucial part of beautiful Oxfordshire countryside into yet another amalgamated housing estate.Traffic chaos will on A44 by expansion of Begbroke and Yarnton, combined with additional houses at Woodstock and ludicrous proposal to close Sandy Lane to through traffic, will have a devastating effect on the ability of residents and others to use the A44. Majority of people using A44 do not want to cycle to Oxford and the a super cycle way or bus lane would not alleviate the misery. Bitterly oppose the digging up of the historical North Oxford Golf Course (PR6b) for low density, highly priced housing aimed at London commuters – an act of vandalism to a wonderful local amenity which will not help resolve Oxford's low-cost housing shortage. It would be a tragedy for members and visitors, and local people who have access to wander through the beautiful parkland established over 110 years. Cherwell D.C. appear to offer an alternative site PR6c clearly knowing that it would not be acceptable to a golf course developer and would never be recreated. The questions around this proposal are:(a) Why does Cherwell D.C. not offer up PR6c for housing as it is only yards away from the existing club?(b) Why does the city not build its houses on the city's golf (Southfield) course – i.e. on the land it owns and which is ideally suited to higher density housing and in an area of greater need? Why doesn't the Council use its powers of compulsory purchase to acquire the under-used golf course at ST Edward's School or a number of the many under-used college sports grounds, reserved for the rich and academics?This once again shows the stranglehold the University has on Oxfordshire residents. For the reasons given above and the Representations made by the Begbroke & Yarnton Green Belt Campaign which are supported and adopted as part of my own representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore not be submitted for Inspection.

Changes Sought

Reasons for Participation

Would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-1474 | 10/10/2017 | Leslie | Allen | | | | N | Y

5199

Comments

"Proposals to develop on Green Belt and misleading statistics relating to the scale of loss of green belt.The Green Belt was set up to prevent urban sprawl, protect open spaces and preserve identities of communities. These proposals directly contradict this requirement and are therefore against national policy. Figures show that the PR08 alone removes at least 50% of the green belt associated with that site, while the development of site PR09 removes a further 16%. Both sites form part of the green belt so development is against national policy and there is no special circumstance for doing so. The statement on page 31 of the summary booklet that the reduction is only 3% is totally misleading as it fails to recognise the impact at local level and is therefore unsound. According to the maps available, the gap between Yarnton and Begbroke will reduce to about 1/5th of its current size i.e. tens of metres rather than hundreds."

Changes Sought

Reasons for Participation

Wishes to participate in the oral examination

PR-C-1482 | 09/10/2017 | Chris | Dicks | | N | N | N | Y

4646

Comments

Objection relates to Policy PR8, land east of the A44. The proposed development is wholly out of scale and unsuitable for the site. This response though separate and my own should be read in conjunction with the Representations made by the Begbroke & Yarnton Green Belt Campaign "BYG".

Changes Sought

For the reasons I have given AND the Representations made by the Begbroke & Yarnton
Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

I would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-1484 | 09/10/2017 | Nicole and Eugene | Brooks and Griffin | | | | N |

4653

Comments

Object – Land East of the A44
Do not consider the proposed submission plan to be sound and do not see any valid reason for exceptional circumstances to justify removal of green belt land in the area.
The report that Oxford's unmet housing need is as high as stated in the plan has been thrown in to doubt with conflicting reports, and that new Government targets are significantly lower than this plan is based on. The plan is unsound and unjustified. It is being rushed through and not based on accurate figures.
The proposed plan for improving infrastructure in the area to support this level of development is nowhere near realistic on a physical or financial basis. It does not begin to address the problems that will arise in this area. The proposal of closing the road between Yarnton and Kidlington is not justified at all. The plan is unsound as the need has not been thoroughly assessed or understood and no effective solution has been put forward. There is no justification for removal of green belt land in this area based on these proposals.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR8 - Land East of the A44

PR-C-1490 09/10/2017 Ian and Helen Kingsley N N

4679

Comments

Objection of Policy PR8 Strongly object to the development proposed which will have an adverse impact on Kidlington by blurring the separating land between Begbroke. The two villages will no longer be considered independent. This, we believe, conflicts with CDCLP objectives. We believe this is solely a way to expand the Begbroke Science Park which conflicts with spirit of the original plans for the Science Park. What are the net biodiversity gains? The area is already Green Belt land and as such already provides the advantages the policy promises.

Changes Sought

Reasons for Participation

PR-C-1501 09/10/2017 Cherry Brougham N

4716

Comments

Concerned that the transport proposals are unposted and unfunded and therefore only aspirational. No development should proceed until the appropriate transport infrastructure has been costed, funded and firmly programmed. Also, to close Sandy Lane at Yarnton would effectively cut off PR8 from Kidlington, the nearest centre.

Changes Sought

Reasons for Participation

PR-C-1502 09/10/2017 Henry Brougham

5131

Comments

Incorrect consultation form used. Comments relate to proposed submission plan. Changes are required. The housing densities of sites PR6-7 are very low. A considerably smaller land-take could take 4,400 dwellings at urban densities. PR6a and PR6b should be removed from the proposals as their development would all but eliminate the 'Kidlington Gap'. PR6c should be used for housing instead of replacing the current golf course - it is close to the Northern Gateway. At appropriate densities PR7a & b, plus a greatly reduced PR8 and 9 could take the 4,400 dwellings.

Changes Sought

Reasons for Participation

PR-C-1508 09/10/2017 Alan Graham N N

4746

Comments

Policy PR8 - Begbroke Expansion (land to the east of the A44)The development of this site for 1950 dwellings effectively destroys the gap between Kidlington and Yarnton/Begbroke. This brings about a virtual coalescence of settlements and runs completely contrary to the objectives of the Green Belt. The size of this allocation is a new community in its own right, as the population would be in the region of 5000 people and should contain a full range of services including new schools as well as a neighbourhood centre. What is effectively a new settlement should be located elsewhere and notwithin the Green Belt, tacked onto existing communities. If this development goes ahead it will almost certainly have a negative impact upon Kidlington Village Centre and therefore acts as contrary to Policy PR4b. An element of the proposed development is to close the vehicular access between Yarnton and Kidlington along Sandy Lane. This is the major link between the two communities and its closure will ensure there is little use made of the Kidlington Village Centre. However, retention of this link is inappropriate for this level ofdevelopment because of the nature of the road itself and if it were to be improved the additional traffic generation through the built up area of Kidlington, for example Yarnton Road, would be to an unacceptable level.

Changes Sought

Reasons for Participation

Page 2495

PR-C-1514 10/10/2017 Councillors Neil Prestidge and Maurice Billington Prestidge and Billington N

4768

Comments

We consider that the development proposed is too big for this site, this development will destroy the open space between Kidlington and Begbroke reducing the green belt to a meaningless scale. In all the studies that have been completed this area of green belt has been identified as high value, reducing it this much would have an extremely detrimental effect on bio-diversity and habitats in the area. The size of this development would bring Begbroke close to Kidlington that it would seem to be joined, this is a direct contradiction to the already adopted Cherwell Local Plan. We are concerned that this will become a free-standing development and will not be integrated with Kidlington or Begbroke. The proposed development is of a size that is going to be given its own centre, given itsproximity to Kidlington Village Centre it would be in direct competition. At the moment, a large number of people from Begbroke and Yarnton use Kidlington Village Centre, if there was direct competition from this new centre, this would bring the viability of Kidlington Village Centre into question. We are also concerned about the proposed closure of the Sandy Lane Link Road, this is a vital road that connects Kidlington with Yarnton and Begbroke. If this road was closed then it would affect the viability of Kidlington Village Centre. We urge the council to conduct a more detailed assessment of the benefits and problems that the closure of the road would bring, and to investigate traffic management schemes if this road were to be kept open.

Changes Sought

Reasons for Participation

PR-C-1521 09/10/2017 Alaric Rose N

4788

Comments

Strong objection to this proposed development which will have a hugely adverse impact on the separate identity of Kidlington, which has led the approach in the development of the Adopted Kidlington Masterplan and is confirmed as important in the adopted Cherwell Local Plan. Cherwell Local Plan 2011-2031 Policy ESD 14 aims to prevent the coalescence of settlements and has a strong role in preventing the coalescence of Yarnton, Begbroke and Kidlington. It will also eradicate the open landscape character of the setting of both Begbroke and Kidlington, and reduce to a meaningless scale the GB in this area. The parcels of land to be developed include land which is rated as of high importance in the GB Studies, where in principle new development is unacceptable. The minimal separation distance between Kidlington and the expanded Begbroke will not prevent intervisibility and a perception of coalescence, contrary to the clear objectives of the adopted CDCLP. There is substantial concern that the development would neither be well integrated with Kidlington, or constitute a genuinely free standing village, due to its proximity and intervisibility. The proposed gap between Begbroke and Yarnton will be reduced to 50m in this plan. The proposed scheme is of a scale which warrants its own new centre, but is so proximate to Kidlington Village Centre that it will also act as a competitor in providing local services, and thus undermine the published commitment to investment in this established centre. This matter does not appear to have been considered in developing the strategy. Cherwell is asked to undertake an urgent assessment of the impact of this substantial allocation on the vitality and viability of, and improvement strategy for, Kidlington Village Centre. A Policy should be developed which promotes and secures investment in the Village Centre if the scheme goes ahead, and this needs to be reflected in the Key Requirements list in the Policy. Concerns about the proposed closure of Sandy Lane. This currently provides a much valued westward link from Kidlington to Begbroke, linking the communities. It is appreciated that if kept open it could provide an undesirable rat-run for traffic from the new development, adding to traffic congestion in Kidlington, but it currently enables Yarnton and Begbroke residents to make use of the Village Centre amenities, and thus support the wellbeing of the village. A more detailed assessment of the benefits and problems of the proposed closure is required, including mitigation to prevent the possibility of leading to rat-runs. If adopted, the Policy should be extended to require substantial investment in offsite transport infrastructure, by reference to Policy PR4a. Without this, it is unlikely to be sustainable and will add to local congestion.

Changes Sought

If adopted, the Policy should be extended to require substantial investment in offsite transport infrastructure, by reference to Policy PR4a. Without this, it is unlikely to be sustainable and will add to local congestion. Request revisions/addendums if adopted.

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR8 - Land East of the A44

PR-C-1529	08/10/2017	David	Stone		N	N	N	Y

5437

Comments

Cherwell District Council's Partial Review of it's Local Plan to 'Meet Oxford's Unmet Housing Need is UNSOUND.
1. It's completely ignores the consequently impacts of Oxford City's new Local Plan, which is still in the "melting pot," and yet to be determined. It does not show a duty to co-operate, quite the reverse. This is significant because these two plans need to work together, not in isolation. Otherwise, Oxford and the setting of it's immediate northern communities could lose even more protected Greenbelt land than so far proposed.
The sheer scale and amount of Greenbelt proposed for removal is breath-taking and totally in contravention of National Planning Policy Framework, Paragraphs 79 and 80, which define the need and purpose of Green Belts. Cherwell District Council are paying only "lip-service" to the detrimental consequences. This is not acceptable. To claim the amount to be removed is only repents 3% is a very misleading distortion, because the locations identified, PR6b, PR6a, PR6c, PR8 will completely "strangle" north Oxford and are unstainable. The consequences of what clearly will be a very significant additional spread of - urban sprawl - have not been evaluated effectively.
IT IS IMPORTANT TO RETAIN THE PRESENT GAP BETWEEN KIDLINGTON AND NORTH OXFORD. IT IS IMPORTANT TO STOP URBAN SPRAWL TO PRESERVE THE OPEN INTEGRITY AND SETTING OF CUTTESLOWE PARK.
2. The Plan is NOT POSITIVELY PREPARED.As already mentioned, the number of houses on the sites mentioned above, are unsustainable, and contrary to Cherwell's own Summary Document page 4, they will do exactly the opposite to "limiting Oxford's Outward Growth." Indeed, this will, propel further 'ribbon development' in the future. The Plan is deeply "flawed," there is no mention of how it will safeguard and aid the needs, environment,and access to free-movement of present communities, adjoining the A4165, from the Cuttleslowe roundabout to the Kidlington roundabout by bus, car, cycle or on foot, the same applies across the Wolvercote area to the west end boundaries, where the ultimate impacts of development at the Northern Gateway, Barton Park (further to the east) is as yet unknown. To suggest it meets with the Country Council's Oxford Transport Strategy, is a misnomer, because this strategy is not sufficiently robust to deal with present excessive traffic congestion and health damaging pollution. Further more it is reliant on speculative funding, which may never arrive. TheLink road from Loop Farm A40 to A44, has been promised, but the funding is not is place. The congestion on the A40 is unstainable and a northern link road is needed north of Kidlington to relieve the over-whelming volume of traffic. Travel from the Park and Ride designated for Eynsham, will be constrained by the reduced width of the bridge on the approach towards the Wolvercote roundabout, so traffic coming to Oxford will remain at a standstill. It is regrettable that the County Council policy has cut bus services from villages, whom also need access to employment, perhaps if some of these villages were a little larger, bus services might be more sustainable?According to Cherwell District Council's Local Plan Summary Document:-It will create balanced and sustainable communities? NO! It will overwhelm north Oxford and Kidlington.It will be supported by necessary infrastructure? NO! No concrete evidence to deal with existing infrastructure, let along any new infrastructure. It will contribute to improving health and well-being? NO! It will increase detrimental health of existing residents in northern Cutteslowe, north Oxford, Wolvercote and Kidlington. Traffic will be at gridlock all day, everyday, pollution all day, everyday at EXCESSIVE LEVELS in addition to present Oxford Air Quality, non- compliance. Elderly crossing the road or accessing the shops in our area will find it completely impossible.

Changes Sought

Remove the need for affordable housing, because, there is no way it will be affordable next to northOxford. Be honest with people, tell them their lives in Kidlington and north Oxford are to be blightedwith complete traffic gridlock and damaging vehicle pollution.Be legal by NOT destroying Greenbelt land next to Cutteslowe Park, The Golf course, (an essentialrecreational resource currently), and stopping coalesce with Kidlington and north Oxford.

Reasons for Participation

Believes, with respect, the Inspector would much benefit from really listening seriously to ordinary people, regarding the very real experience and particularly genuine concerns of how these 'grand proposals' to 'illegally' destroy all the immediate greenbelt land around Kidlington and north Oxford, will have a completely devastating impact on the lives, health, well being and free movement of wellestablished existing communities.

PR-C-1535	10/10/2017	Layla	Vidal-Martin	Lichfields on behalf of Taylor Wimpey (Oxfordshire)	Y	Y	N	Y

5263

Comments

Taylor Wimpey (TW) considers the Submission Plan is not sound as it is not “justified” or “consistent with national policy”. This is because : 1. CDC acknowledge (Submission Plan Executive Summary para XV) that “under national policy Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of a Local Plan”. The Submission Plan (para 5.17) sets out why CDC consider that exceptional circumstances exist for the release of these sites from the Green Belt & their allocation for residential development. TW contend that CDC have not thoroughly explored “all other reasonable options” &, where they have sought to do so, there are flaws in their evidence base (regarding their assessments of sustainability, transportation & alternative development locations). They have not demonstrated the “exceptional circumstances” required for the proposed release of the sites identified in Table 1 from the Green Belt; 2. CDC’s approach is predicated on an assumption that “Oxford’s Housing Needs” form a bespoke & identifiable source of housing need. This conflicts with the recognition in the Oxfordshire SHMA (2014) (para 9.2) that “the SHMA identifies an Oxford-focused Housing Market Area which extends across much of the County, reflecting the economic influence of the City. The county still remains the most appropriate geography for analysis of housing markets in terms of the ‘best fit’ of local authority boundaries to a functional housing market area.” More recently the Inspectors Report into the Vale of White Horse Local Plan emphasised that (para 45) “it is not the role of, or possible for, the plan to prescribe where people live and work;” and; 3. CDC compound this assumption (Policy 12a) by seeking to pursue a “separate five year housing land supply . . . For meeting Oxford’s needs.” This, in conjunction with proposals not to support Sites Not Allocated in the Partial Review (policy PR12b) are not consistent with the NPPF’s presumption in favour of sustainable development & risk substantially harming housing delivery in the District in the coming years. Scope of response (See Detailed 4 Section Report). This response amplifies TW’s concerns regarding the soundness of the Submission Plan, & their view that their site at Bloxham (Site PR35) forms a “reasonable option” for residential development prior to the release of the proposed allocations from the Green Belt. Specifically • Section 2: Summarises the appropriateness of residential development on the TW site; (Section 2 encloses * Sustainability Analysis by Calibro, * Residential Potential of Site, * Assessment of site against constraints, * SHLAA Analysis) • Section 3: Summarises TW’s concerns regarding the inadequacy of the evidence base, whilst emphasising their support for the level of residential development proposed. This underpins their contention that the Submission Plan does not establish “exceptional circumstances” for the proposed release of these sites from the Green Belt; • Section 4. Sets out TW’s comments on emerging policies and the changes that they consider are necessary to make the plan sound.

Changes Sought

The Plan proposes that around 55 % of the housing proposed should be targeted within the Green Belt (GB). Para 3.26 “approximately 14 % of Cherwell lies within the Oxford GB”. Thus CDC need to demonstrate “exceptional circumstances” as to why this housing cannot be located within non GB locations comprising 86 % of the District. We do not consider that CDC have appropriately addressed “reasonable alternatives” & therefore cannot be considered to have demonstrated “exceptional circumstances” for the release of all of these sites from the GB. * Combined with the inadequacy of the evidence base, these concerns are amplified by the fact that the Submission Plan appears to prejudge the proposed development strategy irrespective of the evidence base. This is reflected in the fact that the (Executive Summary para xiv) states that the Plan “focusses development on a geographic area extending north from Oxford to south Kidlington, along the A44 corridor” & earlier iterations of the evidence base acknowledged that only sites within two of the nine areas of search have been assessed, * Conversely TW have established that the TW site at Bloxham does form a “reasonable alternative” for development within a sustainable location which is capable of meeting housing need. This is consistent with CDC’s analysis within the HELAA (albeit that TW’s technical analysis is that the site is capable of accommodating a higher level of residential development). * Accordingly the TW site should be allocated for residential development (under this or an additional policy) prior to CDC moving on to consider the need for any Green Belt release. * Without the amendments sought above our clients do not consider that the Submission Plan can be considered “sound”, particularly with regards to being “positively prepared” or “justified.”

Reasons for Participation

We consider it necessary to participate at the part of the Examination to amplify the concerns and points raised within the representations.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR8 - Land East of the A44

PR-C-1539 10/10/2017 Tim Emptage N

4837

Comments

Objects to development on PR8 - This very large development of 1950 houses will result in the communities of Begbroke and Kidlington losing their individual identities as they virtually merge with only a very small green gap of about 100 metres between them. It is totally contrary to the Kidlington Masterplan, adopted in 2016, which seeks to strengthen the separate identity of Kidlington. In addition, the Cherwell Local Plan 2011-2031 aims to prevent the coalescence of settlements such as Yarnton, Begbroke and Kidlington. Should the development proceed then it is essential that Sandy Lane be closed as it would be totally unable to accommodate the massive increase in traffic that would inevitably result. The location of the level crossing and the narrowing of the lane at the hump-back bridge over the canal would cause considerable tailback of traffic totally inappropriate for such a small lane.

Changes Sought

Reasons for Participation

PR-C-1544 09/10/2017 Paul Slater Edgars on behalf of Mr & Mrs Tomes Y

5283

Comments

Edgars object to PR8 on the basis that the proposed strategy is not justified or effective for omitting to allocate land at 14-16 Woodstock Road which will be required to ensure the robust delivery of the unmet housing needs of Oxford whilst also safeguarding the long term expansion potential of Begbroke Science Park. Detailed justification and site description for 14-16 Woodstock Road, Yarnton included in rep.

Changes Sought

Edgars object to PR8 on the basis that the proposed strategy is not justified or effective for omitting to allocate land at 14-16 Woodstock Road, Yarnton which will be required to ensure the robust delivery of the unmet housing needs of Oxford whilst also safeguarding the long term expansion potential of Begbroke Science Park.

Reasons for Participation

Mr and Mrs Tomes have (and land under their control at 14-16 Woodstock Road, Yarnton. This land falls with plan proposal PR3a and adjoins plan proposal PR8. As such Mr and Mrs Tomes have a particular interest in the plan and reserve the right to participate at the oral part of the plan examination.

PR-C-1622 09/10/2017 Andrew Hornsby-Smith Kidlington & Yarnton Labour Party N Y N Y

5535

Comments

Kidlington & Yarnton Labour Party acknowledges the real housing need for Oxford. It is not convinced that the need is for 4,400 houses to be built in Cherwell District. It opposes the allocations in the vulnerable Kidlington gap (proposed policies 6a, 6b), which it believes will mainly be used by London commuters rather than meeting local need; and by
the size of the allocation made between Kidlington and Yarnton (Policy PR8). It considers that there are less harmful alternatives available at Gosford (the area allocated for playing fields in Policy PR 7a and at Stratfield Farm, Policy 7b). It also believes that land at Frieze Farm and close to Loop Farm offers alternatives that are closer to the Northern
Gateway employment site and less damaging to the open countryside between Yarnton and Kidlington.
It considers that the North Oxford Golf course provides an important Green Belt friendly amenity, and that the need for additional playing fields could be met south of the Park & Ride. It is concerned to ensure that the County Council develops additional Park & Ride capacity east of Kidlington, where the traffic impact would be less damaging than an extension at Water Eaton Park & Ride. It would support the provision of a railway station on the Cherwell Valley line, but not at the proposed location at Sandy Lane, but closer to the airport, Langford Locks and Lyne Road (for the benefit of Kidlington's residents). We are concerned that at each of the main allocations, an unreasonably high level of land
has been extracted from the Green Belt, which we believe will lead to future speculative development that will be difficult to resist.

Changes Sought

Opposes policies 6a, 6b. There are less harmful alternatives available at Gosford (the area allocated for playing fields in Policy PR 7a and at Stratfield Farm, Policy 7b); and by the size of the allocation in policy PR8.

Land at Frieze Farm and close to Loop Farm offers alternatives that are closer to the Northern Gateway employment site and less damaging to the open countryside between Yarnton and Kidlington.

It considers that the North Oxford Golf course provides an important Green Belt friendly amenity, and that the need for additional playing fields could be met south of the Park & Ride.

It is concerned to ensure that the County Council develops additional Park & Ride capacity east of Kidlington, where the traffic impact would be less damaging than an extension at Water Eaton Park & Ride.

It would support the provision of a railway station on the Cherwell Valley line, but closer to the airport, Langford Locks and Lyne Road (for the benefit of Kidlington's residents).

Reasons for Participation

I have spoken as a platform speaker at three public meetings in Kidlington and Gosford. I made a substantial representation at the Issues and Options stage. As a former parish councillor, I represented Kidlington Parish Council at the North Oxford Area Action Plan examination in public, and likewise was invited to the Examination in Public of the Local Plan. I have an MSc in Transport Planning, so part of my representation covers that area. I also offer a distinctive perspective as a local resident, who agrees with the principle of a Green Belt review, but does not support the current planned site allocation. I have no interest in promoting a particular site, but only have some sympathy with those who would wish to preserve the Green Belt intact. I believe my views represent many in Kidlington who recognise the need for local housing, but see these plans as strategically unacceptable. My representation contains primary research evidence which I would wish to represent.

Proposed Submission Plan - Policy PR9 - Land West of Yarnton Road

PR-C-0003 24/07/2017 Julie and Albert Nutbrown

3

Comments

Protesting against plans to build 4,400 new houses on GB around Begbroke and Yarnton. It seems GB does not stand for anything anymore. All wildlife habitat will be destroyed. A thriving bat population will go. A40 traffic is horrendous now what will another 8000 plus cars create, plus the pollution. The Oxford's unmet housing need has nothing to do with CDC so not on our GB.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR9 - Land West of Yarnton Road

PR-C-0022 27/07/2017 Pauline Brown

27

Comments

1. The proposed transport infrastructure would be insufficient to support such an increase in households, not only from these two projects but also Long Hanborough and Woodstock. It is disingenuous to suggest that an introduction of a new bus lane and P&R, would be sufficient, after we tolerated 18 months of inconvenience while improvements where made on the Pear Tree and Cuttleslowe roundabout and there are sometimes long delays during rush hour. 2. The proposed bus lane and P&R are dependant on a new bridge being build across the canal. 3. Sandy Lane becoming an pedestrian / cycle route means that the less physically able in Yarnton and Begbroke will be forced to drive further to reach Kidlington. 4. Flood plan required to alleviate the danger of the canal flooding. 5. Plan virtually joins all three villages together resulting in loss of villages identities and faceless urban sprawl. 6. Major employers in Oxford are mainly in the south and east of the city, so why are you proposing to build so many houses to the north?. Has consideration been given to brownfield sites like large amount of land behind BMW and the Oxford Brookes Wheatley Campus? 7. Consideration will need to be given to the impact on wildlife, e.g. a bat colony on Spring Hill. 8. Why should Cherwell residents be expected to bear the brunt of Oxford City's housing needs? People who live in a rural community do so because they value that way of life and should not be forced to become urban dwellers.

Changes Sought

Reasons for Participation

PR-C-0024 27/07/2017 Stewart Mitchell

29

Comments

The Council should study a published report by Ian Mulheirn which questions housing shortages. Objection 1. Loss of GB for future generations. Currently open countryside is a few minutes away, a car journey will be needed if the proposals go ahead. Objection 2. Traffic. More traffic will make commuting to work by bicycle far more dangerous. Crossing the A44, due to sheer volume of current traffic is challenging. These proposals along with CDC's plans for Woodstock development would make crossing the A44 safely virtually impossible. Objection 3. Fields around Yarnton, Begbroke and Kidlington are known to flood, especially west of the A44 between Begbroke and Yarnton. The CDC has the power to agree or disagree with the developer's submitted flood strategies. Nothing less than a flood relief channel such as planned in Oxford will suffice. In and around Yarnton, after periods of sustained rainfall the ditches fill up and the sewage system backs up, to the point where we cannot flush our toilets. It takes several days for these ditches and drains to be pumped out.

Changes Sought

Reasons for Participation

PR-C-0029 09/10/2017 Jonathan Mason N N N Y

5589

Comments

A key foundation of the Plan is that its intention is to meet Oxford's unmet housing need. However, little consideration seems to have been given to the significant risk that a proportion of this housing is likely to be occupied by people working in London. Since the opening of Oxford Parkway station, there has already been a notable influx of individuals who choose to live in the settlements north of Oxford and commute into London. This is evidenced by the major inflationary impact that the creation of the station has had on house prices. While this has seriously affected the affordability of housing for people who work in Oxford and the local area, it is still very affordable by London standards. Fear that we will be destroying our Green Belt for the sake of London's unmet affordable housing need. Therefore, the Plan is neither justified nor effective and thus is UNSOUND. No consideration seems to have been made to the effect, particularly of Policy PR9, on through routes within Yarnton. Rutten Lane is already used extensively as a cut-through from Cassington Road to the A44. The volume and speed of vehicles along this road puts the children using the preschool, school and park, the elderly living in the residential home and everyone going to the social club and doctor's surgery at risk. This will only get busier with the expansion of the village, thus putting these most vulnerable groups in our society in even greater danger.

Changes Sought

For the reasons I have given above AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

Would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-0029 09/10/2017 Jonathan Mason N N N Y

5588

Comments

An aim of the Green Belt is to "assist in safeguarding the countryside from encroachment". Policy PR9 (Land West of Yarnton) is direct encroachment into this countryside, in a direction in which there is no further development for a considerable distance.

Changes Sought

For the reasons I have given above AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

Would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-0042 02/08/2017 BR & DA White

51

Comments

Object most strongly to the proposals because. 1) The proposed development site lies wholly within the green belt and will cause yet more erosion of this valuable asset. There has been significant development in recent years in many different areas of Yarnton village in areas which had a very rural character, for example in Cassington Road, Yarnton and in Sandy Lane, Yarnton. Further development would be much better suited to areas which have a less rural character, where the size of the development would not have such a detrimental effect to the surrounding area. Why are the "Brown Field sites" within the Oxford City area not being considered for this development? 2) In Sandy Lane there have been regular problems with flooding and with the proposed 1950 additional dwellings producing land cover of yet more concrete and tarmac this is likely to exacerbate the problem of flooding during wet weather. This is likely to particularly affect the properties immediately opposite the Garden Centre and in the new development further up the lane which are below the level of the lane itself. 3) We are given to understand that there is a proposal to close Sandy lane at the level crossing which will incur additional mileage for the residents of this lane and the residents of the Northern end of the village of Yarnton to access our natural shopping area (Kidlington) with the additional pollution that this will generate. 4) Traffic has noticeably increased on the A44 in the last few years and with the large development both east and west of this road traffic will increase further with long queues producing even larger amounts of pollution, particularly during the rush hour periods. The six weeks given by Cherwell DC for deliberations over this development if far too short and is during the holiday period when a lot of people will be away.

Changes Sought

Reasons for Participation

PR-C-0145 30/08/2017 Fred Jones

563

Comments

Paragraph 3, potential to expand William Fletcher School. Why is this necessary when Policy PR 8 at paras 4 and 5 clearly state the intention to build two primary schools to accommodate the additional number of children of primary school age generated by the proposed housing. What thought has gone into the effect that additional transport to and from William Fletcher School at peak times will have on residents living in or adjacent to Rutten Lane. Neighbourhood Policing are constantly being called to resolve very serious parking issues caused by the existing number of vehicles delivering or picking up children. To increase the pupil capacity of William Fletcher School will exacerbate these issues even further. Could it be that having extended WF School to accommodate some of the children from the proposed new housing, one of the proposed new primary schools will not be built at all. Thereby heaping more pressure onto existing Yarnton residents and resources. General:

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR9 - Land West of Yarnton Road

PR-C-0154 05/09/2017 Bethan Gawthorne N

608

Comments

Absolutely object to this development, particularly PR9 and PR8. I choose to live in a small village and this development will destroy 3 villages and merge them into one, destroying the communities in them and losing their unique characters forever. The road network around these villages is a nightmare and traffic is regularly unable to flow freely in and out of the area; this development will only make it worse. The GB should be protecting land from this kind of development.

Changes Sought

Reasons for Participation

PR-C-0189 06/10/2017 Susan Oldfield N N N

1196

Comments

Objection in every possible way. It could not possibly achieve its alleged objective of providing affordable homes for workers in Oxford. It is too big and in entirely the wrong place. Building on GB is not consistent with National Policy, nor consistent with Cherwell's Local Plan approved in 2015. (see Policy ESD 14: Oxford GB). It is Not Justified as it meets no needs within Cherwell but is designed solely to meet Oxford City Council's alleged "unmet housing need". Oxford's demands are based on out of date figures taking no account of changing factors, including likely outcomes of Brexit. The expected new method will result in a significant reduction in the figures for both Oxford City and Cherwell District. In recent correspondence with the leaders of both Councils have been blithely told that the figure can be easily re-inflated, to all for "expected economic growth". Oxford City Council could meet its own housing needs by prioritising housing for its existing residents over greedy expansionism. Cherwell District Council has acted hastily and disproportionately, before the real future need is clear. The "duty to co-operate does not oblige Cherwell to provide a dormitory for Oxford's expansionist plans. It is not a duty to comply with inappropriate demands. Particularly when destruction of the GB is involved. This area of GB fulfils every purpose for which the GB was designed. It was intended to have permanent status, giving a clear city boundary and preventing urban sprawl. Environmental damage, and that to the quality of life for all concerned, would be immeasurable and irreversible. The plan is unsound and not effective - the sites either side of the A44 around the villages of Begbroke and Yarnton are regularly flooded rendering it entirely unsuitable for major development. Existing traffic problems would be exacerbated. Roads are already struggling/ regularly congested. Suggested plans for addressing these problems are unrealistic. Transport problems rely heavily on people leaving their cars at home and either walking, cycling or going by bus - unlikely scenarios. The vague idea of a new rail link appears to be unposted and fantastical. Banbury and Bicester already have direct rail links to Oxford. New employment opportunities should be located near to Bicester where there is already more housing than work - thus reducing commuting. The Plan is Unsound in terms of the Environmental Damage it would cause - it is wholly disproportionate and ill-conceived. It would engulf the villages of Begbroke and Yarnton producing a shapeless conurbation with no separation from Kidlington. Historical distinctiveness of villages would be destroyed and surrounding countryside consumed. These fields are currently productive agricultural land, and home to a rich variety of wildlife. Enjoyed by many, both local and from further afield. Green spaces would be reduced to a pitifully narrow strip. There is much anger and dismay that such a plan could ever have been considered.

Changes Sought

Reasons for Participation

PR-C-0223 06/09/2017 John H Darley

778

Comments

The proposal for 1950 dwellings and schools on land to the east of the A44 (and 500+ to the west of the A44) is unsustainable with the current road system and a potential further 3,500 cars trying to access on to the road - especially if it becomes a single carriageway with a dedicated bus lane.

Changes Sought

Reasons for Participation

Page 2409

PR-C-0223 06/09/2017 John H Darley

777

Comments

Object to Cherwell having to meet the 'requirement' for housing for Oxford City when there are possible brownfield sites available: land behind BMW works, East of Summertown, along Marston Ferry Road. Also around North Hinksey village, north of Botley Road, Southfield Golf Course and the current Pear Tree site if and when that was to be moved. Why was Oxford Brookes University allowed to close its Wheatley campus and construct student accommodation in Headington and just recently the use of the Cowley Barrack site?

Changes Sought

Reasons for Participation

PR-C-0223 06/09/2017 John H Darley

781

Comments

To propose these developments without consideration of the infrastructure requirements, the effect on the environment and the opportunity to provide affordable housing to meet Oxford's supposed needs - not Cherwell's - is unsustainable and I oppose the plan.

Changes Sought

Reasons for Participation

PR-C-0223 06/09/2017 John H Darley

780

Comments

The need for a railway halt/station - who would use this? This would do nothing toward 'the new strategy being Oxford specific'.

Changes Sought

Reasons for Participation

PR-C-0223 06/09/2017 John H Darley

779

Comments

The closing of Sandy Lane to a 'green pedestrian, cycle and wheelchair route with a railway crossing' would be a backward step. It would add to congestion on both the A44 and through Kidlington. A more suitable option would be to upgrade Sandy Lane with a traffic calming measure.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR9 - Land West of Yarnton Road

PR-C-0228 01/09/2017 Peter Green

790

Comments

Against the proposal to build houses on PR8 and PR9 for 2480 houses. The problems facing Oxford City should be dealt with within its own borders. Elected to live OUTSIDE of urban sprawl which will create just that from Oxford towards Woodstock. The traffic grid lock will intensify on the A44 resulting in longer delays and extra air pollution. Our green belt area will be lost, never to be reclaimed, disastrous to local residents and even more damaging to wildlife. In Yarnton in recent years there has been flooding and sewerage risks and Rep do not think there is a well thought out infrastructure plan to deal with this issue. The proposed closure of Sandy Lane to through traffic will only increase traffic on the A44 and make journeys into Kidlington for shopping, banking, etc. even more difficult. You are proposing to change/destroy our way of life in this area. Plans are of no benefit to the residents of Begbroke and Yarnton.

Changes Sought

Reasons for Participation

PR-C-0260 10/10/2017 Rhian Pye N N N Y

5525

Comments

Increase in population - Yarnton is a village with approximately 1,350 houses with another 390 houses in Begbroke.
The proposals from Cherwell District Council ("CDC") will be to build 1950 new houses on the Green Belt land that currently separates the two villages to the east of the A44 (Policy PR8) and another 530 houses on the Green Belt land to the west of Yarnton (Policy PR9). Clearly the combined size of the proposed developments on these two sites is inappropriate when considered against the size of these two villages. They will be dwarfed by the new development. Therefore it would suggest that the selection of sites PR8 and PR9 for this quantity of houses makes the proposed plans unsound. Merging of Begbroke and Yarnton villages - The proposed development at PR8 is entirely on Green Belt land and would result in there being only a narrow gap separating the villages of Yarnton and Begbroke of approximately 50 metres. There is also only a small gap between this enlarged development and Kidlington, meaning in effect that the three villages are merged into one large conurbation with an estimated population of around 30,000. The merging of these three villages would result in loss of individual character and would destroy the semi-rural nature of the area which is so enjoyed and appreciated by the current residents of these three villages. Housing density - The housing density of the larger of the two sites selected in this area (PR8) will be 45 houses per hectare. This is 50% higher than the density of houses built in the Cresswell Close/Pixey Close/Hay Day Close development in Yarnton a few years ago. When awarding planning permission for that development, CDC stated that the number of houses on that site must be restricted to prevent over development. Why has their policy now changed only
a few years later despite the fact that the new development is to built in the same location, i.e. Yarnton. Surely by their previous ruling, this proves that the proposed development is out of keeping with the local area and therefore the proposal should be considered to be unsound. High density housing will damage the historic setting of these two villages of Begbroke and Yarnton.

Changes Sought

For the reasons I have given above AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

I would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-0262 10/10/2017 Richard Pye N N N Y

5575

Comments

The following section provides a response to elements of the Proposed Submission Plan (PSP) that relate to the sites included in Policies PR6 to Policy PR10 inclusive. The section also covers the Sustainable Transport strategy and Oxfordshire Infrastructure Strategy as covered by Policy PR4 and PR11. Evidence base documents reviewed. Detailed comments provided on: Location of site relative to the employment centres of Oxford, cycle and walking, Rapid Transit system, reliance on buses, return journeys from Central Oxford, commuter inflow patterns in Oxfordshire, review of RAG matrices, unfunded Transport Strategy, safety, loss of green space.

Changes Sought

For the reasons I have given above AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

Would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-0265 09/10/2017 Ellis Davies N N N Y

5551

Comments

This will create the ribbon effect along the A44. It is one of the reasons for Greenbelt so as to prevent this kind of development of urban sprawl.

Changes Sought

Reasons for Participation

I would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-0271 09/10/2017 Lynne Whitley N

4410

Comments

Not consistent with National Policy. Not Justified. The 'exceptional circumstances' justifying this removal of GB listed at para 5.17 (page 66) are implausible and represent a bad planning exercise to shoehorn in a sufficient number of homes close to Oxford City without regard to the identity of the existing villages of Yarnton and Begbroke and without effective infrastructure.

Changes Sought

Reasons for Participation

PR-C-0271 09/10/2017 Lynne Whitley N

4412

Comments

Not Consistent with National Policy. Site lies wholly within Oxford GB. Cherwell Local Plan 2011 - 2031 ESD 14 (page 114) seeks to safeguard the countryside from encroachment. Policy ESD13 seeks to secure the enhancement of the character, and appearance of the landscape, particularly in urban fringe locations. Cherwell Local Plan 2011 - 2031 Policy Villages 1 categorises Yarnton and Begbroke as Category A villages only allowing minor development, infilling or conversion in, or alongside these villages.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR9 - Land West of Yarnton Road

PR-C-0273 29/08/2017 David & Sarah Thornhill & Ablett Y

860

Comments

Strong objection to the proposed erection of 1950 dwellings in Begbroke and 530 dwellings in Yarnton. Both Yarnton and Begbroke are dispersed settlements: infilling could ruin the character of the village while estate development would overwhelm it. The protection of Begbroke and Yarnton's visual, historic and archaeological qualities is also supported by the National Planning Policy Framework, which states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. Building what amounts to be the largest high density development in the area; merging the sizeable town of Kidlington with the villages of Begbroke and Yarnton will destroy the unique character of these villages entirely, with the loss of the surrounding GB areas which give the villages their identity, rather than becoming part of yet more urban sprawl. Whilst pressure from Oxford DC for the development in Cherwell DC is considerable, mainly for housing city commuters, it has been successfully resisted in similar cases by Vale of the White Horse DC re the large area of brown field land adjacent to the BMW plant, amongst other areas. The reasons for rejecting those schemes included the inadequacy of the local lanes to accommodate even small increases in traffic, and because road widening would destroy ancient field boundaries. There is concern about Cherwell DC's proposals to increase bus services in order to facilitate the proposed developments by closing one lane of the already busy dual carriageway (note: traffic surveys have been averaged over a 12 hour period, ignoring the rush hour bottlenecks that occur at the Turnpike roundabout / following bridge and roundabout on the A44 prior to Pear Tree interchange) as a dedicated bus route. As cyclists, we are increasingly aware of the poor quality of both the road surfaces in the area due to volume of traffic and poor repairs, and the badly maintained cycleways. Increasing traffic through already congested roads will not improve this, and will most likely lead to more RTA's in the area. The proposed siting of the developments are particularly ill-considered: they are on greenfield sites used by many villagers and tourists for recreation and walking dogs. Building here would both diminish the striking views available to locals and new developments would be prominent from many areas of the village. Furthermore, there is no need for this kind of 'open market' housing in the village, which has already seen several 'new' estates being built in recent years. Cherwell DC has more than five years' supply of housing land in other larger areas (Bicester, Banbury, Kidlington etc.) to meet the requirements of its emerging Local Plan's policy. The villages of Begbroke and Yarnton already have enough housing developments: the only identified need is for affordable housing for residents who work locally, as recently confirmed by your Housing Department's Housing Needs Survey. As an alternative to this proposal, we would support the construction of further housing developments for both Oxford and London commuters (making use of Oxford Parkway Station) on, or near to the proposed Northern Gateway site, or other brown field areas which could be identified within the Oxford area, rather than build on GB land merging villages in to greater conurbations.

Changes Sought

Reasons for Participation

If this proposal is to be decided by councillors, please take this as notice that we would like to speak at the meeting of the committee at which this application is expected to be decided. Please let us know as soon as possible the date of the meeting.

PR-C-0305 25/09/2017 Martin Small Historic England Y Y N

909

Comments

The site "Land West of Yarnton" is adjacent to the Grade II listed Spring Hill and is within the setting of a number of listed buildings to the south-east. Historic England therefore welcomes the presumed intention behind requirements 15 and 16 of Policy PR9 for the application to be supported by a Heritage Impact Assessment which will "include measures to avoid or minimise conflict with the identified heritage assets within or adjacent to the site" and a desk-based archaeological investigation which may "then require predetermination evaluations and appropriate mitigation measures" as part of the positive strategy for conserving and enjoying, and clear strategy for enhancing, the historic environment as required by the National Planning Policy Framework. However, requirements 15 and 16, as drafted, only requires the Heritage Impact Assessment to include these measures and only notes that the archaeological investigation may require predermination evaluations and appropriate mitigation measures respectively. It does not require these measures to be incorporated in or to influence the actual development scheme. The policy therefore provides inadequate protection for the Grade II listed Spring Hill, listed buildings adjacent to the site and potential archaeological remains on the site. As the Council will be aware, paragraph 126 of the National Planning Policy Framework requires local planning authorities to recognise that heritage assets are an "irreplaceable resource" and "conserve them in a manner appropriate to their significance". Paragraph 129 notes that the significance of a heritage asset can be affected by development affecting its setting. Historic England therefore considers that Policy PR8 as written does not conform with the Framework and thus is not sound.

Changes Sought

Reasons for Participation

Requirement 15 of Policy PR9 should be reworded as follows: 25. The application shall be supported by a Heritage Impact Assessment which will identify measures to avoid or minimise conflict with the identified heritage assets within and adjacent to the site. These measures shall be incorporated or reflected, as appropriate, in any proposed development scheme." Requirement 16 should be reworded as follows: "18. The application(s) shall be supported by a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures. The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme". (Discussions with the Council are ongoing at the time of submitting this representation, but early indications are that the Council will consider rewording these requirements as suggested as minor modifications. If it was to do so, Historic England's objections to these requirements would be overcome).

PR-C-0306 10/08/2017 Anthony Hall N

917

Comments

Key Delivery Requirements' on all these policies are nothing more than a fig leaf. It is perfectly obvious the developers will agree to some or all of them and then will renege on them. This always happens. 50% affordable housing will be thrown out of the window as it has been in Templars Square where 50% has magically transformed into 23%. Similarly, developers never actually deliver infrastructure like schools, community centres or roads that are wide enough. The 'Place shaping principles' in these policies are valueless: there are no measure by which they might be enforced. How can one tell, for example, whether an extension "responds to the 'gateway' location of the site". It's gobbledygook. PR11: This is completely empty. 'Working with partners' does not guarantee anything except that you have no control over the outcome. Nor does 'setting out the Council's approach'. Its all very well having the development proposals demonstrate that infrastructure requirements can be met - it does not mean they will be met.

Changes Sought

Reasons for Participation

PR-C-0410 11/09/2017 Richard Saunders

1057

Comments

Object to the proposals for the easing of Oxford's unmet housing need, these proposals breach Oxford Green Belt. The proposals will do nothing to preserve or spread the character and landscape of Oxford. They will not check the growth of Oxford and will not prevent the ribbon development and urban sprawl, they will worsen and increase it. These will increase the coalescence of settlements from Oxford to Yarnton and Begbroke. Will not safeguard the countryside from encroachment. All these principles will be broken by the proposed development of such a large scale. Why are Cherwell and in particular Yarnton and Begbroke residents having to cope with Oxford's unmet housing need when Oxford City Council don't enforce existing planning requirements on developments within their own area? PR9 is not well planned and provides example of the difficulties of emptying a septic tank which needs to be emptied regularly by lorry. The only way to empty the septic tank is for the lorry to come into the field and pump from the field. How do you suggest I empty my septic waste? The field also acts a valuable buffer for rainwater coming off the larger 100 acre field beyond before it enters the bund in the surgery. That larger field cambers towards the village and has one field drain. If built upon the buffer disappears, water from the field beyond will run straight through the field drain, the bund will overflow and flooding risk will increase to my property and down Aysgarth Road. You would be surprised how quickly that bund fills when we have rainfall. Building on the field will only exacerbate the risk. The field is also a valuable habitat for wildlife with barn owls hunting in the evenings and surrounded by mature oak trees and hedgerows. This habitat will vanish if proposed development is built. Cannot see how the existing infrastructure will cope with an additional 550 homes. The existing roads and pavements in Yarnton and Begbroke are in a poor state of repair. This can only get worse with additional demand placed upon them by a development of such a large scale?

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR9 - Land West of Yarnton Road

PR-C-0438 07/10/2017 Jim Briden N

1113

Comments

Object to Policy PR9. The claim to preserve the separation of communities is false. 100m gap between Yarnton and Begbroke is worthless and not a gap. The proposed build on this strip infringes on Spring Hill and virtually invites future desecration of that area which is of exceptional Green Belt amenity value.

Changes Sought

Reasons for Participation

PR-C-0457 09/10/2017 Aidan Applegarth N N N Y

490

Comments

The duty to co-operate has been misunderstood by CDC Executive Committee Members as a duty to agree, which by virtue of National Planning Practice Guidance (6th March 2014) it is not. The video evidence of the vote attests to key members feeling co-erced into approving the initial Plan which they voiced as doing begrudgingly. By not showing worst/mean/best case scenarios within the consultation documents (e.g.. the Transport Assessment) there is a clear bias in the proposals which is not addressing adequately the true impact. The rep includes a very detailed response which elaborates on this summary of the main points raised. The Plan takes root in the Strategic Housing Market Assessment (SHMA) which was written in March 2014 based on data from 2013. The economic claims of the SHMA were already considered optimistic but have since been overtaken and discredited by Brexit and the consequent downturn in the economy, which the Office for Budget Responsibility and the Treasury see as 'flat' to 'low' growth for the foreseeable future. Given that the SHMA (3.39) has projected housing need at 40%+ above past demographic trends to meet its expected (and now overblown) economic growth, the SHMA itself should be revisited to take account of the material adverse change in circumstances since it was drafted. Unmet housing numbers for Oxford accordingly require a material correction. The scale of the proposed development is excessive and coalesces the villages of Begbroke and Yarnton to form an urban neighbourhood. This is neither necessary (given the overblown SHMA) nor an appropriate use of the green belt (per NPPF guidelines for "limited" development which benefits the "local" community). Plans need toning down significantly or dropping altogether. The Transport Assessment (July 2017) makes critical investment recommendations without which the proposals are unsustainable. A key critical investment being the A44 Southbound bus lane from Begbroke to Loop Farm Roundabout has not undergone any feasibility study yet has the constraints of 1 railway bridge, 1 canal bridge and adjacent private properties, making it a very unlikely or otherwise significantly disruptive and costly investment to provide. I suggest a formal feasibility study and costing is a pre-condition before any shovel breaks the dirt on development build. Finally, it is clear that Councils lack power to commit developers to the level of affordable housing that is needed, yet the Local Plan has no merit or credibility if in the end it fails to deliver the requisite level of affordable housing (after adjustment for SHMA correction). The Council and the developers need to be held to account to deliver the mix of affordable and other housing that the public eventually sign up to so, unless Councils are given authority to build for themselves, appropriate Performance Bonds for 5% of development value in favour of the affected parishes should be a pre-condition of any allocation of affordable housing quota in those parishes.

Changes Sought

Reasons for Participation

To date this Local Plan has been pushed through with a haste, in the mistaken belief that the duty to co-operate is an obligation to agree to Oxford's demands. The video of the CDC Executive Membership vote (June 2017) - available through the CDC website - evidences the failure of our elected representatives to apply an adequate constructive challenge - in public debates on this matter I have found myself having to explain its complexities to others and am able to apply a factual rather than an emotive challenge. Furthermore, it is not believed that the CDC Chair Barry Wood is acting in the public interest: his responses to questions at a public meeting in Kidlington on 21st September betrayed a naïve weddedness to the SHMA, despite a material change in circumstances since it was written in 2014. His appears to be an undue influence on the CDC Executive Committee. This is a sensitive issue for all concerned and needs an independent voice to ensure emotive rhetoric does not disguise or overshadow fact, and to allow a constructive approach to finding a workable solution.

Page 2412

PR-C-0463 01/10/2017 Imelda & Michael Roberts & Hopkins

1136

Comments

Strong objection to the development of land east of the A44 (Policy PR8) and the land to the west of the A44 (Policy PR9). By developing the green belt on these sites Begbroke, Yarnton and Kidlington would become one big suburb of Oxford. The A44 will not cope with the extra traffic that these houses will generate. The introduction of bus lanes will not work because there is not enough room to install new lanes on both sides of the road. The main areas of employment in Oxford are at the car factory and the hospitals and the majority of people will travel by car as it is too far to cycle or walk. The schools in Yarnton and Kidlington are stretched now. Even if you include plans for a new school, how will you staff it? Similarly, the doctors surgeries are stretched. How will you employ new doctors to cope with the extra people? This land floods already. How will the new homes affect this? Where will all the water drain to? How will this affect both new and existing properties? How much will these houses cost? If the press is to be believed and the houses in Barton Park, Headington range from £300,000 to £600,000 , it is likely that these houses will be a similar price. No one will be able to afford them. People who have £600,000 to spend on a house are not going to buy one in the middle of a high density estate where up to 50% is social housing. Why do Oxford City Council need so many houses on Cherwell land? In your booklet it states that Oxford has a need for 28,000 new homes to be provided between 2011and 2031. All of these calculations were done before Brexit. If immigration is controlled - which is one of the things the majority of the country voted for when they voted to leave the EU - the whole country will not need so many new homes. It has been proposed to close Sandy Lane to through traffic. To travel from Yarnton to Kidlington by an alternative route (i.e.. Langford Lane or Frieze Way) adds over three miles to each journey. As quoted by the National Planning Policy Framework part of the purpose of the Green Belt is to stop urban sprawl and to preserve the setting and special character of historic towns. Yarnton is a historic village, over 5000 years old, surely it should qualify to be protected.

Changes Sought

Reasons for Participation

PR-C-0471 08/10/2017 Richard Whitlock N N

1153

Comments

Sites PR8 and PR9 will effectively amalgamate Kidlington with Yarnton and Begbroke. The two smaller villages will lose their identity and become swallowed up in greater Kidlington. The proposed development would bring far more traffic onto the A44 and the junction at Peartree which is already overloaded and congested. To propose more housing in this location, which is not well served by road or rail, and just allocating "land for a future railway halt/station" and a "local centre" as hopeful palliatives to reduce car use, is ignoring the realities of new estate building by developers.

Changes Sought

Reasons for Participation

PR-C-0473 30/09/2017 Dianne Jones

1156

Comments

The scale of the proposed development between Begbroke and Yarnton and beyond is overwhelming. The amount of traffic on the A44 has already increased in the past year. The green belt along the back of Fernhill Road separating Begbroke and the development is not wide enough. There is a greater risk of flooding due to the fact that Rowel brook will not be able to cope with the volume of rain water because there will be a concrete jungle not far away. The rain water has to go somewhere and also settles in the field next to the brook for a long period of time and that could have a devastating effect on the properties along Rowel brook. The land expansion of Begbroke Science Park is not acceptable. It should be moved more towards the railway line so it doesn't affect people living along Fernhill Road and the expansion is far too big. The closure of Sandy Lane is crazy because that route is well used to Kidlington and back and it would take pressure of the A44.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR9 - Land West of Yarnton Road

PR-C-0481 06/10/2017 Mark Rowan-Hull & Family

5416

Comments

PR9 Point 22 "A landscaping structure for the community woodland which helps retain the perceived separation between Yarnton and Begbroke (west) and helps protect Begbroke Wood Local Wildlife Site" is not only a complete fabrication of the truth, it is incorrect and completely ignores valuable expert opinions. The perceived perception of division is most definitely already there with this protected Unique and beautiful open landscape. A wood in between would actually have the reverse visual effect of making them seem one piece of land and joined with one another.(perhaps the overall long term plan?) Begbroke Wood is fully protected and is an existing wildlife site which has been regularly inspected by BBOWT whom strongly oppose any development within a 5 mile radius of this site.

Changes Sought

Reasons for Participation

PR-C-0515 06/10/2017 Jeffrey Wright Begbroke Parish Council N Y

1250

Comments

Gives pictures in the letter to demonstrates Sites PR9 PR8 & PR3e together rather than in isolation and the devastating effect on the green belt. Does policy PR3e protect Begbroke? No.

Changes Sought

Reasons for Participation

Please review our PowerPoint presentation for the comments of Begbroke parish council. This is necessary as we believe Cherwell Executive will ignore any representations as they have already made their mind up. We believe that The Planning Inspectorate will take more notice of what we have to say.

PR-C-0515 06/10/2017 Jeffrey Wright Begbroke Parish Council N Y

1248

Comments

3 photographs provided to clarify Green Belt around Begbroke & Yarnton (PR8), Footpath Begbroke and Spring Hill (PR3e). Reduction of green belt in Begbroke & Yarnton1. Cherwell claim in figure 3, page 31 of its summary booklet, that the total area of Cherwell that comprises green belt would fall from 14.3% to 13.9%2. They also claim a 3% reduction in affected green belt. Whilst this is probably true it is not reflecting the real change in affected areas such as Begbroke, Yarnton and Kidlington!! Site PR08 will remove approximately 52% of green belt in Begbroke and Yarnton. Site PR09 will remove approximately 16% of green belt. Our residents do not want organisations or other landowners with vested interests to destroy out pleasant environment to satisfy their own interests.

Changes Sought

Reasons for Participation

Please review our PowerPoint presentation for the comments of Begbroke parish council. This is necessary as we believe Cherwell Executive will ignore any representations as they have already made their mind up. We believe that The Planning Inspectorate will take more notice of what we have to say.

PR-C-0525 02/10/2017 Lynne Whitley Yarnton Parish Council N Y

1275

Comments

Land West of A44 (Yarnton) lies wholly within Oxford GB. Cherwell Local Plan 2011-2031 Policy ESD 14 seeks to safeguard the countryside from encroachment. Policy ESD 13 seeks to secure the enhancement of the character & appearance of the landscape particularly in urban fringe locations. Policy PR 9 is not consistent with National policy and thus is UNSOUND. Policy Villages 1 categorises Yarnton as a Category A village. This is only minor development, infilling or conversion is allowable in or alongside this settlement. PR9 is in complete contradiction with this policy and the plan is inconsistent & thus is unsound. The separation of PR8 & PR9 is the width of the A44. Hardly the separation of settlements required by the LP, Policy ESD14 which seeks to separate Yarnton/Begbroke identities. PR9 is not consistent with national policy & thus is unsound.

Changes Sought

Reasons for Participation

As the parish Council representing a village that will be affected greatly by the proposed developments, we would like the opportunity to participate in the oral part of the examination.

PR-C-0535 05/10/2017 Donna Bennett N N N Y

1315

Comments

The exceptional need to build 530 homes on this area due to few alternative locations being available is not proven, convincing or justified. This planning solution for meeting housing needs is insensitive towards overdevelopment to nearby villages, as well as the preservation of already too little remaining natural space and wildlife. How could this possibly therefore be effective or result in potentially healthy new living space? Using small bit of green space left would only be a temporary measure with irreversible consequences. Infrastructure plans are afterthoughts not actually agreed, funded or guaranteed by potential developers. The current infrastructure in surrounding areas, currently and rapidly deteriorating need to be fully considered before further demand. Consistent with National Policy? 50% of homes in the plan is described as affordable to accommodate housing need which means the other 50% is for property investment. Surely using the protected GB space for purely property investment is an infringement on the national GB policy and cannot be considered "exceptional" to the case? Decision making by any parties that stand to profit from the success of this planning should not be allowed. GB space is labelled as such to cap the area from inevitable demand of expansion. Using the little green space left would only be a temporary measure. This development will link Yarnton and Begbroke to the outskirts of the city centre. Housing developments would eliminate a small and precious pockets of wildlife and natural beauty that essentially keeps the current and unsightly urban overspill at bay The planning also threatens the deteriorating infrastructures in urgent need of solutions due to evident daily duress. Building on these precious bordering green spaces for the temporary solution of unmet housing needs does not justify or outweigh the irreversible and negative consequences for current and future inhabitants.

Changes Sought

Changes to Plan 9 so that it is more legally compliant and sound. 1. Brownfield sites within Oxford and further out should be used instead The demand of more housing will continue and the GBs are only a temporary measure. 2. Decision making process should be ultra-sensitive to the aesthetics at risk and desirable living surroundings that will deteriorate rapidly with too much urban sprawl endless green space borders. 3. The decision making process should be ultra-sensitive and rigid to the aesthetics at risk and protect this are at all costs realising it's essential potential and use.

Reasons for Participation

I am a concerned as a long time resident that these plans will affect. I am also aware and understand these plans and their implications involving both current and future residents. I strongly believe I am competent and justified to be involved in ensuring that alternatives, and fair compromises are met

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR9 - Land West of Yarnton Road

PR-C-0548 09/10/2017 Clive McDonnell N

1363

Comments

Objects to pg. 127, para 5.117, the statement 'bring some benefits to Yarnton' is misleading. The scale of the development will have irrecoverable impact on the village, negatively impacting natural environment & residents health & increasing pollution & congestion. This is in conflict with the NPPF. The improved cycle way, pg. 127, para 5.116 being a shared pathway lacks consideration to pedestrian safety. The development will mean a reduction in safe emergency landing areas for the Oxford Airport, causing increased risk to residents & traffic. The NPPF states adequate consideration must be given to flooding issues. GB behind Rutten Lane residences & Yarnton Medical Practice have had issues with flooding, requiring expensive remedies. There is little consideration given to the risk of flooding for the proposed development. Pgs. 127-128, paras 5.114-5.123 fails to consider the habitat for protected species of wildlife to GB at the rear of Rutten Lane, especially established bat colonies in trees. This is in conflict with NPPF directives on conserving wildlife. Pg. 133, para 22, contains subjective comment, a "perceived separation between Yarnton & Begbroke". The separation of these communities is historical fact, not perception. The development will lose the demarcation & individuality of each village & is in conflict with the NPPF. Release of GB for expanding William Fletcher Primary School does not consider child safety. Relocating the playing fields will require children to frequently cross the access road to Sanctuary Care Home, & puts the children at risk. No mention has been made for increased utility provision, despite them being highlighted as an issue on the sustainability appraisal.

Changes Sought

Reasons for Participation

PR-C-0556 29/09/2017 Kate and Mike Hopcraft

1382

Comments

Concerns over PR8 & PR9.This development is highlighted to meet an unmet housing need. The Plan highlights that they will be 50% affordable homes. Given that the total number of houses in Policy PR8 is 1950, if developers do stick to the 50% (which is unlikely) we were advised that then approx. 20% of the affordable housing (as in previous developments) has been allocated as keyworker housing & there is no reason for this development to be different. This equates to 195 KW houses, & is barely enough to meet the needs of the new schools proposed on the site, let alone supporting this kind of housing need within Oxford. Have significant concerns about the lack of infrastructure for car transport in PR8, increasing the already busy road on the A44 into Oxford with a single lane & narrowing to single lanes at all roundabouts. Concerned that the project will not meet the original aim of meeting Oxford's Unmet Housing Need. The houses will be sold to commuters or purchased for rental, not for local people to be able to get on the housing ladder, or meet the keyworker needs. What's more likely is a much smaller proportion of social housing than is included on the plans. It would be a travesty to lose the feeling of living in the countryside with the PR9 development meaning both sides of the A44 is flanked with houses. Causing increased journey times, queuing & traffic pollution for this development then to not meet the need.

Changes Sought

Reasons for Participation

PR-C-0560 04/10/2017 Anna Isles

1391

Comments

Object to current plans for Policy PR8 – Land East of A44 (Begbroke) and Policy PR9 – Land West of A44 (Yarnton) shows no regard for the identity of the villages of Yarnton or Begbroke and no real effective infrastructure has been suggested (plans for bus lane improvements and rapid transport routes, for example, are unrealistic due to the physical width of bridges along the route and, of course, finance).

Changes Sought

Reasons for Participation

Page 2414

PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N

1422

Comments

The primary duty of a Local Authority must be to the people it represents. In an independent market research exercise, with a very high sample size, conducted across Oxfordshire by Alpha Research of Thame in April 2015 respondents were specifically prompted that there was considered to be a need for more housing, and of the extent and purpose of the GB, before being asked whether the GB, should be developed for that, or indeed any other, purpose. Their answers were therefore fully informed by recognition of housing need. 76% of respondents considered that the GB should remain undeveloped; 66% considered housebuilding the greatest threat. Although polls have something of a tarnished reputation, this has resulted from situations where marginal inaccuracy can lead to wholly incorrect forecasts in narrow binary decisions. In this case the sample size was so large and so representative, and the outcome so conclusive, that whilst there might be up to a 5% margin of error, this would not be capable of affecting the result, or its scale. Further, this is in line with previous polls, adding to confidence that it accurately reflects public opinion. The same exercise showed that in North Oxfordshire – closely correlating to Cherwell - the outcome was hardly less conclusive, with 71% of respondents supporting the proposition that the GB should not be developed for housing or any other purpose. This was despite years of constant media campaigning by the City Council that Oxford has "no option" but to spread over the GB unless people are to go homeless (a wholly fallacious claim). Despite the City's campaigning, 73% of non-homeowners, and 74% of C2DEs agreed that the GB should not be developed for housing. In other words, the people who would be expected to have been the most responsive to the City's campaigning rejected GB development almost as strongly as the general population. Indeed 73% of the City Council's own constituents rejected it. There can be no doubt that the people both of Oxfordshire, and of Cherwell itself, reject GB development in principle, and this must be given great weight in any consideration of doing so.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

Reasons for Participation

CPRE Oxfordshire represents a wide membership across the County, including many parish councils and local organisations, and seeks to influence development to protect and enhance the countryside. As one of the founders of the Oxford GB, we have considerable knowledge about its origins, purpose and ongoing relevance.

PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N Y

1429

Comments

GB: CONCLUSIONS: 1. Government Policy and the Public Interest both require the GB to be permanent unless truly exceptional circumstances necessitate consideration of release. 2. Oxford unmet need is not an exceptional circumstance, firstly because it has not been defined and secondly because there are ample reasonable alternatives to accommodate it. 3. The LUC GB study was conducted on flawed principles and should be given little weight. 4. Cherwell have cited no other exceptional circumstances which hold any water – and their primary arguments – proximity to Oxford – is in fact a key argument for GB retention rather than release. 5. If at some future time an Oxford "unmet need" has been shown to exist and satisfactorily quantified, and if that requires any allocation to Cherwell, there are alternatives available to the District other than releasing GB land and therefore none should be released.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

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Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR9 - Land West of Yarnton Road

PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N Y

1428

Comments

THE GB STUDY No great weight should be given to the LUC GB Study. Its purpose was not to determine whether any of the GB made no, or an insignificant contribution to, the purposes of the GB since clearly all of the GB land contributes, and the loss of any would be harmful. Rather, in its own words, the GB Study has been commissioned by Cherwell District Council to assess the suitability of the strategic sites being promoted for development against the five purposes of the GB. In other words the sites had been pre-selected, as we showed above, in the face of GB policy, and targeting the most fragile point in the entire Oxford GB. LUC continue The considerations that will determine the most appropriate scenario, or combination of scenarios, will largely relate to the existing or potential environmental qualities and value of land, and to the sustainability of residential development. This will enable Cherwell District Council to consider whether there are 'exceptional circumstances' (under paragraph 83, NPPF) to justify altering GB boundaries through the Local Plan process, i.e. to enable existing GB land to contribute to meeting Oxford's unmet housing need. That is, value is not primarily judged against GB purposes at all, but against environmental ones, and the sustainability of the land for housing development. LUC found that Release of areas identified as making a low contribution to GB could provide only 5.8ha of potential development land 4.13). Release of areas identified as making a low or low-moderate contribution to GB could, subject to consideration of cumulative impacts, provide 34.6ha of potential development land(4.14). Release of areas identified as making a low, low-moderate or moderate contribution to GB could, subject to consideration of cumulative impacts, provide 166.7ha of potential development land (4.15). Although as noted above, the judgment was largely not on GB grounds, moderate harm was considered acceptable in order to release a larger amount of land. LUC acknowledge that release of fragile GB 4.16 GB that occupies only a small/narrow area between separate urban settlements will tend to rate highly in terms of its role in preventing settlement coalescence. This exactly describes the land chosen for release; but LUC went on. However, if environmental assessment determines that this land lacks significant value then a case could be made for accepting the coalescence, or near-coalescence, of settlements in order to maximise the scale of development in one area. That is the, subjectively assessed low environmental value trumps urban sprawl and severe coalescence, the two founding principles of the GB. Further, they have targeted the very point at which the GB is already narrowest – the Kidlington Gap between Kidlington and Oxford – for release, directly creating the coalescence of two distinct settlements (It is material that Oxford itself is proposing to breach that same area from the South with a proposed development of St Frideswide Farm). The sites concerned are all at the exact point in the GB where coalescence of settlements (Oxford and Kidlington) is most threatened, with the built areas separated presently by a few fields. The proposed GB reviews, together with the release of the Parkway Station and Park and Ride would effectively merge the two settlements. Although Kidlington (population 13,000, 2011) is statutorily a village, it is larger than many towns, notably Thame (11,600) and Henley (11,700) in Oxfordshire.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

Reasons for Participation

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PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N Y

1427

Comments

DUTY TO CO-OPERATE - The SHMA is explicit that Authorities are not expected to meet OAN (Objectively Assessed Need) in full if e.g. it would necessitate Green Belt development. It has been the unforced choice – not the requirement – of Oxfordshire's Councils to agree to meet the SHMA need in full despite wide swathes of Oxfordshire being GB and AONB. It is therefore incumbent on Councils to take on each others' "unmet need" if it would otherwise require GB land to be released. As shown, Oxford's unmet need is very far indeed from being quantified or crystallised, but, if it were, it would be the duty of other Councils to assist Cherwell in meeting its part of that need without releasing GB land, not least by assisting Cherwell to understand how to do so within its own borders. There is no evidence that this has been attempted. Finally, the new OAN calculation proposed by the Government during the consultation defines "need" as the figure shown in the Government's own tables on household projections. This is overlaid in the proposed calculation with an arbitrary (and ill-conceived) uplift intended to reduce house prices. It is also accepted that local authorities may if they wish further inflate their housing targets to provide further economic growth than that already included in the government's base tables. However, it is submitted that these latter two elements cannot be defined as "need" and neighbouring Councils have no duty to co-operate in meeting them.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

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PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N

1426

Comments

OXFORD'S 'UNMET NEED' AND REASONABLE OPTIONS FOR MEETING IT (continuation)
c. Even if there were no reasonable alternative sites, and even if densities on allocated non-GB sites could not be increased, the release of GB land could be substantially reduced. The total GB land proposed to be released is 264 ha. 10 hectares is proposed to be released for the station and Park and Ride, which already exist on GB land. There is no obvious rationale for the release. The net GB land to be released for housing is 254 hectares However within this area only 153 hectares is proposed to be actually used for housing, with the rest being allocated for sport, nature, agriculture etc., all legitimate GB uses. On the residual land 3990 houses are proposed at a density of 26 dph (although an average of 34 is claimed in the Plan). If build densities were increased to urban levels – the Council's stated Policy is to treat these incursions for Oxford's unmet need as urban extensions – then 70 houses per hectare, utilising only 37% of the land would be appropriate. This would require only 57 hectares, all of which could be comfortably accommodated on PR8, the least damaging in terms of coalescence and the Kidlington Gap of all these sites.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR9 - Land West of Yarnton Road

PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N Y

1425

Comments

OXFORD'S 'UNMET NEED' AND REASONABLE OPTIONS FOR MEETING IT. 2. If Oxford's unmet need were realistic could it be met elsewhere in Cherwell than in GB? a. Yes, it could be met on non-GB sites. Cherwell found that the required number of houses could sustainably be built elsewhere, outside the GB, at Junction9 M40, Arncott, Bicester and surrounding area, Upper Heyford, Junction 10 M40, Banbury and surrounding area. They rejected these alternative sites because they might upset the evolution of the current adopted plan – although why competent planners would not be able to deal with that problem, if real, is not apparent; because there might be shortfalls, although why these should be greater for Oxford's unmet need than for Cherwell's own need was not explained; and more dispersed options provided less opportunity for strategic infrastructure investment (e.g. transport and education), although why this would be the case for, for example, Upper Heyford which is already targeted and developed, or for other centres which already benefit from services, is not explained. The overriding reason for their rejection however was clearly that they were less well situated (than the GB sites) to build communities associated with Oxford, to assist with the delivery of the Oxford Transport Strategy, to provide affordable transport options, and more likely to involve commuting. It is significant that even GB sites like the previously developed Shipton Quarry, were rejected as Development here would relate to Shipton-on-Cherwell, not Oxford. Therefore the parcel plays no role with respect to this purpose (Oxford's unmet need). Simply put, this amounts to saying that all reasonable alternatives were unacceptable because they were not in the GB, or, if they were in the GB, were too far from Oxford. It is an argument that urban sprawl into the GB is justified by the fact that only GB sprawl could (by definition) be close enough to the City; in other words it is an argument not just for nibbling at the GB but for undermining its core purpose. It is clearly unacceptable in its own terms. Further, the proposed new OAN calculation would reduce Cherwell's own need by 33%. The effect of this would be that 33% of the housing trajectory in the Council's adopted plan would be superfluous to Cherwell's own requirement and therefore available to satisfy any unmet needs of neighbouring authorities that might arise. b. The unmet need could be met by marginal density increases on generally low density allocated sites. Policy BSC2 in the adopted plan states New housing should be provided on net developable areas at a density of at least 30 dwellings per hectare unless there are justifiable planning reasons for lower density development. Yet Policy Bicester 1 allocates 380 hectares to just 6,000 homes which is 16 houses per hectare. Assuming for these purposes that 30 dwellings per hectare is the average across the District, the sites to which the present 22,800 homes are allocated would need to increase build density by just 5%, to 36%, to accommodate all of the "working assumption" of Oxford's unmet need. This would still be less than half the density of Central Paris or Barcelona, or Islington in London. Higher density build would also mean smaller houses, of which 63% of Oxfordshire's SHMA need is comprised, and thus better meet public requirements. High densities also reduce the need for car travel and create a stronger sense of community.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

Reasons for Participation

CPRE Oxfordshire represents a wide membership across the County, including many parish councils and local organisations, and seeks to influence development to protect and enhance the countryside. As one of the founders of the Oxford GB, we have considerable knowledge about its origins, purpose and ongoing relevance.

PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N Y

1419

Comments

Not Positively Prepared. Not Justified. Not Effective. Not Consistent with National Policy.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. Cherwell District Council should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the Green Belt.

Reasons for Participation

CPRE Oxfordshire represents a wide membership across the County, including many parish councils and local organisations, and seeks to influence development to protect and enhance the countryside. As one of the founders of the Oxford Green Belt, we have considerable knowledge about its origins, purpose and ongoing relevance.

Page 2416

PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N Y

1423

Comments

The NPPF states that one of its Core Planning Principles (para 17) is to take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the GBs around them, and noting (at para 79) that the fundamental aim of GB policy is to prevent urban sprawl by keeping land permanently open. Paragraph 83 states that once established, GB boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. The recent Housing White Paper, clarifies what the steps before a finding of "exceptional circumstances" should be, when local authorities can demonstrate that they have fully examined all other reasonable options for meeting their identified housing requirements. Amongst these "reasonable options" which Local Authorities must demonstrate they have considered before there can be the "exceptional circumstances" required for review/release of GB land are: • making effective use of suitable brownfield sites and the opportunities offered by estate regeneration; • the potential offered by land which is currently underused, including surplus public sector land where appropriate; • optimising the proposed density of development; and • exploring whether other authorities can help to meet some of the identified development requirement. Although not yet law, the White Paper illustrates how high the hurdle for exceptional circumstances must be, given that the NPPF's "fundamental aim is keeping GB land permanently open", and the need to show there are no "reasonable options" before considering GB release.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

Reasons for Participation

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PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N Y

1421

Comments

CPRE is opposed in principle to the release of GB land – as is national planning policy. A very strong case therefore has to be made to establish the exceptional circumstances required for the release of GB land. The Cherwell Plan goes nowhere near making such a case; Cherwell's electorate strongly supports retention of GB land as does Government Policy. There are a number of reasonable alternatives. The houses to satisfy Oxford's 'unmet need' targeted at the Cherwell GB could not only, on the Council's own admission, be sustainably built elsewhere in the District on other sites, or by increasing the density of build on existing sites, but also, at least to a considerable extent, within the City itself. Failing that, if there were genuinely no available option other than release of GB, national policy indicates that Cherwell would be expected to decline to do so and require other Councils to co-operate in meeting the unmet need Cherwell itself cannot satisfy. Additionally, during the course of the consultation, the Government published a revised Objectively Assessed Need (OAN) calculation, showing a total Oxford need of half that identified by the Oxfordshire Strategic Housing Market Assessment (SHMA). If adopted the new formula would make it certain that Oxford could accommodate all of its own housing need, and therefore there would be no "unmet need" for Cherwell to meet. The proposed OAN also reduces Cherwell's own need by a third, meaning that even if there were any Oxford unmet need to be covered, it could be met within the surplus the new OAN creates in Cherwell's adopted plan. This review is therefore premature and should be suspended at least until new "need" figures are crystallised.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

Reasons for Participation

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Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR9 - Land West of Yarnton Road

PR-C-0562	05/10/2017	Helen	Marshall	CPRE Oxfordshire			N	Y

1420

Comments

Government Policy requires development in the GB to be the very last resort, only to be considered if there is no alternative. Cherwell has stood that Policy on its head by making building in the GB its very first choice, rejecting what it accepts were reasonable alternatives. Cherwell says that building as close to Oxford as possible trumps all other considerations. Since Oxford is surrounded by GB, that has led them to select not just GB sites, but the very closest GB sites to the City, at the Kidlington Gap, where the GB is most fragile, just a few fields wide. It is those few fields the Council plans to build on, flatly contrary to GB policy, and the known wishes of the overwhelming majority of its electorate. If the Council gets away with this plan, it will also, again contrary to GB policy, cause the merger of Yarnton and Begbroke into Kidlington; expose Kidlington itself to being engulfed by the predatory City Council which has sought to subsume it for at least thirty years; and also, by declaring that proximity to Oxford is itself an exceptional reason to build on the GB which surrounds the City, fundamentally undermine its very purpose, risking opening the whole GB to development.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. CDC should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the GB.

Reasons for Participation

CPRE Oxfordshire represents a wide membership across the County, including many parish councils and local organisations, and seeks to influence development to protect and enhance the countryside. As one of the founders of the Oxford GB we have considerable knowledge about its origins, purpose and ongoing relevance.

PR-C-0562	05/10/2017	Helen	Marshall	CPRE Oxfordshire			N	Y

1424

Comments

OXFORD'S 'UNMET NEED' AND REASONABLE OPTIONS FOR MEETING IT. 1. Is the Oxford unmet need real or realistic? Cherwell argues that an “exceptional circumstance” exists in the Inspector approving the adopted plan having added a requirement for “a formal commitment from the Council, together with other relevant Councils, to undertake a joint review of the boundaries of the Oxford GB, "once the specific level of help required by the city of Oxford to meet its needs that cannot reasonably be met within its present confines, IS FULLY AND ACCURATELY DEFINED”. (Our emphasis) It was our view at the time that the Inspector could have exceeded his remit as there was no evidence before him suggesting that further development in Cherwell was impossible without breaching the GB, nor of the precise quantum of Oxford’s unmet need (if any existed) or the capacity of other Districts to accommodate it. However it is relevant that he proposed a Review only AFTER Oxford’s unmet needs were fully and accurately defined. They still are not, and a review is therefore premature even on the Inspector’s terms. According to the City Council in a report to Scrutiny Committee (12th June), the agreed unmet need allocation, is used as a working basis for current local plans in Oxfordshire which will be updated when the Oxford Local Plan is completed. In other words it is presently neither fully nor accurately defined, as the Inspector had required it should be. Oxford has only now started its own Local Plan process to reflect the Oxfordshire Strategic Housing Market Assessment (SHMA), three years after it was published, and long after Oxfordshire’s other Districts. Its draft Local Plan gives no figure for unmet need, or for the City’s capacity to meet it. However, taking Oxford’s overall “need” to be for 28,000 houses over the plan period, CPRE argues that at least 26,000 could be provided inside the City itself by switching employment sites – the use of which for employment would only exacerbate the housing need the City Council describes as being its Number One priority to overcome – to housing, and increasing densities on all sites to compact city levels. That is even before the outcome of a review of further sites to which the City refers in its plan. (See Oxford/Densities paper attached) Consequently the Inspector’s condition, that Oxford’s unmet need should first be “fully and accurately defined” is nowhere near met, and, further, there would be little or no “unmet need” for other Authorities to consider. In any event, a “working assumption” of need cannot be an exceptional circumstance justifying GB release, especially when it is likely to be extremely inaccurate. Finally, during the course of this consultation the Government has proposed a new OAN formula to replace the SHMA (on which all the Review numbers are based). This new formula, if adopted, would reduce Oxford’s total annual housing need from a SHMA mid-point of 1400 per annum to 746, that is by 47%. This would in turn reduce “unmet need” by two thirds, even before taking into account that the City should use employment land to satisfy existing housing need rather than exacerbate it and build at densities appropriate to cities. The new OAN is at the very least further evidence that the level of unmet need this review seeks to satisfy is neither fully nor accurately defined.

Changes Sought

In CPRE's view, it is not possible to 'tweak' the current document in order to make it sound and therefore the current version of the Plan should be rejected. Cherwell District Council should re-visit the process, as and when the final numbers for Oxford have been examined, adopting higher densities and prioritising protection for the Green Belt.

Reasons for Participation

CPRE Oxfordshire represents a wide membership across the County, including many parish councils and local organisations, and seeks to influence development to protect and enhance the countryside. As one of the founders of the Oxford Green Belt, we have considerable knowledge about its origins, purpose and ongoing relevance.

PR-C-0567	09/10/2017	Dr Ian	Scargill	Oxford Green Belt Network	N		N	Y

1438

Comments

Strong objection to all of the proposed development in the Oxford GB which “was designated to restrain development pressures which could damage the character of Oxford City and its heritage through increased activity, traffic and the outward sprawl of the urban area.” This quote is from paragraph B256 of Cherwell’s adopted Local Plan Part 1 and we fully support it. We also support Policy ESD14 in the Plan to maintain the Oxford GB. The Oxford GB supports all five purposes set out in the NPPF and has been largely successful over the last sixty years. In particular it seeks to protect the setting and character of the historic city of Oxford. The reference to the character of the City, as referred to in Cherwell’s Local Plan. is often overlooked but it is a crucial aim of GB policy. The historic city centre by its nature cannot be expanded or comprehensively redeveloped. It is already under substantial pressure and this is likely to become highly damaging if expansion on the edge of the city is not restricted. The City’s never-ending traffic problems are testimony to this, and there have been calls for even the number of buses in the centre to be limited. The GB also provides accessible open space, footpaths and other recreational opportunities for residents of the city and for the communities within it. It is well used and supported as public opinion surveys have shown. GB is intended to be a permanent designation only to be changed in exceptional circumstances (NPPF). We think that that the overall levels of growth proposed are unnecessarily high and that alternatives to development in the GB are available. We therefore consider that exceptional circumstances do not exist to justify development in the GB.

Changes Sought

The plan should be withdrawn and a spatial strategy for Oxfordshire established in a co-ordinated and consistent way. Through such a strategy the Oxfordshire authorities should continue with their previous approach of actively encouraging further employment and housing growth, at realistic levels, away from Oxford. Oxford City Council and Cherwell in particular should co-operate more effectively and as part of this Oxford should a) discourage further employment generating development in the city unless it is absolutely essential and b) use some of the land it has currently allocated for employment, together with other previously developed land, for well planned high density housing.

Reasons for Participation

OGBN was established in 1997 to help to protect the Oxford GB and to support those wishing to resist proposals for inappropriate development within it. It comments regularly on planning applications in the GB and in planning policy consultations, particularly on matters affecting the GB. OGBN has made representations on all stages of the Cherwell Local Plan Part 1 and participated in the Public Examination in December 2014. We have also commented on earlier stages of this Partial Review.
The membership of OGBN includes many of the Parish Councils whose areas include GB land. The OGBN fully supports the aims of GBs as set out in the NPPF and earlier planning guidance and in particular it strongly endorses the fundamental principle that GB is a permanent designation.
We consider that our participation in the examination in necessary and justified because of our longstanding interest and understanding of the Oxford GB.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR9 - Land West of Yarnton Road

PR-C-0567	09/10/2017	Dr Ian	Scargill	Oxford Green Belt Network	N		N	Y

1439

Comments

Strong disagreement with the assessment that “exceptional circumstances” exist. Twelve “circumstances” are listed. The final ten are not exceptional circumstances at all. Some of them might be described as “opportunities”, some of them are simply descriptions of how development might occur, and others are meaningless, for example “12.the ability to create a sustainable, holistic, joined up vision for the whole of the Oxford/Kidlington/A44 corridor area”. That statement certainly does not constitute an exceptional circumstance. Exceptional Circumstance 1 (urgent and pressing need for homes) is highly contentious. It is based on the assessment in the SHMA which has been heavily criticised and never validated. The proposed DCLG standardised methodology proposes a much lower level of need that takes account of affordability. Exceptional Circumstance 2 (clear inability of Oxford to meet its needs) is also unproven. Oxford’s needs have not been established through its own local plan process and neither has its ability to meet its own needs. It is clear that alternative development strategies could accommodate a significant number of additional dwellings within the city. The submission document in proposing to develop in the GB is in complete opposition to the purpose of the GB and contradicts Local Plan Pt 1. The main purpose of the Oxford GB, (Local Plan Part 1 para B256), is to limit the growth of Oxford to avoid damage to its character and heritage. Oxford City Council itself should have a part to play in this by restricting the growth of employment generating activities to the minimum necessary. This would have the double benefit of releasing some land for housing and reducing the demand for further housing. However its currently proposed policies do the opposite. We have made this point in our representations to the recent Options consultation on the Oxford Local Plan. Alternative development strategies – which have been successful in the past – are possible for Oxfordshire, and include the diversion of growth away from Oxford towards the country towns. Oxford City Council should play its part in this. We also think it would be possible for the Oxfordshire authorities to promote the diversion of some economic growth to other parts of the country which would welcome and benefit from it – possibly through formal ‘economic twinning’ arrangements.

Changes Sought

The plan should be withdrawn and a spatial strategy for Oxfordshire established which can address the issues addressed in this review in a co-ordinated and consistent way. Through such a strategy the Oxfordshire authorities should continue with their previous approach of actively encouraging further employment and housing growth away from Oxford.
Oxford City Council and Cherwell in particular should co-operate more effectively and as part of this Oxford should (a) discourage further employment generating development in the city unless it is absolutely essential and (b) use some of the land it has currently allocated for employment, together with other previously developed land, for well planned high density housing.

Reasons for Participation

OGBN was established in 1997 to help to protect the Oxford GB and to support those wishing to resist proposals for inappropriate development within it. It comments regularly on planning applications in the GB and in planning policy consultations, particularly on matters affecting the GB. OGBN has made representations on all stages of the Cherwell Local Plan Part 1 and participated in the Public Examination in December 2014. We have also commented on earlier stages of this Partial Review.
The membership of OGBN includes many of the Parish Councils whose areas include GB land. The OGBN fully supports the aims of GBs as set out in the NPPF and earlier planning guidance and in particular it strongly endorses the fundamental principle that GB is a permanent designation. We consider that our participation in the examination in necessary and justified because of our longstanding interest and understanding of the Oxford GB.
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PR-C-0567	09/10/2017	Dr Ian	Scargill	Oxford Green Belt Network	N		N	Y

1440

Comments

This Plan is contrary to the NPPF which states in paragraph 14 that Local Plans should meet objectively assessed needs unless specific policies in the Framework indicate development – including land designated as GB - should be restricted. It is also contrary to the twelve core land use planning principles set out in Paragraph 17 of the NPPF one of which is that planning should take account of the different roles and character of different areas, promoting the vitality of our main urban areas and protecting the GBs around them. Furthermore, National Planning Practice Guidance makes clear that assessing need is just the first stage in developing a Local Plan and that once need has been assessed, the local planning authority should take account of any constraints such as GB, which indicate that development should be restricted and which may restrain the ability of an authority to meet its need. Cherwell has accepted (or, more accurately, been pressured to accept) the inflated figures of the Oxfordshire SHMA in full and has never followed this guidance to “take account of any constraints such as GB …. Which may restrain the ability of an authority to meet its need”. The proposed submission plan is therefore not consistent or compliant with national policy.

Changes Sought

The plan should be withdrawn and a spatial strategy for Oxfordshire established which can address the issues addressed in this review in a co-ordinated and consistent way. Through such a strategy the Oxfordshire authorities should continue with their previous approach of actively encouraging further employment and housing growth away from Oxford.
Oxford City Council and Cherwell in particular should co-operate more effectively and as part of this Oxford should (a) discourage further employment generating development in the city unless it is absolutely essential and (b) use some of the land it has currently allocated for employment, together with other previously developed land, for well planned high density housing.

Reasons for Participation

OGBN was established in 1997 to help to protect the Oxford GB and to support those wishing to resist proposals for inappropriate development within it. It comments regularly on planning applications in the GB and in planning policy consultations, particularly on matters affecting the GB. OGBN has made representations on all stages of the Cherwell Local Plan Part 1 and participated in the Public Examination in December 2014. We have also commented on earlier stages of this Partial Review.
The membership of OGBN includes many of the Parish Councils whose areas include GB land. The OGBN fully supports the aims of GBs as set out in the NPPF and earlier planning guidance and in particular it strongly endorses the fundamental principle that GB is a permanent designation. We consider that our participation in the examination in necessary and justified because of our longstanding interest and understanding of the Oxford GB.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR9 - Land West of Yarnton Road

PR-C-0567	09/10/2017	Dr Ian	Scargill	Oxford Green Belt Network	N		N	Y

1441

Comments

We note that the plan calculates the loss of GB to be 3%. There is an implication here that the loss is relatively small and therefore acceptable. This is fallacious as is illustrated by the following example taken from a paper by Professor Dieter Helm, Chair of the Government's Independent Natural Capital Committee "Think about St James' Park in central London, set between Buckingham Palace at one end and Whitehall at the other. Suppose a developer comes along with a proposal; to build on a small plot on one corner of St James' Park. This developer might argue as follows. The marginal value of the patch of grass in a small corner is not that great. After all, all the rest is left. Better still, the developer might pay such an enormous price for the small bit of land that perhaps a hospital could be built elsewhere with the proceeds. The marginal value to the ultimate owner of this house is so great relative to the marginal value of the small corner of St James' Park that it makes marginal economic sense to build on it. There are two problems with this argument. The first is that the same marginal case can be made for the next small bit of St James' Park. Indeed the value to the developer is even higher now because the Park is now slightly smaller. And for the next bit, the argument just gets stronger. Carried to its limits there is a great marginal case for incrementally building all over St James' – and Hyde Park, and Regent's Park and indeed all the green spaces in London. That is indeed what would have happened if the market had been left to allocate the land as if St. James' was a private good. It is what would happen to the GB too. The second problem is that the reason why the land is so valuable is because it is not surrounded by other houses in close proximity. The very rich person who buys this house on the corner of St James' is paying so much because others are not able to do so, and because it is St James'. We cannot all have green spaces around our houses – green space is in fixed supply. Carry both of these arguments across to the GB. Each marginal bit has a marginal economic case for developing it, and as each bit is chipped away, the value of the whole public good – the GB system – diminishes. The core point here is that the marginal case if carried through to its logical conclusion leads to no GB – there is a good marginal case for building on each and every marginal bit of land, as there is for building on each and every bit of St James' Park." The loss of a small proportion of GB therefore increases the likelihood of further loss. GB should be considered as an entity or system not as a collection of individual land parcels. This is a further reason why we fully endorse Government Policy (NPPF para 79) that GB is a permanent designation.

Changes Sought

The plan should be withdrawn and a spatial strategy for Oxfordshire established which can address the issues addressed in this review in a co-ordinated and consistent way.
Through such a strategy the Oxfordshire authorities should continue with their previous approach of actively encouraging further employment and housing growth away from Oxford.
Oxford City Council and Cherwell in particular should co-operate more effectively and as part of this Oxford should (a) discourage further employment generating development in the city unless it is absolutely essential and (b) use some of the land it has currently allocated for employment, together with other previously developed land, for well planned high density housing.

Reasons for Participation

The Oxford Green Belt Network (OGBN) was established in 1997 to help to protect the Oxford GB and to support those wishing to resist proposals for inappropriate development within it. It comments regularly on planning applications in the GB and in planning policy consultations, particularly on matters affecting the GB. OGBN has made representations on all stages of the Cherwell Local Plan Part 1 and participated in the Public Examination in December 2014. We have also commented on earlier stages of this Partial Review.
The membership of OGBN includes many of the Parish Councils whose areas include GB land. The OGBN fully supports the aims of GBs as set out in the NPPF and earlier planning guidance and in particular it strongly endorses the fundamental principle that GB is a permanent designation. We consider that our participation in the examination in necessary and justified because of our longstanding interest and understanding of the Oxford GB.

PR-C-0567	09/10/2017	Dr Ian	Scargill	Oxford Green Belt Network	N		N	Y

1442

Comments

We consider it to be a serious omission that at the options stage a question was not asked about the acceptability of development in the GB. This is probably the most important matter raised in this review. The plan may therefore be rendered procedurally noncompliant.

Changes Sought

The plan should be withdrawn and a spatial strategy for Oxfordshire established which can address the issues addressed in this review in a co-ordinated and consistent way. Through such a strategy the Oxfordshire authorities should continue with their previous approach of actively encouraging further employment and housing growth away from Oxford.
Oxford City Council and Cherwell in particular should co-operate more effectively and as part of this Oxford should (a) discourage further employment generating development in the city unless it is absolutely essential and (b) use some of the land it has currently allocated for employment, together with other previously developed land, for well planned high density housing.

Reasons for Participation

OGBN was established in 1997 to help to protect the Oxford GB and to support those wishing to resist proposals for inappropriate development within it. It comments regularly on planning applications in the GB and in planning policy consultations, particularly on matters affecting the GB. OGBN has made representations on all stages of the Cherwell Local Plan Part 1 and participated in the Public Examination in December 2014. We have also commented on earlier stages of this Partial Review.
The membership of OGBN includes many of the Parish Councils whose areas include GB land. The OGBN fully supports the aims of GBs as set out in the NPPF and earlier planning guidance and in particular it strongly endorses the fundamental principle that GB is a permanent designation. We consider that our participation in the examination in necessary and justified because of our longstanding interest and understanding of the Oxford GB.

PR-C-0570	08/10/2017	B A	Hughes				N	

500

Comments

Believes the proposed submission to be unsound, not properly prepared, not justified and not effective. Objects to Policy PR3 The Oxford Green Belt, Policies PR8 and PR 9 propose removal of specified areas of land from the Oxford Green Belt. This is not consistent with national policy and therefore unsound.Particularly object to the building in the Kidlington Gap, the most vulnerable part of the Green Belt. This area need to be protected so that there is not a continuous urban sprawl from Kidlington to Oxford. There is not an exceptional case for building on the Green Belt as the housing overspill need for Oxford has been created by the City Council choosing not to use its own sites for housing and not ensuring that sufficient affordable houses are built.

Changes Sought

Reasons for Participation

PR-C-0590	02/10/2017	Alan	Jones					

1485

Comments

The proposed destruction of Yarnton's Green Belt(PR8/PR9) to meet Oxford City's hypothetical housing need does not includeany requirements of Cherwell D.C or reflect the wishes of the local community, and I submit that the exceptional circumstancesrequired to join Yarnton, Begbroke and Kidlington to Oxford have not been demonstrated. Indeed,'' housing need '' met by theproposed extension to Begbroke Science Park seems as yet unexplained and of sole benefit to the University. Infrastructure proposals appear to have disregarded the effect of a further 1500(?) vehicles now forced onto the busy A44 atYarnton (and the ensuing tailbacks from The Turnpike to Woodstock), or the needs of the solitary and already overstretched HealthCentre in that village. Similarly, the proposal to build on land west of the A44 on the slopes of the appropriately named Spring Hill (PR9) has seen fit to ignore a history of flooding in Rutten Lane & Cassington Road (and more personally, in my garden!) and seems to assume that the addition of this extra and high density housing will not require a massive overhaul of Yarnton's ancient drainage system. I am sure other people have expressed their views on the need to protect our environment for this and future generations, and I would request that my name be added to that list.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR9 - Land West of Yarnton Road

PR-C-0618 07/10/2017 Keith Johnston N

1531

Comments

PR8 Key Delivery Requirements, Para 1 gives housing density figure of 45/hectare. Policy PR9 Key Delivery Requirements: Para 1 gives a housing density of 35/hectare. This is significantly greater than any development in either Yarnton or Begbroke and is out of charter with the rural nature of the area. It's disappointing if not illogical that the area closest to Oxford City seen as Policy PR6b is given an average dwelling density of just 25/hectare.

Changes Sought

Reasons for Participation

PR-C-0618 07/10/2017 Keith Johnston N

1534

Comments

Page 127 of the document is headed Yarnton but almost half the proposed area PR9 is actually part of Begbroke. Para 5.117 describes how an improved A44 cycleway will link to the proposed 'Super Cycleway between Kidlington and Oxford. This would add approximately two miles to the cycle journey between Begbroke or Yarnton and Oxford. The best solution, and shortest route would be significant improvement to the Oxford Canal tow path already part of National Cycle Route 5.

Changes Sought

Reasons for Participation

PR-C-0618 07/10/2017 Keith Johnston N

1528

Comments

The concept of the GB is recognised as safeguarding to: - check the unrestricted sprawl of large built-up areas. -prevent neighbouring towns from merging into one another. - assist in safeguarding the countryside from encroachment. - preserve the setting and special character of historic towns. - assist in urban regeneration, by encouraging the recycling of derelict and other urban land. Significant areas of Oxford GB would be developed resulting in urban sprawl extending almost continuously from the centre of Oxford in a straight line distance north westwards of some 8 miles to the northern edge of Woodstock. In particular, the villages of Yarnton and Begbroke. In the original Cherwell Local Plan 2011-2031 (Part 1) adopted in 2015, both villages were classified as Category A villages. CDC policy allows only minor development, infilling or conversion in, or alongside these villages. Extensive housing development alongside each village would effectively coalesce both into a single community with complete loss of individual identity. Both villages have identifiable historical value existing long before the Domesday book in which both are included. The area of Yarnton and Begbroke villages comprises approximately 1000ha. Significant portions (approx. 300 ha) of the existing bounded area are already unavailable for development as conservation, site of special scientific area, existing science park, flood plain, gravel extraction/settling lakes, existing habited space and businesses yet the document sets out to remove approximately 20% of the remaining as development space for Oxford City. The proposed developments are disproportionate and out of character with the rural setting and would more than double the number of dwellings presently in the two villages.

Changes Sought

Reasons for Participation

PR-C-0618 07/10/2017 Keith Johnston N

1535

Comments

Page 130 of the document is headed 'Yarnton West of the A44' yet almost half the land mass is in Begbroke. Clearly coalescence without separation of the two communities if the proposal is accepted.

Changes Sought

Reasons for Participation

PR-C-0618 07/10/2017 Keith Johnston N

5398

Comments

The proposed expansion to William Fletcher School pays no regard to present parking or additional traffic flow this will create. School car journeys by parents/carers is already a source of significant risk to other road users and a source of punctuality delay to public transport buses.

Changes Sought

Reasons for Participation

PR-C-0658 09/10/2017 Giles Hughes West Oxfordshire District Council Y Y N Y

1623

Comments

Exceptional circumstances have been demonstrated to justify the release of sites from the GB, including sites for housing to help meet Oxford City's unmet housing need. It is clear from the evidence base for Cherwell's proposed submission plan and from the Oxfordshire Growth Board evidence base that the release of sites from the GB is necessary to deliver the scale of housing required in a sustainable manner. However, there is a need to make efficient use of land released from the GB for housing purposes. Some of the proposed densities on sites released from the GB do not appear to make efficient use of this land despite their close proximity to Oxford and to sustainable transport infrastructure and services. By increasing the density on some of the GB sites and by developing the site covered by Policy PR3a Cherwell DC would achieve their target of meeting Oxford City's unmet housing need without requiring development at Woodstock South East (Policy PR10).

Changes Sought

Review of the proposed densities and the resulting site capacities of the sites to be released from the GB in order to ensure that efficient use is made of this scarce land resource.

Reasons for Participation

To address cross-boundary issues with West Oxfordshire

PR-C-0676 01/10/2017 Mr G Thompson N

1662

Comments

Policy PR9 is not consistent with National Policy and thus is UNSOUND Site lies wholly within the Oxford Green Belt. Cherwell Local Plan 2011-2031 Policy ESD 14 seeks to safeguard the countryside from encroachment. Policy ESD 13 seeks to secure the enhancement of the character, and appearance of the landscape, particularly in urban fringe locations. Cherwell Local Plan 2011-2031 Policy Villages 1 categorises Yarnton as a Category A village. Thus only minor development, infilling or conversion is allowable in or alongside this settlement. Policy PR9 is in complete contradiction of Policy Villages 1, and the Plan is inconsistent and thus is UNSOUND. Policy PR8 (land east of A44) is entitled 'Begbroke' in this submission plan. Thus Policy PR9 – land west of Yarnton is only the width of the A44 from PR8. Hardly the separation of settlements required by Local Plan 2011-2031 Policy ESD14 which seeks the separate identities of Yarnton and Begbroke.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR9 - Land West of Yarnton Road

PR-C-0694 09/10/2017 Elizabeth McDonnell N

1715

Comments

Object. The statement of "bring some benefits to Yarnton" (p.127 para 5.117) is subjective in nature and not quantifiable. It is misleading as the scale of the proposed development will have an irrecoverable impact upon the village with a negative impact upon the natural environment, increased air pollution and increased congestion resulting in a negative health impact and lesser quality of living standards for many residents. This is in conflict with the National Planning Policy Framework. The proposed improvement to the cycle way (p.127 para 5.116) lacks consideration of the impact of this upon pedestrian usage of the shared pathways. Cyclists can represent a danger to pedestrians, with some showing a disregard for pedestrian safety. No mention or consideration has been given to the flight paths for Oxford Airport, with developments being proposed which result in a significant reduction of safe emergency landing areas with no consideration of the associated risk to residents and traffic, thus making elements of the proposal unsound. The National Planning Policy Framework (NPPF) states that adequate and appropriate consideration must be given to issues of flooding. The lower slopes of the GB to the west (behind existing Rutten Lane residences) have a significant amount of rainfall run-off into the gardens of existing properties. This has resulted in a number of residents encountering personal financial costs to meet the requirement of providing increased drainage/soak away facilities to limit flooding. Yarnton Medical Practice also found the need to improve drainage for similar reasons. The soil and subsoil structure of existing properties is not conducive to increased runoff and drainage. There is little evidence of consideration or documentation of flood risk associated with proposed development of this land and the potential financial implications for existing residents. Pages 127-128, paras. 5.114-5.123 fails to consider the protection and prerequisite habitat surveys in relation to protected species in terms of the trees, hedgerows and wildlife corridors on the eastern edge of the proposed development area to the rear of existing Rutten Lane properties (currently GB). This is despite the existence of established roosting bat colonies (circa. 25 years) in the aforementioned trees. These bat colonies have a flight corridor across from the trees, across the field into the gardens of existing properties. Therefore the proposal to re-designate and develop GB land to the rear of Rutten Lane is in conflict with the NPPF directive of conserving wildlife habitats and corridors and not justified. The document contains a subjective comment (p.133 para 22) with the statement that it is a "perceived separation between Yarnton and Begbroke". The separation of the two communities is not a perception but a historical fact, with both communities having individual historical records of their formation and growth as settlements. The proposed scale of the development and loss of demarcation of the individual communities of Begbroke, Yarnton and Kidlington demonstrates a failure to recognise the historic environment and is as such in conflict with the NPPF.

Changes Sought

Reasons for Participation

PR-C-0694 09/10/2017 Elizabeth McDonnell N

1716

Comments

The proposed release of GB for William Fletcher Primary School is problematic and fails to give consideration to the practicalities of school expansion on the existing site or to the safety of the children. Expansion of the buildings on the existing site with proposed relocation of playing field facilities represents an unacceptable level of risk both to safety and safe-guarding. The proposal would require the children to cross the frequently used access road to the Sanctuary Care Home. This represents a significant risk in terms of continuity of child safety, in terms of maintaining secure access to the school site during school hours and maintaining the duty of care for children whilst at school. Thus this is not justified nor is it effective.

Changes Sought

Reasons for Participation

PR-C-0724 09/10/2017 Stephanie White Y

1820

Comments

Agrees that the transport infrastructure in this area needs to be improved. The roads into and around Oxford are already over-crowded; traffic conditions are so bad that rep choose to cycle into Oxford each day, rather than driving, even though the cycle path is unlit and littered with broken glass, mud and potholes. The extensive roadworks in the north of the city seem to have done little to improve the situation, and many bus routes have been discontinued in recent years, leaving people with no choice but to use their cars. However, the District Council's Transport Assessment has assumed that its model of urban commuting is being applied to an urban environment (i.e. 25% walk, 25% cycle, 20% use buses). This is not even close to the true situation (as described above – cycling facilities are poor and many bus routes have been discontinued); the bulk of the affected areas for PR8 and PR9 have a majority Red or Amber status, meaning that more strategic transport investment will be required to mitigate the impacts of development. Furthermore, the roads between the proposed developments and the centre of Oxford include a railway bridge, a canal bridge and many adjacent properties, meaning that any attempts to widen or otherwise adapt the roads will necessitate length road closures and cause major disruption to roads that are already congested. Thus, the proposed development is Not Sustainable.

Changes Sought

Proposed changes to the plans
In light of the objections outlined above, I would suggest:
• reviewing the housing forecasts on which the current Local Plan is based. As mentioned above, the calculations used to make these forecasts have been revised recently and the number of new homes required has fallen as a result.
• looking to build on brownfield sites within Oxford itself. This would significantly reduce the impact on local transport infrastructure, and provide housing where it is actually needed.
• looking to build on sites closer to the main industrial areas of Oxford (namely the City Centre, Headington and Cowley); again, this would reduce the impact on local transport infrastructure and increase the likelihood that these houses would be bought by people working in Oxford rather than people looking to commute to London.

Reasons for Participation

I would like the Begbroke and Yarnton Green Belt Campaign to act as my representative during the Examination by the Planning Inspector

PR-C-0725 29/09/2017 John Carr N

1825

Comments

Specific concerns include: Loss of Green Belt, open countryside, views and walks and the impact on nature. The whole purpose of the Green belt was to check urban sprawl, to stop towns and villages merging and to safeguard the countryside and its historic settings. Implication for flooding and excess pressure on drainage, already a problem in parts of the village due to the housing development adjacent to the Cassington Road and the run off from Spring Hill. The impact on local road traffic, which is already a major problem through Rutten Lane and the adjacent roads, with increased danger to the Primary School children. Traffic congestion and air pollution will undoubtedly worsen due to thousands more vehicles on our roads. This is in addition to the extra traffic from the 22,000 houses already approved elsewhere in the District by Cherwell, and over 10,000 more houses to be built in the other Districts just for Oxford overspill. Construction traffic and road works will add to this chaos for years while the development takes place. The local infrastructure such as the school and GP facilities are already under severe pressure. Underfunded public services, already struggling, will deteriorate further: waiting times to see your GP will be even longer and school class sizes will rise. Although made reference to sites PR9 and PR8, the same objections are relevant to all other sites proposed.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR9 - Land West of Yarnton Road

PR-C-0726 05/10/2017 Dagmar Carr N

1829

Comments

Specific concerns include: Loss of Green Belt, open countryside, views and walks and the impact on nature. The whole purpose of the Green belt was to check urban sprawl, to stop towns and villages merging and to safeguard the countryside and its historic settings. Implication for flooding and excess pressure on drainage, already a problem in parts of the village due to the housing development adjacent to the Cassington Road and the run off from Spring Hill. The impact on local road traffic, which is already a major problem through Rutten Lane and the adjacent roads, with increased danger to the Primary School children. Traffic congestion and air pollution will undoubtedly worsen due to thousands more vehicles on our roads. This is in addition to the extra traffic from the 22,000 houses already approved elsewhere in the District by Cherwell, and over 10,000 more houses to be built in the other Districts just for Oxford overspill. Construction traffic and road works will add to this chaos for years while the development takes place. The local infrastructure such as the school and GP facilities are already under severe pressure. Underfunded public services, already struggling, will deteriorate further: waiting times to see your GP will be even longer and school class sizes will rise. In view of the government plans to recalculate unmet housing needs and lower the total the figures should be reconsidered. Although made reference to sites PR9 and PR8, the same objections are relevant to all other sites proposed.

Changes Sought

Reasons for Participation

PR-C-0738 02/10/2017 Mrs Y Thompson N

1869

Comments

Object to Policy PR9 – Land West of A44 (Yarnton). Site lies wholly within the Oxford Green Belt Cherwell Local Plan 2011-2031 Policy ESD 14 seeks to safeguard the countryside from encroachment. Policy ESD 13 seeks to secure the enhancement of the character, and appearance of the landscape, particularly in urban fringe locations Policy PR9 is not consistent with National Policy and thus is UNSOUNDCherwell Local Plan 2011-2031 Policy Villages 1 categorises Yarnton as a Category A village. Thus only minor development, infilling or conversion is allowable in or alongside this settlement. Policy PR9 is in complete contradiction of Policy Villages 1, and the Plan is inconsistent and thus is UNSOUND. Policy PR8 (land east of A44) is entitled 'Begbroke' in this submission plan. Thus Policy PR9 – land west of Yarnton is only the width of the A44 from PR8. Hardly the separation of settlements required by Local Plan 2011-2031 Policy ESD14 which seeks the separate identities of Yarnton and Begbroke Policy PR9 is not consistent with National Policy and thus is UNSOUND.

Changes Sought

Reasons for Participation

PR-C-0749 09/10/2017 George Doucas Y Y N

4426

Comments

PR9 is excessive & unjustifiable because. A. Contravenes one of the purposes of GB, namely the prevention of the amalgamation of villages. B. GB is an asset for the whole county & its residents, present & future. Once destroyed, it will never be re-created. Its destruction is the ultimate 'unsustainable' solution. C. The traffic in the area is already bad. The area's residents know this well & CDC must also be aware of it. I do not see how the traffic planners could contemplate the addition of at least another 5K cars (e.g.. 2 cars per household). In reality, the number of extra cars will be even higher, because of the proposed housing developments in Woodstock. In addition, the creation of a new eco-city near Eynsham will increase traffic on the A40 &, consequently along the Cassington Road. D. Flooding is an issue, which will be made worse by the construction of 530 new houses to the West of Yarnton.

Changes Sought

Reasons for Participation

1. CDC should not allocate spaces for building development until Oxford City Council (OCC) has produced the definitive figure for it's unmet housing needs. 2. OCC must demonstrate clearly that it has allocated all the available sites to its current housing needs, without retaining sites for the future industrial development which may, or may not, happen. 3. Should there be any future need for industrial sites, these could be located further away from Oxford, possibly near Bicester. The City doesn't seem to suffer with unemployment problems. 4. I also understand that the Govt. may be revising downwards the projected housing needs for Oxfordshire. If so, this is another reason for stopping this consultation now.

PR-C-0749 05/10/2017 George Doucas Y Y N N

1891

Comments

The proposed site allocation near Begbroke/Yarnton and Oxford/Kidlington is excessive and unjustifiable because 1) It contravenes one of the main purposes of the Green Belt, namely the prevention of the amalgamation of villages 2) The Green Belt is an asset for the whole County and its residents, present and future. Once destroyed, it will never be re-created. Its destruction is the ultimate 'unsustainable' solution. 3) The traffic in the area is already bad. This is a well-known fact to the residents in the area and CDC must also be aware of the situation. Does not see how the traffic planners could possibly contemplate the addition of at least another 5000 cars (Assumes 2 cars per household). In reality, the number of extra cars will be even higher, because of the proposed housing developments in Woodstock. In addition, the creation of a new eco-city near Eynsham will increase traffic on the A40 and, consequently, along the Cassington Road. 4) Flooding is also an issue, which will be made worse by the construction of 530 new houses to the west of Yarnton.

Changes Sought

Reasons for Participation

1) Cherwell District Council should not allocate spaces for building development until the Oxford City Council has produced the definitive figure for its unmet housing needs. 2) Oxford City Council must demonstrate clearly that it has allocated all the available sites to its current housing needs, without retaining sites for future industrial development which may, or may not, happen. 3) Should there be any future need for industrial sites, these could be located further away from Oxford, possibly near Bicester. The city does not seem to suffer from unemployment problems. 4) Understand that the Government may be revising downwards the projected housing needs for Oxfordshire. If so, this is another reason for stopping this consultation now.

PR-C-0766 10/10/2017 Haidrun Breith Berks, Bucks & Oxon Wildlife Trust Y

509

Comments

Policy PR9 - Land West of Yarnton. This site allocation Site adjoins Begbroke Wood Ancient Woodland and LWS. Pleased to see that the allocation seeks a considerable buffer to the Ancient Woodland as well as large areas of public access land, which we assume will be used for informal recreation. Adverse impacts on Begbroke Wood might potentially occur but will depend on the design and management of the woodland and open access land. welcome these proposals but thoughts should be given whether the open access land (or parts of it) could also be improved for biodiversity.

Changes Sought

Reasons for Participation

Potential biodiversity impacts as outlined in the representation.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR9 - Land West of Yarnton Road

PR-C-0773	10/10/2017	Philip	Rawle	Greenlight Developments	Y	Y	N	Y

1951

Comments

Does not consider the Partial Review of Cherwell Local Plan to pass the 'tests' of soundness, in terms of being positively prepared, justified, effective and consistent with National policy. This is because the Partial Review does not make reference to the need for C2 units (residential institutions, including care homes), nor to care/nursing homes more generally. Policy PR2 deals with C3 uses only. Further limitations on current local planning policies (adopted and emerging) are outlined in the accompanying Note prepared by Lichfield's. In terms of National policy, the Government's National Planning Practice web-based resource in the section on 'Housing and economic development needs assessments' provides guidance to the plan-making process on how to deal with 'housing for older people'. Failure of the Partial Review to meet the care needs of the District will clearly have significant implications on housing options for Cherwell's increasingly ageing population. The accompanying Note prepared by Lichfield's quantifies that like the rest of the UK there is a clear need for care homes in Cherwell. Examples are found in the Oxfordshire SHMA, which projects the number of people with dementia and mobility issues in Cherwell and Oxfordshire will roughly double by 2031 (end of this Plan period). The latest DCLG figures project the number of people in Cherwell living in communal establishments to double by 2031. The Lichfield's' Note sets out the care need for Cherwell as follows: • In Cherwell District itself, the latest DCLG projections show growth in the number of people over age 75 living in communal establishments of 565, i.e. this is the number of care home bed spaces needed (2011 – 2031). However, as the Council are planning for housing growth well in excess of demographic trends, which will lead the population growth in excess of demographic trends, 565 bed spaces should be considered a minimum to plan for up to 2031. • In terms of Oxford City's need, the DCLG projections suggest a need for a further 305 bed spaces by 2031, and (as with its housing need) a proportion of this may well go unmet. Cherwell will inevitably import some of Oxford's care home needs, as those additional residents (who otherwise would have lived in Oxford) age and move into care homes. This further justifies the use of the 565 figure for Cherwell as a minimum, which may need to be increased if unmet care home need for Oxford is identified. Lichfield's' Note on Care Home Need provided.

Changes Sought

Greenlight asserts that it in order for this clear 'need' for care bed spaces to be met in Cherwell over the Plan period, specific policies are required to:(a) Set the delivery of this need over the Plan period as a requirement - this requirement being a minimum of 565 bed spaces by 2031; and(b) To identify and allocate sites to accommodate this need in the Plan and on the Policies Map.To this end, Greenlights' land interest at Skimmingdish Lane, Bicester, which is currently subject to planning application 17/01428/F, provides an opportune site to be allocated for a 64-bed care home; thus accommodating some 11.3% of the bed space requirement (based on a total requirement of 565 bed spaces) over the Plan period (by 2031).To demonstrate how the site at Skimmingdish Lane, Bicester can accommodate a 64-bed care home, and therefore to assist in informing its allocation as a care home site in the Plan, enclosed with this letter is the site location plan and proposed site layout plan, both of which form part of the current planning application on the site.

Reasons for Participation

The matters raised in these representations are of a strategic nature to the plan.

PR-C-0775	10/10/2017	Jon	Alsop	Savills on behalf of Christ Church, Exeter & Merton Colleges and Oxford University				Y

1958

Comments

In addition to its interests in sites PR6a and PPR6b, the University of Oxford and Merton College also have landownership interests in the following sites: • PR3c:land north of Oxford Service Area.• PR8: land East of the A44 at Begbroke/Yarnton.• PR9: land West of the A44 at Yarnton.

Given their shared interest across these sites, there has been careful co-ordination between the landowners and their advisory teams in the preparation of these representations and specifically comments in relation to these sites. In addition, the teams advising the landowners have met in order to start to formulate a co-ordinated approach to the sites in relation to common themes (e.g. transport) and in terms of planning phase and subsequent implementation. These parties will continue to work together on areas where their interests are aligned with the aim of achieving a comprehensive and co-ordinated approach to the delivery of these sites and the strategy for the A44 corridor overall.

Changes Sought

Reasons for Participation

On behalf of the consortium, given the significance of their land interests, would wish to participate in the oral examination.

PR-C-0778	10/10/2017	Sarah	Knox-Brown	Begbroke & Yarnton Green Belt Campaign	N		N	

5465

Comments

Begbroke & Yarnton Green Belt Campaign's (BYG) main concern is that they believe there is no proper justification for altering the Green Belt boundaries from where they currently stand. On a local level, they particularly object to the removal of the land described as PR8 and PR9 from the Green Belt due to the significant detrimental impact of that removal on the villages and villagers of Begbroke and Yarnton. They also object to the removal of land described as PR6a, PR6b, PR7a and PR7b from the Green Belt due to the importance of these sites in maintaining the gap between the villages of Begbroke, Yarnton and Kidlington to Oxford City and to the land described as PR10, a green field site due to the impact its development will have on the adjacent A44 corridor. Instructed Bruce Bamber, a transport consultant, to prepare a report on the transport implications of the allocation of sites PR8 and PR9 for housing purposes. Although his technical review has focused on these areas, the broader methodology to identify potential development locations has also been assessed for its soundness. The report has been provided as Appendix B. Key conclusions from the report includes: the Sustainability Appraisal Report was published before the Transport Assessment and therefore cannot properly take into account the transport impact of development options. The SAR fails to report the adverse traffic congestion impact from the proposed development around Begbroke and Yarnton and is therefore flawed. Transport evidence base and the associated environmental assessment work is fundamentally unsound and cannot be relied upon. A number of legal issues are raised in Appendix A with a detailed summary provided. If the Council proceeds as planned, we consider the Inspector will find the Plan unsound due to inadequacy of evidence base and failure to ensure effective consultation and participation by the public.

Changes Sought

Reasons for Participation

PR-C-0791	10/10/2017	Linda	Ward				N	Y

5682

Comments

Object to the allocations in Policies PR6a, 6b, 7a, 7b, 8 and 9 since they require the release of Green Belt land (see objection to PR3). All of these sites contribute to the purposes of the Green Belt and should not therefore be removed from it.Other Green Belt Sites rejected by the Council.

Support the Council's rejection of other sites in the Green Belt considered at the options stage for the same reasons.

Changes Sought

All allocations should be withdrawn because they are premature (need has not been established) and because alternatives to Green Belt development exist.

Reasons for Participation

Would like to be represented by Kidlington Development Watch at the oral examination in public. For the reasons given in the Kidlington Development Watch representation.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR9 - Land West of Yarnton Road

PR-C-0791 10/10/2017 Keiron Ward N Y

2036

Comments

Object to the allocations in Policies PR6a, 6b, 7a, 7b, 8 and 9 since they require the release of Green Belt land (see objection to PR3). All of these sites contribute to the purposes of the Green Belt and should not therefore be removed from it.Other Green Belt Sites rejected by the Council.

Support the Council's rejection of other sites in the Green Belt considered at the options stage for the same reasons.

Changes Sought

All allocations should be withdrawn because they are premature (need has not been established) and because alternatives to Green Belt development exist.

Reasons for Participation

Would like to be represented by Kidlington Development Watch at the oral examination in public. For the reasons given in the Kidlington Development Watch representation.

PR-C-0806 10/10/2017 Liz Pickering Education and Skills Funding Agency

5116

Comments

The ESFA supports criteria 3-5 which makes provision for the expansion of an existing primary school, sports facilities and access of the school to other facilities on the site.

Changes Sought

The ESFA recommends a modification to ensure that any construction costs associated with the expansion of the primary school are also met by the development, in addition to the provision of land.

Reasons for Participation

PR-C-0832 10/10/2017 David Flavin Oxfordshire County Council

5044

Comments

"Begbroke Policy PR8 - Land East of A44 (1950 homes) and Yarnton Policy PR9 - Land West of Yarnton (530 homes) jointly generate around 750 primarypupils, just over 3.5 forms of entry. The education requirements of these policies are supported. With regard to the additional land required for the expansion of William Fletcher Primary School, the existing William Fletcher site is 1.245ha and an additional site area of 1ha (rather than 1.6ha as the policy currently states) is required to provide adequate off site playing fields for the potential 2FE school. 1ha will provide the 8400m2 playing field along with offsite staff parking, storage and toilet facilities. Plans shown in Annex 3.

Changes Sought

It is possible that the 3-form entry primary school and a 0.5 form entry expansion of William Fletcher Primary School may be sufficient to meet educational needs, at this stage however the option of a second new school at the Begbroke site should be protected in line with paragraph 5 of Policy PR8. It should be clear that the maximum size of a primary school will be 3FE so reference to 'at least' 3FE should be removed. It should be clear that the split site will not be adequate for 'at least' 2FE but maybe adequate for 2FE. The clear width of the additional land should not be less than 80m with a gradient not steeper than 1:40 across the line of play (west/east) and 1:100 along the line of play (north/south).

Reasons for Participation

PR-C-0832 10/10/2017 David Flavin Oxfordshire County Council

5053

Comments

The requirements within each site policy for an archaeological assessment and potential pre-determination investigations are supported.

Changes Sought

Reasons for Participation

PR-C-0832 10/10/2017 David Flavin Oxfordshire County Council

5039

Comments

Proposed changes suggested.

Changes Sought

a. Vehicular access – policy should specify two accesses onto highway with a connecting road between.

Reasons for Participation

PR-C-0847 10/10/2017 Dr Michael Fraser N N N Y

5290

Comments

Referenced the 5 purposes of the Green Belt and NPPF paragraphs 82-84. Quotes provided on the Elmbridge Local Plan and Poole Local Plan. Quotes provided on NPPG's guidance on the Housing and Economic Land Availability Assessment (HELAA). Reference to Policy ESD14 of the adopted Local Plan Part 1. it is reasonable to conclude that whilst local districts may have accepted an apportionment of Oxford's unmet housing need the actual number is not
absolute and the Local Plan process may determine that Cherwell, for example, is unable to accommodate the apportioned figure due to existing national policies, such as Green Belt. Conversely, Oxford City, through the development of its own Local Plan and consideration of urban density, re-allocation of land previously earmarked for employment use, etc. may determine that the total unmet housing need is lower than that recommended by the SHMA and post-SHMA work. The latter point will especially apply should Oxford City seek to justify exceptional circumstances to remove Green Belt land that falls within its own jurisdiction. Reference to Oxford's Preferred Options document.

Changes Sought

For the reasons given above AND the Representations made by the Begbroke & Yarnton Green Belt (BYG) Campaign which I additionally support and adopt as part of my own Representation in this document, the Plan in its current form cannot be changed to make it legally compliant or sound and should therefore be withdrawn and NOT be submitted for Inspection.

Reasons for Participation

"Would like the Begbroke & Yarnton Green Belt (BYG) Campaign to represent meat the Examination should it take place"

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR9 - Land West of Yarnton Road

PR-C-0847	10/10/2017	Dr Michael	Fraser		N	N	N	Y

5699

Comments

The Cherwell Green Belt Study assessed the release of parcel 51b, on which Cherwell District Council propose to build 530 houses, as resulting in high harm to the Green Belt, “Most of the parcel is sloping land that is distinct from Yarnton and forms part of a wider landscape of elevated farmland, release of which would constitute significant encroachment
on the countryside.” Even the partial release of this parcel is assessed as moderate high harm to the Green Belt, especially relating to encroachment on the countryside. The Cherwell Green Belt Study assessed the release of site 126 as moderate high harm to the Green belt. Detailed comments provided on the Oxford Growth Options report (May 2016). Would contend that the combination of the Green Belt reviews, including Oxford City’s growth options report, demonstrates solid evidence that the removal of the proposed Yarnton site from the Green Belt would cause significant harm to the purposes of the Green Belt (coalescing Yarnton with Begbroke) whilst not providing a sufficiently sustainable site to directly meet Oxford’s unmet housing need.

Changes Sought

For the reasons given above AND the Representations made by the Begbroke & Yarnton Green Belt (BYG) Campaign which are additionally supported, the Plan in its current form cannot be changed to make it legally compliant or sound and should therefore be withdrawn and NOT be submitted for Inspection.

Reasons for Participation

Would like the Begbroke & Yarnton Green Belt (BYG) Campaign to represent at the Examination should it take place.

PR-C-0847	10/10/2017	Dr Michael	Fraser		N	N	N	Y

5291

Comments

References on the Cherwell Green Belt Study (April 2017), the Oxford Green belt Study (2015), Category A Village Analysis (2016), Policy Villages 1 and 2 of the adopted Local Plan Part 1 and SA report. Conclude that the removal of Green Belt separating Begbroke (PR8) and Yarnton (PR9) and subsequent development as proposed would result in coalescence of both settlements; encroach on the open countryside; and result in highly inefficient use of land (which itself is a combination of grade 2 and grade 3 agricultural land). The harm that results is exactly the harm that the Green Belt land is designed to prevent. The loss of protection of the Green Belt and the scale of subsequent development is contrary to existing Local Plan policies. The “exceptional circumstances” put forward by Cherwell District Council are without merit with respect to all sites proposed for removal from the Green Belt.

Changes Sought

For the reasons given above AND the Representations made by the Begbroke & Yarnton Green Belt (BYG) Campaign which are additionally supported, the Plan in its current form cannot be changed to make it legally compliant or sound and should therefore be withdrawn and NOT be submitted for Inspection.

Reasons for Participation

Would like the Begbroke & Yarnton Green Belt (BYG) Campaign to represent meat the Examination should it take place.

PR-C-0882	05/10/2017	Carl	Smith		N	N	N	Y

5218

Comments

Although revised maps are not offered, it is considered that the areas of residential development as shown on PR's 8, 9 & 10 are not acceptable, because it is considered that better use could be made in reducing housing development sizes by using higher housing densities and in some cases ensuring that the "green gap" between settlements is increased .

Changes Sought

Reasons for Participation

Based on the representation, would like to reserve the right to respond if necessary.

PR-C-0889	10/10/2017	Mrs Donna	Bennett		N	N	N	Y

2395

Comments

The exceptional need to build 530 homes on this area due to few alternative locations being available is not proven, convincing or justified. This planning solution for meeting housing needs is insensitive towards overdevelopment to nearby villages, as well as the preservation of already too little remaining natural space and wildlife. How could this possibly therefore be effective or result in potentially healthy new living space? Using small bit of green space left would only be a temporary measure with irreversible consequences. Infrastructure plans are afterthoughts not actually agreed, funded or guaranteed by potential developers. The current infrastructure in surrounding areas, rapidly deteriorating and under daily duress, need to be paramount considerations before exploiting them to further demand. 50% of homes in the plan is described as affordable to accommodate housing need which means the other 50% is for property investment. Surely using protected green belt space for purely property investment is an infringement on the national green belt policy and cannot be considered "exceptional" to the case? Decision making by any parties that stand to profit from the success of this planning should not be allowed. Green belt space is labelled as such to cap the area from inevitable demand of expansion. Using the little green space left would only be a temporary measure. This development will link Yarnton and Begbroke to the outskirts of the city centre. Housing developments would eliminate a small and precious pockets of wildlife and natural beauty that essentially keeps the current and unsightly urban overspill at bay. The planning also threatens the deteriorating infrastructures in urgent need of solutions due to evident daily duress. Building on these precious bordering green spaces for the temporary solution of unmet housing needs does not justify or outweigh the irreversible and negative consequences for current and future inhabitants.

Changes Sought

1) Brown field sites within Oxford and further out should be used instead. The demand of more housing will continue and the green belts are only a temporary measure. 2) Decision making process should be ultra-sensitive to the aesthetics at risk and desirable living surroundings that will deteriorate rapidly with too much urban sprawl and less green space borders.3) The decision making process should be ultra-sensitive and rigid to the aesthetics at risk and protect this area at all costs realising it's essential potential and use.

Reasons for Participation

Concerned as a long time resident that these plans will affect. Also aware and understand these plans and their implications involving both current and future residents. Strongly believes to be competent and justified to be involved in ensuring that alternatives, and fair compromises are met.

PR-C-1011	23/08/2017	Tony	Norris				N	

2093

Comments

The creation of 1,118 houses on PR6a & PR6b will create a potential of 3000+ car movements a day, together with a further 5000+ movements from PR7a, PR7b, PR8 & PR9. The traffic situation North of Oxford will be at gridlock even worse than that which occurred during the recent alterations to Banbury Rd & Woodstock Rd roundabout.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR9 - Land West of Yarnton Road

PR-C-1326 10/10/2017 Victoria Masey N N N Y

4346

Comments

These proposals are not consistent with National Policy. The removal of this land from the GB, which is vital to maintain the separate and distinct identity of the villages of Begbroke and Yarnton, will result in urban sprawl, with insufficient transport infrastructure, and little feasible chance to rectify this. We chose this area for our family home specifically for the access and close proximity to the land within the GB. This proposal will permanently destroy the rural nature of this beautiful area of Oxfordshire.

Changes Sought

For the reasons I have given and the Representations made by The Begbroke & Yarnton GB Campaign which I additionally support and adopt as my own Representation in this document, the plan cannot be changed to make it legally compliant or sound and should therefore not be submitted for inspection.

Reasons for Participation

I would like the Begbroke and Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-1335 10/10/2017 Stephen Ings N N N

4377

Comments

These proposals stem from Oxford City's inability to fulfil their housing requirements by saying no more land is available. There are a number of brown field sites that could be developed. Cannot the University be pressured into releasing more land for development ? Of the proposed 14800 homes apportioned to Oxfordshire, it is beyond belief that only 550 are apportioned to Oxford itself, while almost one third of the total is apportioned to Cherwell District. A complete rethink is needed particularly by Oxford City Council who are attempting to shift their planning problems onto all the other district councils.

Changes Sought

Reasons for Participation

PR-C-1335 10/10/2017 Stephen Ings N N N

4376

Comments

Is there really a need for development on this scale? The road traffic situation in and around Oxford is chaotic, even in its present form. How is the infrastructure to cope with all the extra vehicles on the A44. No infrastructure details are shown on the plans to give any indication of how access to these developments is to be achieved or how the current pinch points for traffic (every roundabout from Bladon through to Woodstock Road, the stretch of single carriageway between the Turnpike roundabout and Frieze Farm roundabout) are going to cope. How is the bus lane going to be incorporated into a single track road? The current situation on the A34 between Boars Hill and the M40 is dire and this size of development will only contribute to greater traffic problems.

Changes Sought

Reasons for Participation

PR-C-1335 10/10/2017 Stephen Ings N N N

4378

Comments

Not Consistent with National Policy. Purpose of GB is to restrict the sprawl of built up areas, to safeguard the countryside from encroachment, to prevent the merging of towns/villages into one another and preserve their setting, character and history. These policies contravene every aspect of the purpose of the GB - they propose to join up Yarnton, Begbroke and Kidlington with token strips of undeveloped land between them. Combined with proposals for Woodstock and Long Hanborough, how long before these developments stretch to Banbury and beyond?

Changes Sought

Reasons for Participation

PR-C-1339 09/10/2017 Mrs A Johnston N

4389

Comments

Object to building of 2,480 developments in Yarnton and Begbroke. I believe the proposals to be unsound for the following reasons: the proposal far exceeds the existing house numbers for Yarnton (approx. 1000) and Begbroke (approx. 350). The proposals will overwhelm the local sewerage system, which has had a lot of problems since the Cresswell Close and Pixey Close developments were completed, and there will be a huge effect on the drainage of rain (surface) water adding to the complication of sewerage. The proposals will create extra traffic on an already saturated A44 heading south and north at all times of day an d and will not be mitigated by a limited length bus lane (for which no funding is shown). This may encourage routing via the main A44, further reducing access already affected by the a reduced S3 bus service. There is no need for a railway station at Sandy Lane crossing - this route is the main access to Kidlington from Yarnton for shops, dentist, library, sports centre, banks and local council office. Any action to close this route to motor vehicles will result in additional car miles and pollution. The proposal will have a detrimental effect on local wildlife as we have deer foxes, badgers, hedgehogs and plentiful open space for insect and other wildlife.

Changes Sought

Reasons for Participation

PR-C-1348 09/10/2017 Alan Whitley N

4409

Comments

Object to 2 sites between Yarnton & Begbroke. PR8, Land East of A44 (Begbroke) and PR9, Land West of A44 (Yarnton) because both sites are on G B. There must be alternative sites? PR9 (Spring Hill) has a spring, where will the water go? Expanding William Fletcher School will be dangerous for children crossing the road to playing fields Sanctuary House Nursing Home. Lack of thought to infrastructure. Limited plans for amenities e.g.. shops, GP surgeries. Redeveloping Exeter Hall with existing practices in larger premises would cause Yarnton residents an approx. 6 mile journey which is not ideal. Closing Sandy Lane, used by Yarnton residents to get to Kidlington amenities is stupid. Adding extra miles and time, and increasing traffic N of Langford Lane or S of Frieze Way. Changing one lane on the southbound A44 to a bus lane will increase traffic problems. It's impossible to continue a bus lane through Loop Farm roundabout as it is single carriageway, with bridges. Plus additional cars from 2500 homes would also exit onto the A44 too.

Changes Sought

Reasons for Participation

PR-C-1348 09/10/2017 Alan Whitley

4406

Comments

Object to sites between Yarnton & Begbroke. PR9, Land West of A44 (Yarnton) because this site is on G B. There must be alternative sites? PR9 (Spring Hill) has a spring, where will the water go?

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR9 - Land West of Yarnton Road

PR-C-1348 09/10/2017 Alan Whitley

4407

Comments

Expanding William Fletcher School will be dangerous for children crossing the road to playing fields Sanctuary House Nursing Home.

Changes Sought

Reasons for Participation

PR-C-1350 09/10/2017 Mr PA & Mrs JM Carpenter N

5081

Comments

The Land West of A44 lies wholly within the Oxford GB. The Cherwell LP 2011-2031 Policy ESD 14 sets out to safeguard the countryside from encroachment, & Policy ESD 13 seeks to secure the enhancement of the character, & appearance of the landscape, particularly in urban fringe locations. PR9 is not consistent with NP. Cherwell LP 2011-2031 Policy Villages 1 categorizes Yarnton & Begbroke as Category A villages and this policy only allows minor development, infilling or conversion in, or alongside these villages. Thus, PR9 is in complete contradiction of Policy Villages 1. Furthermore, PR8 is entitled "Begbroke" in this submission & PR9 "Yarnton", these are only separated by the width of the A44. This is not the "separation of settlements" required by LP 2011-2031 Policy ESD14 which seeks to keep the separate identities of Yarnton & Begbroke.

Changes Sought

Reasons for Participation

PR-C-1359 09/10/2017 Mrs K M Davidson

4430

Comments

Object on the grounds of the destruction of the GB between Yarnton and Begbroke, Kidlington and Yarnton, and the city of Oxford and Yarnton, which would not allow air to flow between the settlements. Surely an objective of the GB? The unmet need has not been proven and brownfield or reserved business sites within Oxford could be used. Traffic problems would increase and the A44, A34, Peartree Roundabout, A40 and all surrounding roads are already overloaded. There are problems getting to the village of Yarnton during rush hour and this would be made worse by the closure of Sandy Lane to through traffic. The traffic will come to a complete standstill during the proposed construction and destroy the potholed roads. Building on fields prone to flooding will lead to environmental problems, and village identities will be lost along with agriculture and wildlife. The proposed development would not provide affordable homes as required by all generations.

Changes Sought

Reasons for Participation

PR-C-1383 10/10/2017 Fiona Mawson N N N Y

4477

Comments

These proposals would effectively merge both into a single conurbation with complete loss of individual identity. Both villages have historical value , existing long before the Domesday Book n which they are both included. With 300 ha of the 1000ha total are of the villages already unavailable for development, the document sets out to remove approximately 20% of the remaining space for Oxford City. This is disproportionate, out of character with the rural setting and would more than double the current number of dwellings in the two villages. Housing density given is 35/hectare which is significantly greater than present average density, and uncharacteristic of, both villages an significantly higher than that set out for PR6b.

Changes Sought

The plan cannot be changed to make it legally compliant or sound and should therefore not be submitted for inspection.

Reasons for Participation

Would like to be represented by Begbroke and Yarnton Green Belt Campaign

Page 2427

PR-C-1383 10/10/2017 Fiona Mawson N N N Y

4478

Comments

Almost half of the land mass is in Begbroke. Clearly coalescence without separation of the two communities if the proposal is accepted.

Changes Sought

The plan cannot be changed to make it legally compliant or sound and should therefore not be submitted for inspection.

Reasons for Participation

Would like to be represented by Begbroke and Yarnton Green Belt Campaign

PR-C-1385 10/10/2017 Ian Middleton The North Oxfordshire Green Party N N N Y

5324

Comments

"Policies PR8 and PR 9 propose the siting of 4400 new dwellings on green belt land around and between the ancient villages of Begbroke and Yarnton which would represent a more than doubling of the existing number of houses. In terms of local population it would mean more than tripling the existing levels None of these plans could be described as 'limited' in the context of areas defined in policies PR8 and PR9 where entire discrete settlements would be left without adequate separation between them. These policies would in effect merge three separate communities - Begbroke, Yarnton and Kidlington into one large conurbation; taking 3 small and ancient settlements established over 5000 years ago and amalgamating them into a single conurbation or town. This would represent urban sprawl on a grand scale and would be completely in opposition to the purpose of designated green belt land. Policy ESD14 is further contravened as the separation between land defined in policies PR8 and PR9 will effectively be only the width of the A44. It's clear then that CDC's own assessment that the maintenance of the character of both villages and the surrounding countryside is of vital importance and they should not be buried under a swathe of new development as a planning expedience, especially where no exceptional need has been demonstrated. Policies PR8 and PR9 are therefore not consistent with CDC's own policies and assessments, neither are they in accord with national planning guidelines on green belt land and are therefore both unsound."

Changes Sought

Reasons for Participation

To have an opportunity to make a personal representation at the appropriate time and when further information is available about the scale of response to these plans. There will likely be many changes in circumstances between the submission of representations and the consideration of the outcome. I would like to be able to add additional relevant information at that time if appropriate. Also as Green Party Parliamentary candidate for many parts of the area under consideration I feel I should be able to give voice to the views of the Green Party supporters and voters when the time comes

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR9 - Land West of Yarnton Road

PR-C-1396 09/10/2017 Paul Walker Oxford Bus Company Y

5164

Comments

SUPPORT these Policies with AMENDMENTS. The development of a Development Brief for these sites. The Brief should clearly set out how the plan proposals relate to the strategic bus network and how this will evolve, what the trigger points to deliver this shall be and give clarity to developers on the costs of developing in these locations as set out at PR8 30. The risk of not doing this is one of a hap-hazard development pattern of sites coming forward which cannot be served by high quality public transport though lack of forward planning, lack certainty for developers and a poorly thought out network connecting major nodes. Support PR8 18(c) and Pr9 8(c) which states the need for the development to enable connection to existing and potential public transport services. The policy needs to explicitly highlight that the development brief will need to contain costed proposals for bus services improvements. Therefore there needs to be mention within the policy of the need to “kick start” bus services for a number of years promoting alternative transport to the car until the development is built out and services viable. This viability may come from diversion into the site of existing services and as such we consider that and extension and/or diversion of the 300 park and ride service provide this role. The Service 300 could connect with the PR10 site as the terminus point calling at PR8 and PR9. The development of this service could be covered through the connected and joined up development brief for this site and we would be keen to work with developers and LPA to plan this service enhancement.

Changes Sought

Would therefore like to see the policy strengthened to highlight the need to connect inter urban bus route networks between settlements that reflect the OCC strategic bus network in a phased manner than can allow new developments to be accessible by modes other than the car with appropriate S106 commitments to enable these developments to be sustainable in a manner that is clear to developers promoting sites.

Reasons for Participation

PR-C-1397 10/10/2017 Robert Davies Gerald Eve on behalf of Merton College, Oxford Y Y N Y

5246

Comments

Green Belt Release & Boundary - It is clear that the unmet housing needs of Oxford constitute exceptional circumstances for the release of the Green Belt in accordance with Paragraph 83 of the National Planning Policy Framework (‘the NPPF’). Importantly, in addition to this, paragraph 83 acknowledges that where exceptional circumstances are in place and Green Belt boundaries are being altered through the review of Local Plans, authorities should consider the Green Belt boundaries having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period. It is anticipated that some form of development, mainly for associated supporting infrastructure, including the bridleway and public footpath to the western boundary illustrated on the western boundary should be included in the area of Green Belt release. The Green Belt boundary needs to be moved west in order to accommodate, firstly, the gross development area and, secondly, to allow for other associated infrastructure which is required in the plan period. This would provide a more robust degree of permanence in the long term. At present the Green Belt releaseproposed by the Council’s policy plan will not serve to ensure endurance beyond the Plan period. Relationship to PR8 - it should be noted that our client is also one of the owners of, and is in full dialogue with the developers and promoters of the Land East of the A44 (Policy PR8) and there is support for connectivity between both sites. Park & Ride - Whilst not specifically referenced within Policies PR8 or PR9, our client is supportive of the notion of a Park and Ride facility being located in the area, as is being promoted by Oxfordshire County Council. Education & Key Facilities - The College supports the provision of necessary facilities and school places as part of comprehensive proposals for the site. However, the College considers that the evidence
base dated September 2016 does not support the detailed and prescriptive approach set out in draft Policy PR9. The College are of the view that the proposed education requirements need to be considered alongside the emerging spatial development strategy in other areas, proposals for new schools, capacity available in existing schools and the
potential to expand existing schools. All this work has yet to be undertaken, and is required to inform a final decision about what it is appropriate to provide in Policy PR9 and other proposed strategic development allocations and related policies. There should be flexibility in the precise quantum and location of these uses across PR9 until further and up-to-date detailed studies have been carried out, and consultation with relevant technical officers is undertaken. Affordable Housing - We consider that the evidence that is available does not support the current approach. Indeed, the City Council is currently in the process of proposing amendments to its own Affordable Housing policies so that they better reflect current market conditions and housing requirements. The College therefore requests that the policy for affordable housing reflects the emerging evidence base rather than previous City Council policy. The wording should be revised to recognise the viability testing that is allowed for in the City Council’s framework (Policy CS24) i.e. that “if it can be demonstrated, by open book evidence, that the affordable housing contribution from either residential or commercial development makes a site unviable developers and the City Council will work through a cascade approach until a site is made viable. Transport - From a transport perspective, it is considered that the site could accommodate an allocation in excess of 530 homes for the following reasons:
• The Land West of Yarnton has excellent accessibility to the local sustainable travel network. Direct access to Oxford City Centre is possible via a high frequency bus route and a direct cycle route, with improvements to these routes set to come forward. • As such, a proposed increase in allocation would accord with local and national policy which encourages the focus of development in areas where people can utilise sustainable travel opportunities;
• The site benefits from its proximity to day to day facilities in Yarnton; • A primary, major access point can be provided to serve up to 700 units. • Should any additional allocation come forward beyond 700 units, a secondary
vehicle access point could be provided via a new arm on the A44/Sandy Lane/Rutten Lane roundabout. Accordingly, in transport terms, the proposed allocation of 530 homes is supported and deliverable. Development Brief - PR9 requires the preparation of a Development Brief, in consultation with the City and County Council, in advance of any planning applications being made. The College is concerned that such an approach may increase timescales and add
unreasonable burden to the development process, reducing the focus on delivery of the sites for completion by 2031 and meeting the rolling 5 year land supply, particularly given the site is within a single landownership and is likely to be one of the sites that can deliver housing early on in the period.

Changes Sought

he PR9 Plan should be updated in line with the changes set out above and illustrated by
the revised Plan submitted in support of these representations in terms of the Proposals
The Plan for PR9. Additionally, items three and four should be revised as shown: 3. The provision of 1.6 hectares of land for use by the existing William Fletcher Primary School to enable potential school expansion within the existing school site and the replacement of playing pitches and amenity space should this be required; and 4. The provision of facilities for formal sports, play areas and allotments to adopted standards within the developable area (unless shared or part shared use with William Fletcher Primary School is agreed with the Education Authority). Should this provision not be required, the Masterplan associated with the development will take account of this to ensure comprehensive development. Item 2 within Policy PR9 should be revised as follows: 2. The provision of 50% of the homes as affordable housing as defined by the National Planning Policy Framework. If it can be demonstrated, by open book evidence, that the affordable housing contribution would make the strategic allocation unviable, then
developers and the Council will work through a cascade approach until a site is made viable.

Reasons for Participation

To enable the Planning Inspector to fully understand the key reasons why our requested
amendment to the Local Plan is required to make the plan 'sound', and to facilitate
thorough examination of the issues.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR9 - Land West of Yarnton Road

PR-C-1397	10/10/2017	Robert	Davies	Gerald Eve on behalf of Merton College, Oxford	Y	Y	N	Y

5243

Comments

Notes the Council's work on Community Infrastructure Levy ('CIL'), producing a draft Charging Schedule. CDC are clear that a decision on whether to introduce CIL has not been made. Should CDC decide to implement CIL, the College consider that the strategic development site allocations should be zero-rated, with infrastructure secured through s106 obligations. Such obligations can be negotiated at an appropriate level, underpin the viability and deliverability of the strategic sites and ensurethat the right infrastructure is provided in the right place at the right time. This would enable strategic development sites to come forward as anticipated in the Plan and reflect their individual and collective characteristics, their complexity, their wider benefits and the high costs required to allow a strategic-scale development to be implemented. Further it would ensure a continuous supply of housing through the lifespan of the Local Plan and the desirability of setting charges which are not overly complex to implement or administer. This is important in deliverability terms for the Plan and meeting Oxford's unmet needs as quickly as possible within the Plan period, which is the underlying purpose of the partial review. Infrastructure to be provided by the strategic development sites is largely site-related – education, health, green infrastructure, community facilities – and will be provided by the land owners/developers, thereby meeting most if not all of their own development specific infrastructure. There is therefore a serious risk of "double counting" in the payment of CIL and s106 contributions if this is not recognised, which is inappropriate. It is essential for strategic sites to be able to deliver such infrastructure as it is often fundamental to the wider implementation of the development. Therefore, the College considers that this should be taken into account in the level of CIL that is payable, whichfor the reasons indicated, should be at a Nil/Zero rate for the strategic development sites including the proposed Policy PR9 allocation with infrastructure secured through a s106 obligation, which can ensure that it is provided within relevant phases of development and at appropriate triggers/thresholds which will need to be agreed between the developer and Council.

Changes Sought

The following sentence should be added to the end of paragraph 5.143: 'Should CDC seek to introduce CIL then a new draft Charging Schedule will be required toinclude the strategic development sites with a Nil charge for the strategic development sites.

Reasons for Participation

To enable the Planning Inspector to fully understand the key reasons why our requestedamendment to the Local Plan is required to make the plan 'sound', and to facilitate athorough examination of the issue.

PR-C-1397	10/10/2017	Robert	Davies	Gerald Eve on behalf of Merton College, Oxford	Y	Y	N	Y

5244

Comments

Strongly support Policy PR9's objective to develop a village extension to Yarnton comprising 530 (net) dwellings at an average net density of 35dph at Land West of Yarnton. The land provides a sustainable location to accommodate Oxford's unmet housing needs within close proximity to Oxford. Welcomes the Sustainability Appraisal findings that 'significant positive effects are identified in relation to improving health and well-being and access to services and facilities' with respect to the land identified for allocation within Policy PR9. Furthermore, the Landscape Character Study acknowledges the site has a medium capacity for residential development, particularly within the area adjacent to the existing urban edge of Yarnton, and notes that there are no landscape designations within the site. The assessment also acknowledges that the lower lying land around the perimeter of the siteis not visible in views into the site and that there are opportunities for mitigation of landscape impacts through the management and reinstate of hedgerows. Again, this assessment is welcomed. The site is in single ownership and is therefore highly deliverable. This will also enable delivery within the early part of the plan period, thus making a material contribution to early delivery to assist with meeting Oxford's unmet housing needs." The policy text states that 530 dwellings should be provided on "approximately 16 hectares of land" which is fully supported. This is within the context of the larger area
within the draft allocation. However, further technical work has been undertaken and following assessment by Define (urban design and landscape consultants) it is clear that the pink area of land shown on the current Policy Plan PR9 is a net area. There has been no allowance for associated infrastructure, facilities and consideration for current
technical standards which would be required to support the allocated homes within that area. The residential area shown in pink on the plan should therefore be expanded to comprise a gross area to take account of the need for associated connectivity infrastructure, noise and flood mitigation requirements, etc., importantly, within the red
line of the PR9 allocation which itself would not require amendment. We enclose with these representations a proposed correction to the PR9 Policy Plan to address these factors. In addition, following further consideration by Define, the enclosed suggested revision also proposes an alternative shape for the primary school use allocation (shown in purple on the plan), which it is considered would allow for a better disposition of the space relative to the William Fletcher Primary School. We have also considered further the sustainable drainage measures which would be necessary, taking into account the slope angle of the site and SuDS requirements. This has lead to a suggested proposed dual use of space to the eastern boundary of the site. The intention is to utilise this area for both noise and drainage mitigation which is considered a very effective use of the land within the allocation. This would not require amendment to the PR9 site boundary. The Council's proposal to include public access land to the west of the residential area is acceptable in principle, however, it should be noted that it is not considered appropriate
to incorporate full unrestricted public access across the whole area (which is productive agricultural land). Nonetheless, a future masterplan for the site would develop appropriate and suitable routes and areas within the area shown. The proposal to include a community woodland within the land illustrated by the current PR9 plan is accepted in principle. We have put forward a revision on the plan submitted alongside these representations that is considered to offer a more appropriate and deliverable area for a community woodland which would act as a buffer to the north of the site which is considered capable of being delivered as part of new development.

Changes Sought

The PR9 Plan should be updated in line with the changes set out above and illustrated by
the revised Plan submitted in support of these representations in terms of the Proposals
The Plan for PR9. Additionally, items three and four should be revised as shown: 3. The provision of 1.6 hectares of land for use by the existing William Fletcher Primary School to enable potential school expansion within the existing school site and the replacement of playing pitches and amenity space should this be required; and 4. The provision of facilities for formal sports, play areas and allotments to adopted standards within the developable area (unless shared or part shared use with William Fletcher Primary School is agreed with the Education Authority). Should this provision not be required, the Masterplan associated with the development will take account of this to ensure comprehensive development. Item 2 within Policy PR9 should be revised as follows: 2. The provision of 50% of the homes as affordable housing as defined by the National Planning Policy Framework. If it can be demonstrated, by open book evidence, that the affordable housing contribution would make the strategic allocation unviable, then
developers and the Council will work through a cascade approach until a site is made viable.

Reasons for Participation

To enable the Planning Inspector to fully understand the key reasons why our requested
amendment to the Local Plan is required to make the plan 'sound', and to facilitate
thorough examination of the issues.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR9 - Land West of Yarnton Road

PR-C-1398	10/10/2017	Ben	Simpson	WYG on behalf of Bonnar Allan Ltd	Y	Y	N	N

5335

Comments

The representations are submitted on behalf of my client Bonnar Allan with regard to their proposals at New Alchester. The land is identified in the Vision document attached to these representations and will include up to 7,200 new market & affordable homes, primary & secondary schools, creation of a 240 acre country park & watersports centre & the potential to incorporate a new Park & Ride site with connection to the railway line south of Bicester by a new railway station. Our comments on the PSP are confined to issues of soundness. A summary of the alternative Options A to I that CDC considered at the last stage of the Plan is set out at paragraph 2.12. For the reasons we set out in our representations to that stage, we consider that the CDC's proposed approach of allocating land to the north of Oxford & within the Green Belt (GB) around Kidlington as set out in PR9 is flawed, & that the Partial Review does not pass the test of soundness. The PSP is not Justified as in our view it does not represent the most appropriate strategy for meeting Oxford's un-met housing needs. The logic that appears to underlie the PSP is in essence that the closer the proximity of the required housing to the City, the more sustainable it will be. This logic ignores the fact that there would be better prospects of residents travelling into Oxford as well as the major employment locations in the Science Vale by public transport including by rail from New Alchester. The preferred locations around Kidlington will increase congestion on the highway network & will result in the loss of GB & lead to coalescence between Kidlington, Begbroke & Yarnton, whereas the proposals at New Alchester are located beyond the GB. As we make clear in the Vision document, our proposals can be delivered in a phased manner & there are no impediments to early delivery. The scale of the proposals at New Alchester allows it to meet both the identified needs of Oxford City as well as an element of the future needs of Cherwell District, & in so doing, we recognise the journey that this proposal involves.

Changes Sought

We consider that the PSP should direct a majority of the un-met need to New Alchester which constitutes a more sustainable & justified location for the new homes needed both to meet the City's un-met needs as well as future need within Cherwell District. The PSP should be re-drawn to allocate land at New Alchester in place of the proposed allocations in the Green Belt (GB) around Kidlington. New Alchester can provide a highly sustainable location for the much needed development, at a location outside the GB & on the railway line into Oxford. The development would facilitate creation of a new railway station at New Alchester which would encourage people to travel to Oxford City & also other employment centres within the Science Vale by public transport.

Reasons for Participation

PR-C-1399	10/10/2017	Ms Jennifer	Mitter	Lichfields on behalf of The Church Commissioners for England (CCE)	N		N	Y

5383

Comments

The CDC Local Plan Part 1 and the NPPF (Para 34) support a strategy whereby growth should be directed towards the most sustainable locations, encouraging travel by non-car modes. The County Council's Oxford Transport Strategy is also clear in its objectives for achieving a meaningful modal shift for those travelling into Oxford City away from the private car and towards public transport. In this context, the justification for the Council's approach in pursuing growth at sites such as PR7, PR8, PR9 and PR10 which propose concentrated levels of development (circa 3,220 dwellings) is unclear. The development as proposed is concentrated along the already very congested A44 corridor and around Kidlington which is a known congestion hotspot. While some development in this area may be appropriate, the concentration of sites will lead to significant issues of congestion given that the sustainable modes being pursued (with the exception of cycling) are all road based Park & Ride, Bus and RTP routes. The Sustainability Appraisal (June 2017) recognises that new development around the Kidlington area 'may increase congestion but the Local Plan Part 1 Partial Review allocates new housing sites that encourage the use of sustainable transport and are allocated following consideration of their impacts on transport patterns through the SA'. Notwithstanding assessment of the proposed allocations through the SA, the impact of congestion has not been sufficiently weighed in the balance when considering reasonable alternative sites and a broader distribution across the District. For example, locating development on the rail network at locations such as Islip would assist in removing some traffic movement from the road entirely. It's recognised that there is the potential for a new railway station at Yarnton, but this is a long term strategy with no immediate proposals for delivery. CDC does not consider this necessary infrastructure to support the proposals and simply consider it a potential future benefit. Therefore, all focus for this plan period under this strategy will be on the road, contrary to the conclusions of the Sustainability Appraisal and to which our client objects. Overall, the various transport evidence base documents prepared to date have not robustly assessed the opportunities to improve rail usage despite current work being undertaken to develop the East-West rail link. East-West rail Phase 1 works saw an upgrade of Islip station which is on the new Oxford – London Marylebone line. The Western Section of East-West Rail will also see the introduction of three new passenger services, for direct services within the region and connections to national mainline services. These services are due to start operating in the early 2020s. Despite this significant rail investment, no development is proposed within Islip which is just a 3 minute train ride from Oxford Parkway, 7 minutes from Bicester, 11 minutes from Oxford and under an hour to London Marylebone. Our client is of the view that Policy PR4a (and by association policies PR6-PR10) focuses too strongly on improvements to and mitigations for the highway network rather than considering options for removing traffic from the road network and towards more sustainable modes such as rail. The proposed locations for the additional housing are known areas of congestion and the transport proposals do not go far enough to solve the existing issues, with the proposed levels of development in this location likely to compound matters further. Our client objects to these policies which will lead to increased levels of congestion and the strategy will not achieve a step change in modal split. Soundness - The evidence base prepared to support Policy PR4a (and by association policies PR6-PR10) is not sufficiently robust to justify the approach to allocate this level of housing in an area of existing traffic congestion without an effective strategy to achieve a step change in modal split. The Council needs to justify its approach for focusing so much of the new development in one area which is already known to suffer issues relating to road congestion. Rail has not been considered as a reasonable alternative within the evidence base documents and consequently the draft plan is not justified. The draft Plan is not Effective, as it focuses too much of the housing requirement in one, focused area. The Plan is not consistent with national Policy as the proposed development is not located where the need to travel will be minimised and the use of sustainable transport modes can be maximised.

Changes Sought

The evidence base has failed to sufficiently consider investment in rail / exploitation of existing rail assets despite recent investment in the East-West Rail project. A thorough exploration of the reasonable alternatives is required.
More detailed consideration needs to be given to the potential for locating new development at Islip within proximity to the existing railway station. This location would be sustainable and would support the existing local community. It has been demonstrated that there are no overriding physical constraints, in terms of highway impact, flooding and ecology, to the development of this land.

Reasons for Participation

Due to the complexity of the matters discussed in relation to PR4a

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR9 - Land West of Yarnton Road

PR-C-1401 10/10/2017 Alan Lodwick Alan Lodwick on behalf of Kidlington Development Watch N N Y

5305

Comments

"Object to the allocations in Policies PR6a, 6b,7a,7b,8 and 9 for the reasons given in our objection to release of Green Belt land (seeobjection to PR3). All of these sites contribute to the purposes of the Green Belt and should not therefore be removed from it. Other Green Belt Sites rejected by the Council. We also explicitly support the Council's rejection of other sites in the Green Belt considered at the options stage for the same reasons. Policy 10 : Woodstock Allocation. In the case of Policy 10, the site is on the edge of the Green Belt, and would impact on its openness. It would also be an excessive and disproportionate extension to the small historic town of Woodstock particularly when considered in addition to the adjacent site provisionally allocated in the draft West Oxfordshire Local Plan (currently under examination) for 300 houses. Due to wide-spread concerns raised at the hearings, the Inspector has asked West Oxfordshire District Council to conduct a heritage impact assessment of this site given its proximity to a World Heritage site. Cherwell should have conducted a similar assessment, taking into account the cumulative impact of the proposed development. Woodstock town is not within the Cherwell boundary but nevertheless, Cherwell has a duty to seek to protect historic Woodstock from inappropriate development and we consider it is not reasonable or sustainable to locate 410 extra houses in this area to meet Oxford's unmet housing needs."

Changes Sought

All allocations should be withdrawn because they are premature (need has not been established) and because alternatives to Green Belt development exist.

Reasons for Participation

We (Kidlington Development Watch – KDW) consider this is necessary because of:our extensive involvement with the consultations at all stages of the Cherwell LocalPlan to date; the considerable work we have undertaken to publicise the consultationourselves; of the feedback we have received from Kidlington residents; and, the largenumbers of them who have responded as a result of our efforts.KDW is a voluntary organisation run by Kidlington residents with experience andinterest in planning issues. We believe that effective, informed public participation inplanning consultations is vital to democratic policy making. We publiciseconsultations that directly affect Kidlington and offer advice on how people can bestmake their views known. In relation to this and the previous options consultation weprinted and distributed leaflets, put up posters, ran a stall on many Saturday marketsand at other events, participated in public and parish council meetings, provided information on our website and responded to requests for information from Kidlingtonresidents.As a result, we have gained a very good understanding of the views of Kidlingtonresidents, a large number of whom have made representations because of ouractivities. KDW's representations therefore reflect the views of much of the Kidlingtoncommunity."

PR-C-1403 10/10/2017 Vicky Aston Sport England Y Y N

5188

Comments

Sport England welcomes the Council's references throughout the document and policies requiring developers to include open space, outdoor sport and recreation. However, Sport England is concerned that the Council has yet to publish its evidence base in relation to playing fields and outdoor sports provision and built sports facilities. The Council will need to ensure that all of the new development contributes towards indoor and outdoor sports facilities in the District. The Council's evidence base will help frame this work. Sport England also recommends that the Council includes a requirement for applicants to include a statement demonstrating how their development has met the 10 principles included in Sport England's Active Design document. See Section 3 of the document 'how to use Active Design' and the proposed change.

Changes Sought

Sport England recommends that the Council consult Sport England at the earliest opportunity on the preparation of the Playing Pitch Strategy. Sport England suggest the following text could be included in the policies to support Active Design: PR5 (10) Provide evidence of how the development has improved the health and well being of new residents by demonstrating how the proposals will meet the 10 Active Design Principles set out in Sport England's guidance document 'Active Design' https://www.sportengland.org/facilitiesplanning/active-design/

Reasons for Participation

PR-C-1409 10/10/2017 Richard Cutler Bloombridge Development Partners N Y

5609

Comments

SUPPORT the proposal in Policy PR12a to deliver 1700 houses in the period 2021 to 2026, but there is no chance that PR6, PR8 and PR9 will deliver in this timeframe. In contrast, The Moors, which is less complicated and of a smaller scale, could assist – and our recent community-led project at Swinderby (Lincolnshire) demonstrates our place-making capabilities.

Changes Sought

On the assumption that the draft Plan would otherwise be held to be unsound, The Moors (PR14) should be included as an omission site for c300 houses, linked to a regeneration package for the village centre and a new 10 hectare 'country park'. In the alternative, it could be specifically listed as a 'safeguarded site' in Policy PR12b, or this policy could be amended to provide for localized Green Belt reviews for housing where planned for sites are not being delivered by 2021.

Reasons for Participation

We confirm that we wish to attend the examination in public.

PR-C-1409 10/10/2017 Richard Cutler Bloombridge Development Partners N Y

5347

Comments

Object to PR9, where exceptional circumstances have not been demonstrated.
This is a particularly poor site, the wrong side of the A44, with an impact on the Green Belt recorded by LUC as high. It is unsound and should be deleted from the draft Plan. The principles proposed are similar to The Moors, but our site offers better accessibility, a proper relationship with Kidlington (and its regeneration), and a low to moderate impact on the Green Belt (according to LUC). The proposed density of PR8 at 35 dph is too high.

Changes Sought

Development west of the A44 (PR9) is acknowledged by LUC as having a high impact on the Green Belt, it has no defensible boundary, and it is remote from Kidlington and offers this village no regeneration benefits. This allocation should be deleted.

Reasons for Participation

We confirm that we wish to attend the examination in public.

PR-C-1418 10/10/2017 Glenda Abramson N

5095

Comments

Is opposed to the proposed Green Belt allocations mainly because CDC has not proved the exceptional circumstances required to build on a GB, nor has it proved Oxford's "unmet need". Use of the GB for development should be the last resort, if at all. The impact of this proposed "sprawl" on the environment would be massive, with extra cars on roads that are unable to sustain what already exists. This is true also of the existing infrastructure as a whole.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR9 - Land West of Yarnton Road

PR-C-1420 10/10/2017 Bob Hessian Weston on the Green Parish Council N

4537

Comments

Objection to Options A and B as National Planning Policy states that a local planning authority should regard the construction of new buildings as inappropriate in GB. The policy lists exceptions but these exceptions do not concur with the exceptions that Cherwell are listing. Limited infilling in villages, and limited affordable housing for local community needs may be acceptable but the proposals put forward by CDC for Kidlington, Begbroke and Yarnton cannot be considered as "limited" and therefore do not meet that criteria. The fundamental aim of GB Policy is to prevent urban sprawl by keeping land permanently open – the CDC proposals would considerably increase urban sprawl - with the villages of Kidlington, Yarnton and Begbroke coalescing and thereby destroying their individual identities. CDC lists "Oxford's urgent and pressing housing need" as an "Exceptional Circumstance for GB development". We accept that there is a need for more affordable housing in Oxford but the figures quoted in the document have been suggested by others as being inaccurate and exaggerated. It is unclear as to which target population this proposed housing is meeting. Ideally it should for residents who wish to live and work in Oxford. Current stock is already being used by people who commute to outside the area and there is no legislation in place to prevent that. Oxford City Council has not fully explored ALL possible solutions to create more housing within the city. They have shown an unwillingness to build at higher densities and a reluctance to use Compulsory Purchase Orders to acquire land and buildings that have remained derelict or where landowners have resisted requests to release land for building. Given the serious traffic issues that arise from development outside the Oxford city area which is contrary to the requirement of sustainability in the NPPF, it is incumbent on the Oxford City Council to reconsider strategies to satisfy the housing need within its own boundaries before using GB land. CDC lists the "improvement of transport infrastructure in the north Oxford / A44 / A4260 corridor areas" as another "Exceptional Circumstance for GB Development" These routes are already heavily congested and additional housing in these areas will exacerbate the situation. There is insufficient information and data available to show that the County Council's A44/A4260 Corridor Study and its proposals are achievable both physically and financially. It appears to push the traffic and transport problem into other parts of Oxford. It follows from the above that Policies PR8 & PR9 (Development in Begbroke & Yarnton) are Unsound as the sites are in the Oxford Green Belt and the above arguments apply.

Changes Sought

Reasons for Participation

PR-C-1422 10/10/2017 J K Jutton Y

4320

Comments

Object to PR8 - the addition of 2480 new houses between and around Begbroke and Yarnton; unjustified as it would completely change the separate village setting for ever and overwhelm the existing character of the locality by tripling the current population at the expense of prime Green Belt land which National Government and yourselves have pledged to protect.

Changes Sought

Reasons for Participation

Represented by Begbroke and Yarnton Greenbelt campaign group

PR-C-1426 10/10/2017 Kathleen Hayes N Y

4548

Comments

Impact on Begbroke and Yarnton. Since 1991 Yarnton has accepted a number of new housing developments which have increased the size of the village, but have not significantly altered the essential nature and character of the community. The sheer scale of what is now proposed is hard to comprehend and will completely swamp both villages. How can it be deemed acceptable to locate the largest shared (2,480) of Cherwell's allocation of Oxford's alleged unmet housing need (4,400) within the boundaries of such small communities? The two villages will be trebled in size, and the new developments will straddle the Parish boundaries both east and west of the A44, thereby removing the separation between Yarnton and Begbroke, along with their separate identities. The density of the new housing in PR8 is 45 houses per hectare, more than double that of the most recent development in Yarnton on Cassington Road, where Cherwell only gave planning permission on the condition that the number of houses on the site must be restricted to prevent over development. The three-storey blocks of flats on the Cassington Road development are an eyesore and dominate the entrance to the village from the A44 at the Turnpike roundabout. They are completely out of character for such a village. If the new proposal goes ahead with much higher densities, it will completely alter the rural character of the villages of which it will clearly be part. The Plan states that in the PR8 site "there is a clear opportunity ….. to create a very distinctive place and community" (p. 118/5.109). It is obviously envisaging something akin to a University campus around and to the south of the Science Park, which will be autonomous and separate from its surroundings. But since there is no mention of any separation between the new development and existing houses in Yarnton, this does not seem possible. In order to achieve this aim a much larger site away from existing communities would be needed that would afford proper isolation and separation. What is much more likely to be created is a vast expansion of the existing communities. This will alter irrevocably the nature of the communities around the A44 in this area. There will also be very little remaining of the current green buffer between the two villages and their larger neighbour Kidlington. In effect the proposals will create a single large urban area comprising the new high density developments of PR8/PR9, Yarnton, Begbroke, and Kidlington, which will in turn be joined up with the proposed developments around the new Oxford Parkway station on the northern outskirts of Oxford. Has any consideration been given to the new identity of the conurbation that will be created and what measures will have to be put in place for it to work at all, let alone satisfactorily? And which Parish Council will be responsible for the various parts of the new development?

Changes Sought

Reasons for Participation

I would like the Begbroke and Yarnton Green Belt Campaign to act as my representative during the Examination by the Planning Inspector.

PR-C-1426 10/10/2017 Kathleen Hayes N Y

4549

Comments

It is only necessary to look at the present difficulties being experienced by local residents, due to an already overstretched and struggling infrastructure, to understand the potentially catastrophic problems that are likely to result from such a proposal if it goes ahead and trebles the population of the area. There are basic amenities in Yarnton but to access a wider range of facilities it is necessary to go to a larger centre, the nearest being Kidlington. However, the bus service between Begbroke, Yarnton and Kidlington was withdrawn making it impossible to get to Kidlington by public transport (community bus does the journey once a week). Yarnton surgery was merged recently with two Kidlington surgeries. Appointments in Yarnton are increasingly difficult to obtain. This means a journey to Kidlington which is now difficult for those who do not drive. Some elderly patients have to travel by taxi for their appointments. The popular and well-supported Garden Centre/Restaurant/Shopping Village on Sandy Lane was recently sold and the new owners have offered to sell the site for development should the Plan go ahead. This would remove one of the well-used local amenities within walking distance for a large proportion of village residents. The Plan encourages residents to walk or cycle rather than rely on cars, but in reality this is not practicable as a means of undertaking journeys essential to everyday life for many elderly or disabled residents or those with young families. Indeed even the young and healthy would be unlikely to choose to walk over two miles in each direction to Kidlington for work or to do such things as visit the doctor, go to the bank, have an eye test, buy do-it-yourself materials, attend church, use the sports centre, do a supermarket shop or keep in touch with family and friends in the wider locality. And cycling is simply not a viable option for most people as a means of getting to work or travelling outside the immediate vicinity, except possibly some of the younger residents. Given these current pressures on essential services it is clear that major investment in improved infrastructure and local amenities would be needed to support the scale of developments being proposed. However, the Plan does not put forward realistic detailed proposals and costings to resolve the potential problems.

Changes Sought

Reasons for Participation

I would like the Begbroke and Yarnton Green Belt Campaign to act as my representative during the Examination by the Planning Inspector.

PR-C-1436 10/10/2017 Patsy Dell Oxford City Council

4576

Comments

Supports the allocation of sites at Begbroke, Yarnton & Woodstock. Our comments on the details of these policies are more brief as the physical links with the city are more limited (although the economic links with Begbroke & the University of Oxford as part of the 'Knowledge Spine' are clear and strong), however we welcome the delivery of sustainable transport links into neighbouring communities & onwards into Oxford to provide access to employment, services & facilities.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR9 - Land West of Yarnton Road

PR-C-1438 10/10/2017 Serena Marner N Y

4589

Comments

Impact on Begbroke and Yarnton. The proposed development of a 'new urban neighbourhood' on the land east of the A44 [Policy PR8] and the 'village' extension to Yarnton [Policy PR9] is not appropriate given the existing numbers of houses in Yarnton and Begbroke. This will mean trebling the size with the coalescence of the villages and the loss of identity, character and setting of these historic sites. With the proposed creation of an urban sprawl, also joined up with Kidlington, and no significant green spaces between these existing villages, the result would be a huge and dense population the size of a town. The density of the proposed housing development is far too high and would be inappropriate in a 'village' setting with the existing communities. It seems little consideration has been given to the health and wellbeing of the residents who would have to live in these high density developments, with very little space allocated to individual residents or to families. Green space is important for a healthy population and especially for children. With food shortages looming in the future as populations increase, we will all have to have gardens big enough to grow our own vegetables and fruit in order to be able to survive. I therefore cannot support the plans.

Changes Sought

Reasons for Participation

I would like Begbroke and Yarnton GB Campaign to act as my representative during the Examination by the Planning Inspector.

PR-C-1441 10/10/2017 Katherine Jones Savills on behalf of Thames Water

4602

Comments

Oxford STW has the capacity to deal with the flows from this development. The wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Strategic drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a wastewater network capacity constraint the developer should liaise with Thames Water and provide a detailed drainage strategy with the planning application, informing what infrastructure is required, where, when and how it will be delivered. Thames Water advise that this development site could potentially drain to either Oxford STW or Cassington STW depending on the point of connection. The scale of this development would require a strategic solution and total development identified in the Kidlington area within the Cherwell development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development. There are existing sewers or rising mains crossing this site and where there is no practical way of their being diverted the stand off distances tabulated in the SFA 7th will be applied to assess the width of easement required.

Changes Sought

Reasons for Participation

PR-C-1457 10/10/2017 Barry Orton N N N Y

4621

Comments

Believes that Cherwell District Council would fight to preserve GB around Oxford to prevent the areas of PR6a, PR6b, PR8 and PR9 ever being developed. Moved to village of Yarnton to be part of a typical English village community but now appears that, if not stopped, developers will be given carte blanche to turn a crucial part of beautiful Oxfordshire countryside into yet another amalgamated housing estate.Traffic chaos will on A44 by expansion of Begbroke and Yarnton, combined with additional houses at Woodstock and ludicrous proposal to close Sandy Lane to through traffic, will have a devastating effect on the ability of residents and others to use the A44. Majority of people using A44 do not want to cycle to Oxford and the a super cycle way or bus lane would not alleviate the misery. Bitterly oppose the digging up of the historical North Oxford Golf Course (PR6b) for low density, highly priced housing aimed at London commuters – an act of vandalism to a wonderful local amenity which will not help resolve Oxford's low-cost housing shortage. It would be a tragedy for members and visitors, and local people who have access to wander through the beautiful parkland established over 110 years. Cherwell D.C. appear to offer an alternative site PR6c clearly knowing that it would not be acceptable to a golf course developer and would never be recreated. The questions around this proposal are:(a) Why does Cherwell D.C. not offer up PR6c for housing as it is only yards away from the existing club?(b) Why does the city not build its houses on the city's golf (Southfield) course – i.e. on the land it owns and which is ideally suited to higher density housing and in an area of greater need? Why doesn't the Council use its powers of compulsory purchase to acquire the under-used golf course at ST Edward's School or a number of the many under-used college sports grounds, reserved for the rich and academics?This once again shows the stranglehold the University has on Oxfordshire residents. For the reasons given above and the Representations made by the Begbroke & Yarnton Green Belt Campaign which are supported and adopted as part of my own representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore not be submitted for Inspection.

Changes Sought

Reasons for Participation

Would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-1474 10/10/2017 Leslie Allen N Y

5200

Comments

"Proposals to development on Green Belt and misleading statistics relating tothe scale of loss of green belt.The Green Belt was set up to prevent urban sprawl, protect open spaces and preserve identities of communities. These proposals directly contradict this requirement and are therefore against national policy. Figures show that the PR08 alone removes at least 50% of the green belt associated with that site, while the development of site PR09 removes a further 16%. Both sites form part of the green belt so development is against national policy and there is no special circumstance for doing so. The statement on page 31of the summary booklet that the reduction is only 3% is totally misleading as it fails to recognise the impact at local level and is therefore unsound. According to the maps available, the gap between Yarnton and Begbroke will reduce to about 1/5th of its current size i.e. tens of metres rather than hundreds."

Changes Sought

Reasons for Participation

Wishes to participate in the oral examination

PR-C-1484 09/10/2017 Nicole and Eugene Brooks and Griffin N

4654

Comments

Object – Land West of Yarnton
Do not consider the proposed submission plan to be sound and do not see any valid reason for exceptional circumstances to justify removal of green belt land in the area.
The report that Oxford's unmet housing need is as high as stated in the plan has been thrown in to doubt with conflicting reports, and that new Government targets are significantly lower than this plan is based on. The plan is unsound and unjustified. It is being rushed through and not based on accurate figures.
The proposed plan for improving infrastructure in the area to support this level of development is nowhere near realistic on a physical or financial basis. It does not begin to address the problems that will arise in this area. The proposal of closing the road between Yarnton and Kidlington is not justified at all. The plan is unsound as the need has not been thoroughly assessed or understood and no effective solution has been put forward. There is no justification for removal of green belt land in this area based on these proposals

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR9 - Land West of Yarnton Road

PR-C-1535	10/10/2017	Layla	Vidal-Martin	Lichfields on behalf of Taylor Wimpey (Oxfordshire)	Y	Y	N	Y

5264

Comments

Taylor Wimpey (TW) considers the Submission Plan is not sound as it is not "justified" or "consistent with national policy". This is because : 1. CDC acknowledge (Submission Plan Executive Summary para XV) that "under national policy Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of a Local Plan". The Submission Plan (para 5.17) sets out why CDC consider that exceptional circumstances exist for the release of these sites from the Green Belt & their allocation for residential development. TW contend that CDC have not thoroughly explored "all other reasonable options" &, where they have sought to do so, there are flaws in their evidence base (regarding their assessments of sustainability, transportation & alternative development locations). They have not demonstrated the "exceptional circumstances" required for the proposed release of the sites identified in Table 1 from the Green Belt; 2. CDC's approach is predicated on an assumption that "Oxford's Housing Needs" form a bespoke & identifiable source of housing need. This conflicts with the recognition in the Oxfordshire SHMA (2014) (para 9.2) that "the SHMA identifies an Oxford-focused Housing Market Area which extends across much of the County, reflecting the economic influence of the City. The county still remains the most appropriate geography for analysis of housing markets in terms of the 'best fit' of local authority boundaries to a functional housing market area." More recently the Inspectors Report into the Vale of White Horse Local Plan emphasised that (para 45) "it is not the role of, or possible for, the plan to prescribe where people live and work;" and; 3. CDC compound this assumption (Policy 12a) by seeking to pursue a "separate five year housing land supply . . . For meeting Oxford's needs." This, in conjunction with proposals not to support Sites Not Allocated in the Partial Review (policy PR12b) are not consistent with the NPPF's presumption in favour of sustainable development & risk substantially harming housing delivery in the District in the coming years. Scope of response (See Detailed 4 Section Report). This response amplifies TW's concerns regarding the soundness of the Submission Plan, & their view that their site at Bloxham (Site PR35) forms a "reasonable option" for residential development prior to the release of the proposed allocations from the Green Belt. Specifically • Section 2: Summarises the appropriateness of residential development on the TW site; (Section 2 encloses * Sustainability Analysis by Calibro, * Residential Potential of Site, * Assessment of site against constraints, * SHLAA Analysis) • Section 3: Summarises TW's concerns regarding the inadequacy of the evidence base, whilst emphasising their support for the level of residential development proposed. This underpins their contention that the Submission Plan does not establish "exceptional circumstances" for the proposed release of these sites from the Green Belt; • Section 4. Sets out TW's comments on emerging policies and the changes that they consider are necessary to make the plan sound.

Changes Sought

The Plan proposes that around 55 % of the housing proposed should be targeted within the Green Belt (GB). Para 3.26 "approximately 14 % of Cherwell lies within the Oxford GB". Thus CDC need to demonstrate "exceptional circumstances" as to why this housing cannot be located within non GB locations comprising 86 % of the District. We do not consider that CDC have appropriately addressed "reasonable alternatives" & therefore cannot be considered to have demonstrated "exceptional circumstances" for the release of all of these sites from the GB. * Combined with the inadequacy of the evidence base, these concerns are amplified by the fact that the Submission Plan appears to prejudge the proposed development strategy irrespective of the evidence base. This is reflected in the fact that the (Executive Summary para xiv) states that the Plan "focusses development on a geographic area extending north from Oxford to south Kidlington, along the A44 corridor" & earlier iterations of the evidence base acknowledged that only sites within two of the nine areas of search have been assessed, Conversely TW have established that the TW site at Bloxham does form a "reasonable alternative" for development within a sustainable location which is capable of meeting housing need. This is consistent with CDC's analysis within the HELAA (albeit that TW's technical analysis is that the site is capable of accommodating a higher level of residential development). Accordingly the TW site should be allocated for residential development (under this or an additional policy) prior to CDC moving on to consider the need for any Green Belt release. Without the amendments sought above our clients do not consider that the Submission Plan can be considered "sound", particularly with regards to being "positively prepared" or "justified."

Reasons for Participation

We consider it necessary to participate at the part of the Examination to amplify the concerns and points raised within the representations.

Page 2434

Proposed Submission Plan - Policy PR10 - Land South East of Woodstock

PR-C-0035	01/08/2017	Ian	King	Bladon Parish Council	Yes	Yes	No	

40

Comments

The residents of the Parish of Bladon are concerned with the traffic volumes impact on Bladon. 1. Volume of traffic on A44 and Bladon roundabout. 2. Volume of traffic passing through village via A4095. 3. Pollution caused by increased volume of traffic. 4. Effect of traffic on the World Heritage site of Blenheim.

Changes Sought

Reasons for Participation

PR-C-0190	24/09/2017	Dr Robert W	McGurrin	Woodstock Action Group				

1059

Comments

Objection on behalf of the Woodstock Action Group (WAG) formed in 1998 with the dedicated aims to; conserve the local environment against unnecessary development and to preserve, maintain and enhance the historic character and charm of Woodstock; to support low-cost affordable housing for local residents in appropriate areas and to reject large scale housing developments on inappropriate sites such as on the perimeters and/or approaches to Woodstock or Old Woodstock.

Changes Sought

Reasons for Participation

PR-C-0190	24/09/2017	Dr Robert W	McGurrin	Woodstock Action Group				

1064

Comments

Strong objection to Section PR10, as it exists. The proposed housing on the A4095 border of Woodstock will put further strain upon the town's infrastructure, services and commercial centre. It will adversely affect the approach to the Blenheim Palace World Heritage Site and the local rural environment. Woodstock needs to be protected from such inopportune and damaging development. Public consultations are nothing more than the means of whichever government to placate and patronize the populace. Occasionally, people power wins through but this is a rarity. If the developers' firms and planning authorities were subject to corporate responsibility, perhaps more lucid thought would be given to the human effects of their projects and decisions.

Changes Sought

In accordance with the government's recent reasonable calculations to reduce the number of houses from 100, 000 to 68,000 we suggest that the requirement for each district to contribute to the "Oxford's unmet need" be rescinded and that the proposed 4, 400 homes proposed by CDC to meet this need be scrapped in its entirety. There would be no need to profane the GB.

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR10 - Land South East of Woodstock

PR-C-0190 24/09/2017 Dr Robert W McGurrin Woodstock Action Group

1063

Comments

Lack of Consideration of Atmospheric Pollution in the Plan. Other than a couple of the hundreds of policy statements, viz., the plan will "seek to: contribute to improving health and well-being and conserve and enhance the natural environment." I find no mention or consideration of how the plan will cope with the additional noxious nitrogen oxide gases that will be spewn from the up to 6000 or more private cars owned by the 7,400 prospective residents living in the SE area of Woodstock and those in nearby Cherwell District. Public Health England has stated that 5.3% i.e., 276 deaths a year of adults 25 years and older are attributable to air pollution and others suffer with long term conditions such as lung diseases, asthma, cancer and birth defects. The Government has stated that deaths related to air pollution are the second biggest health threat after smoking. And yet, not a mention of this threat is in Cherwell's plans. WSP/Parsons Brinkerhoff compiled a 75-page air quality assessment (AQA) for the development of the 300 houses in the SE quadrant of Woodstock during the 7 year duration of the construction phase as well as the post construction phase on the potential effects of Nitrogen dioxide (No2) and Particulate matter 10 and 2.5 on the prospective affected residents that will occur because of increased volumes of traffic generated by the development. The report concludes that the effects of these concentrations of noxious and deadly gases on those affected, "would be negligible. I am not at all convinced that this will be the case as even the authors of this AQA have said, Changes in local traffic volumes and characteristics resulting from the Proposed Development may also have an impact on local air quality" I agree. They also state that "road traffic is a major source of the pollutants, NO2 (Nitrogen Oxide), Particulate Matter 10 and 2.5 and the dominant source in many urban areas." This AQA only pertained to the Woodstock East Development of 300 houses Cherwell's plan of 410 at PR 10 will more than double air pollution in the SE quadrant of Woodstock and the nearby area in Cherwell. This has the makings of a worrying cocktail of cumulative and degenerative air quality affecting both human and wildlife receptors.

Changes Sought

Reasons for Participation

PR-C-0190 24/09/2017 Dr Robert W McGurrin Woodstock Action Group

1062

Comments

Greater Oxford in the Making. This plan will see more and more development and traffic on a geographic corridor from Oxford along the A44 via villages Yarnton and Begbroke culminating at Woodstock. The GB, once bitten will eventually be swallowed whole. Oxford will expand north to incorporate these villages and become the Greater Oxford Corporation thus making Woodstock and Kidlington suburbs of Oxford and adversely affecting about 18,000- 20,000 residents in these villages and aggravating already congested roads e.g., A4260, A34, A4095 and the A44. Woodstock is only 7km from N. Oxford. The leader of Cherwell Council has said, "... growth must insure that people have convenient, affordable and sustainable travel opportunities to the city's (Oxford) places of work..." We do not see this being the case because of widespread, unabated housing growth in Cherwell and Oxfordshire which is leading to increased levels of inconvenient and unsustainable traffic congestion, gridlock and driver exasperation and anger. In a 2011 census (already 6 years old then) 67% of Cherwell residents travelled to work by "Driving a car or van." Since then we estimate that this residents' mode to work is now between 70-75%. (Source: ONS Census 2011-Jouney to Work Data.)

Changes Sought

Reasons for Participation

PR-C-0190 24/09/2017 Dr Robert W McGurrin Woodstock Action Group

1060

Comments

Transport - It is recognized that change is inevitable but the pace at which it happens is not. We recognize the need for increased housing but not of the magnitude of 4,400 houses, 410 of which are planned just across the A4095 border of Woodstock in Cherwell next to an area, which already has planning permission for 300 houses and possibly more. There are some 1,150 homes in the Shipton Road quadrant which includes Banbury and Hensington Roads and Marlborough Place I & II off Shipton Road plus others. This development will concentrate 1,860 (1,150 + 410 + 300) houses and between 2,500 to 3,000 (1860 x rate of 1.50 per household =2790 cars)) private and other vehicles in the SE Woodstock quadrant. Many of these residents are those who are most likely to exit onto the A4095 via Shipton Road plus those from the planned Woodstock East development of 300 houses and their counterparts across the border from The Straight Mile. The A4095 is the main artery through Bladon to Witney and beyond and is already congested daily. Let us not forget the many commercial vehicles, HGVs, postal and delivery vans, tourists and visitors, etc., that ply these roads and one has the increased propensity for even more accidents and injuries along these local highways. Traffic on our local highway system; A34, A4095, A44 is now so bad that one does not need to leave one's home to be threatened with injury or worse.

Changes Sought

Reasons for Participation

PR-C-0190 24/09/2017 Dr Robert W McGurrin Woodstock Action Group

1061

Comments

Car Ownership - Cherwell District Council. Between 1981 and 2011, the number of households in the Cherwell District increased by 55% while the number of cars owned by residents increased by 126%. The number of cars per household increased from 0.98 in 1981 to 1.42 in 2011. This was well above the national average of 1.16 cars per household. (Source: Census 2011 Summary for Cherwell District Council, p.5) Plan 2011-2016, Ch.7, p.143). According to CDC, there are about 60,000 households in the district. By 2031 4,400 more houses are planned totalling about 64, 400 households. (However, within the next 14-15 years, these numbers will most surely increase.) Using the projected figures of 4,400 houses plus the 60,000 in situ, i.e., 64,400 households, we estimate an increase of 85% of households having one or more cars, i.e., 85% of 64,400 = 54,740 households having one or more cars. If we estimate that the 2011 figure of 1.42 number of cars per household has increased to 1.50 cars per household this = 96,600 cars in Cherwell District. If we round off this 1.50 figure to virtually 2.00 cars per household, then we arrive at the figure of 128,800 cars in Cherwell District.

Changes Sought

Reasons for Participation

PR-C-0233 14/08/2017 Brian Yoxall N

804

Comments

Considers the proposal to build 410 new homes at Woodstock to be unsound and wishes to object for the following reasons: 1. There has been no coordination with W.O.D.C. who are also proposing development nearby as part of their Local Plan 2031. 2. The proposal will exacerbate the tendency to urban sprawl between Woodstock and Oxford, especially given other development proposed south of Woodstock. 3. The proposal will dilute the historical character of Woodstock. 4. The proposal will detract from the natural countryside environment on the present outskirts of the town. 5. The highways infrastructure necessary for such development is severely lacking, both towards Oxford and towards Woodstock town centre. 6.The car parking provision in the centre of Woodstock is already problematical, is hindered by inappropriate WODC policies, and this proposal will only exacerbate the problems. 7.The health centre in Woodstock is not equipped to cater for this development nor even that proposed by WODC. 8.The proposal would necessitate additional Primary School capacity.

Changes Sought

Reasons for Participation

PR-C-0262 10/10/2017 Richard Pye N N N Y

5575

Comments

The following section provides a response to elements of the Proposed Submission Plan (PSP) that relate to the sites included in Policies PR6 to Policy PR10 inclusive. The section also covers the Sustainable Transport strategy and Oxfordshire Infrastructure Strategy as covered by Policy PR4 and PR11. Evidence base documents reviewed. Detailed comments provided on: Location of site relative to the employment centres of Oxford, cycle and walking, Rapid Transit system, reliance on buses, return journeys from Central Oxford, commuter inflow patterns in Oxfordshire, review of RAG matrices, unfunded Transport Strategy, safety, loss of green space.

Changes Sought

For the reasons I have given above AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

Would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR10 - Land South East of Woodstock

PR-C-0265	09/10/2017	Ellis	Davies		N	N	N	Y

5552

Comments

Where is the infrastructure to meet the expected demand and how will it being funded?

Changes Sought

Reasons for Participation

I would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-0305	25/09/2017	Martin	Small	Historic England	Y	Y	Y	

900

Comments

Historic England welcomes the reference to the Blenheim Palace World Heritage Site and Grade I Registered Park in paragraph 5.129, its Outstanding Universal Value in paragraph 134 and the Blenheim Villa Scheduled Monument in paragraphs 134 and 135, as part of the positive strategy for conserving and enjoying, and clear strategy for enhancing, the historic environment as required by the National Planning Policy Framework.

Changes Sought

Reasons for Participation

PR-C-0305	25/09/2017	Martin	Small	Historic England	Y	Y	N	Y

910

Comments

The site "Land South East of Woodstock" contains the "Blenheim Villa", a scheduled monument comprising a Roman villa and associated field system 200m north east of Little Cote. As the Council will be aware, paragraph 126 of the National Planning Policy Framework requires local planning authorities to recognise that heritage assets are an "irreplaceable resource" and "conserve them in a manner appropriate to their significance". Paragraph 129 notes that the significance of a heritage asset can be affected by development affecting its setting. Paragraph 132 recognises scheduled monuments as "heritage assets of the highest significance", substantial harm to or loss of which should be "wholly exceptional". At the previous stage of the Plan we commented "The development of this site would have an unacceptable impact on the monument and its setting and should not be taken forward". This remains our preferred approach, as we consider it likely that archaeological interest extends beyond the scheduled area. However, we would be prepared to reconsider this fundamental objection in principle if an archaeological assessment is undertaken and demonstrates that the remainder of the site is not of archaeological interest beyond being within the setting of an scheduled monument, which would thus ascertain the acceptability of development over what area of this site. We note requirement 18 in Policy PR10 requires an application to be supported by an archaeological investigation which may "then require predetermination evaluations and appropriate mitigation measures". However, we consider this to be too late in the planning process, which gradually firms up this allocation as the Plan progresses. This investigation should be undertaken before the Plan is adopted. We therefore consider that, notwithstanding requirements 10a, 23, 29 and 30, Policy PR10 fails to provide adequate protection for the archaeological interest of the site in accordance with the National Planning Policy Framework and therefore object to this policy and consider it not to be sound. In addition, requirement 18, as drafted, only notes that the archaeological investigation may require predermination evaluations and appropriate mitigation measures respectively. It does not require these measures to be incorporated in or to influence the actual development scheme. The same flaw is evident in requirement 15 in that it only requires the HIA to include measures to avoid or minimise conflict with the identified heritage assets, not these measures to be incorporated into any proposed development scheme. Historic England therefore considers that the policy provides inadequate protection for the potential archaeological remains on the site in this way too, and that Policy PR10 as written does not conform with the Framework and thus is not sound for this reason too. Without prejudice to our objection to the allocation of this site without further investigation and a requirement for the results of that investigation to be incorporated into any development scheme, we also have the following comments. The Blenheim Palace World Heritage Site and Registered Historic Park and Garden is located to the south-west of the site "Land South East of Woodstock". Historic England therefore welcomes and supports requirements 9, 10a, 10e, 15, 23, 24, 25 and 27, although we consider 10a should read "….which unambiguously responds to and conserves or enhances, the significance of the internationally and nationally significant heritage of the Blenheim Palace World Heritage Site" and 24 should read "……the significance of Blenheim Palace World Heritage Site and the Grade I Registered Park and Garden and their settings." If, notwithstanding our clear objection, the Council maintains this allocation, we would wish to see requirements 10a, 23, 29 and 30 retained in Policy PR10).

Changes Sought

This site should not be allocated for development until an archaeological assessment has been undertaken and ascertained the extent and significance of archaeological remains on the site as a whole, thus identifying if development is acceptable on this site and, if so, over what area. (Discussions with the Council are ongoing at the time of submitting this representation, but early indications are that the Council will consider commissioning such an assessment prior to submitting the Plan. If it was to do so, and Policy PR10 amended as necessary to our satisfaction, Historic England's objections to the Policy on the basis of the impact on "Blenheim Villa" scheduled monument would be overcome. If, notwithstanding our objection, the Council maintains this allocation, Historic England would like to see the following changes to Policy PR10: Requirement 10a should read "….which unambiguously responds to and conserves or enhances, the significance of the internationally and nationally significant heritage of the Blenheim Palace World Heritage Site". Requirement 24 should read: "24. Development that causes no harm to the significance of the Blenheim Palace World Heritage Site and the Grade 1 Registered Park and Garden and their settings". Requirement 17 of Policy PR10 should be reworded as follows:17. The application shall be supported by a Heritage Impact Assessment which will identify measures to avoid or minimise conflict with the identified heritage assets within and adjacent to the site. These measures shall be incorporated or reflected, as appropriate, in any proposed development scheme." Requirement 18 should be reworded as follows: "18. The application(s) shall be supported by a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures. The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme". For the sake of clarity, we do not consider that these changes alone would make Policy PR10 sound, given our fundamental objection to the allocation of this site for housing without a prior archaeological investigation). (Discussions with the Council are ongoing at the time of submitting this representation, but early indications are that the Council will consider rewording these requirements as suggested as minor modifications. If it was to do so, Historic England's objections to these requirements would be overcome).

Reasons for Participation

Historic England wishes to participate in the oral examination to explain the significance of the "Blenheim Villa" scheduled monument and the potential archaeological interest of the site, and to assist the Inspector with responses to any points raised by the Council or other parties to the examination.

PR-C-0306	10/08/2017	Anthony	Hall		N			

917

Comments

Key Delivery Requirements' on all these policies are nothing more than a fig leaf. It is perfectly obvious the developers will agree to some or all of them and then will renege on them. This always happens. 50% affordable housing will be thrown out of the window as it has been in Templars Square where 50% has magically transformed into 23%. Similarly, developers never actually deliver infrastructure like schools, community centres or roads that are wide enough. The 'Place shaping principles' in these policies are valueless: there are no measure by which they might be enforced. How can one tell, for example, whether an extension "responds to the 'gateway' location of the site". It's gobbledygook. PR11: This is completely empty. 'Working with partners' does not guarantee anything except that you have no control over the outcome. Nor does 'setting out the Council's approach'. Its all very well having the development proposals demonstrate that infrastructure requirements can be met - it does not mean they will be met.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR10 - Land South East of Woodstock

PR-C-0331 21/08/2017 Colin Carritt Y Y Y N

967

Comments

Gives wholehearted support to Policy PR10 as it offers compliance and soundness in providing much needed housing for the town of Woodstock. Woodstock is a highly sustainable community but requires an increase in its population to sustain its retail heart and to rebalance its demography away from a predominance of older people. Particularly pleased that CDC appear to have worked with WODC to coordinate a response both to the CDC partial review and to the WODC modified local plan. Believes this policy goes a long way to enhancing the sustainability of the town. Commend the soundness of its approach and deliberations .

Changes Sought

Reasons for Participation

PR-C-0427 01/09/2017 Dr Gillian Forrest

1082

Comments

Objection to plans to build across the GB between Oxford and Woodstock. These would utterly destroy the nature of this area of Oxfordshire, creating ribbon development which GBs were designed to prevent. The proposed development, added to the 300 new houses already planned there would damage the character of Woodstock and link the village of Bladon to Woodstock, irreparably damaging the nature of Bladon as well. The scale of traffic created by these plans would overwhelm the A44 and surrounding roads, especially the A4095 through Bladon, producing increased pollution levels and health problems. The infrastructure proposed is totally inadequate. Where are the Health Centres, enlarged minor injury units, increased beds at the JR hospital, maternity units and care homes? Where are the plans for increasing secondary school provision in Woodstock? There is no evidence that the new houses would be reserved and affordable for families who work in Oxford. The Barton Park 'affordable' new houses are unaffordable for families of teachers, nurses and others on similar salary levels. Our environment would be sacrificed for the sake of ever more commuters to London and Birmingham. There are other proposals for meeting Oxford's housing needs and the council should consider these to save the settling of Oxford being surrounded by a vast urban sprawl.

Changes Sought

Reasons for Participation

PR-C-0471 08/10/2017 Richard Whitlock N N

1154

Comments

Site PR10 is a bizarre choice for a housing allocation, although it does have the merit of being outside the GB. The many significant constraints on the site are set out clearly in paragraphs 5.134 and 5.135 of the draft Plan, but are these are then overridden with a bland "Nevertheless" in paragraph 5.136 which relies on misplaced hope that its development will "respond positively to the historic environment", completely ignoring the fact that the site as it is does this far better than it ever could if it became a new housing estate.

Changes Sought

Reasons for Participation

PR-C-0523 08/10/2017 John & Elizabeth Begley

1270

Comments

As residents of Woodstock for the past 26 years it is felt that the planned additional housing for Woodstock would put further undue stress on local infrastructure and services which are already under pressure. This development is out of all proportion with the size of the town and would destroy the approach to a World Heritage Site, the rural environment, and the historic town of Woodstock would be turned into a suburb of Oxford. This is totally unsustainable. The need for affordable housing for key workers and ease of 'connectivity' are reasons given for developing the A44 corridor - but this will funnel a massive increase in traffic down an already congested road. It is disappointing that Oxford's/Oxfordshire's planning decisions seem at odds with providing for the pressing unmet need: Application for 83 flats providing 73 residences for tenants from the Council's approved list of key workers at a site off William Morris Close in Temple Cowley (inexpensive and easy 'connectivity' for Headington hospitals) - Council recommendation to turn this down. Whereas development of 8 luxury homes just outside the City boundary on the A44 (clearly being marketed to London buyers) was approved by Cherwell. It is unacceptable that rural towns and villages are being asked to accommodate Oxford's unmet need when incoherent decisions such as these are being taken. It is shocking to see the extent to which the National Planning Policy Framework is being allowed to be played and driven by land owners such as Blenheim Estates and Oxford University and developers for their own financial gain, with little consideration for providing the affordable housing that is actually needed in the right location. The scale of this need is based on shifting and nebulous housing numbers, as evidenced by the recent down forecast of Oxford's housing needs. Is this destruction of rural Oxfordshire the legacy we wish to pass on to following generations. If opportunistic landowners and developers continue to dictate planning decisions this will cause irreparable harm to local communities.

Changes Sought

Reasons for Participation

PR-C-0562 05/10/2017 Helen Marshall CPRE Oxfordshire N Y

1417

Comments

Local Plan Review proposed to build 400 houses to the south east of Woodstock on the edge of the GB. A similar scheme on this site was proposed a dozen years ago and rejected by the Inspector. The same objections apply to this proposal including: - lack of affordable housing. - strain on the already overstressed infrastructure - adverse effects on local schools, medical services and retail centre - threats to World Heritage Site prospect - loss of greenfield amenity - environmental damage. The planned housing for Woodstock threatens to overwhelm local services and risks turning this historic town into an Oxford suburb. The Local Plan Review should instead seek to protect historic Woodstock from inappropriate development. CPRE notes that: a) The Woodstock site is adjacent to a site that has been allocated in the draft West Oxfordshire Local Plan (currently under examination). B) In response to wide-spread concerns raised at the hearings, the Inspector of this Plan has now asked West Oxfordshire District Council to conduct a heritage impact assessment of this site. We believe that Cherwell must conduct a similar assessment, taking into account the cumulative impact of the proposed development. Pending any outcomes from such an assessment, our view is that this site allocation should be removed from the Cherwell Local Plan Part 1 Review.

Changes Sought

A full heritage and landscape assessment should be carried out of the Woodstock site, in line with that which has been requested by the Planning Inspector of the West Oxfordshire Draft Local Plan, including an assessment of the cumulative impacts of developments. Our view is that this would be likely to lead to the removal of the proposed site allocation from the Plan.

Reasons for Participation

CPRE Oxfordshire represents a wide membership across the County, including many parish councils and local organisations, and seeks to influence development to protect and enhance the countryside. We would like to attend the oral part of the Examination in order to have the opportunity to respond in person to any further comments made by the Council and developers on these issues.

PR-C-0592 07/10/2017 David Wintersgill N N N

1489

Comments

The need for a cautious approach on land outside the Green Belt at Woodstock due to the presence of international and national heritage assets. This is not a valid reason to not build around Woodstock. The palace views would not be affected unless there plans to build on the palace grounds in full view of the palace which has not been suggested. Other world heritage sites have been able to build around those kind of places.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR10 - Land South East of Woodstock

PR-C-0658	09/10/2017	Giles	Hughes	West Oxfordshire District Council	Y	Y	N	Y

5418

Comments

Concern over the impact of the proposed Woodstock urban extension, including the potential adverse effects on the settings of important heritage assets. It is not clear that Cherwell have appropriately considered the cumulative impact of the proposed urban extension in combination with the proposals in the proposed West Oxfordshire Local Plan. The proposed West Oxfordshire Local Plan proposes 670 new homes on urban extension to Woodstock, including 300 homes to the immediate west of the Cherwell site which now have planning approval subject to a Section 106 agreement. The cumulative effects that need to be considered include the impact on the setting of the Blenheim Palace World Heritage Site. The site at present is a large open field, whose openness is readily apparent from the A44 as visitors travel towards Woodstock from the South, and this contributes to the setting of the World Heritage Site. A key issue to consider is the harm that the Cherwell proposal might cause in combination with the adjoining development in West Oxfordshire. Cherwell have not considered that already there is a woeful lack of parking available in Woodstock and there is a real fear that development of this site would create a satellite village whereby shoppers would use the private car to commute to and from Kidlington. Another important issue is the impact of the proposal on this setting of the Blenheim Villa Scheduled Ancient Monument which is within the site itself. Although the SAM itself will be protected from residential development, the proposed housing area would represent a significant change to the landscape just to the north of the SAM thereby adversely affecting its setting. There is a strong hedgerow feature on the western boundary of the site, which follows the alignment of a historic tract. The proposed urban extension would breach this natural boundary and extend development in an incongruous 'finger' to the east. As such it would not relate well to the existing urban form of Woodstock in this area. The proposed allocation is considered to cause harm to the settings of important heritage assets, it would also impact on the landscape and setting of Woodstock as a result of an incongruous urban extension which is poorly related to the characteristics of the location. The benefits of the proposed allocation do not outweigh these harms, given that there is scope to deliver housing to contribute towards Oxford's needs in alternative ways, such as through a modest increase in density on sites released from the GB, or by the development of the site Policy PR3a, which is to be removed from the GB but is not proposed for housing development in the proposed submission plan. More efficient use of the GB sites could deliver at least 410 additional homes and therefore eliminate the need for the proposed Woodstock urban extension As such the proposed allocation is contrary to the NPPF.

Changes Sought

Delete PR10 and the Woodstock allocation

Reasons for Participation

To address cross-boundary issues with West Oxfordshire

PR-C-0658	09/10/2017	Giles	Hughes	West Oxfordshire District Council	Y	Y	N	Y

5417

Comments

Concern over the impact of the proposed Woodstock urban extension, including the potential adverse effects on the settings of important heritage assets. It is not clear that Cherwell have appropriately considered the cumulative impact of the proposed urban extension in combination with the proposals in the proposed West Oxfordshire Local Plan. The proposed West Oxfordshire Local Plan proposes 670 new homes on urban extension to Woodstock, including 300 homes to the immediate west of the Cherwell site which now have planning approval subject to a Section 106 agreement. The cumulative effects that need to be considered include the impact on the setting of the Blenheim Palace World Heritage Site. The site at present is a large open field, whose openness is readily apparent from the A44 as visitors travel towards Woodstock from the South, and this contributes to the setting of the World Heritage Site. A key issue to consider is the harm that the Cherwell proposal might cause in combination with the adjoining development in West Oxfordshire. Cherwell have not considered that already there is a woeful lack of parking available in Woodstock and there is a real fear that development of this site would create a satellite village whereby shoppers would use the private car to commute to and from Kidlington. Another important issue is the impact of the proposal on this setting of the Blenheim Villa Scheduled Ancient Monument which is within the site itself. Although the SAM itself will be protected from residential development, the proposed housing area would represent a significant change to the landscape just to the north of the SAM thereby adversely affecting its setting. There is a strong hedgerow feature on the western boundary of the site, which follows the alignment of a historic tract. The proposed urban extension would breach this natural boundary and extend development in an incongruous 'finger' to the east. As such it would not relate well to the existing urban form of Woodstock in this area. The proposed allocation is considered to cause harm to the settings of important heritage assets, it would also impact on the landscape and setting of Woodstock as a result of an incongruous urban extension which is poorly related to the characteristics of the location. The benefits of the proposed allocation do not outweigh these harms, given that there is scope to deliver housing to contribute towards Oxford's needs in alternative ways, such as through a modest increase in density on sites released from the GB, or by the development of the site Policy PR3a, which is to be removed from the GB but is not proposed for housing development in the proposed submission plan. More efficient use of the GB sites could deliver at least 410 additional homes and therefore eliminate the need for the proposed Woodstock urban extension As such the proposed allocation is contrary to the NPPF.

Changes Sought

Delete PR10 and the Woodstock allocation

Reasons for Participation

To address cross-boundary issues with West Oxfordshire

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PR-C-0658	09/10/2017	Giles	Hughes	West Oxfordshire District Council	Y	Y	N	Y

1624

Comments

Concern over the impact of the proposed Woodstock urban extension, including the potential adverse effects on the settings of important heritage assets. It is not clear that Cherwell have appropriately considered the cumulative impact of the proposed urban extension in combination with the proposals in the proposed West Oxfordshire Local Plan. The proposed West Oxfordshire Local Plan proposes 670 new homes on urban extension to Woodstock, including 300 homes to the immediate west of the Cherwell site which now have planning approval subject to a Section 106 agreement. The cumulative effects that need to be considered include the impact on the setting of the Blenheim Palace World Heritage Site. The site at present is a large open field, whose openness is readily apparent from the A44 as visitors travel towards Woodstock from the South, and this contributes to the setting of the World Heritage Site. A key issue to consider is the harm that the Cherwell proposal might cause in combination with the adjoining development in West Oxfordshire. Cherwell have not considered that already there is a woeful lack of parking available in Woodstock and there is a real fear that development of this site would create a satellite village whereby shoppers would use the private car to commute to and from Kidlington. Another important issue is the impact of the proposal on this setting of the Blenheim Villa Scheduled Ancient Monument which is within the site itself. Although the SAM itself will be protected from residential development, the proposed housing area would represent a significant change to the landscape just to the north of the SAM thereby adversely affecting its setting. There is a strong hedgerow feature on the western boundary of the site, which follows the alignment of a historic tract. The proposed urban extension would breach this natural boundary and extend development in an incongruous 'finger' to the east. As such it would not relate well to the existing urban form of Woodstock in this area. The proposed allocation is considered to cause harm to the settings of important heritage assets, it would also impact on the landscape and setting of Woodstock as a result of an incongruous urban extension which is poorly related to the characteristics of the location. The benefits of the proposed allocation do not outweigh these harms, given that there is scope to deliver housing to contribute towards Oxford's needs in alternative ways, such as through a modest increase in density on sites released from the GB, or by the development of the site Policy PR3a, which is to be removed from the GB but is not proposed for housing development in the proposed submission plan. More efficient use of the GB sites could deliver at least 410 additional homes and therefore eliminate the need for the proposed Woodstock urban extension As such the proposed allocation is contrary to the NPPF.

Changes Sought

Delete PR10 and the Woodstock allocation

Reasons for Participation

To address cross-boundary issues with West Oxfordshire

PR-C-0669	05/10/2017	Patricia	Redpath

1647

Comments

I strongly object to the inclusion of land (located in Shipton on Cherwell parish) that abuts Woodstock and is identified as Woodstock in the proposals. The field in question was rejected for development two years ago, and adds to proposals – also being challenged – in West Oxfordshire District Council's local plan. No recognition is currently being made by either District of the effect that major building in this area will have on the World Heritage Site nor on the heritage town of Woodstock. The WODC Local Plan Inspector has ordered a heritage assessment of their proposals for Woodstock, and Cherwell must also take account of this assessment. The effect on the local infrastructure and the damage to the historic town of Woodstock would be immense and must not be permitted.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR10 - Land South East of Woodstock

PR-C-0766 10/10/2017 Haidrun Breith Berks, Bucks & Oxon Wildlife Trust Y

510

Comments

Policy PR10 - Land South East of Woodstock. This allocation looks isolated and only makes sense if it joins up with the proposed site allocation in West Oxfordshire district on the western side of Upper Campsfield Road. This allocation should therefore only be considered if and when the proposed development in West Oxfordshire has taken place. Welcome the provision of large areas of green space, parts of which should also be considered for biodiversity improvements.

Changes Sought

Reasons for Participation

Potential biodiversity impacts as outlined in the representation.

PR-C-0773 10/10/2017 Philip Rawle Greenlight Developments Y Y N Y

1951

Comments

Does not consider the Partial Review of Cherwell Local Plan to pass the 'tests' of soundness, in terms of being positively prepared, justified, effective and consistent with National policy. This is because the Partial Review does not make reference to the need for C2 units (residential institutions, including care homes), nor to care/nursing homes more generally. Policy PR2 deals with C3 uses only. Further limitations on current local planning policies (adopted and emerging) are outlined in the accompanying Note prepared by Lichfield's. In terms of National policy, the Government's National Planning Practice web-based resource in the section on 'Housing and economic development needs assessments' provides guidance to the plan-making process on how to deal with 'housing for older people'. Failure of the Partial Review to meet the care needs of the District will clearly have significant implications on housing options for Cherwell's increasingly ageing population. The accompanying Note prepared by Lichfield's quantifies that like the rest of the UK there is a clear need for care homes in Cherwell. Examples are found in the Oxfordshire SHMA, which projects the number of people with dementia and mobility issues in Cherwell and Oxfordshire will roughly double by 2031 (end of this Plan period). The latest DCLG figures project the number of people in Cherwell living in communal establishments to double by 2031. The Lichfield's' Note sets out the care need for Cherwell as follows: • In Cherwell District itself, the latest DCLG projections show growth in the number of people over age 75 living in communal establishments of 565, i.e. this is the number of care home bed spaces needed (2011 – 2031). However, as the Council are planning for housing growth well in excess of demographic trends, which will lead the population growth in excess of demographic trends, 565 bed spaces should be considered a minimum to plan for up to 2031. • In terms of Oxford City's need, the DCLG projections suggest a need for a further 305 bed spaces by 2031, and (as with its housing need) a proportion of this may well go unmet. Cherwell will inevitably import some of Oxford's care home needs, as those additional residents (who otherwise would have lived in Oxford) age and move into care homes. This further justifies the use of the 565 figure for Cherwell as a minimum, which may need to be increased if unmet care home need for Oxford is identified. Lichfield's' Note on Care Home Need provided.

Changes Sought

Greenlight asserts that it in order for this clear 'need' for care bed spaces to be met in Cherwell over the Plan period, specific policies are required to:(a) Set the delivery of this need over the Plan period as a requirement - this requirement being a minimum of 565 bed spaces by 2031; and(b) To identify and allocate sites to accommodate this need in the Plan and on the Policies Map.To this end, Greenlights' land interest at Skimmingdish Lane, Bicester, which is currently subject to planning application 17/01428/F, provides an opportune site to be allocated for a 64-bed care home; thus accommodating some 11.3% of the bed space requirement (based on a total requirement of 565 bed spaces) over the Plan period (by 2031).To demonstrate how the site at Skimmingdish Lane, Bicester can accommodate a 64-bed care home, and therefore to assist in informing its allocation as a care home site in the Plan, enclosed with this letter is the site location plan and proposed site layout plan, both of which form part of the current planning application on the site.

Reasons for Participation

The matters raised in these representations are of a strategic nature to the plan.

PR-C-0778 10/10/2017 Sarah Knox-Brown Begbroke & Yarnton Green Belt Campaign N N

5465

Comments

Begbroke & Yarnton Green Belt Campaign's (BYG) main concern is that they believe there is no proper justification for altering the Green Belt boundaries from where they currently stand. On a local level, they particularly object to the removal of the land described as PR8 and PR9 from the Green Belt due to the significant detrimental impact of that removal on the villages and villagers of Begbroke and Yarnton. They also object to the removal of land described as PR6a, PR6b, PR7a and PR7b from the Green Belt due to the importance of these sites in maintaining the gap between the villages of Begbroke, Yarnton and Kidlington to Oxford City and to the land described as PR10, a green field site due to the impact its development will have on the adjacent A44 corridor. Instructed Bruce Bamber, a transport consultant, to prepare a report on the transport implications of the allocation of sites PR8 and PR9 for housing purposes. Although his technical review has focused on these areas, the broader methodology to identify potential development locations has also been assessed for its soundness. The report has been provided as Appendix B. Key conclusions from the report includes: the Sustainability Appraisal Report was published before the Transport Assessment and therefore cannot properly take into account the transport impact of development options. The SAR fails to report the adverse traffic congestion impact from the proposed development around Begbroke and Yarnton and is therefore flawed. Transport evidence base and the associated environmental assessment work is fundamentally unsound and cannot be relied upon. A number of legal issues are raised in Appendix A with a detailed summary provided. If the Council proceeds as planned, we consider the Inspector will find the Plan unsound due to inadequacy of evidence base and failure to ensure effective consultation and participation by the public.

Changes Sought

Reasons for Participation

PR-C-0806 10/10/2017 Liz Pickering Education and Skills Funding Agency

5117

Comments

The ESFA supports the safeguarding of education land and the requirement for financial contributions towards the provision of a primary school.

Changes Sought

Reasons for Participation

PR-C-0832 10/10/2017 David Flavin Oxfordshire County Council

5053

Comments

The requirements within each site policy for an archaeological assessment and potential pre-determination investigations are supported.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR10 - Land South East of Woodstock

PR-C-0832 10/10/2017 David Flavin Oxfordshire County Council

5040

Comments

Proposed changes suggested.

Changes Sought

a. Policy PR10 needs to specify two vehicular access points with a connecting road between them. b. The policy needs to be clear on how this site would connect with the A44 & the A4095. An access via Shipton Road needs further consideration & would need to remove the 'dog leg' & the Shipton Road may require significant improvements as it is a rural road at present. A direct connection through to the A44 would also be a requirement to make this the most attractive connection to Woodstock town centre by car - access via Hensington Road would be inappropriate due to its narrowness which results in a chicane. c. The area of land identified as developable for housing is removed from both the A44 & the buses that run along that corridor. Many of the dwellings will be in excess of OCC's residential design guidance that seeks for new homes to be located within a 400m walk to bus stops. The policy needs to specify a connecting vehicular route into the adjacent consented site so that a diverted bus could run through both sites. d. The neighbouring parcel of land to the northwest of the site has resolution to grant by WODC (16/01364/Out). There is no indication of how these two sites integrate; consideration should be given to requiring a comprehensive masterplan covering both sites. There is strong merit for a highway linking the two sites for public transport purposes; a bus route would provide a highly sustainable transport solution for both land parcels. However, the site layout of (WODC 16/01364/Out) does not appear to make this possible. e. A number of pedestrian & cycle links between the Cherwell & the WODC site are required & should be secured in policy. f. Consideration should be given to realigning Shipton Road across WODC (16/01364/Out) & integrating with the Cherwell Site.

Reasons for Participation

PR-C-0832 10/10/2017 David Flavin Oxfordshire County Council

5045

Comments

Woodstock Policy PR10 - Land South East of Woodstock (410 homes) would generate approximately 125 additional primary pupils, who would needto be accommodated through a new school in Woodstock that also meets the needs of sites in West Oxfordshire. All developments should contribute towards the cost of any necessary additional school accommodation.

Changes Sought

Reasons for Participation

PR-C-0882 05/10/2017 Carl Smith N N N Y

5216

Comments

Although revised maps are not offered, it is considered that the areas of residential development as shown on PR's 8, 9 & 10 are not acceptable, because it is considered that better use could be made in reducing housing development sizes by using higher housing densities and in some cases ensuring that the "green gap" between settlements is increased .

Changes Sought

Reasons for Participation

Based on the representation, would like to reserve the right to respond if necessary.

PR-C-1339 09/10/2017 Mrs A Johnston N

4389

Comments

Object to building of 2,480 developments in Yarnton and Begbroke. I believe the proposals to be unsound for the following reasons: the proposal far exceeds the existing house numbers for Yarnton (approx. 1000) and Begbroke (approx. 350). The proposals will overwhelm the local sewerage system, which has had a lot of problems since the Cresswell Close and Pixey Close developments were completed, and there will be a huge effect on the drainage of rain (surface) water adding to the complication of sewerage. The proposals will create extra traffic on an already saturated A44 heading south and north at all times of day an d and will not be mitigated by a limited length bus lane (for which no funding is shown). This may encourage routing via the main A44, further reducing access already affected by the a reduced S3 bus service. There is no need for a railway station at Sandy Lane crossing - this route is the main access to Kidlington from Yarnton for shops, dentist, library, sports centre, banks and local council office. Any action to close this route to motor vehicles will result in additional car miles and pollution. The proposal will have a detrimental effect on local wildlife as we have deer foxes, badgers, hedgehogs and plentiful open space for insect and other wildlife.

Changes Sought

Reasons for Participation

PR-C-1396 09/10/2017 Paul Walker Oxford Bus Company Y

5164

Comments

SUPPORT these Policies with AMENDMENTS. The development of a Development Brief for these sites. The Brief should clearly set out how the plan proposals relate to the strategic bus network and how this will evolve, what the trigger points to deliver this shall be and give clarity to developers on the costs of developing in these locations as set out at PR8 30. The risk of not doing this is one of a hap-hazard development pattern of sites coming forward which cannot be served by high quality public transport though lack of forward planning, lack certainty for developers and a poorly thought out network connecting major nodes. Support PR8 18(c) and Pr9 8(c) which states the need for the development to enable connection to existing and potential public transport services. The policy needs to explicitly highlight that the development brief will need to contain costed proposals for bus services improvements. Therefore there needs to be mention within the policy of the need to "kick start" bus services for a number of years promoting alternative transport to the car until the development is built out and services viable. This viability may come from diversion into the site of existing services and as such we consider that and extension and/or diversion of the 300 park and ride service provide this role. The Service 300 could connect with the PR10 site as the terminus point calling at PR8 and PR9. The development of this service could be covered through the connected and joined up development brief for this site and we would be keen to work with developers and LPA to plan this service enhancement.

Changes Sought

Would therefore like to see the policy strengthened to highlight the need to connect inter urban bus route networks between settlements that reflect the OCC strategic bus network in a phased manner than can allow new developments to be accessible by modes other than the car with appropriate S106 commitments to enable these developments to be sustainable in a manner that is clear to developers promoting sites.

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR10 - Land South East of Woodstock

PR-C-1398	10/10/2017	Ben	Simpson	WYG on behalf of Bonnar Allan Ltd	Y	Y	N	N

5336

Comments

The representations are submitted on behalf of my client Bonnar Allan with regard to their proposals at New Alchester. The land is identified in the Vision document attached to these representations and will include up to 7,200 new market & affordable homes, primary & secondary schools, creation of a 240 acre country park & watersports centre & the potential to incorporate a new Park & Ride site with connection to the railway line south of Bicester by a new railway station. Our comments on the PSP are confined to issues of soundness. A summary of the alternative Options A to I that CDC considered at the last stage of the Plan is set out at paragraph 2.12. For the reasons we set out in our representations to that stage, we consider that the CDC's proposed approach of allocating land to the north of Oxford & within the Green Belt (GB) around Kidlington as set out in PR10 is flawed, & that the Partial Review does not pass the test of soundness. The PSP is not Justified as in our view it does not represent the most appropriate strategy for meeting Oxford's un-met housing needs. The logic that appears to underlie the PSP is in essence that the closer the proximity of the required housing to the City, the more sustainable it will be. This logic ignores the fact that there would be better prospects of residents travelling into Oxford as well as the major employment locations in the Science Vale by public transport including by rail from New Alchester. The preferred locations around Kidlington will increase congestion on the highway network & will result in the loss of GB & lead to coalescence between Kidlington, Begbroke & Yarnton, whereas the proposals at New Alchester are located beyond the GB. As we make clear in the Vision document, our proposals can be delivered in a phased manner & there are no impediments to early delivery. The scale of the proposals at New Alchester allows it to meet both the identified needs of Oxford City as well as an element of the future needs of Cherwell District, & in so doing, we recognise the journey that this proposal involves.

Changes Sought

We consider that the PSP should direct a majority of the un-met need to New Alchester which constitutes a more sustainable & justified location for the new homes needed both to meet the City's un-met needs as well as future need within Cherwell District. The PSP should be re-drawn to allocate land at New Alchester in place of the proposed allocations in the Green Belt (GB) around Kidlington. New Alchester can provide a highly sustainable location for the much needed development, at a location outside the GB & on the railway line into Oxford. The development would facilitate creation of a new railway station at New Alchester which would encourage people to travel to Oxford City & also other employment centres within the Science Vale by public transport.

Reasons for Participation

PR-C-1399	10/10/2017	Ms Jennifer	Mitter	Lichfields on behalf of The Church Commissioners for England (CCE)	N		N	Y

5383

Comments

The CDC Local Plan Part 1 and the NPPF (Para 34) support a strategy whereby growth should be directed towards the most sustainable locations, encouraging travel by non-car modes. The County Council's Oxford Transport Strategy is also clear in its objectives for achieving a meaningful modal shift for those travelling into Oxford City away from the private car and towards public transport. In this context, the justification for the Council's approach in pursuing growth at sites such as PR7, PR8, PR9 and PR10 which propose concentrated levels of development (circa 3,220 dwellings) is unclear. The development as proposed is concentrated along the already very congested A44 corridor and around Kidlington which is a known congestion hotspot. While some development in this area may be appropriate, the concentration of sites will lead to significant issues of congestion given that the sustainable modes being pursued (with the exception of cycling) are all road based Park & Ride, Bus and RTP routes. The Sustainability Appraisal (June 2017) recognises that new development around the Kidlington area 'may increase congestion but the Local Plan Part 1 Partial Review allocates new housing sites that encourage the use of sustainable transport and are allocated following consideration of their impacts on transport patterns through the SA'. Notwithstanding assessment of the proposed allocations through the SA, the impact of congestion has not been sufficiently weighed in the balance when considering reasonable alternative sites and a broader distribution across the District. For example, locating development on the rail network at locations such as Islip would assist in removing some traffic movement from the road entirely. It's recognised that there is the potential for a new railway station at Yarnton, but this is a long term strategy with no immediate proposals for delivery. CDC does not consider this necessary infrastructure to support the proposals and simply consider it a potential future benefit. Therefore, all focus for this plan period under this strategy will be on the road, contrary to the conclusions of the Sustainability Appraisal and to which our client objects. Overall, the various transport evidence base documents prepared to date have not robustly assessed the opportunities to improve rail usage despite current work being undertaken to develop the East-West rail link. East-West rail Phase 1 works saw an upgrade of Islip station which is on the new Oxford – London Marylebone line. The Western Section of East-West Rail will also see the introduction of three new passenger services, for direct services within the region and connections to national mainline services. These services are due to start operating in the early 2020s. Despite this significant rail investment, no development is proposed within Islip which is just a 3 minute train ride from Oxford Parkway, 7 minutes from Bicester, 11 minutes from Oxford and under an hour to London Marylebone. Our client is of the view that Policy PR4a (and by association policies PR6-PR10) focuses too strongly on improvements to and mitigations for the highway network rather than considering options for removing traffic from the road network and towards more sustainable modes such as rail. The proposed locations for the additional housing are known areas of congestion and the transport proposals do not go far enough to solve the existing issues, with the proposed levels of development in this location likely to compound matters further. Our client objects to these policies which will lead to increased levels of congestion and the strategy will not achieve a step change in modal split. Soundness - The evidence base prepared to support Policy PR4a (and by association policies PR6-PR10) is not sufficiently robust to justify the approach to allocate this level of housing in an area of existing traffic congestion without an effective strategy to achieve a step change in modal split. The Council needs to justify its approach for focusing so much of the new development in one area which is already known to suffer issues relating to road congestion. Rail has not been considered as a reasonable alternative within the evidence base documents and consequently the draft plan is not justified. The draft Plan is not Effective, as it focuses too much of the housing requirement in one, focused area. The Plan is not consistent with national Policy as the proposed development is not located where the need to travel will be minimised and the use of sustainable transport modes can be maximised.

Changes Sought

The evidence base has failed to sufficiently consider investment in rail / exploitation of existing rail assets despite recent investment in the East-West Rail project. A thorough exploration of the reasonable alternatives is required.
More detailed consideration needs to be given to the potential for locating new development at Islip within proximity to the existing railway station. This location would be sustainable and would support the existing local community. It has been demonstrated that there are no overriding physical constraints, in terms of highway impact, flooding and ecology, to the development of this land.

Reasons for Participation

Due to the complexity of the matters discussed in relation to PR4a

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR10 - Land South East of Woodstock

PR-C-1401 10/10/2017 Alan Lodwick Alan Lodwick on behalf of Kidlington Development Watch N N Y

5306

Comments

While we object to any release of land in the Green Belt including the allocated sites, we have a further concern relating to the possible overall location of land for housing in the event that any or all of the allocated sites are confirmed for development in any adopted plan. PR6a, 6b, 7a, and 8, the land areas allocated specifically for residential development (i.e. not the total site areas) are approximately 50% higher than would be necessary to accommodate the stated number of houses at the net densities specified. For example the largest site (PR8) for 1950 houses at 45dpha net should require 43.3ha. Whereas the allocation is for 66ha, over 50%larger. The definition of net density is not specified in the plan though it usually includes access roads, parking, incidental open space and play areas. There are separate allocations for schools and a local centre, so it appears that the areas allocated specifically for residential development are significantly too large. Given the desirability of this land to developers, there is a clear risk thatpermission could be sought for significantly higher numbers of dwellings over and above the intended provision, resulting in even greater environmental harm and pressure on infrastructure. We are therefore concerned about the provision in PR12a (para 7) that should more than 4400 houses be built this will be taken into account in meeting Cherwell's own need, which would appear to be an incentive to the Council to approve higher numbers than set out in this plan."

Changes Sought

All allocations should be withdrawn because they are premature (need not yet established) and because alternatives to Green Belt development exist.However if some or all of the allocations are confirmed (which we completely oppose) then the plan should be amended to ensure that no more than the specified numbers of houses will be permitted (e.g. by reducing site areas or other stipulations).

Reasons for Participation

We (Kidlington Development Watch – KDW) consider this is necessary because of:our extensive involvement with the consultations at all stages of the Cherwell LocalPlan to date; the considerable work we have undertaken to publicise the consultationourselves; of the feedback we have received from Kidlington residents; and, the largenumbers of them who have responded as a result of our efforts.KDW is a voluntary organisation run by Kidlington residents with experience andinterest in planning issues. We believe that effective, informed public participation inplanning consultations is vital to democratic policy making. We publiciseconsultations that directly affect Kidlington and offer advice on how people can bestmake their views known. In relation to this and the previous options consultation weprinted and distributed leaflets, put up posters, ran a stall on many Saturday marketsand at other events, participated in public and parish council meetings, provided information on our website and responded to requests for information from Kidlingtonresidents.As a result, we have gained a very good understanding of the views of Kidlingtonresidents, a large number of whom have made representations because of ouractivities. KDW's representations therefore reflect the views of much of the Kidlingtoncommunity."

PR-C-1401 10/10/2017 Alan Lodwick Alan Lodwick on behalf of Kidlington Development Watch N N Y

5305

Comments

"Object to the allocations in Policies PR6a, 6b,7a,7b,8 and 9 for the reasons given in our objection to release of Green Belt land (seeobjection to PR3). All of these sites contribute to the purposes of the Green Belt and should not therefore be removed from it. Other Green Belt Sites rejected by the Council. We also explicitly support the Council's rejection of other sites in the Green Belt considered at the options stage for the same reasons. Policy 10 : Woodstock Allocation. In the case of Policy 10, the site is on the edge of the Green Belt, and would impact on its openness. It would also be an excessive and disproportionate extension to the small historic town of Woodstock particularly when considered in addition to the adjacent site provisionally allocated in the draft West Oxfordshire Local Plan (currently under examination) for 300 houses. Due to wide-spread concerns raised at the hearings, the Inspector has asked West Oxfordshire District Council to conduct a heritage impact assessment of this site given its proximity to a World Heritage site. Cherwell should have conducted a similar assessment, taking into account the cumulative impact of the proposed development. Woodstock town is not within the Cherwell boundary but nevertheless, Cherwell has a duty to seek to protect historic Woodstock from inappropriate development and we consider it is not reasonable or sustainable to locate 410 extra houses in this area to meet Oxford's unmet housing needs."

Changes Sought

All allocations should be withdrawn because they are premature (need has not been established) and because alternatives to Green Belt development exist.

Reasons for Participation

We (Kidlington Development Watch – KDW) consider this is necessary because of:our extensive involvement with the consultations at all stages of the Cherwell LocalPlan to date; the considerable work we have undertaken to publicise the consultationourselves; of the feedback we have received from Kidlington residents; and, the largenumbers of them who have responded as a result of our efforts.KDW is a voluntary organisation run by Kidlington residents with experience andinterest in planning issues. We believe that effective, informed public participation inplanning consultations is vital to democratic policy making. We publiciseconsultations that directly affect Kidlington and offer advice on how people can bestmake their views known. In relation to this and the previous options consultation weprinted and distributed leaflets, put up posters, ran a stall on many Saturday marketsand at other events, participated in public and parish council meetings, provided information on our website and responded to requests for information from Kidlingtonresidents.As a result, we have gained a very good understanding of the views of Kidlingtonresidents, a large number of whom have made representations because of ouractivities. KDW's representations therefore reflect the views of much of the Kidlingtoncommunity."

PR-C-1403 10/10/2017 Vicky Aston Sport England Y Y N

5189

Comments

Sport England welcomes the Council's references throughout the document and policies requiring developers to include open space, outdoor sport and recreation. However, Sport England is concerned that the Council has yet to publish its evidence base in relation to playing fields and outdoor sports provision and built sports facilities. The Council will need to ensure that all of the new development contributes towards indoor and outdoor sports facilities in the District. The Council's evidence base will help frame this work. Sport England also recommends that the Council includes a requirement for applicants to include a statement demonstrating how their development has met the 10 principles included in Sport England's Active Design document. See Section 3 of the document 'how to use Active Design' and the proposed change.

Changes Sought

Sport England recommends that the Council consult Sport England at the earliest opportunity on the preparation of the Playing Pitch Strategy. Sport England suggest the following text could be included in the policies to support Active Design: PR5 (10) Provide evidence of how the development has improved the health and well being of new
residents by demonstrating how the proposals will meet the 10 Active Design Principles set out in
Sport England's guidance document 'Active Design' https://www.sportengland.org/facilitiesplanning/
active-design/

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR10 - Land South East of Woodstock

PR-C-1424 10/10/2017 Jon Waite RPS Group N N N Y

4329

Comments

Expresses concerns over the Plan's proposed allocation on 'Land South East of Woodstock'. The concerns relate to the potential impact on a historic town and a World Heritage Site and the lack of joint working between Cherwell District Council and WestOxfordshire District Council. The site is allocated for 410 dwellings and several supporting facilities. The site adjoins theboundary of West Oxfordshire but what is not made clear is that the adjoining area is also a housing allocation for 300 dwellings in West Oxfordshire's emerging Local Plan under Policy EWIc. Furthermore, West Oxfordshire's Local Plan makes two additional allocations at Woodstock making a total of 1,080 new dwellings around the edge of this unique and historic town. Of even greater concern is that 710 of these dwellings (including the Cherwell allocation) are adjacent to the World Heritage Site of Blenheim Palace. It is not clear what studies have been carried out by the Council to support this allocation. When the West Oxfordshire Local Plan was Examined in Public earlier this year, the Council were heavily criticised by the Inspector for not carrying out a Heritage Appraisal on its allocations at Woodstock to consider the allocation's impacts on the town's historic environment and the setting of the World Heritage Site. There is nothing to suggest that this Council has carried out a similar appraisal for the Land South East of Woodstock allocation. The local economy for Woodstock relies heavily on tourism. This is acknowledged in the West Oxfordshire Local Plan. Such a high level of development in and around a town which is famed for its historic character is likely to impact on this trade. Moreover, a joint planning application was submitted to West Oxfordshire and Cherwell Councils in 2014 (ref: 14/02063/OUT) for a mixed-use development on this combined site. The application was unanimously refused by Members in September 2015. The refusal stated: "The scale and layout of the site as a whole in relation to Woodstock would represent a disproportionate and inappropriate addition to the town." It is unclear what has changed since this application was refused by both West Oxfordshire andCherwell Councils. The two allocations combined would still represent a disproportionate and inappropriate addition to the town. Believes that the Council should be looking for suitable alternatives to the Land South East of Woodstock allocation.

Changes Sought

Reasons for Participation

The points raised are complex and need to be discussed with the Inspector in a public forum.

PR-C-1436 10/10/2017 Patsy Dell Oxford City Council

4576

Comments

Supports the allocation of sites at Begbroke, Yarnton & Woodstock. Our comments on the details of these policies are more brief as the physical links with the city are more limited (although the economic links with Begbroke & the University of Oxford as part of the 'Knowledge Spine' are clear and strong), however we welcome the delivery of sustainable transport links into neighbouring communities & onwards into Oxford to provide access to employment, services & facilities.

Changes Sought

Reasons for Participation

PR-C-1441 10/10/2017 Katherine Jones Savills on behalf of Thames Water

4603

Comments

Woodstock STW does not currently have the capacity to accept the flows from this development, however a growth project for this site has been highlighted for inclusion within our PR19 plans for the next AMP period, though these plans have not yet been finalised. The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when & how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application. Thames Water advise that this development site could potentially drain to either Woodstock STW or Church Hanborough STW depending on the point of connection. In order for Thames Water to determine whether the existing sewer network has sufficient spare capacity to receive the increased flows from the proposed development, a drainage strategy must be submitted detailing the foul & surface water strategies. Details of any proposed connection points or alterations to the public system, including calculated discharge rates (pre and post development) must be included in the drainage strategy. If initial investigations indicate that the existing sewer network is unlikely to be able to support the demand anticipated from this development, it will be necessary for the developer to fund an Impact Study.

Changes Sought

Reasons for Participation

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PR-C-1445 10/10/2017 Greg Blaquiere Terence O'Rourke Ltd on behelf of Vanburgh Unit Trust and Pye Homes Ltd N Y N Y

4609

Comments

The proposed policy is broadly supported, as the allocation of the site is considered to be entirely justified and effective. Further it represents sustainable development and is therefore consistent with national policy. The plan must be positively prepared andpositively seek opportunities to accommodate the development needs of the area. Given the housing need, and acute affordability issues in the area, as well as the lack of reasonable alternatives available, it is considered that this allocation is fundamental tothe soundness of the plan. In this regard, we would highlight that some of the alternatives said to be required include the removal of land from the Green Belt. This site, which features as a non-Green Belt alternative must be prioritised particularly as it is very well located in terms of the close proximity of major employment opportunities, services and Oxford City; as well as in respect of the excellent accessibility between them, whereby the strategic transport network, including road, rail and bus, and scope for cycling and walking, provides for sustainable patterns of movement. The site is deliverable and would provide sustainable residential-led development in accordance with the overarching vision and strategic objectives of the Proposed Submission Plan.Concerns with the soundness of the policy as drafted. Overall the policy criteria are considered to be excessively prescriptive. We have concerns that including 33 criteria (some of which have sub-criteria and several of which are covered by other existing Development Plan policies or would be a requirement for planning application validation) would be ineffective. They would provide an unjustified barrier to delivery, which would be inconsistent with national policy. The policy as drafted would restrict the development potential of the site, providing a barrier to the successfully delivery of this non Green Belt site and its optimal use. Detailed comments are made on specific policy points. A Transport Strategy and Proposed Site Allocation document have been submitted to support this representation.

Changes Sought

Proposals for development should be consistent with 1. Construction of at least 410 dwellings (net) on 16 hectares of land (the residential area as shown). The dwellings to be constructed at an approximate average net density of 30 dwellings per hectare2. Delivery of 35% of the homes as affordable housing as defined by the National Planning Policy Framework3. 3.1 hectares of land and financial contributions for a new primary school with at least2.2 forms of entry. The school buildings should be provided on site unless provision is made elsewhere and required education/sports facilities are instead provided in agreement between the Council, West Oxfordshire District Council and Oxfordshire County Council.4. Provision of a community facilities, formal sports facilities, play areas and allotments, areas for nature conservation and woodlands accessible by the community.5. Protect the setting of the Blenheim Palace World Heritage Site, the Grade 1 Registered Park and Garden and the Blenheim Villa Scheduled Ancient Monument, their settings and influences on the historic, built and natural environments, avoiding significant levels of harm.6. Provide safe, efficient and secure points of vehicular access and egress from and to existing highways and provision of appropriate connections for vehicles, pedestrians and cycles within the site and towards Woodstock Town7. Development that enhances the built and natural environment and provides a green infrastructure that responds to the local historic context and secures biodiversity gains8. The scheme shall be supported by draft Heads of Terms for developer contributions that are proposed to be secured by way of legal agreement.9. The application shall include an Employment, Skills and Training Plan to be agreed with the Council10. A layout, design and appearance for an extension to Woodstock that responds to the internationally and nationally significant heritage of the Blenheim Palace World Heritage Site, the Grade 1 Registered Park and Garden and of Woodstock town. An approach that is fully integrated and connected with, the existing and planned built environment, which maximises the opportunity for walking, cycling and wheelchair use, which provides for a development that is integrated with a high-quality green infrastructure and sensitive landscape setting, that fully protects the setting of the WHS and the Blenheim Villa Scheduled Ancient Monument and which greatly enhances the eastern built-up edge of Woodstock."

Reasons for Participation

To elaborate on the points raised should it be deemed necessary.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR10 - Land South East of Woodstock

PR-C-1448 10/10/2017 Janine Saxton Woodstock Town Council N

5843

Comments

HIGHWAYS AND PLANNING ASSESSMENT - EXECUTIVE SUMMARY - The local highway network links via the A44/A4095/A4260 interchanges close to and including Woodstock are already and demonstrably running at 85% -95% of their full operational capacity at peak times. It is Woodstock Town Council view that Cherwell District Council (CDC) have not provided any up to date evidence by way of traffic or planning assessment relating to the Environment based on the forecast transport requirements of existing riparian residents and businesses likely to be affected by additional planned housing and industrialisation around Woodstock using the A44 transport corridor. Nothing relevant appears in the CDC local plan. Nor has additional traffic likely to be generated by such forecast development been factored into either of these plans. Through various standard traffic assessments using robust vehicle trip rates, this Assessment demonstrates that the existing highway infrastructure or local area cannot be expected to cope with any significant new development without substantial and seemingly unbudgeted expenditure. There is no clearly defined timetable or delivery mechanism within the CDC local plan that further demonstrates the processes or procedures for delivery of any reasonable form of sustainable transport solution that would significantly reduce the traffic generation growth effects on this link. The predicted modal shift of around 15% as highlighted in the Connecting Oxfordshire Strategy are optimistic and, without any background evidence to substantiate this figure, it is difficult to accept this as a realistic objective. It is reasonable to conclude following this Assessment including all the current planning applications in place within the CDC area close to the A44 and indeed any associated traffic issues on the A40, that there will be significant transport or highway related reasons why the proposed development allocations should not be encouraged unless infrastructure, sustainable transport provision and realistic planning policies are fully identified, committed and delivered by the developers and local authority. At this stage of the local plan proceedings there is no realistic adopted transport policy in place with regards to safeguarding traffic management and highway improvements; the Highway Authority are at present in the process of appointing consultants to determine exactly what is required. There are no longer grants from central government and therefore the delivery relies on developers. The current CIL levels in the Town Council's opinion are not set at prerequisite level to provide these vital improvements. Great care must be taken when relying on CIL; in many cases developers state that any improvement is financially unviable because of the level of affordable housing that has to be provided. It is clear from all current traffic flow data that the additional predicted developments, in the absence of a sound and tested planned policy, will have a serious impact on the network and without significant improvement, the additional traffic effects caused by new development must be classed as 'Severe' as outlined in the NPPF. The representation is supported by a Heritage Impact Review and a Transport Congestion and Local Plan Policy Proposals Review/Assessment.

Changes Sought

Reasons for Participation

PR-C-1448 10/10/2017 Janine Saxton Woodstock Town Council N

5235

Comments

HERITAGE IMPACT ASSESSMENT - EXECUTIVE SUMMARY - Woodstock is a small market town to the north-west of the city of Oxford. The current settlement has c 1500 houses and c 3000 residents. Housing allocation plans published by Cherwell and West Oxfordshire District Councils would add a further 1080 houses on the south-east, east and northern edges of the town, all on prominent gateway sites into the existing urban core. Such a dramatic increase would inevitably have a substantial impact on the historic town in many ways, such as traffic, infrastructure and services. This report addresses issues specifically relating to the site's rich cultural heritage. It contends that the proposed developments either will cause or have the potential to cause moderate impacts individually on the town and its heritage assets. In a few cases impacts are likely to be moderate to high. The cumulative impact of all four developments (or combinations of them) would be moderate to high. This amounts to substantial harm as defined in the NPPF(paragraphs 132-3). The public benefits (including the conservation benefit claimed for the Blenheim Park Estate) do not outweigh the cumulative harmful impacts.
The representation specific points of concern are that:
•Any one of the sites, if developed as planned, would represent a substantial increase on current housing provision in Woodstock, and would involve the permanent loss of green space and agricultural land outside of the current settlement limits. This would harm the character and heritage significance of the town.
•The cumulative harm of any more than one site being developed would be exponentially greater than any individual impact.
•The combined effects of WODC site EW1c and CDC site PR10 would be a particular concern, as they would represent a very substantial development extending well beyond the current limits of the town into open fields, with permanent loss of vital open space and agricultural land. This would represent the loss of a crucial buffer zone between Woodstock and London Oxford Airport. The effect would be a virtual merger with Kidlington, as the airport would be all that lay between them.
•All four sites are on important gateways into the historic town. WODC site EW1c and CDC site PR10 lie on the south-eastern approach along the A44, while WODC site EW1e is on the northern approach along the same road. These are the main routes into and out of the town. WODC site EW1d is on the Banbury Road, a route in from surrounding villages. The fields are currently open agricultural land, part of an important green buffer zone around the settlement. Housing development will create a new hard edge instead of green space, and will be particularly damaging on the A44 approaches.
•All of the fields either contain known archaeological sites or have such sites in their immediate vicinity. It is possible that further important remains exist within the fields. This issue has not been addressed adequately in the current proposal documents.
•CDC site PR10 contains the Blenheim Roman villa, a Scheduled Monument designated (and thus protected) because of its national archaeological importance. The site has been excluded from the development area, but new housing within the field would harm its setting. Furthermore, it is known that associated Roman remains extend well beyond the
•Scheduled area into other parts of the field. Some of these remains lie within the area currently identified for development. Potentially associated remains also exist in the neighbouring WODS site EW1c, again within areas identified for development.
•There does not appear to have been any coordination between the two district councils over their development proposals. This is surprising given that these two site are contiguous, thus exacerbating cumulative impacts should both sites go forward for housing development.
The representation is supported by a Heritage Impact Review and a Transport Congestion and Local Plan Policy Proposals Review/Assessment.

Changes Sought

Reasons for Participation

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-0035 01/08/2017 Ian King Bladon Parish Council Yes Yes No

40

Comments

The residents of the Parish of Bladon are concerned with the traffic volumes impact on Bladon. 1. Volume of traffic on A44 and Bladon roundabout. 2. Volume of traffic passing through village via A4095. 3. Pollution caused by increased volume of traffic. 4. Effect of traffic on the World Heritage site of Blenheim.

Changes Sought

Reasons for Participation

PR-C-0044 08/08/2017 Mrs M A Read N

55

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought

Reasons for Participation

PR-C-0045 08/08/2017 Patricia Hook N

60

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-0048 07/08/2017 Mr S Beckett N

67

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0049 09/08/2017 David Meara N

72

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0050 09/08/2017 Lee Gumbrell N

77

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0051 07/08/2017 Huw Morgan N

82

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0052 06/08/2017 Melanie Snelling N

87

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

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PR-C-0053 08/08/2017 Ora Sapir N

92

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0056 08/08/2017 Mr C Norridge N

102

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0057 09/08/2017 Philip & Rebecca Cobden N

107

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0058 06/08/2017 Nigel Francis N

112

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0059 09/08/2017 Fleur Yerbury-Hodgson N

117

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-0060	10/08/2017	Michele	Lodge				N	

122

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0061	07/08/2017	S	Hooker				N	

127

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0062	11/08/2017	Jane	Gould				N	

132

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0063	12/08/2017	K R	Fuller				N	

137

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0064		G	Hellman				N	

142

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0069	12/08/2017	Shaun	Waine				N	

152

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0071	14/08/2017	D	Rudd					

156

Comments

Objection to using Kidlington Greenbelt land. Daily walks with dog on the Green Belt areas would be a great loss of pleasure. The villages do not have the infrastructure to support this expansion without serious loss of standard of services delivered (Schools / Roads / Doctors). Traffic gridlock already very bad, which will only increase and cause increased notice and air pollution. If this is not stopped now-where will it end, not until all the countryside habitat is gone.

Changes Sought | Reasons for Participation

PR-C-0072	14/08/2017	M F	Fawcett				N	

159

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0073	14/08/2017	Mr & Mrs	Williams				N	

164

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0074	14/08/2017	Tony	Gregory				N	

169

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-0075 14/08/2017 Vivienne Brucker N

174

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0076 14/08/2017 Joan Davies N

179

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0077 10/08/2017 Edmund Isanski N

184

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0078 14/08/2017 Mrs E Witchelo N

190

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0079 12/08/2017 Trevor Elford N

194

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

Page 2447

PR-C-0082 17/08/2017 B J Wintour N

201

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0083 17/08/2017 Mrs F M Berry N

206

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0084 17/08/2017 Mrs M Leach N

210

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0085 17/08/2017 Adrian Smith N

215

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0086 17/08/2017 C & E Rogers N

220

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-0087 12/08/2017 Mrs D Innes N

225

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0088 06/08/2017 Petr Stepan N

230

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0089 16/08/2017 Margaret Middleditch Middleditch N

234

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0090 14/08/2017 S Kerry N

239

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0091 11/08/2017 Mr & Mrs C Dabney N

244

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0095 12/08/2017 L Brennan N

252

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0096 17/08/2017 Mr N & Dr J Donoghue & Broderick N

257

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area. We also strongly object to PR11 - the infrastructure plan. Traffic on Oxford Road, A40 and A44 is already at a standstill most mornings, and new houses on this scale with no real infrastructure improvement is not viable. It will leave Kidlington and Yarnton gridlocked 7am-10am and 4pm-7pm, sacrificing air pollution and the wellbeing of residents. We will continue to object until a more reasonable plan is published.

Changes Sought | Reasons for Participation

PR-C-0096 17/08/2017 Mr N & Dr J Donoghue & Broderick N

259

Comments

We very much understand pressure to build new houses, given the national and local shortage. However, we strongly object to PR3 building on GB land, and green countryside was a big decision maker for us moving to this area. Aside from the proven health benefits of green spaces, building on GB sets a precedence and it will never be reclaimed. There are brownfield/non-GB areas around Oxford that would not pose the problem. Also strongly object to PR11. Traffic on the Oxford Road and A44/A40 is already at a standstill most mornings. New houses on the scale proposed is not viable and will leave the area gridlocked. Air pollution and well being of residents will be sacrificed.

Changes Sought | Reasons for Participation

PR-C-0097 21/08/2017 Margaret Smith N

262

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-0098	21/08/2017	Michael	Clapson				N	

267

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0099	19/08/2017	Margaret	Grain				N	

271

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0100	18/08/2017	Kenneth	Clarke				N	

276

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0101	22/08/2017	Mr D	Norris				N	

281

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0102	21/08/2017	D	Burns				N	

285

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0103	14/08/2017	Anne	Hine				N	

290

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0104	19/08/2017	A	Wood				N	

295

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0105	19/08/2017	B & J	Boffin				N	

300

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0106	20/08/2017	Ellen & Dan	Fallows				N	

305

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0107	20/08/2017	Mr Jeffrey	Lyes				N	

314

Comments

The infrastructure component of this Plan could hardly be more vague. There is no real assessment of need, no costings, no ideas. A sound plan cannot be an invisible one. This is ineffective. Conclusion: This is a plan flawed from concept, so no amount of "tweaking" could make it sound.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-0109 22/08/2017 Liam Robbins (& Family) N

322

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0110 14/08/2017 Lisa & Mark Smith N

327

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0111 21/08/2017 Jean W S Moir N

332

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0112 21/08/2017 Ian James N

337

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0113 18/08/2017 Mr & Mrs William Snyder N

342

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0114 23/08/2017 Abby Thomson N

347

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0118 22/08/2017 D J White N

355

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0119 30/08/2017 Ailsa J Allen N

360

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0120 29/08/2017 Fiona Garratt N

365

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0121 24/08/2017 Michael Winterbottom N

370

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-0122 25/08/2017 Stella Maidment N

375

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0123 23/08/2017 K Palowska-Benda N

380

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0124 24/08/2017 Mrs Lauren Wellard N

385

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0125 24/08/2017 Martin & Pamela Palmer N

390

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0126 23/08/2017 Mrs Audrey Archer N

394

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0127 18/08/2017 S Byles N

399

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0128 25/08/2017 Tracey Wyse N

404

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0129 25/08/2017 Mr A C Bunce N

409

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0130 22/08/2017 David Sloan N

414

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0131 25/08/2017 Fiona Gibson N

419

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-0131 10/10/2017 Fiona Gibson N

2310

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0132 24/08/2017 Ms MA Harwood N

424

Comments

Reason: No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0133 25/08/2017 Mrs Mary Laina N

429

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0134 25/08/2017 Laura Ugolini N

434

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0135 23/08/2017 Henrietta Batchelor N

439

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0136 16/08/2017 Anthony Gladstone N

444

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0137 23/08/2017 Ann Gladstone N

529

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0138 24/08/2017 Mr J M Ward N

534

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0139 19/08/2017 Anthony Lyne N

539

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0140 19/08/2017 Mrs Evans N

544

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-0141 23/08/2017 Mrs G P Savin N

549

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0142 30/08/2017 Mrs Christine Howard N

554

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0146 30/08/2017 Paul Holmes N

567

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0147 06/09/2017 J Wilson N

572

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0148 04/09/2017 Mr D J A Hamblen N

577

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

Page 2453

PR-C-0149 31/08/2017 Noel Heaven N

582

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0150 03/09/2017 Christine Brooks N

587

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0151 22/08/2017 Denise McDonagh N

592

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0152 22/08/2017 A & A R Walton N

597

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0153 05/09/2017 Sally Hope N

601

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-0154 05/09/2017 Bethan Gawthorne N

606

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought

Reasons for Participation

PR-C-0155 05/09/2017 Melanie Greene N

611

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought

Reasons for Participation

PR-C-0156 05/09/2017 Mr Charles Henry Pilcher N

616

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought

Reasons for Participation

PR-C-0157 10/09/2017 Mr & Mrs N Barrett N

621

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought

Reasons for Participation

PR-C-0158 10/09/2017 E M & C G Brooks N

625

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought

Reasons for Participation

Page 2454

PR-C-0159 11/09/2017 Mrs Jan Lyes N Y N N

450

Comments

The assumption that developers will pay for much of the necessary infrastructure and produce record amounts of 'affordable' housing will produce minimal infrastructure and not guarantee that the existing level of educational, health and social services will be maintained, let alone enhanced. Even if the infrastructure is deliverable, it is not up to the job. The plan should be re-written with GB land clearly a last resort, absolutely subject to approval at a future date when housing land occupation trends are clear and all available alternatives have been used.

Changes Sought

The plan should be re-written with (1) the GB land clearly positioned as a last resort option, absolutely subject to approval at a future date when the trends of housing land occupation become more clear and only after using up all available alternatives (2) fresh and more up to date research data validated by objective peer review to justify the whole exercise i.e. a proven statement of Oxford's housing need (3) a much more convincing means of creating and funding 50% affordable housing of good and lasting quality (4) a more detailed and comprehensive examination of the infrastructure requirements of the new and existing communities together with proper costings and deliverable, adequate funding (5) a more thorough and credible examination of transport requirements and practical methods of satisfying those needs.

Reasons for Participation

PR-C-0164 Margaret Rockall N

632

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought

Reasons for Participation

PR-C-0165 14/09/2017 Nicola & Ian Timbrell & East N

637

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-0166 18/09/2017 Linda M Tayler N

642

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0167 18/09/2017 Tim Butler N

647

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0168 18/09/2017 C R Swift N

652

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0169 19/09/2017 Mrs M Sammons N

657

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0171 22/09/2017 Stephen Paul & Jacqueline Margaret Dewhurst N

662

Comments

Object to Policy PR11. The infrastructure policy is unsound, there are no costs shown in the schedule, how are we supposed to get from A to B when already the highway system is gridlocked. Details provided concerning work and the need for car transport and the virtually impossible gridlocked roads. You propose to close Sandy Lane in Yarnton, why? We do not need another railway station, we have one at Oxford Parkway, this road is a much needed and used route into Kidlington. It is a vital road to get to customers there and villages afar.

Changes Sought | Reasons for Participation

Page 435

PR-C-0172 20/09/2017 David Bevis N

665

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0173 21/09/2017 Tom Phillips N

670

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0174 19/08/2017 Jacqueline Bevis N

675

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0175 21/09/2017 Sue Crisp N

680

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0176 18/08/2017 R Aust N

685

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-0177 21/09/2017 Philip Hine N

690

Comments

There are no costs for this and no planning on how the congested highways will cope.

Changes Sought — Reasons for Participation

PR-C-0179 21/09/2017 William Underhill N

695

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought — Reasons for Participation

PR-C-0181 20/09/2017 Kevin Newton

701

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought — Reasons for Participation

PR-C-0185 22/09/2017 Sarah Wood N

712

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought — Reasons for Participation

PR-C-0186 25/09/2017 Mrs K Bartlett N

717

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought — Reasons for Participation

PR-C-0187 22/09/2017 Pauline Steele N

722

Comments

Objection to the removal of land from the Oxford GB. The GB preserves open spaces that are much appreciated by local residents, protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The Plan is therefore not consistent with National policy.

Changes Sought — Reasons for Participation

PR-C-0188 Mrs M Cooper N

727

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought — Reasons for Participation

PR-C-0191 Trevor Langrish N

735

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought — Reasons for Participation

PR-C-0192 25/09/2017 Helen Langrish N

740

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought — Reasons for Participation

PR-C-0193 23/09/2017 Mr & Mrs Lodge N

745

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought — Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-0224 15/08/2017 Andrew Hadaway N

784

Comments

Objects to Policy PR11 on infrastructure because it is unsound. No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional traffic generated by these new houses and other developments planned and already in progress for the wider area.

Changes Sought

Reasons for Participation

PR-C-0237 15/09/2017 Karen East TMP Planning Ltd on behalf of Gosford and Water Eaton Parish Council N Y

820

Comments

Very concerned about the implications of this development on existing infrastructure. On the basis of current evidence do not believe that infrastructure can be delivered to support this scale of development without adverse effects on both existing and new residents. Opposed to the proposed allocation of 1410 dwellings within the Parish, in part due to the impact on infrastructure. Notwithstanding this position, if development does go ahead have the following concerns:Health - Residents already experience major difficulty accessing doctors' surgeries and other health facilities with long waits for appointment times. Although there is mention of provision of health facilities it is unclear how this will be delivered whether this will be adequate for existing and new residents.Water supply – There is concern as to whether adequate water supply is in place to accommodate the additional demand from a further 1410 homes together with other proposed development in Cherwell. Note that the Oxfordshire Infrastructure Strategy Executive Summary states: "With regards to demand and supply forecasts for Oxfordshire area: under dry year average conditions identify a deficit from 2024/25 growing to 15 million litres per day (Ml/d) by 2040. Under peak conditions a deficit is forecast from 2019/20 growing to 33 million litres per day by 2040. This growing deficit is driven by the impact of population growth and climate change on groundwater sources and therefore a reduction in available deployable output for the resource zone. " The additional population resulting from the housing proposed will further increase this problem.Kidlington Centre- It is not evident how these proposals affect Kidlington centre. There appears to be little capacity to accommodate further premises in the centre. The proposals will cut off Yarnton from Kidlington. Yarnton would have a new centre and residents of new development to the south of Kidlington are therefore less likely to use Kidlington. Gosford and Water Eaton residents use Kidlington Centre to access services and facilities and therefore may be affected if the centre becomes less viable and the range of services is reduced. The District Council should consider how these proposals will impact on Kidlington centre and how it may be supported.Transport – Expressed concerns about transport infrastructure in response to Policy PR4. Given the high levels of congestion within the area have major reservations about the ability of the road network to cope with this level of development. It is not evident that funding is secured for necessary improvements and therefore the ability to make the changes needed is uncertain. Air pollution from increased traffic from this and other developments is an additional major concern.Affordable housing- Would reiterate our comments on Policy PR2. Whilst support the provision of affordable housing at the levels suggested, there are concerns about how this will be delivered and secured on a continuing basis. Believe that affordable housing should be equally available to local residents as to those from Oxford city. Policy PR11 as written sets out basic principles which we support however it does little to reassure the Parish that infrastructure will actually be delivered and evidence on development in other areas suggests that this will not happen.

Changes Sought

Further detail and commitments are required to clarify how infrastructure will be funded and delivered.

Reasons for Participation

The Parish Council would wish to take part in order to explain the potential impact of the proposed development on local communities and why this should be better reflected in the draft vision.

PR-C-0253 10/10/2017 Layla Moran, MP Y Y N Y

1987

Comments

Object to Policy PR11 on infrastructure because it only sets out "an approach". It is wishful thinking. No costs are shown and in most cases no source of funding is identified. There are no projects to improve the already congested highway network for private vehicles and no indication of how it will cope with the additional vehicles owned by the occupiers of these new houses and the other developments planned for the area. The plan is not positively prepared because it does not provide for necessary infrastructure.

Changes Sought

In light of the Government's consultation on its new approach to housing assessment, Cherwell DC should halt the current process and reassess its figures before continuing. If or when the process does continue, housing development on this scale is not justified on Green Belt sites around Kidlington, Yarnton and Begbroke and alternative sites in the district should be reassessed. Local residents strongly express the view that should building happen on the Green Belt, it should be a last resort, meet local need, is fully supported by infrastructure and be affordable to the community. This plan meets none of these criteria.

Reasons for Participation

In my role as Member of Parliament for Oxford West & Abingdon constituency, which includes Kidlington, Yarnton & Begbroke, it is my job to represent the views of my constituents at the Examination.

Page 2457

PR-C-0265 09/10/2017 Ellis Davies N N N Y

5553

Comments

This policy is unsound and ill thought through. There are no shown costs or how it will be funded and from what sources. The current road infrastructure is very much congested and unable to cope without the addition of 4,400 houses. The statics supporting this is based on data that was presented in 2011. The data, itself, will be older than what is suggested. Using old data without including the additional traffic volumes and congestion puts all this into questionable policy status. Overall, I believe there is very little of actual evidence and access to real data should have been given and not hidden in various consultant reports. How is the public to have confidence when the crude data is not available? I feel this has not been positively prepared and justified. In Begbroke despite repeated requests it has been deemed that no pedestrian crossing is forthcoming despite the elderly are unable to cross the road safety. Many residents have to drive so as to get to the other side of the highway.

Changes Sought

Reasons for Participation

I would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-0280 22/09/2017 Dr Chrishan Thakar N N N

869

Comments

Object to Policy PR11 on infrastructure because it only sets out an approach. It is wishful thinking. No costs are shown and in most cases no source of funding is identified.

Changes Sought

Reasons for Participation

PR-C-0281 21/09/2017 Andrew Grimley N

5065

Comments

Object to Policy PR11 on infrastructure because it only sets out "an approach". It is wishful thinking. No costs are shown and in most cases no source of funding is identified. There are no projects to improve the already congested highway network for private vehicles and no indication of how it will cope with the additional vehicles owned by the occupiers of these new houses and the other developments planned for the area. The plan is not positively prepared because it does not provide for necessary infrastructure.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-0282 16/09/2017 Deborah Davies N

5074

Comments

Objects to PR11 on infrastructure because it only sets out “an approach”. It is poorly conceived, unposted & for most of this, no source of funding is identified. No thought has been given to how the area would cope with thousands more vehicles. The plan is not positively prepared.

Changes Sought

Reasons for Participation

PR-C-0283 14/09/2017 Samantha Hayes N

5113

Comments

Object to Policy PR11 on infrastructure because it only sets out “an approach”. It is wishful thinking. No costs are shown and in most cases no source of funding is identified. There are no projects to improve the already congested highway network for private vehicles and no indication of how it will cope with the additional vehicles owned by the occupiers of these new houses and the other developments planned for the area. The plan is not positively prepared because it does not provide for necessary infrastructure.

Changes Sought

Reasons for Participation

PR-C-0284 29/08/2017 Mrs N K Wallace N

875

Comments

Object to Policy PR11 on infrastructure because it only sets out "an approach". It is wishful thinking. No costs are shown and in most cases no source of funding is identified. There are no projects to improve the already congested highway network for private vehicles and no indication of how it will cope with the additional vehicles owned by the occupiers of these new houses and the other developments planned for the area. The plan is not positively prepared because it does not provide for necessary infrastructure.

Changes Sought

Reasons for Participation

PR-C-0302 21/09/2017 Simon Dackombe Thames Valley Police Y Y N N

894

Comments

The policy sets out the need to identify the necessary infrastructure deemed required to support and deliver the new housing. It is acknowledged by TVP that the list is not exhaustive, however given that the provision of "emergency services" infrastructure is identified in a number of the site specific policies it is respectfully suggested that this is reflected in this policy also. Table of projects attached to letter dated 07/01/2017.

Changes Sought

Requested that "emergency services" are referred to in the Policy text where reference is made to other infrastructure providers - The Council’s approach to infrastructure planning to contribute in meeting Oxford’s unmet housing needs will be to ensure delivery by:1. Working with partners including central Government, the Local Enterprise Partnership, Oxford City Council, West Oxfordshire District Council, Oxfordshire County Council and other service providers to:(a) provide physical, community and green infrastructure(b) identify infrastructure needs and costs, phasing of development, funding sources and responsibilities for delivery2. Completing and keeping up-to-date a Development Contributions Supplementary Planning Document setting out the Council’s approach to the provision of essential infrastructure including affordable housing, education, transport, emergency services health, flood defences and open space.3. Development proposals will be required to demonstrate that infrastructure requirements can be met including the provision of transport, education, emergency services, health, social, leisure and community facilities, wastewater treatment and sewerage, and with necessary developer contributions in accordance with adopted requirements.

Reasons for Participation

PR-C-0306 10/08/2017 Anthony Hall N

917

Comments

Key Delivery Requirements' on all these policies are nothing more than a fig leaf. It is perfectly obvious the developers will agree to some or all of them and then will renege on them. This always happens. 50% affordable housing will be thrown out of the window as it has been in Templars Square where 50% has magically transformed into 23%. Similarly, developers never actually deliver infrastructure like schools, community centres or roads that are wide enough. The 'Place shaping principles' in these policies are valueless: there are no measure by which they might be enforced. How can one tell, for example, whether an extension "responds to the 'gateway' location of the site". It's gobbledygook. PR11: This is completely empty. 'Working with partners' does not guarantee anything except that you have no control over the outcome. Nor does 'setting out the Council's approach'. Its all very well having the development proposals demonstrate that infrastructure requirements can be met - it does not mean they will be met.

Changes Sought

Reasons for Participation

PR-C-0312 29/08/2017 Sally Harding

923

Comments

Objection and concern re Policy PR11 to build more houses for Oxford overspill. The roads are busy enough now without more traffic. Furthermore, they are not well-maintained and with additional use they will become even worse. Where will the money come from to improve them? An increase in population is unsustainable if the infrastructure is not in place before the development is completed. It's very difficult to get an appointment to see the doctor for example. So how this will improve if more people move into the area until there are more surgeries, doctors, nurses etc. Libraries, schools and shops will also be affected.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-0316 01/08/2017 Sandra Cockburn N

929

Comments

Objection to Policy PR11 on infrastructure because it really is unsound. More houses will result in more cars. New owners will want to use their cars - they'll have to because the houses being proposed are unlikely to be served adequately by public transport. Indeed, much of the public transport is already disappearing. There is no longer a bus service serving Horspath through the day, and it's only a few miles outside Oxford! Oxford is a small city with only three main river crossing points. As a result, the road infrastructure around Oxford is under a great deal of pressure. This will increase, bringing the city to grid-lock, and already scores of people from the far-reaches of Oxfordshire and surrounding counties are avoiding going into the City Centre for shopping etc. because of the severe traffic problems. If more houses have to be built, the road infrastructure must be improved first. One main artery into Oxford is the road between Kidlington and Cutteslowe, but it is served by only one lane going south and one going north. Don't forget, housing developments north and east of Oxford, e.g. in Bicester and Banbury, are also generating more traffic that is heading toward Oxford every day along little roads. It's not sustainable.

Changes Sought

Reasons for Participation

PR-C-0318 19/08/2017 Judy Davies

955

Comments

Object to Policy PR11 on infrastructure because it is unsound. No funding sources are identified in the schedule. Strongly feel that this area is already over congested with traffic. Have a six mile journey to work inthe morning, but it takes one hour to complete on a public bus, door to door. If driving, it would take even longer to commute. If cycling would not feel safe either on the roads or the cycle lanes shared with taxis andbuses. Many experienced key workers such as myself, would be put off living in such places and prefer to leave and move to areas where it is easier to get to work, more pleasant to live in and be able to afford the rent oreven buy their own property.

Changes Sought

Reasons for Participation

PR-C-0319 04/09/2017 Mrs Philippa J Nelson N

942

Comments

Objection on grounds of infrastructure. It is unsound. No costs are shown in the schedule. In most cases no source of funding is identified. No indication of how the already congested highway network will cope with additional traffic from this and other planned developments.

Changes Sought

Reasons for Participation

PR-C-0320 22/08/2017 Dr Maria Carmen Giraldez N

946

Comments

Objection on infrastructure. No costs shown in policy. No source of funding identified. No indication of how the already congested highway network will cope with additional traffic from these new houses and other developments planned for the wider area.

Changes Sought

Reasons for Participation

PR-C-0323 20/08/2017 Chris Moore

958

Comments

Object to Policy PR11 on infrastructure because it is unsound. No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought

Reasons for Participation

PR-C-0341 10/10/2017 Mrs Suzanne McIvor Y Y N N

4456

Comments

GREEN BELT: Over the past 50 years or so the Kidlington Gap has been steadily eroded with a large part now earmarked for the norther Gateway development, and the remaining gap largely comprised of PR6a and PR6b. The Cherwell Green Belt Study by LUC in April 2017 judged that the level of harm in releasing these two sites would be high. Paragraph 80 of the National Planning Policy Framework sets out the five purposes of the GB in checking unrestricted sprawl, preventing towns merging, safeguarding the countryside, preserving historic towns and assisting in urban regeneration. PR6a and PR6b prevent Kidlington and Oxford merging, and the LUC report states that "this release would result in the A34 becoming the Green Belt boundary from the Northern Gateway up to Oxford Parkway station, leaving only the width of a single field to separate Oxford from Kidlington". and that the "physical prominence of the golf course makes it an important buffer feature on the urban edge...". Development of these sites would also damage the rural setting of an important City with a rich heritage of history, architecture and culture. Cherwell considers the that the removal of these sites is justified by exceptional circumstances, but has failed to realise both the international importance of Oxford as a city and the likelihood of these homes providing for London commuters rather than Oxford. Cherwell has also failed to give proper consideration to other sites in its area that are not in the GB.

Changes Sought

The Cherwell Plan is fundamentally unsound and I suggest it should be rejected. Cherwell should re-start the process at a future time when the amount of housing needed has been realistically calculated. Cherwell should have due regard for the NPPF an in particular the parts of the framework which apply to the Green Belt.

Reasons for Participation

PR-C-0341 10/10/2017 Mrs Suzanne McIvor N

4460

Comments

TRAFFIC CONGESTION AND POLLUTION: Oxford Road and other routes into Oxford are heavily congested at peak periods and an extra 1200 vehicles, together with a school located at the southern end of the PR6a site will exacerbate this. Other developments such as Northern Gateway will be a large employment site. Additionally, Oxford has poor air quality from traffic and has been designated an Air Quality Management Area. The Cutteslowe Roundabout regularly exceeds national and international Nitrogen Dioxide limits. The infrastructure changes proposed are not based on accurate and up-to-date information, and rely on unrealistic targets of people using bikes, buses and walking. They are also largely unfunded. PR11 is an approach and the plan is not positively prepared because it does not identify or provide for the required infrastructure.

Changes Sought

The Cherwell Plan is fundamentally unsound and I suggest it should be rejected. Cherwell should re-start the process at a future time when the amount of housing needed has been realistically calculated. Cherwell should have due regard for the NPPF an in particular the parts of the framework which apply to the Green Belt.

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-0341 10/10/2017 Mrs Suzanne McIvor Y Y N N

4455

Comments

UNMET HOUSING NEED': The figures put forward by Oxford City as unmet housing need are highly questionable, and Oxford City does not yet know how much of its 'unmet housing need' it can cater for as it has only just finished consulting on its Preferred Options and its Local Plan has not been prepared. It also continues to allocate land for employment and expects other authorities to meet its 'unmet housing need'. The Government's new method for calculating Objectively Assessed Housing Need suggests that Oxford has significantly over-stated its housing need. Cherwell's current proposals seem to have been produced with undue haste and this approach is not justified Site PR6a is adjacent to an area of GB land put forward for development by Oxford City, and neither council has considered or publicised the cumulative effect of both parcels of land being removed from the GB. The Councils have not demonstrated effective joint working on cross-boundary strategic priorities so these policies are not effective.

Changes Sought

The Cherwell Plan is fundamentally unsound and I suggest it should be rejected. Cherwell should re-start the process at a future time when the amount of housing needed has been realistically calculated. Cherwell should have due regard for the NPPF an in particular the parts of the framework which apply to the Green Belt.

Reasons for Participation

PR-C-0344 22/08/2017 Prof John Batchelor N

5294

Comments

Object to Policy PR11 on infrastructure because it is unsound. No costs are shown in the schedule. In most cases no sources of funding are identified. There is no indication of how the already congested network will cope with the additional vehicles from these houses and the other developments planned for the wider area. With regard to Kidlington in particular my objection to the proposal to add 4,400 houses is for all the reasons given above and in addition it should be noted that 4,400 houses represents at least 15,000 more people. The lack of provision for increase of schools and doctors surgeries and the lack of a plan to deal with the massive potential increase of traffic at the Northern Gateway all make the scheme wholly unacceptable. The Northern Gateway is already gridlocked in rush hours. If the proposal is approved Oxford city would actually actively damage the health and wellbeing of the inhabitants of the surrounding villages by dumping its traffic pollution in their communities.

Changes Sought

Reasons for Participation

PR-C-0350 23/09/2017 Dr M J Wallace N

468

Comments

Object to Policy PR11 on infrastructure because it only sets out “an approach”. It is wishful thinking. No costs are shown and in most cases no source of funding is identified. There are no projects to improve the already congested highway network for private vehicles and no indication of how it will cope with the additional vehicles owned by the occupiers of these new houses and the other developments planned for the area. The plan is not positively prepared because it does not provide for necessary infrastructure.

Changes Sought

Reasons for Participation

PR-C-0350 23/09/2017 Dr M J Wallace N

5067

Comments

Policy only sets out 'an approach'. It is wishful thinking. No costs are shown and in most cases no source of funding is identified. There are no projects to improve the already congested highway network for private vehicles and no indication of how it will cope with the additional vehicles owned by the occupiers of these new houses and the other developments planned for the area.

Changes Sought

Reasons for Participation

PR-C-0354 15/08/2017 Maura Cordell

988

Comments

Infrastructure and congestion - There are many potholes on Kidlington roads and we experience busy roads that are quite slow to go through the village at rush hour, the addition of a large number of extra residents and their vehicles will very much clog up the roads, result in poorer road surfaces due to increased usage.Road access - There is not space for large road expansion due to constraints of the canal and river Cherwell, so much of the proposals may well involve building on flood plans and produce a need for greater road access, however there is not much space to enable this to happen.Highway safety - Linked to above it will be more difficult to cross roads and maintain a safe environment for cyclists and pedestrians with much larger numbers of vehicles, particularly in areas such as the High Street.

Changes Sought

Reasons for Participation

PR-C-0393 29/08/2017 Miss Ruth Johnson N

1029

Comments

Objection made to Policy PR1(a) to build 4,400 houses in this area for Oxford overspill. This is not a justified or proven requirement and is unsustainable. Objection made to Policy PR3 to remove land from the Oxford Green Belt, we should not lose our Green Belt to meet Oxford’s needs. The Green Belt preserves open spaces which are proven to benefit people and nature. The Government has stated that Green Belt is a permanent designation and therefore the plan is not consistent with National Policy. It is believed that the development cannot be guaranteed to provide truly affordable housing to the local community’s young people and key workers, and that the vision of the council to make half of the development “affordable” will not be honoured due to previous developments failing to deliver this. An objection is also made to Policy PR11 on infrastructure because it is unsound. No costs are shown on the schedule. There is no indication of how the already congested roads will cope with the additional vehicles from these new houses and the other developments planned for the wider area. A further objection is made to the complexity of the consultation and its timing over the school summer holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-0394 30/08/2017 Caroline Johnson N

1030

Comments

Objection made to Policy PR1(a) to build 4,400 houses in this area for Oxford overspill. This is not a justified or proven requirement and is unsustainable. Objection made to Policy PR3 to remove land from the Oxford Green Belt, we should not lose our Green Belt to meet Oxford's needs. The Green Belt preserves open spaces which are proven to benefit people and nature. The Government has stated that Green Belt is a permanent designation and therefore the plan is not consistent with National Policy. It is believed that the development cannot be guaranteed to provide truly affordable housing to the local community's young people and key workers, and that the vision of the council to make half of the development "affordable" will not be honoured due to previous developments failing to deliver this. An objection is also made to Policy PR11 on infrastructure because it is unsound. No costs are shown on the schedule. There is no indication of how the already congested roads will cope with the additional vehicles from these new houses and the other developments planned for the wider area. A further objection is made to the complexity of the consultation and its timing over the school summer holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought — Reasons for Participation

PR-C-0403 27/09/2017 Todd Huffman N

1041

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought — Reasons for Participation

PR-C-0405 11/08/2017 Christopher Haigh N

1051

Comments

Object

Changes Sought — Reasons for Participation

PR-C-0428 14/09/2017 Emma Wright N

1085

Comments

Objection on infrastructure because it only sets out "an approach". It is wishful thinking. No costs are shown and in most cases no source of funding is identified. No projects to improve the already congested highway network and no indication of how this will cope with further capacity. The plan is not positively prepared because it does not provide for necessary infrastructure.

Changes Sought — Reasons for Participation

Page 2461

PR-C-0434 09/08/2017 Alan Nottage

1094

Comments

There are absolutely no viable plans in place to say how this area will cope with the increased traffic, pollution, and increased pressure on our services. Confident that the Cherwell District Council will fight this tooth and nail as there are too many negatives for the people that you represent.

Changes Sought — Reasons for Participation

PR-C-0438 07/10/2017 Jim Briden N

1115

Comments

Object to Policy PR11 on infrastructure because it only sets out "an approach". It is wishful thinking. No costs are shown and in most cases no source of funding is identified. There are no projects to improve the already congested highway network for private vehicles and no indication of how it will cope with the additional vehicles owned by the occupiers of these new houses and the other developments planned for the area. The plan is not positively prepared because it does not provide for necessary infrastructure.

Changes Sought — Reasons for Participation

PR-C-0443 01/10/2017 Linda Browning

1123

Comments

PR11 refers to infrastructure and services. There is no indication or detail of any increase in infrastructure to accommodate the building plans, nor any changes on the A44 Road to accommodate more traffic between the Frieze roundabout and the Cassington Road/Yarnton village roundabout where due to the railway line and canal bridge, widening of the road would not be possible. Also there are fields that regularly flood. Against the plans for building on the sites between Yarnton and Begbroke and onto the village of Kidlington over green belt land.

Changes Sought — Reasons for Participation

PR-C-0443 10/10/2017 Linda Browning N

3188

Comments

No indication or detail of any increase in the infrastructure to accommodate the building plans. No changes on the A44 to accommodate more traffic between the Frieze Way roundabout and the Cassington Road/Yarnton village roundabout where there is both a railway line bridge and a canal bridge, which restricts the widening of the road as it is and also there are fields which regularly flood.

Changes Sought — Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-0443 10/10/2017 Linda Browning N

3186

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0449 09/10/2017 Lynne Tighe

1130

Comments

There is no source of funding for most improvements. The effects of other developments in the area (Barton Park, Northern Gateway, Wolvercote Papermill etc.) are likely to be significant but are as yet unknown and have not been quantified. Congestion on routes into Oxford is already severe, Oxford is an Air Quality Management Area and Cutteslowe roundabout is a pollution hotspot where nitrogen dioxide levels regularly exceed national guidelines. This proposal does not contain measures which deal effectively with these issues. It is believed this proposal is not justified, and not effective and therefore unsound.

Changes Sought | Reasons for Participation

PR-C-0452 04/09/2017 Mary Lunn N

2963

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0454 22/08/2017 Hilary Lord N

317

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0465 08/10/2017 Colin & Sarah Fletcher

1136

Comments

As a concerned resident of Yarnton an objection is made to the above plan on the grounds that the plan is not sound for the following reasons: Inadequate Infrastructure Provision: The transport measures proposed are inadequate to support the massive increase in the movement of people the number of dwellings proposed would generate. An enhanced bus lane on the A44 is insufficient for the increased vehicles generated by the houses. The existing transport infrastructure is struggling to cope with current demand from the villages and there is often a bottleneck between the Turnpike and Loop Farm roundabouts causing delays. The “Bus/Rapid Transit Function” that is proposed will be of no benefit to the residents of Begbroke and Yarnton as it will bypass them entirely.

Changes Sought | Reasons for Participation

PR-C-0487 07/10/2017 Brigadier M J F & Dr A R Stephens N

1172

Comments

Objection on infrastructure. No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested roads around the area will cope with the additional traffic. The switch of house construction to Frieze Farm would at least greatly reduce the construction transport on the Kidlington to Oxford Road at the critical junction with the car park and station traffic at Oxford Parkway.

Changes Sought | Reasons for Participation

PR-C-0488 06/10/2017 John Pilgrim N

1229

Comments

The Council's infrastructure plans are not viable or thought through. None of the proposed transport and other infrastructure projects have been costed in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles. Traffic gridlock will be inevitable and air pollution will be much worse. Underfunded public services (schools and medical services) will deteriorate further. These issues are not addressed adequately in the submission.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-0497 08/10/2017 Philip Towler N

1185

Comments

CDC seems not to fully appreciate that the road network around Kidlington and north Oxford is already horribly congested, especially at peak times. Gridlock is common. CDC offers no plans for improving the local road network, even though building 4,400 new houses in the area would massively increase the number of additional vehicles on the roads. Traffic congestion and air pollution would be much worse. Further deterioration can be expected in the future even without the proposed new houses, since 22,000 houses have already been approved in the District, as well as 10, 000 more houses to be built in other Districts just for the city's overspill. The Council seems to be content to rely wholly on people using public transport, cycling and walking. This is just wishful thinking. There should be proper planning measures requiring new infrastructure to be in place before any housebuilding commences. Instead, the Council has merely made vague references to possible future transport and other infrastructure projects, but no costs are shown in the schedule, and in most cases not even a possible source of funding is identified. Given the squeeze on local public finances, residents are entitled to be highly sceptical that any of these vague ideas will ever see the light of day. It is totally unsatisfactory and unacceptable for the Council to merely hope that developers will make some monetary contributions to infrastructure improvement once they have built the houses. Aside from the heavily overloaded road network, the capacity of public transport to alleviate the problems arising from the proposed developments is surely very limited. Whilst the bus services are currently frequent and there are bus lanes, at peak times their effectiveness is limited because either (a) the extreme congestion leads to the lanes being blocked (e.g. by traffic seeking to enter Kidlington roundabout) or (b) because there still exist bottlenecks where no bus lanes exist (north Oxford/Summertown). As for the trains, Oxford Station is too far from the centre of the City to be an attractive option for many commuters. Oxford Parkway was opened only two years ago, but appears already to have reached full capacity. Since most users of the station likely access it in their own vehicle, the proposed housing developments would further increase pressure on Oxford Parkway station, causing it to be less sustainable as a transport option. Not only transport but also other local infrastructure would inevitably be put under increased pressure were the local proposed developments to go ahead. Important public services have already experienced cuts in recent years, and these would deteriorate further with an increasing population. The administration of GP care has noticeably deteriorated in the last 3 years ,without additional resources this can only get worse still.

Changes Sought

Reasons for Participation

PR-C-0499 30/09/2017 Alan Oliver N N

1190

Comments

4. NOGC is a biodiverse landscape. Containing different tree species & 55 recorded bird species & pond life. The NPPF states this is important for health & wellbeing. It is much valued by locals. Land N of Cutteslowe Park is also important in this respect, changing the open nature the Parks. It is a well used facility. 5. The development will put further pressures on transport & other infrastructures. Seemingly funding bids for infrastructure are being made to cater for growth, but funding has not been secured. Growth shouldn't be approved until infrastructure can be provided & it's demonstrated that any proposed measures will be effective. Traffic in the N Oxford area is already severe. Work on the 2 roundabouts hasn't improved this. More housing will add to congestion & air pollution. Oxford has good public transport provision, but not all who work/live locally will use this. Increased housing & employment levels will add to congestion with its health implications. It will reduce Oxfords' attractiveness as a business location & place to live. Putting more housing & employment in this area cannot be viewed as sustainable. There are also severe existing pressures on other services including health and education.

Changes Sought

The housing allocations in the Kidlington Gap should be removed from the Plan & the Green Belt designation of the Kidlington Gap retained.

Reasons for Participation

PR-C-0499 30/09/2017 Alan Oliver N N

1189

Comments

1. The sites are on Oxford GB. GB's remain Govt. policy. Land between N Oxford & Kidlington is unique as it fully accords with the 5 GB purposes as per para 80 of the NPPF. GB's are designated to manage the location of new development, they would not exist were there not pressure to develop on them. Such pressures cannot be considered exceptional circumstances. As per para 84 of the NPPF there's no evidence of alternatives being considered i.e.. using allocated, undeveloped employment land in Oxford for housing & promoting employment growth outside Oxford, creating a better balance between where people live & work. Have the LA's co-operated in looking at alternatives? This land being GB also complies with para 81 of the NPPF. It is used for sport & recreation, is biodiverse & visually pleasing. 2. The identified housing needs rely on an outdated study which has never been independently assessed. Revised Govt. figures indicate a reduced requirement. It now seems there is no need to build on GB. Even if there is a need on this scale, it is a poor location to meet Oxford's needs, being adjacent to a London commuter rail line & in the expensive part of Oxford. The private housing will likely attract London commuters & wont provide affordable homes for people with jobs in Oxford. It is evident that many house buyers in N Oxford are those moving from London & continuing to work there. 3. Unsound in allocating NOGC for housing & not taking into account NPPF para 74. Understand NOGC weren't involved in discussions prior to this. NPPF Para 74 says existing sports facilities shouldn't be built on unless it assessed as surplus to requirements or replaced by equivalent or better provision. No such assessment has been made. NOGC, a well established & thriving club with 475 members & 3000 visitors p.a. Its clubhouse is used by the wider community. As a flat course, it is especially suitable for seniors. NOGC is needed. It is not sound practice to propose allocating land for housing & to carry out a retrospective assessment of the need for a golf course. We need this space for the health & wellbeing of locals. The land at Frieze Farm as a replacement GC, appears to be an afterthought. It is too small. Building a new GC on a similar sized site to NOGC would cause H & S issues unless mature trees were in all the right places. No indication shown on how it could be financed or developed. Apparently the landowners have stated to NOGC that they have no intention of providing another GC or providing the level of funds that would be needed. The mature landscape central to the current GC couldn't be replace in reasonable time & therefore the 2nd criterion of para 74 cannot be met.

Changes Sought

The housing allocations in the Kidlington Gap should be removed from the Plan & the Green Belt designation of the Killington Gap retained.

Reasons for Participation

PR-C-0500 30/09/2017 Gill Oliver N N

1191

Comments

1. The sites are in the Oxford GB. GBs remain Government policy. The Kidlington Gap land is in GB and fully meets all 5 of the purposes of GB set out in para. 80 of the NPPF. GB's are designed to manage the location of new development and would not exist were there not pressure to develop within them. The existence of such pressures cannot therefore be considered exceptional circumstances. There is no evidence (as per para 84 National Planning Policy Framework) that serious consideration and cooperation by local authorities has been given to alternatives such as using allocated and underdeveloped employment land in Oxford for housing and promoting employment growth outside Oxford to create a better balance between where people live and work. This land is also used positively for outdoor sport, recreations and has value for biodiversity and visual amenity. 2. The identified need is based on an outdated study and revised Government figures indicate a much reduced requirement. This is a poor location to meet Oxford's needs as it is adjacent to a commuter rail line to London and in the most expensive part of Oxford for housing. Therefore will likely cater for London commuters rather than provide the required affordable housing. 3. Para. 74 of the National Planning Policy Framework says that existing sports facilities should not be built on unless an assessment is undertaken showing it is surplus to requirements of replaced by equivalent or better provision. No such assessment as been made. It is understood that the Golf Club were not involved in discussions prior to the allocation. The Golf Club is well established, thriving club whose facilities are also used by the wider community. As a flat course it is particularly suitable for senior members. This facility is clearly needed for the health and well-being of residents. The allocated land at Frieze Farm as a replacement golf course is seemingly an afterthought with no indication of how it could be developed or financed. The mature landscape central to the current course could not be replaced within a reasonable timescale. This creates major health and safety issues and does not meet the second criterion of Para 74. 4. The golf course is valuable in terms of biodiversity and landscape, containing 25 different tree species and 55 regularly records bird species as well as pond life. There would also be a negative impact on the open nature of the land to the north of Cutteslowe Park. 5. Further pressures will be put on transport and other infrastructures. No funding has been secured for further infrastructure and growth should not be approved until it can be demonstrated that any proposed measures will be effective. It has been reported that the recent works on the 2 roundabouts have not improved queue times. More housing will add to congestion and air pollution, put pressure on health and education services, as well as reduce the attractiveness of Oxford. It is difficult to understand that putting more housing and employment in this area can be viewed as sustainable.

Changes Sought

Housing allocations in Kidlington Gap should be removed from the Plan and GP designation of Kidlington Gap retained.

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-0505 08/10/2017 Charlotte Christie

1201

Comments

Objection to Policy PR11 on infrastructure as it does not include any sources of funding to address the issues of highway network and local infrastructure for public services and is therefore not positively prepared.

Changes Sought

Reasons for Participation

PR-C-0506 07/10/2017 David Blowers N

1204

Comments

Objection on infrastructure because it only sets out "an approach". It is wishful thinking. No costs are shown and in most cases no source of funding is identified. No projects to improve the already congested highway network and no indication of how it will cope with additional traffic. Not positively prepared because it does not provided the necessary infrastructure.

Changes Sought

Reasons for Participation

PR-C-0507 08/10/2017 Bridget Atkins N

1208

Comments

Objection on infrastructure because it has not been properly costed or funded. It is just an approach. No infrastructure plans will change the fact that there will be thousands more vehicles on the road. The place will be gridlocked - it is close to gridlock at times already. The plan is not positively prepared because it does not provide for necessary infrastructure.

Changes Sought

Reasons for Participation

PR-C-0509 06/10/2017 Laura, John & Benito Wainwright N

1214

Comments

There is just not the infrastructure in place to cope with such a huge rise in population (from estimated 6000 household to some 10,400 - 70% increase). Kidlington's main road is already seriously congested and this increase together with other approved developments would produce traffic gridlock of nightmare proportions. Air pollution from thousands more vehicles would be a serious health hazard. Construction traffic and associated road works would produce chaos on the roads for years. There are no adequate measures in place to cope with this enormous increase in traffic. Other local infrastructure would be taken to breaking point; class sizes in schools would become unsustainable and the local health service is already under great strain and underfunded. Policy PR11 is inadequate as it only sets out an 'approach' with no costs shown and few sources of funding identified. It is not positively prepared as it does not provide for necessary infrastructure.

Changes Sought

Reasons for Participation

Page 2464

PR-C-0510 08/10/2017 Rachel Walton N

1221

Comments

Objection on infrastructure as it only sets out "an approach" and does not provide for necessary infrastructure.. No costs are shown and in most cases no source of funding identified. No projects to improve already congested highway network for private vehicles or any indication of how it will cope with additionality.

Changes Sought

Reasons for Participation

PR-C-0515 06/10/2017 Jeffrey Wright Begbroke Parish Council N Y

1255

Comments

Infrastructure Costs -These will be enormous and there is no plan where this funding will come from. It is doubtful if section 106 monies will suffice.

Changes Sought

Reasons for Participation

Please review our PowerPoint presentation for the comments of Begbroke parish council. This is necessary as we believe Cherwell Executive will ignore any representations as they have already made their mind up. We believe that The Planning Inspectorate will take more notice of what we have to say.

PR-C-0518 25/09/2017 Zoe Christodoulou N

1241

Comments

Objects to PR11, it is unsound & not positively prepared. There are no costings provided for the proposed infrastructure delivery, therefore it is likely that many of them will never be implemented. Traffic congestion is already appalling in Oxford, & one incident leads to traffic chaos. There is no indication of how the road network will cope with the additional traffic from new developments. The A34 already has major issues, primarily due to the volume of traffic connecting motorways. One incident leads to gridlock, & this happens regularly. Any infrastructure plan must include upgrading the A34 to motorway status. Rapid transport hubs are proposed further outside of the City. Why can't these be built first, then use some of the current P & R sites for building? This would not include Water Eaton P & R as this will be needed for Oxford parkway station car park when the proposed new homes are purchased by Londoners who will then commute into London. The 3 route tram rapid transport network is years away, if ever from being built. And this submission document admits it is not due to be delivered until 4 years after the homes are built. The traffic proposals also rely on a link road being built from the A44/A34 to connect directly to the A40. This has been proposed for many years but is no nearer to being built. All of the road improvements rely on the co-operation of Oxfordshire CC, whose highways department is at best, incompetent. Millions of pounds & 18 months wasted on "improvements" to 2 roundabouts in N Oxford, that have been shown not to have reduced journey times at all. There is little co-operation between the councils in Oxfordshire, they cannot even agree on who to join with for a unitary authority. I consider this policy to be unsound as it has not been costed, & relies on a different authorities to deliver it.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-0522 07/10/2017 Richard Payne — N

1269

Comments

Objection to policy PR11 on infrastructure because it is unsound. No costs are shown and no source of funding is identified There is no indication of how the already congested road network will cope with the additional vehicles from new homes and other developments. Oxford Parkway station, while an asset to the area has already increased peak time traffic and congestion.

Changes Sought

Reasons for Participation

PR-C-0525 02/10/2017 Lynne Whitley Yarnton Parish Council — N Y

1273

Comments

Bus lane improvement along A44 Begbroke to Loop Farm. The proposal is physically & financially impossible owing to the restrictive widths of railway & canal bridge crossings and the underpasses at Peartree Interchange. Further restricted by PR11a (p 167) cycle & pedestrian improvements along A44 between Bladon & Peartree roundabouts. This is a pipe dream & can't be used to justify large scale development adjacent to the A44 at Yarnton/Begbroke. The infrastructure proposals are not justified, not effective & is unsound.

Changes Sought

Reasons for Participation

As the parish Council representing a village that will be affected greatly by the proposed developments, we would like the opportunity to participate in the oral part of the examination.

PR-C-0536 06/10/2017 Judith Haverty — N

1317

Comments

Objection on PR11 infrastructure because it is unsound. No source of funding for most improvements. Effects of other developments (Barton Park, Northern Gateway, Wolvercote Papermill etc.) are likely to be significant, but as yet are unknown and unquantified. Congestion on routes into Oxford is already severe, Oxford is an Air Quality Management Area and Cutteslowe Roundabout is a pollution hotspot where nitrogen dioxide levels regularly exceed national guidelines, and there is no effective proposal to deal with these issues.

Changes Sought

Reasons for Participation

PR-C-0537 06/10/2017 Joan Tossell — N

1329

Comments

The Policy PR11 on infrastructure merely sets out “an approach” which is just pie-in-the sky wishful thinking in the absence of any surveys, costings or identification of sources of funding. There is nothing in this document which gives reassurance over the impact of this plan on an the existing rapidly rising housing costs, the already strained transport network or the already overstretched education and medical facilities in this community. As such it is ineffective and unsustainable.

Changes Sought

Reasons for Participation

Page 2465

PR-C-0543 03/10/2017 Lynn Pilgrim

1345

Comments

Strong objection to Policy PR11 on infrastructure because it is unsound. No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area. Already many working hours are lost to the county due to traffic problems causing delays due to a poor and inadequate transport network. The majority of people working in Oxford have to live in other counties or far away from the city because the local houses are unaffordable and unavailable. This increases traffic flows to the city. If more truly affordable housing was made available in Oxford for people working in the city fewer people would have to commute in daily. Surely this is a more sustainable option.

Changes Sought

Reasons for Participation

PR-C-0544 02/10/2017 Malcolm P Hookman

1349

Comments

I object to POLICY PR 11 on the infrastructure as little or no costs and funding have been identified to adequately deal with the increase in traffic volume that building north of Oxford would inevitably cause.

Changes Sought

Reasons for Participation

PR-C-0547 09/10/2017 Hilary Fletcher — N

1358

Comments

Objects to policy on infrastructure. It is unsound. There is no source of funding for most improvements. The unknown effects of other developments in the area (Barton park, Wolvercote Papermill, Northern Gateway etc.) will be significant but not yet quantified. Congestion on routes from the N & W into Oxford is severe. Oxford is an air quality management area. Cutteslowe roundabout is a pollution hotspot with excessive NO2 levels. With Oxford Parkway & the rebuilding of Cutteslowe roundabout & their traffic queues, it is perceived emissions there have increased. No measures have been proposed to deal with this.

Changes Sought

Reasons for Participation

PR-C-0548 09/10/2017 Clive McDonnell — N

1364

Comments

Objects based on PR11 suggesting "an approach", which is in direct conflict with the recognition that the area already has high levels of car ownership & has serious congestion problems in key locations (pg. 13 of sustainability appraisal). There is a lack of adequate costings & funding's to assess effectively the viability of the proposal. On pg. 130-131, paras 8 & 12 refer to vehicular accesses & travel plans, whilst para 5.115, pg. 127 refers to as yet unfunded & unspecified transport improvements indicative of increased traffic problems. Whilst acknowledging the fact problems currently exist, it alludes to the fact that these problems will not be resolved on the already overloaded route. No consideration has been given to increased traffic levels currently experienced when Blenheim holds events, which currently causes disruption & will increase with the development. In PR9 it states 'Yarnton is well situated to take advantage of sustainable transport improvement', however the development is excessively disproportionate compared to the transport improvement. It is assumed that public transport, cycling & walking will reduce traffic levels, however it is reasonable to assume most households will have 1-2 cars, thus increasing pressure on the roads & pollution.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-0553 09/10/2017 Douglas Williamson N

1372

Comments

Objects to PR11. It is unclear how it will be funded & remains unposted. There are several pinch points for traffic flow between Oxford & Kidlington e.g. Sainsbury's & Cutteslowe roundabouts & Peartree interchange. Increasing the number of households dependent on this transport infrastructure to this scale would reduce traffic flow at peak times. The prediction of an increase in traffic density of slightly over 1% has been calculated by averaging it over a 24hr period, which is unsound as the policy in general.

Changes Sought

Reasons for Participation

PR-C-0554 08/10/2017 Lesley Harding N

1379

Comments

• There is no source of funding for most improvements. • The effects of other developments in the area (Barton Park, Northern Gateway, Wolvercote Papermill etc.) are likely to be significant but are as yet unknown & have not been quantified. • Congestion on routes into Oxford is already severe, Oxford is an Air Quality Management Area & Cutteslowe Roundabout is a pollution hotspot where nitrogen dioxide levels regularly exceed national guidelines. • This proposal does not contain measures which deal effectively with these issues.

Changes Sought

Reasons for Participation

PR-C-0558 28/09/2017 Mrs Caroline Thompson N

1384

Comments

• There is no source of funding for most improvements. • The effects of other developments in the area (Barton Park, Northern Gateway, Wolvercote Papermill etc.) are likely to be significant but are as yet unknown and have not been quantified.• Congestion on routes into Oxford is already severe, Oxford is an Air Quality Management Area and Cutteslowe Roundabout is a pollution hotspot where nitrogen dioxide levels regularly exceed national guidelines. • This proposal does not contain measures which deal effectively with these issues.

Changes Sought

Reasons for Participation

PR-C-0566 10/08/2017 A Watson N

2087

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought

Reasons for Participation

PR-C-0567 09/10/2017 Dr Ian Scargill Oxford Green Belt Network N Y

1443

Comments

This policy as worded, is largely meaningless as it describes an “approach”. It might as well say “We hope that the necessary infrastructure will be provided”. The infrastructure schedule in Appendix 4 has no costs identified and very few sources of funding. Where funding sources and ‘partners’ are identified there seems to be an excessive reliance on developers. Without information on costs it is impossible to assess whether the proposed development will or will not be able to meet the contributions needed, bearing in mind the requirement for it to also subsidise 50% affordable housing. The policy is therefore not justified, not positively prepared and not effective. The projects listed in Appendix 4 do not include any significant proposals to increase capacity on the highway network, indeed it is possible that public transport improvements would reduce capacity for other vehicles. However, traffic movements are likely to increase substantially because many journeys cannot be made by public transport and there appear to be no proposals to cater for these additional movements. Furthermore traffic will also increase as a result of the developments planned for the other Oxford Districts, as well as that planned elsewhere in Cherwell. There is no evidence that this has been taken into account or catered for. Clearly this needs to be addressed at a wider spatial level than either the area covered by this plan or Cherwell District. The draft Oxfordshire Infrastructure Strategy is an attempt to do this, but this document admits to a historic deficit in infrastructure provision and shows that only £500million of the £9 billion of infrastructure funding deemed necessary has so far been identified. It seems highly unlikely that this gap will be bridged, so the plan will be ineffective as it can not be supported by the necessary infrastructure. Regardless of this, we consider that some of this infrastructure, particularly road building, would in itself be environmentally damaging to the Oxford GB, and we would not support it, even if it could be funded. Our argument remains that an overall spatial strategy for Oxfordshire is needed, including infrastructure provision, that is (a) based on realistic levels of growth and (b) directs much of that growth away from the city of Oxford, retaining the GB and protecting the historic city.

Changes Sought

The plan should be withdrawn and an overall and realistic spatial strategy for Oxfordshire developed, including infrastructure provision, that is (a) based on realistic levels of growth and (b) directs much of that growth away from the city of Oxford, retaining the GB and protecting the historic city.

Reasons for Participation

OGBN was established in 1997 to help to protect the Oxford GB and to support those wishing to resist proposals for inappropriate development within it. It comments regularly on planning applications in the GB and in planning policy consultations, particularly on matters affecting the GB. OGBN has made representations on all stages of the Cherwell Local Plan Part 1 and participated in the Public Examination in December 2014. We have also commented on earlier stages of this Partial Review.
The membership of OGBN includes many of the Parish Councils whose areas include GB land. The OGBN fully supports the aims of GBs as set out in the NPPF and earlier planning guidance and in particular it strongly endorses the fundamental principle that GB is a permanent designation. We consider that our participation in the examination is necessary and justified because of our longstanding interest and understanding of the Oxford GB.

PR-C-0567 09/10/2017 Dr Ian Scargill Oxford Green Belt Network N Y

1444

Comments

See reasons for participation

Changes Sought

Reasons for Participation

OGBN was established in 1997 to help to protect the Oxford GB and to support those wishing to resist proposals for inappropriate development within it. It comments regularly on planning applications in the GB and in planning policy consultations, particularly on matters affecting the GB. OGBN has made representations on all stages of the Cherwell Local Plan Part 1 and participated in the Public Examination in December 2014. We have also commented on earlier stages of this Partial Review.
The membership of OGBN includes many of the Parish Councils whose areas include GB land. The OGBN fully supports the aims of GBs as set out in the NPPF and earlier planning guidance and in particular it strongly endorses the fundamental principle that GB is a permanent designation. We consider that our participation in the examination is necessary and justified because of our longstanding interest and understanding of the Oxford GB.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-0570 08/10/2017 B A Hughes N

503

Comments

Believes the proposed submission to be unsound, not properly prepared, not justified and not effective. Objects to Policy PR11 on infrastructure because it is unsound and ill thought through. It is based entirely upon wishful thinking. The record so far in providing the necessary infrastructure is very poor. The whole area suffers from traffic congestion and pollution and this has not been alleviated by the £10 M changes to the Wolvercote and Cutteslowe roundabouts. The infrastructure needed to support even the current population is totally inadequate. Improvements to roads and reduction in traffic congestion need to be in place before any further development takes place.

Changes Sought

Reasons for Participation

PR-C-0578 07/10/2017 Cllr Carmen Griffiths N

1460

Comments

There is no Infrastructure Delivery plan - only a wish list as in Appendix 4. This is unsound and not acceptable.

Changes Sought

Reasons for Participation

PR-C-0592 07/10/2017 David Wintersgill N N N

1490

Comments

The improvement of transport infrastructure in the north Oxford / A44 / A4260 corridor areas. Huge costs involved and will attract further traffic and problems to exacerbate those existing now. How this can be funded and where the sources of this funding will come from. The present situation is already congested and the plans that have been put forward do not deal directly with cause of the bottlenecks – the need of building a dual carriage way from Yarnton to the Peartree roundabout which would involve the building of bridges over the railway and canal. Diverting traffic to use Kidlington direction into Oxford will only make matters worse. It is already congested and will lead to Kidlington have more air pollution and greater congestion than what it has now at peak time. The strengthening of Kidlington village centre related to sustainable transport improvements. Kidlington village centre is popular and satisfactory now. No explanation of exactly what is meant by strengthening – just another buzz word. Does not see how strengthening Kidlington when it already has more frequent buses and better routes in comparison to Begbroke and Yarnton. The issue is that there are too many buses running nearly the same time by different companies and hence at a low capacity. The journeys are punctuated with many stops so that the journey time into Oxford and hospitals is very poor. The problem lies with poor management of the transport policy. A better way of helping the communities, than to build in the greenbelt, is to have more structure transport policy that supports all the communities rather than the selected few.

Changes Sought

Reasons for Participation

PR-C-0599 04/10/2017 Imogen English N

1500

Comments

Object to policy PR11 on infrastructure because it is unsound:• Traffic as a resident of Oxford is a daily challenge. Building on this gap will only contribute more cars to already overly congested roads.• Oxford is an Air Quality Management Area and Cutteslowe Roundabout is a pollution hotspot where nitrogen dioxide levels regularly exceed national guidelines. • This proposal does not contain measures which deal effectively with these issues. • Believes this proposal not justified and not effective and therefore unsound.

Changes Sought

Reasons for Participation

PR-C-0606 10/10/2017 Bryant & Margaret Ambrose N

3392

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought

Reasons for Participation

PR-C-0606 10/10/2017 Bryant & Margaret Ambrose N

3396

Comments

Infrastructure of the area is wholly inadequate to support the proposed scale of development, not least in respect to increased traffic, which is already a serious issue.

Changes Sought

Reasons for Participation

PR-C-0620 08/10/2017 Alison Haigh N

1540

Comments

Objection to PR11 on grounds they are unsound, not justified and not effective. Most important objection is removal of GB. This preserves open space used by local residents and others, providing necessary counteraction to urban air pollution. Government guidance states that GB is permanently set aside, providing a buffer against urban sprawl and preserving the distinct communities of Kidlington, Begbroke and Yarnton. The areas proposed for development should be preserved for the welfare of present and future generations, not sacrificed to Oxford's housing demands. Cherwell District Council has a duty to preserve the interest of it's own residents , not give in to pressure from Oxford and developers. PR11 is unsound because the roads could not cope with the additional vehicles from so many new houses.

Changes Sought

Reasons for Participation

PR-C-0629 09/10/2017 Mrs Rosie Lodwick N

1554

Comments

Scale of development would clearly necessitate improvements to infrastructure. The road network to the north of Oxford is already over capacity. No evidence that funds for road improvements are actually available. Almost all of the funding is yet to be confirmed. Therefore the Plan is not deliverable and not effective. If funding is coming from developers this will only happen when the houses are sold. In the meantime there would be years of excessive road congestion even greater than currently exists. Development needs to be located so that traffic is channelled away from Oxford, not into it. In other words, development should be directed to areas outside the city and its neighbouring villages, to better, more sustainable locations beyond the GB.

Changes Sought

To make the Plan sound and effective, it should be deferred until the amount and time scale of the necessary funding for infrastructure improvements is assured.

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-0638 09/10/2017 Peter Bridges N

1567

Comments

Objections as this is unsound because: No source of funding for most improvements. Effects of other developments are likely to be significant but are as yet unknown and have not been quantified. Congestion on routes into Oxford is already severe, Oxford is an Air Quality Management Area and Cutteslowe Roundabout is a pollution hotspot where nitrogen dioxide levels regularly exceed national guidelines. No measures contained which deal effectively with these issues. Proposal is not justified and not effective and therefore unsound.

Changes Sought

Reasons for Participation

PR-C-0640 05/10/2017 Carole Walton N

1573

Comments

Objection on infrastructure as this only sets out "an approach". No costs are shown and in most cases no source of funding is identified. There are no projects to improve the already congested highway network for private vehicles and no indication of how it will cope with the additional vehicles created by this and the other developments planned for the area. The plan is not positively prepared because it does not provide for necessary infrastructure.

Changes Sought

Reasons for Participation

PR-C-0641 09/10/2017 Carole Pack N

1579

Comments

Plan does not provide a delivery plan for necessary infrastructure. Traffic congestion and air pollution will worsen. There are no projects indicated in the submission to improve the already congested highways and no indication of how they will cope with additional vehicles. No costs are shown and in most cases no source of funding is identified. Underfunded public services, already struggling, will deteriorate further; even longer waiting times to see a GP, rise in school class sizes in unsuitable accommodation. Teacher recruitment is already a problem in the area.

Changes Sought

Reasons for Participation

PR-C-0646 09/10/2017 Mr David Somers N

1586

Comments

Objection to PR11 on infrastructure because it is unsound: • There is no source of funding for most improvements. As with the Gateway project, therefore, the reality will be that buildings which are directly profitable to the developers WILL be done, but anything which seeks to reduce the negative impacts will be quietly dropped, leaving citizens with worse pollution and congestion and developers with profits. • The effects of other developments in the area (Barton Park, Northern Gateway, Wolvercote Papermill etc.) are likely to be significant but are as yet unknown and have not been quantified. • Congestion on routes into Oxford is already severe, Oxford is an Air Quality Management Area and Cutteslowe Roundabout is a pollution hotspot where nitrogen dioxide levels regularly exceed national guidelines. • This proposal does not contain measures which deal effectively with these issues. • Proposal not justified and not effective and therefore unsound, mainly because no adequate provision to deal with extra traffic and pollution exists in these proposals.

Changes Sought

Reasons for Participation

Page 2468

PR-C-0655 04/10/2017 Patrick Forsythe N

1616

Comments

I object to Policy PR11 on infrastructure because it only sets out “an approach”. It is wishful thinking. No costs are shown and in most cases no source of funding is identified. There are no projects to improve the already congested highway network for private vehicles and no indication of how it will cope with the additional vehicles owned by the occupiers of these new houses and the other developments planned for the area. The plan is not positively prepared because it does not provide for necessary infrastructure.

Changes Sought

Reasons for Participation

PR-C-0660 07/10/2017 Carol Matheson N

1635

Comments

It has not been stated how the infrastructure will be improved to accommodate extra residents/housing. No costs/sources of funding have been identified. GP surgeries in Kidlington are already overbooked, there are concerns about water supply for the extra houses. High areas of pollution have not been addressed nor has attention been paid to current cuts in public transport. Should the Yarnton/Begbroke development go ahead, the through road to Kidlington will be closed. Residents outside Kidlington would no longer come and use the shops and services. Cherwell District Council needs to consider how to protect these services.

Changes Sought

Reasons for Participation

PR-C-0664 08/10/2017 Tom Butler-Bowdon N

1641

Comments

Objection to Policy PR11 on infrastructure because it only sets out “an approach”. It is wishful thinking. No costs are shown and in most cases no source of funding is identified. There are no projects to improve the already congested highway network for private vehicles and no indication of how it will cope with the additional vehicles owned by the occupiers of these new houses and the other developments planned for the area. The plan is not positively prepared because it does not provide for necessary infrastructure.

Changes Sought

Reasons for Participation

PR-C-0671 08/10/2017 Matthew Simpson N

1652

Comments

Although the Review’s emphasis on public transport is welcome and wise, it indicates only in the vaguest and most perfunctory terms how that will deal with the enormous strains which the foregoing schemes would impose upon the road system north of Oxford. Will the residents of the proposed housing not use cars? The Northern Gateway and the Wolvercote Paper Mill developments are already due to add a huge burden of traffic and associated noise and other pollution to the area.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-0675 04/10/2017 Gill Davidson N

1659

Comments

Developments of this scale require a massive amount of infrastructure. The area is already choked with traffic and pollution. The £10 million spent on the Cutteslowe and Pear Tree roundabouts has proved to be totally ineffective in resolving the traffic flow problems. There has been no extra provision to cope with the increased traffic that will result from current ongoing developments, which will exacerbate the traffic issues. Policy PR11 is not positively prepared but relies upon wishful thinking! There is no evidence based on current developments that any infrastructure promises will come to fruition. If it is possible to improve traffic flow and get people using public transport and bicycles then why not do it now to resolve current problems? The plans are completely ineffective. Currently the roads in and out of Oxford are in such a bad state of repair that they are dangerous for cyclists.

Changes Sought

Reasons for Participation

PR-C-0682 08/10/2017 Tara J Prayag N

1686

Comments

There is little evidence that Oxford City or County Council actually care about the infrastructure plans for this area.

Changes Sought

Reasons for Participation

PR-C-0690 08/10/2017 David Hemingway N

1701

Comments

Objection to policy PR11 on infrastructure because it only sets out “an approach”. It is wishful thinking. No costs are shown and in most cases no source of funding is identified. There are no projects to improve the already congested highway network for private vehicles and no indication how it will cope with the additional vehicles owned by the occupiers of these new houses and the other developments planned for the area. This is in addition to the extra traffic from the 22000 houses already approved elsewhere in the district. Existing evidence suggests that there are already high levels of pollution in the local area. Banbury Road and Bicester Road are often close to gridlock during rush hour, through Gosford and Kidlington. The plan is not positively prepared because it does not provide for necessary infrastructure.

Changes Sought

Reasons for Participation

PR-C-0692 09/10/2017 Mr Richard Clarke N

1708

Comments

Objection to Policy PR11 on infrastructure because it only sets out “an approach”. No costs are shown and in most cases no source of funding is identified. There are no projects to improve the already congested highway network for private vehicles and no indication of how it will cope with the additional vehicles owned by the occupiers of these new houses and the other developments planned for the area. The plan is not positively prepared, it does not provide a complete and costed plan for the necessary infrastructure, nor does it detail appropriate levels of control and accountability that will ensure its delivery.

Changes Sought

Reasons for Participation

Page 2469

PR-C-0694 09/10/2017 Elizabeth McDonnell N

1713

Comments

Objection on the basis that it suggests “an approach”, which is in direct conflict with the recognition that the area already has high levels of car ownership with serious congestion problems in key locations (stated on p.13 of the sustainability appraisal). Furthermore, there is currently a lack of adequate costings and funding to enable effective assessment of the viability of the proposed approach, with no confirmed source of funding for the approach. Therefore the proposed transport approach is not justified. The proposed submission plan p.130-131 paras. 8 & 12 refer to vehicular accesses and travel plans whilst para 5.115 p.127 refers to as yet unfunded and unspecified transport improvement indicative of increased congestion, car usage and travel times in the local area. The sustainability assessment acknowledges that serious congestion problems currently exist in the area and alludes to the fact that transport proposals are unlikely to address or resolve increased congestion issues on an already overloaded route, making transport proposals ineffective and not justified. No consideration has been given to the current impact and potential future impact on local residents of the combined effects of increased traffic levels when major events are held at Blenheim Palace. Residents currently experience extreme difficulty when events are held at Blenheim with significant waiting times to exit the village. The proposed scale of the development with resultant increased traffic levels is likely to result in total gridlock, with an unacceptable level of disruption to daily routine. Additionally, within policy PR9 it is stated that Yarnton “is well situated to take advantage of sustainable transport improvement” however, the scale of the development is disproportionate to and excessive in comparison to the proposed transport improvement approach. The plan has an inherent assumption that improved alternative travel methods (cycling, walking, public transport) will reduce traffic levels, despite the assertions of the sustainability report which alludes to increased car ownership levels within not just the area but across the county. This will increase pressure on the road network with increased delays and travel time for commuters, resulting in increased pollution levels and disruption for local residents.

Changes Sought

Reasons for Participation

PR-C-0695 07/10/2017 Prof Roger Davies

5424

Comments

Transport plans are complacent. Current congestion at peak periods is already amongst the worst outside London. The resulting air pollution is a serious hazard to health, especially to those living on major arteries. The proposal is to increase the housing stock by > 50%, no specific plans with deadlines are included to mitigate the huge additional traffic load that will be created by the new residents. The response in terms of queuing times to increased traffic load is non-linear, so the long wait already experienced at the `Sainsbury’s roundabout’ & Peartree intersection could easily double or triple at peak times. The intervals of the day with significant congestion will also be significantly expanded. Other infrastructure, schools, surgeries, retail outlets, leisure facilities, etc. will all need to cater for a 50% increase in the population when they are already stretched well beyond their designed capacity. On both transport and other infrastructure the only rational approach is to increase capacity first BEFORE building more homes.

Changes Sought

Reasons for Participation

PR-C-0697 07/10/2017 Ioana Davies N

1726

Comments

Strong objection to Policy PR11 relating to infrastructure. These are plans without funding. They are ineffective. The traffic problems for people who live in Kidlington, Yarnton and Begbroke are already horrendous. There are queues of cars, lorries and buses for hours both in the morning and each afternoon and evening. This causes pollution and increases respiratory illnesses in the population, particularly for children. GP surgeries are under enormous pressure. Waiting times for appointments can be up to 6 weeks. The communities could not cope with the proposed expansion.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-0699 05/10/2017 Mrs. J A Burt N

1732

Comments

Objection to Policy PR11 on infrastructure because it only sets out "an approach". It is wishful thinking. No costs are shown and in most cases no source of funding is identified. There are no projects to improve the already congested highway network for private vehicles and no indication of how it will cope with the additional vehicles owned by the occupiers of these new houses and the other developments planned for the area. The plan is not positively prepared because it does not provide for necessary infrastructure.

Changes Sought | Reasons for Participation

PR-C-0700 03/10/2017 Tony Churchill N

1737

Comments

Objection made to PR11 on Infrastructure because it only sets out an approach. There are no projects to improve the already congested highway network for private vehicles and no indication of how it will cope with the additional vehicles owned by the occupiers of the new houses and other planned development. The plan is not positively prepared because it does not provide for necessary infrastructure.

Changes Sought | Reasons for Participation

PR-C-0701 03/10/2017 Prof Margaret Harris

1741

Comments

Objection to Policy PR11 on infrastructure. No costs are shown and in most case no source of funding is identified. There are no projects to improve the already congested highway network and no indication of how it will cope with additional vehicles owned by the occupiers of the new houses.

Changes Sought | Reasons for Participation

PR-C-0702 02/10/2017 Angela Knowlden N

1744

Comments

Objection to Policy PR11 on infrastructure as it only sets out an approach. The plan is not positively prepared because existing infrastructure cannot cope with massive increases in vehicle numbers and there is no indication in the plan of how this will be dealt with. This massive development will impact hugely on the city ring road (A34) and the A40.

Changes Sought | Reasons for Participation

PR-C-0703 29/09/2017 Roger Prince N

1748

Comments

Consider that the proposed submission plan is unjustified and unsound for the reasons given in my specific objections. Object to Policy PR11 on infrastructure because it has little substance. The costs of the proposals have not been stated and, even if they had been, there is nothing to show how they will be funded. It is not in dispute that there are severe and chronic traffic problems in Oxford and to the north of the city. The long awaited “improvements” to the Wolvercote and Cutteslowe roundabouts on the A40 have, at best, had a very minor impact on traffic flow and this is mainly outside of peak times. As there are no other schemes on the horizon to reduce congestion, it follows that building another 4400 homes in the area, on top of the City’s forthcoming vanity project at the ”Northern Gateway” development in North Oxford, will only make matters much worse than they already are. Additional traffic will increase air pollution and may well have a detrimental effect on those residents already in poor health. In addition to the extra fumes, the increase in traffic noise will reduce the quality of life for everyone. This is such an obvious point but the plan misses it and does not provide for the necessary infrastructure. Has lived in Kidlington since August 1975 and in all that time, the volume of traffic in the village and surrounding roads has increased considerably, not least because there has been widespread residential development within the village, as well as increased commercial activity, without any additional access roads being built. Any improvement to the situation will be extremely difficult now, and the ill-judged approval of the application to put a Technology Park in Langford Lane will only make matters worse, but at the very least the position should not be exacerbated further by the approval of any more significant residential (or commercial) developments in and around Kidlington.

Changes Sought | Reasons for Participation

PR-C-0704 Gitte Kragh N

1753

Comments

Object to Policy PR11 on infrastructure because it only sets out “an approach”. It is wishful thinking. No costs are shown and in most cases no source of funding is identified. There are no projects to improve the already congested highway network for private vehicles and no indication of how it will cope with the additional vehicles owned by the occupiers of these new houses and the other developments planned for the area. The plan is not positively prepared because it does not provide for the necessary infrastructure.

Changes Sought | Reasons for Participation

PR-C-0705 08/10/2017 Peter Trowles N

1756

Comments

Object to Policy PR11 on infrastructure because it only sets out “an approach”. It is wishful thinking. No costs are shown and in most cases no source of funding is identified. There are no projects to improve the already congested highway network for private vehicles and no indication of how it will cope with the additional vehicles owned by the occupiers of these new houses and the other developments planned for the area. The plan is not positively prepared because it does not provide for necessary infrastructure.

Changes Sought | Reasons for Participation

PR-C-0706 08/10/2017 Mary & Paul Layland

1760

Comments

Object to Policy PR11 on infrastructure. We simply cannot take any more cars on the road in this area. It takes half an hour to commute 3 miles along the Banbury Road in term time. The recent upgrades to Cutteslowe and Wolvercote roundabouts have been an unmitigated disaster, despite taking 18 months to complete. My journey time has seen literally no benefit from this work. There needs to be a radical change to improve traffic in this area, and improvement in traffic needs to be seen before even thinking about adding so many more houses to the area. With GP waiting times currently around 3 weeks, also have serious concerns that local medical centres will not be able to take the strain of increased numbers, leaving all residents vulnerable.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-0707 08/10/2017 Julia Trowles N

1763

Comments

Consider that the proposed submission plan is Unsound, Not Positively Prepared, Not Justified, and Not effective for the reasons given in my specific objections below. Object to Policy PR11 on infrastructure because it only sets out “an approach”. It is wishful thinking. No costs are shown and in most cases no source of funding is identified. There are no projects to improve the already congested highway network for private vehicles and no indication of how it will cope with the additional vehicles owned by the occupiers of these new houses and the other developments planned for the area. The plan is not positively prepared because it does not provide for necessary infrastructure.

Changes Sought

Reasons for Participation

PR-C-0708 09/10/2017 Trevor Campbell N

1767

Comments

Object to Policy PR11 on infrastructure because it only sets out “an approach”. It is wishful thinking. No costs are shown and in most cases no source of funding is identified. There are no projects to improve the already congested highway network for private vehicles and no indication of how it will cope with the additional vehicles owned by the occupiers of these new houses and the other developments planned for the area. The plan is not positively prepared because it does not provide for necessary infrastructure.

Changes Sought

Reasons for Participation

PR-C-0709 09/10/2017 Victoria Campbell N

1772

Comments

Object to Policy PR11 on infrastructure because it only sets out “an approach”. Is concerned at the lack of detail given in terms of funding sources. The plan is not positively prepared because it does not provide for necessary infrastructure. The route from Kidlington to Oxford is frequently heavily congested as it is, with a journey of around 5 miles taking sometimes up to an hour in rush hour by bus.

Changes Sought

Reasons for Participation

PR-C-0710 27/09/2017 Katherine Pate N

1775

Comments

Consider that the proposed submission plan is Unsound, Not Positively Prepared, Not Justified, and Not effective for the reasons given in my specific objections. Object to Policy PR11 on infrastructure because no costs are shown and in most cases no source of funding is identified. There are no projects to improve the already congested highway network for private vehicles and no indication of how it will cope with the additional vehicles owned by the occupiers of these new houses and the other developments planned for the area. The plan is not positively prepared because it does not provide for necessary infrastructure.

Changes Sought

Reasons for Participation

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PR-C-0711 08/10/2017 Gary Lancaster N

1779

Comments

Object to Policy PR11 on infrastructure because it only sets out “an approach”. It is wishful thinking. No costs are shown and in most cases no source of funding is identified. There are no projects to improve the already congested highway network for private vehicles and no indication of how it will cope with the additional vehicles owned by the occupiers of these new houses and the other developments planned for the area. The plan is not positively prepared because it does not provide for necessary infrastructure.

Changes Sought

Reasons for Participation

PR-C-0712 08/10/2017 Sonia Morgan N

1783

Comments

Object to Policy PR11 on infrastructure because it only sets out “an approach”. It is wishful thinking. No costs are shown and in most cases no source of funding is identified. There are no projects to improve the already congested highway network for private vehicles and no indication of how it will cope with the additional vehicles owned by the occupiers of these new houses and the other developments planned for the area, namely, 22,000 houses already approved elsewhere in the District by Cherwell District, and over 10,000 more houses to be built in the other Districts just for Oxford overspill. The plan is not positively prepared because it does not provide for necessary infrastructure. If recent Government initiatives are to assist with the provision of this infrastructure we need to wait to hear what has been allocated to the County before we accept a sprawl of 4,400 new homes around Kidlington.Works locally and knows from daily commuting experience just how often a small traffic incident can generates excessive congestion over a much wider area right now, because of the existing overload on local roads. More homes without appropriate additional infrastructure can only make the situation much worse. Air pollution will inevitably worsen due to thousands more vehicles on our local roads. It is outrageous that so little attention is being paid to the public health effects of these proposals. Exposure to high levels of some traffic related air pollutants affects the development of children’s lungs and as the information from London illustrates, impacts annual death rates. There should have been a full study of the impact of the accumulative proposed housing expansion on local air pollution before putting forward these housing plans. Therefore I believe the plan has not been positively prepared.Further, construction traffic and road works will add to the chaos for years while such concentrated development around Kidlington is put in place. It will be a long endurance test of traffic jams and increasing pollution – there is no quick fix to any of this.

Changes Sought

Reasons for Participation

PR-C-0713 09/10/2017 Elizabeth Hallett N

1787

Comments

Object to Policy PR11 on infrastructure because it only sets out ‘an approach’. No costs are shown and in most cases no source of funding is identified. There are no projects to improve the already congested highway network for private vehicles and no indication of how it will cope with the additional vehicles owned by the occupiers of these new houses and the other developments planned for the area. The plan is not positively prepared because it does not provide for necessary infrastructure. Traffic congestion and air pollution will undoubtedly worsen due to thousands more vehicles on our roads. This is in addition to the extra traffic from the 22,000 houses already approved elsewhere in the District by Cherwell, and over 10,000 more houses to be built in the other Districts just for Oxford overspill. Construction traffic and road works will add to this chaos for years while the development takes place. What plan is in place to take account of the problems that increased traffic will bring? For example, what new public transport lines will be introduced to combat the increase in the number of private vehicles?

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-0714 05/10/2017 Mick Wilton

1791

Comments

Policy PR11 The proposals for infrastructure are wholly inadequate. At the very least a new or vastly improved crossing of the railway and canal is required. This plan has not been thought out because it does not provide for the necessary infrastructure particularly because the estimate of the number of new vehicles in the area is poor.

Changes Sought | Reasons for Participation

PR-C-0715 30/09/2017 Dr Victoria Slater N

1796

Comments

Object to Policy PR11 on infrastructure because it only sets out an 'approach' rather than a concrete reality. No costs are shown and in most cases no funding is identified. There are no projects to improve the already congested roads and no indication the highway network will cope with the additional vehicles related to the proposed new houses and other developments. The plan is not positively prepared because it does not provide for necessary infrastructure.

Changes Sought | Reasons for Participation

PR-C-0716 04/10/2017 Nicola Barnetson N

1798

Comments

Object to policy PR11 on infrastructure because it is unsound:• There is no source of funding for most improvements. • The effects of other developments in the area (Barton Park, Northern Gateway, Wolvercote Papermill etc.) are likely to be significant but are as yet unknown and have not been quantified.• Congestion on routes into Oxford is already severe, Oxford is an Air Quality Management Area and Cutteslowe Roundabout is a pollution hotspot where nitrogen dioxide levels regularly exceed national guidelines. • This proposal does not contain measures which deal effectively with these issues. • Believes this proposal not justified and not effective and therefore unsound.

Changes Sought | Reasons for Participation

PR-C-0717 01/10/2017 Pierre Pazgrat N

1801

Comments

Object to policy PR11 on infrastructure because it is unsound:• There is no source of funding for most improvements. • The effects of other developments in the area (Barton Park, Northern Gateway, Wolvercote Papermill etc.) are likely to be significant but are as yet unknown and have not been quantified.• Congestion on routes into Oxford is already severe, Oxford is an Air Quality Management Area and Cutteslowe Roundabout is a pollution hotspot where nitrogen dioxide levels regularly exceed national guidelines. • This proposal does not contain measures which deal effectively with these issues. • Believes this proposal not justified and not effective and therefore unsound. Further comments: There is already sever congestion in the area. What are the plans to improve the local road network?• Pollution wise All of Oxford is an Air Quality Management Area because of the high levels of nitrogen dioxide. Cutteslowe Roundabout is a pollution hotspot where Nitrogen Dioxide levels regularly breach international guidelines. • The proposal will result in more traffic in an already congested zone and I have not seen any strategy to deal with the future situation.

Changes Sought | Reasons for Participation

PR-C-0718 01/10/2017 Daniel Walround N

1808

Comments

Ridiculous levels of congestion in Kidlington and does not believe it is correctly representedin the proposed plan. Has lived in Kidlington since 2008 and travel to work in central Oxford bybus, but over that time the commute time by bus has gone from 20-30 minutes inthe morning, to a minimum of 40 minutes on a good day.Rep continues to explain worst commutes on different routes and modes of transport into Oxford. Considering thatthe road network is not able to cope with the level of traffic today and the proposed plans do notgive any solid plans for improvement. Nor that recent “improvements” to Cutteslowe andWolvercote roundabouts have had any impact on this. The plan is not positively prepared because itfails to provide the necessary infrastructure. Also the council has failed to show competence inaddressing the existing problems in the area with recent road works, which further discredits theproposal plan.

Changes Sought | Reasons for Participation

PR-C-0722 29/09/2017 Steve Handsley N

1814

Comments

The proposals for infrastructure to accompany the 4400 houses are sketchy. The submission acknowledges that the proposals are only “an approach”. No costs are provided for the proposals and in most cases no source of funding is identified. The existing infrastructure is not able to cope with the existing commuter traffic in the area, let alone the commuter traffic from all the additional houses.In order to avoid the costs of additional infrastructure requirements in the area, Cherwell DC should go back to Oxford CC and request them to provide a much greater proportion of the unmet need within the Oxford CC boundaries, thereby reducing the future commuting needs. The lack of detail on proposed infrastructure in the submission shows that the submission proposal is not positively prepared.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-0724 09/10/2017 Stephanie White Y

1820

Comments

Agrees that the transport infrastructure in this area needs to be improved. The roads into and around Oxford are already over-crowded; traffic conditions are so bad that rep choose to cycle into Oxford each day, rather than driving, even though the cycle path is unlit and littered with broken glass, mud and potholes. The extensive roadworks in the north of the city seem to have done little to improve the situation, and many bus routes have been discontinued in recent years, leaving people with no choice but to use their cars. However, the District Council's Transport Assessment has assumed that its model of urban commuting is being applied to an urban environment (i.e. 25% walk, 25% cycle, 20% use buses). This is not even close to the true situation (as described above – cycling facilities are poor and many bus routes have been discontinued); the bulk of the affected areas for PR8 and PR9 have a majority Red or Amber status, meaning that more strategic transport investment will be required to mitigate the impacts of development. Furthermore, the roads between the proposed developments and the centre of Oxford include a railway bridge, a canal bridge and many adjacent properties, meaning that any attempts to widen or otherwise adapt the roads will necessitate length road closures and cause major disruption to roads that are already congested. Thus, the proposed development is Not Sustainable.

Changes Sought

Proposed changes to the plans
In light of the objections outlined above, I would suggest:
• reviewing the housing forecasts on which the current Local Plan is based. As mentioned above, the calculations used to make these forecasts have been revised recently and the number of new homes required has fallen as a result.
• looking to build on brownfield sites within Oxford itself. This would significantly reduce the impact on local transport infrastructure, and provide housing where it is actually needed.
• looking to build on sites closer to the main industrial areas of Oxford (namely the City Centre, Headington and Cowley); again, this would reduce the impact on local transport infrastructure and increase the likelihood that these houses would be bought by people working in Oxford rather than people looking to commute to London.

Reasons for Participation

I would like the Begbroke and Yarnton Green Belt Campaign to act as my representative during the Examination by the Planning Inspector

PR-C-0725 29/09/2017 John Carr N

1824

Comments

Object to Policy PR11 on infrastructure because it only sets out "an approach". It is wishful thinking. No costs are shown and in most cases no source of funding is identified. There are no projects to improve the already congested highway network for private vehicles and no indication of how it will cope with the additional vehicles owned by the occupiers of these new houses and the other developments planned for the area. The plan is not positively prepared because it does not provide the necessary infrastructure.

Changes Sought

Reasons for Participation

PR-C-0726 05/10/2017 Dagmar Carr N

1826

Comments

Object to Policy PR11 on infrastructure because it only sets out "an approach". It is wishful thinking. No costs are shown and in most cases no source of funding is identified. There are no projects to improve the already congested highway network for private vehicles and no indication of how it will cope with the additional vehicles owned by the occupiers of these new houses and the other developments planned for the area. The plan is not positively prepared because it does not provide the necessary infrastructure.

Changes Sought

Reasons for Participation

PR-C-0727 10/10/2017 Bridget Davidson N

1832

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought

Reasons for Participation

PR-C-0728 08/10/2017 Denis Roger N

1836

Comments

Object to policy PR11 on infrastructure because it is unsound: - There is no source of funding for most improvements. - The effects of other developments in the area (Barton Park, Northern Gateway, Wolvercote Papermill etc.) are likely to be significant but are as yet unknown and have not been quantified.- Congestion on routes into Oxford is already severe, Oxford is an Air Quality Management Area and Cutteslowe Roundabout is a pollution hotspot where nitrogen dioxide levels regularly exceed national guidelines.- This proposal does not contain measures which deal effectively with these issues. - Believe this proposal not justified and not effective and therefore unsound.

Changes Sought

Reasons for Participation

PR-C-0730 09/10/2017 Monik Rodger N

1841

Comments

Object to policy PR11 on infrastructure because it is unsound: - There is no source of funding for most improvements. - The effects of other developments in the area (Barton Park, Northern Gateway, Wolvercote Papermill etc.) are likely to be significant but are as yet unknown and have not been quantified.- Congestion on routes into Oxford is already severe, Oxford is an Air Quality Management Area and Cutteslowe Roundabout is a pollution hotspot where nitrogen dioxide levels regularly exceed national guidelines.- This proposal does not contain measures which deal effectively with these issues. - Believes this proposal not justified and not effective and therefore unsound.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-0735 08/10/2017 Christopher Rogers N

1850

Comments

Object to Policy PR11 on infrastructure because it only sets out “an approach”. It is wishful thinking. No costs are shown and in most cases no source of funding is identified. There are no projects to improve the already congested highway network for private vehicles and no indication of how it will cope with the additional vehicles owned by the occupiers of these new houses and the other developments planned for the area. The plan is not positively prepared because it does not provide the necessary infrastructure.

Changes Sought | Reasons for Participation

PR-C-0736 01/10/2017 Liz & Roy Moore N

5454

Comments

The Plan is not positively prepared or coherent: Policy PR11 only sets out an 'approach', where no costs are shown and in most cases no source of funding is identified. Any costs met by developer contribution are likely to displace developers' affordable housing obligation. Existing health centres are not marked on Figure 2 of the Summary Booklet, and notably little substantive information is provided about provision for what will be a huge leap in demand for primary care services.

Changes Sought | Reasons for Participation

PR-C-0736 01/10/2017 Liz & Roy Moore N

1857

Comments

Traffic. It defies logic and common sense to propose development plans based on an economic strategy that will hugely increase commuting to Oxford and as a consequence will necessitate massive and costly transport infrastructure works. Feeder roads (such as the A44 and A4260) are already gridlocked at rush hour, and the overall trend of traffic movement on all major roads is upwards, including a steady rise in the number of HGVs. Cherwell's forecast of traffic numbers is too low. At a conservative estimate, 4,400 new houses will add between 9,000 to 10,000 cars to our roads, plus associated delivery and trade vehicles together with the additional traffic from the large Upper Heyford housing development and planned development elsewhere in the District. It is unrealistic to believe that any transport plan can reduce or alleviate this huge increase in traffic, and Cherwell's transport proposals fail to convince. They rely heavily on a modal switch from car to public transport or cycling or walking, notoriously difficult to achieve, and in the case of cycling and walking only sustainable on a regular basis by the fit and able and those who choose to brave all weathers and the notoriously inadequate and incomplete cycle routes in and around Oxford which there is little scope to improve. The rapid transport bus routes planned through Kidlington will almost certainly be at the expense of Kidlington's tree lined verges, and if they are of limited stop (which is likely the case) will not provide a convenient or accessible service to a high proportion of Kidlington residents. There can be nothing 'sustainable' about 'sustainable movement corridors' as the A44 and A4260 are designated, only a huge increase in traffic. Both will be subjected to even heavier traffic from vehicles accessing the planned P&R off the Bladon roundabout, and in Kidlington's case from displaced traffic from the proposed Sandy Lane closure, as there is seemingly no public transport service planned between Kidlington, Begbroke and Yarnton. Nor does Cherwell indicate how the A44 and A40 will cope with the huge increase in traffic generated by developments PR8 and PR9 and the Northern Gateway, most especially the bottlenecks at the Pear Tree and Wolvercote roundabouts where recent road 'improvements' (such as reconfiguration of the two A40 roundabouts) have done little to ameliorate the situation. Unsustainable increases in traffic and air pollution. Both Oxford and its neighbours will suffer from massive increases in traffic and congestion, contravening a key sustainability challenge of Cherwell's Local Plan '… to reduce dependence on travel by car and to manage traffic congestion …' (A25). Congestion on key entry roads and junctions, already a severe problem (even for buses) at rush hour, will worsen. Plans to introduce rapid transit bus routes, and workplace parking or congestions charges in Oxford itself, might reduce traffic volume and pollution in the City, but at the indefensible cost of displacing it to the neighbouring localities affected by the development plan. Kidlington already has one AQMA (Bicester Road) and air pollution will hugely increase elsewhere in the village and in adjoining villages, with health implications for residents and additional strains on the overstretched NHS.

Changes Sought | Reasons for Participation

PR-C-0737 01/10/2017 Pauline Alvarez N

1864

Comments

Object to policy PR11 on infrastructure because it is unsound:• There is no source of funding for most of the proposed improvements. • The effects of other developments in the area (Barton Park, Northern Gateway, Wolvercote Papermill etc.) are likely to be significant but are as yet unknown and have not been quantified.• Congestion on routes into Oxford is already severe, Oxford is an Air Quality Management Area and Cutteslowe Roundabout is a pollution hotspot where nitrogen dioxide levels regularly exceed national guidelines. • This proposal does not contain measures which deal effectively with these issues. Believe this proposal not justified and not effective and therefore unsound.

Changes Sought | Reasons for Participation

PR-C-0738 02/10/2017 Mrs Y Thompson N

1868

Comments

Object to policy 11(a) Bus lane improvement along the A44 Begbroke to Loop Farm.This ‘proposal’ is physically and financially impossible owing to the restrictive widths of railway and canal bridge crossings plus the underpasses at Peartree Interchange. Further restricted by Project 11a (Page 167) being ‘cycle and pedestrian improvements along A44 between Bladon Roundabout and Peartree Roundabout’, the so called ‘Rapid Transit’ route along the A44 (only capable of funding if Government grants are forthcoming) is little more than a pipe dream and cannot be used to justify large scale housing development adjacent to the A44 at Yarnton and Begbroke. The infrastructure proposals are not justified, nor effective and the Plan is UNSOUND 18f – The closure of Sandy Lane to motor vehicles. (Page 123) -This road has long been recognised by Oxfordshire County Council as a key alternative route should there be problems on A44 or A4260. It’s importance is recognised even to the extent of providing winter maintenance (salting) during cold weather. The closure of an existing highway, a vital link between Yarnton and Kidlington, without providing a suitable alternative route is just not justified. The proposal is UNSOUND.

Changes Sought | Reasons for Participation

PR-C-0759 10/10/2017 Barry Homans N

1912

Comments

Object to Policy PR11 on infrastructure because it is unsound. No costs are shown in the schedule, In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-0774 10/10/2017 Ailsa Reid N

1956

Comments

Object to the scale of the proposed housing developments in the Kidlington and Yarnton area. Aware that more housing is needed, spent several years hoping to find 'affordable' housing within Oxford, before deciding that this was not possible and had to buy elsewhere, with a lot of assistance from family. Does not think it is sensible that Oxford be allowed to dictate terms to the surrounding area, rather that it should be made to put its own house in order. Extremely alarmed by the plans to sacrifice Green Belt land for housing, in defiance of Government and Cherwell District Council's own policies. Not only will this permanently sacrifice open spaces to housing, it will set a precedent for further development. Particularly concerned by the possibility of development of land behind The Moors, Kidlington – this is a valuable open space much used by local people, and acts as a vital habitat reservoir for wildlife. It is particularly appreciated by the local deer herd – I have seen up to 14 visible at one time in a single space – but much smaller wildlife depends on this rarely cultivated land for winter food and shelter. A quick fix for Oxford's woes now will result in the loss of this amenity and habitat for ever. Much of the proposed development area is also low-lying and prone to flooding – new houses are already being built near Yarnton on floodplain land – with the rise in rainfall and extreme weather events this can only lead to more and worse flooding events. Building on this low-lying land will remove space which flood water could spread onto to prevent it from causing flooding further downstream in Oxford and other communities. Does not believe that there will be a meaningful amount of 'affordable' housing in the proposed developments. The Oxford area is bleeding talent at one end because young people cannot afford to live here, and increasing traffic at the other as those who can at least afford to live nearby commute in (aware of people commuting to Kidlington from Swindon, Didcot, and Aylesbury, despite relatively low wages by the area standards), and if situations such as that at Templar Square with just 20% of "affordable" units are allowed, this will not only continue but get much worse.Utterly astonished by the lack of plans to improve the road network. Traffic already regularly backs up well through Kidlington in the morning, and it only takes a single incident to cause major traffic problems through the area. Without major investment in infrastructure, the extra vehicles from the proposed developments will cause traffic chaos of the sort we have seen recently with the works at the Wolvercote and Cutteslowe roundabouts on a daily basis, clogging the Northern routes into the city, and causing gridlock on the roads feeding them. I know from long experience the effect this has on the A34 which is supposed to be a major transport artery bringing goods North and South across the country, but it seems is likely to become one huge traffic jam if these developments are allowed to go ahead. The growth in traffic they will cause is utterly unsustainable.

Changes Sought

Reasons for Participation

PR-C-0775 10/10/2017 Jon Alsop Savills on behalf of Christ Church, Exeter & Merton Colleges and Oxford University Y

1969

Comments

Support with amendments. The consortium welcomes the joined-up and comprehensive approach to the identification and delivery of essential infrastructure to support the development of the sites allocated in the A44 Corridor. This also reflects the recommendations of the National Infrastructure Commission's interim findings. In relation to element 3 of the policy however there must be acknowledgement that financial contributions to the delivery of these infrastructure items must be the subject to an upper limit that, if necessary, can be determined by a viability appraisal.

Changes Sought

For some of the infrastructure requirements, for example those outside the extent of allocated sites and which serve a function that is beyond that strictly required by the development of the allocated sites, some form of alternative funding may be appropriate/necessary, for example funding support from central Government or one of its agencies. The Council should now proactively explore the availability of funding sources to support the delivery of the development strategy contained in the Partial Review in the event that the allocated sites on their own are unable to fully fund the range of infrastructure improvements referred to in the policy.

Reasons for Participation

On behalf of the consortium, given the significance of their land interests, would wish to participate in the oral examination.

PR-C-0806 10/10/2017 Liz Pickering Education and Skills Funding Agency

5118

Comments

The ESFA welcomes reference to working with central government as well as other service providers, maintaining an up-to-date SPD on developer contributions and requiring developments to demonstrate that they will deliver the infrastructure required. Please add reference to the ESFA as a relevant infrastructure provider and ensure the ESFA is among the service providers consulted on any revisions to the SPD and relevant evidence documents.

Changes Sought

Reasons for Participation

PR-C-0809 02/10/2017 Philip Kemp

2197

Comments

Objection to proposed new housing on Kidlington Green Belt. Kidlington would just become part of Oxford losing it's identity. Not enough thought has gone into the infrastructure required (health facilities, schools and shops). Roads will not cope with extra traffic, already bad enough. The need for more housing needs careful and sensitive planning. Oxford is off loading its responsibility onto Cherwell which is totally unacceptable.

Changes Sought

Reasons for Participation

PR-C-0813 08/10/2017 Jennifer Betts N

2213

Comments

Objection - The delivery of all infrastructure and in particular off site infrastructure is critical to such large scale proposals. Without fully costed funded and programmed infrastructure there will be a significant detrimental impact on existing/new residents. Plan is predicated on the basis that transport infrastructure will be by use of buses, cycling and a possibility of a station in Kidlington in addition to the station at Oxford Parkway. The planning authority cannot impose the use of public transport on residents - people will continue to use their cars to a degree. Leading to further congestion. The Infrastructure Schedule in appendix 4 provides a list of aspirations is largely unposted and the funders are largely 'TBC' despite the fact that the majority of the projects listed are referred to as critical. Recent bids for infrastructure funding in Oxfordshire have had a poor success and there is no confidence that the infrastructure delivery will happen as aspired to due to lack of funding.

Changes Sought

There needs to be a comprehensive infrastructure delivery plan and a more robust framework for the delivery of the affordable housing.

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-0814 07/10/2017 David Betts N

2230

Comments

Objection - The delivery of all infrastructure and in particular off site infrastructure is critical to such large scale proposals. Without fully costed funded and programmed infrastructure there will be a significant detrimental impact on existing/new residents. Oxfordshire County Council proposals to deal with the existing transport are not yet delivered, it is concerning how this will be funded in the future. Developers will not be prepared to meet existing deficiencies in transport infrastructure. Plan is predicated on the basis that transport infrastructure will be by use of buses, cycling and a possibility of a station in Kidlington in addition to the station at Oxford Parkway. The planning authority cannot impose the use of public transport on residents - people will continue to use their cars to a degree. Leading to further congestion. The Infrastructure Schedule in appendix 4 provides a list of aspirations is largely unposted and the funders are largely 'TBC' despite the fact that the majority of the projects listed are referred to as critical. Recent bids for infrastructure funding in Oxfordshire have had a poor success and there is no confidence that the infrastructure delivery will happen as aspired to due to lack of funding.

Changes Sought

There needs to be a comprehensive infrastructure delivery plan. As well as a more robust framework for the delivery of the affordable housing, in view that this is one of the key objectives of the plan and unless this addressed the objectives will not be realised.

Reasons for Participation

PR-C-0821 09/10/2017 Caroline Johnson Y Y N N

2242

Comments

Cherwell's proposals if accepted would put an intolerable burden on local infrastructure. Local transport arrangements are already accepted to be under strain and recent improvements at Cutteslowe and Wolvercote roundabouts have been conceded to have underachieved. The existing infrastructure cannot handle current growth targets and the addition of 4,400 homes in the Kidlington area will exacerbate problems. There are no proposals to improve the local transport network and there is no funding to do so. There are unrealistic assumptions that a very high percentage of residents would use public transport, cycle or walk. The traffic modelling is open to question. It uses average data, this is nonsensical the road network needs to cope with peak flows. It has not taken account of the other developments which are planned and will generate traffic; developments cannot be assessed in isolation. With traffic comes pollution and Cutteslowe roundabout is already a pollution hotspot. Additional traffic should not be added to the network until there is a solution to the pollution.The plans need to ensure that there is adequate provision for public services to meet the growth in population. A single primary school is proposed as it would appear a token. Its proposed site at the southern most point of PR6a is bizarre given that the majority of developments would be in Yarnton and Begbroke and thus the school would be in the wrong place. The plans make no reference to the impact on secondary education, medical provision and other public services. The Cherwell process needs to pause, review its transport planning, work with Oxford City Council to model traffic from the whole city and then come forward with transport proposals which have prospect of funding. The impact on public services must be assessed and addressed. The current proposal is unjustified and unsustainable.

Changes Sought

The process should be restarted once the Oxford Local Plan has been completed and thus when any unmet housing need of Oxford is known. When Cherwell does this it should correct the errors made in this process and take account of the importance of the Green Belt and provide solutions which do not impact the Green Belt.

Reasons for Participation

PR-C-0822 09/10/2017 Iain Johnson Y Y N N

2245

Comments

Where is the coherent and effective plan for improving the infrastructure? North Oxford is already full of cars. The routes into and out of Oxford city are congested and polluted.Eighteen months of improvements have made the Wolvercote and Cutteslowe roundabouts safer but only marginally better for traffic Unless the whole house buying population of the UK undergoes a radical change in behaviour overnight, adding 4000 medium and large houses will add at least 2000 cars to the road (and that's being generous about car ownership). Anyone who has queued between Kidlington and Oxford knows that we cannot cope now let alone with 2000 more cars.The infrastructure wont cope with this plan. There are no plans for local transport between Cutteslowe and Kidlington and no funding has been secured. Other countries in Europe have managed to shift whole populations to bicycle and public transport but it has taken decades and houses that have NO parking spaces with a transport plan for a whole city that favours public transport, cycling and walking. This plan is not comparable and to think people in these new houses will move away from car use is unrealistic. The way the traffic has been calculated is flawed. Average flows over 24 hours are useless when most people sleep through at least one third of those hours and most people move in just 4 of those hours, to and from work. (1440 people entering and leaving a shop over a 24 hour period is 1 person a minute. If all these people tried to get into the same shop between 07:00 and 09:00 that is 12 people a minute or 1 every 5 seconds. A wholly different proposition!. This plan will bring an intolerable increase in traffic and pollution. NOX levels at Cutteslowe roundabout regularly exceed international guidelines for human safety. This plan will increase those levels with a real risk to health. The plan has one primary school in it and its in the wrong place. Schools in Oxford are already full and secondary school provision is not in this plan. There are no plans for medical centres either. Relying on services following housing is wrong and the services will not happen. If Oxford City and Cherwell really want to provide housing for key workers, young people and families in Oxford then build in Oxford at high density without car spaces and invest in cycling and public transport. Nothing sort of a radical car free city will solve the pollution, traffic and housing problems.

Changes Sought

The local plan should be scrapped and started again when there is clarity about the ACTUAL unmet housing need and not just the desire of the city council, and Cherwell, to meet a figure they have made up based on discredited calculations. The plan should recognise that there is only one way to fix the traffic and pollution problem in Oxford and that is to remove cars and switch to less polluting public transport on a massive scale. A radical plan should take its inspiration from cities like Groningen in the Netherlands, Copenhagen in Denmark and even Bogata in Columbia. All of which have increased housing density inside the existing city boundaries and removed cars . They have given their cities back to their people while Oxford and Cherwell want to take our Green belt , remove the beautiful setting of Historic Oxford, increase traffic and pollution. The local plan should also recognise the importance of the Green Belt. The Green belt isn't an inconvenient anachronism to be discarded. It is essential to the wellbeing of the citizens of Oxford and surrounding towns and villages. It is evident that the UK government values its green belt more than this local plan does … The Government national planning policy framework states that the Green belt exists to prevent
urban sprawl, prevent neighbouring towns merging, safeguard countryside from encroachment, preserve setting and character of historic towns (such as Oxford!) and assist in urban regeneration (by forcing entities such as the Oxford city Council , the University and its colleges to consider land in the city for housing not more unnecessary jobs).

Reasons for Participation

PR-C-0832 10/10/2017 David Flavin Oxfordshire County Council Y

5026

Comments

Reference to OxIS is welcomed, this will provide valuable evidence on priority strategic infrastructure which we will expect development in the LPPR to contribute towards. The site specific policies should set out or refer to all the necessary developer contributions and infrastructure required. For example, the current site policy wording does not contain references to strategic highway contributions or public transport contributions. Whilst Policy PR11 (Infrastructure Delivery) and Policy PR4a: Sustainable Transport contain links to developer contributions,this could also be done by referring to the Infrastructure Delivery Schedule within each site specific policy.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-0832 10/10/2017 David Flavin Oxfordshire County Council

5033

Comments

Content relating to public rights of way and access to the countryside is supported, in particular policy 4a (Sustainable Transport), 5 (Green Infrastructure) and PR1 1(Infrastructure Delivery) as they meet the aims of the adopted OCC Rights of Way Management Plan 2015-2025. Where development sites are crossed by public rights of way this can be addressed on a site by site basis as applications come forward. The Planprovides a reasonable amount of protection and potential for enhancement and mitigation. It also has the potential to significantly increase access for non-motorised residents and visitors which is fully supported.

Changes Sought

Reasons for Participation

PR-C-0832 10/10/2017 David Flavin Oxfordshire County Council Y

5054

Comments

OCC request that the strategic sites allocated are exempt from any future Community Infrastructure Levy charging. This would enable S106 contributions to be collected in order to ensure the delivery of the key infrastructure.

Changes Sought

Reasons for Participation

PR-C-0836 09/10/2017 Chris Pack N

2270

Comments

Object to Policy PR11, the plan is not positively prepared because it does not provide a clear and detailed delivery plan for necessary infrastructure. This policy only sets out “an approach”. It is wishful thinking. It does not address crucial issues about Traffic and Public services. Traffic congestion and air pollution will undoubtedly worsen due to thousands more vehicles on our roads. This is in addition to the extra traffic from the 22,000 houses already approved elsewhere in the District by Cherwell, and over 10,000 more houses to be built in the other Districts just for Oxford overspill. Construction traffic and road works will add to this chaos for years while the development takes place. There are no projects to improve the already congested highway network for private vehicles and no indication of how it will cope with the additional vehicles owned by the occupiers of these new houses and the other developments planned for the area. No costs are shown and in most cases no source of funding is identified. There is no reference to a potentially major issue with funding. That is that much of the land under consideration is in the ownership of Oxford University and some of its colleges. The issue here is that with their charitable status they may be able to avoid paying out Section 106 funding to CDC, There is then no clear delivery plan.Public services will get worse. Underfunded public services, already struggling, will deteriorate further: waiting times to for GP surgeries will be even longer and school class sizes will rise in unsuitable accommodation.

Changes Sought

Reasons for Participation

PR-C-0842 10/10/2017 Duncan Chadwick David Lock Associates on behalf of University of Oxford, Merton College and a private landowner Y Y N Y

5018

Comments

Paragraph 5.143 notes the Council’s work on CIL, producing a draft Charging Schedule. CDC are clear that a decision on whether to introduce CIL has not been made. Should CDC decide to implement CIL the Tripartite reserves its right to make further representations on how the Council should secure funds for infrastructure and how the infrastructure to support the strategic development site allocations such as Policy PR8 is brought forward. It may be more appropriate for infrastructure to be secured through s106 obligations. Such obligations can be negotiated at an appropriate level, underpin the viability and deliverability of the strategic sites and ensure that the right infrastructure is provided in the right place at the right time.

Changes Sought

None at this stage as the Tripartite reserves its right to make further representations once the Council has decided whether it intends to introduce CIL.

Reasons for Participation

The land owned and controlled by the Tripartite comprises some 86% of the largest draft allocation within the Plan and as such, occupies a unique and vitally important role in meeting Oxford's Unmet Housing Needs. As such, the Tripartite consider it is essential that it is present [and/or represented] and participates at the Examination in order to assist the Inspector by responding to any queries that may arise and supporting the assessment of the soundness of the Plan.

PR-C-0842 10/10/2017 Duncan Chadwick David Lock Associates on behalf of University of Oxford, Merton College and a private landowner Y Y N Y

5014

Comments

The policy makes it clear that developer contributions will be sought in support of development proposals to fund transport, education, health, social, leisure and community facilities, wastewater treatment and sewerage. However, the Council does not comment on how developer contributions will be secured on sites where there are multiple land ownerships. This will need to be the subject of further negotiations.A comprehensive but, at this stage, outline list of proposed infrastructure requirements has been prepared by the Council and included within Policy PR8. The requirements are indicative at this stage (costs and funding streams) but set out what is likely to be required to support the development of the site over the Plan Period. Infrastructure requirements that relate to more than one “allocated strategic development site” will need to be considered within the scope of advice in the NPPF and apportioned on a pro-rata basis to each site. This will also need to have regard to the impact of the proposed development of each site and the appropriate phasing of infrastructure delivery to ensure that the infrastructure requirements are necessary to make the development acceptable, directly related to the development and fairly and reasonably related in scale and kind to the development. It is anticipated that the phasing, triggers and mechanisms for the delivery of these elements of infrastructure will be secured through S106 agreements agreed as part of the future development management process. It should be recognised that in some instances, early or advance provision of strategic infrastructure can be critical to the approval and successful delivery of strategic scale development. This may be delivered by the Council or may be funded and delivered by a developer. Where a developer has provided for infrastructure at the outset, then there should be a recognition in policy that any ‘abnormal costs’ associated with this provision can be credited against future planning obligations for the site.

Changes Sought

Proposed changes suggested for Policy PR11. Additional points to add: 4. Where a developer delivers early infrastructure in advance of, or prior to, development then the ‘abnormal’ costs of this infrastructure provision will be credited against future planning obligations for the site.5. It is essential that the contributions to infrastructure requirements are based on an equitable arrangement across the strategic development site.6. Infrastructure requirements that relate to more than one “allocated strategic development site” will be considered against advice in the NPPF and apportioned on a pro-rata basis to each site having regard to the impact of the proposed development of each site and the appropriate phasing of infrastructure delivery to ensure that the infrastructure requirements are necessary to make the development acceptable, directly related to the development and fairly and reasonably related in scale and kind to the development.

Reasons for Participation

The land owned and controlled by the Tripartite comprises some 86% of the largest draft allocation within the Plan and as such, occupies a unique and vitally important role in meeting Oxford's Unmet Housing Needs. As such, the Tripartite consider it is essential that it is present [and/or represented] and participates at the Examination in order to assist the Inspector by responding to any queries that may arise and supporting the assessment of the soundness of the Plan.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-0846 10/10/2017 Alison Noel N

2284

Comments

Object to policy PR11 on infrastructure because it is unsound:• There is no source of funding for most improvements.• The effects of other developments in the area (Barton Park, Northern Gateway, Wolvercote Papermill etc.) are likely tobe significant but are as yet unknown and have not been quantified.• Congestion on routes into Oxford is already severe, Oxford is an Air Quality Management Area and CutteswloeRoundabout is a pollution hotspot where nitrogen dioxide levels regularly exceed national guidelines.• This proposal does not contain measures which deal effectively with these issues.• Believe this proposal is not justified and not effective and therefore unsound.

Changes Sought

Reasons for Participation

PR-C-0848 08/10/2017 Plamen Petroff N N

2289

Comments

Object to policy PR11 on infrastructure because it is unacceptable:- Infrastructure not ready to cope with the increased number of residents.- No appropriate measure taken to reduce:- Pollution in the area already above national levels.- Severe traffic on Banbury Road and Cutteslowe Roundabout.- Vibrations from traffic impact already families who live close to the road.- Not aligned to Oxford Local Plan.

Changes Sought

Revise the Plan

Reasons for Participation

PR-C-0850 10/10/2017 Colin Homans N

2293

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought

Reasons for Participation

PR-C-0851 10/10/2017 Margaret Homans N

2298

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought

Reasons for Participation

PR-C-0852 10/10/2017 D Homans N

2303

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought

Reasons for Participation

PR-C-0856 10/10/2017 Anne Clifton N

2315

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought

Reasons for Participation

PR-C-0857 10/10/2017 Elaine Oke N

2320

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought

Reasons for Participation

PR-C-0858 10/10/2017 Katherine Andrews N

2325

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought

Reasons for Participation

PR-C-0859 10/10/2017 S Wentzel N

2330

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-0860 10/10/2017 Daphne Hampson N

2335

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0861 10/10/2017 Walker N

2340

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0869 03/10/2017 Dr Peter Amies N

2361

Comments

Objection to Policy PR6b, to build houses on the site of the North Oxford Golf Club and the related proposal to build a replacement golf course at Frieze Farm (PR6c). The land occupied by the North Oxford Golf Club is a mature and beautiful arboretum where people play golf and where people can walk using the designated footpath. The land has been cared for by the Club for 110 years. There are hundreds of mature trees and shrubs of many different types which also provide a rich wildlife habitat. In my opinion, it would be unforgivable environmental vandalism to tear all this up to build houses (530, I believe) when houses can be built in areas where such destruction is not needed. The related proposal to build a replacement golf course on the featureless land at Frieze Farm is, frankly, nonsense. There is absolutely no way that an equivalent golf course could be built on that land. It might be possible to build a flat and uninteresting 9 or 12 hole course but nobody would want to play on such a course. Also object on infrastructure grounds. I cannot imagine how the Banbury Road could cope with more traffic in this area. In summary, on environmental and infrastructure grounds, these related proposals are unsound, not positively prepared and not justified.

Changes Sought | Reasons for Participation

PR-C-0878 05/10/2017 Tim Davison N

2376

Comments

There is no source of funding for most improvements.• The effects of other developments in the area (Barton Park, Northern Gateway, Wolvercote Papermill etc.) are likely to be significant but are as yet unknown and have not been quantified.• Congestion on routes into Oxford is already severe, Oxford is an Air Quality Management Area and Cutteslowe Roundabout is a pollution hotspot where nitrogen dioxide levels regularly exceed national guidelines.• This proposal does not contain measures which deal effectively with these issues.

Changes Sought | Reasons for Participation

PR-C-0885 06/10/2017 Don Manley N

2387

Comments

Building between Oxford and Kidlington will make more traffic problems much worse, even with the use of bicycles and public transport. This is not a " sustainable" development. The issue of pollution has not been adequately addressed either. In general the whole plan is based on false promises and the pretty picture of rural life on the July 2017 Cherwell document is another bad joke, given that a green lung of Oxford is under consideration of destruction.

Changes Sought | Reasons for Participation

PR-C-0892 10/10/2017 Brian Dempster N

2400

Comments

There is no significant provision for additional infrastructure. 4,400 homes = approx. 8,800 extra cars - and any consultant who believes otherwise is frankly deluded. Simply walk around any residential area in Oxford and count the number of cars on each drive at 7pm at night. The additional resources described in the plan amount to nothing more than vague words and aspirations around "sustainable transport". The harsh reality is that those 'key workers' that your document refers to, do not all work in Oxford City centre. Only a small minority of people will cycle or take more than 1 bus to work thus forcing a significant number of extra cars on to roads that are already massively congested at peak times. The document refers to a relatively small forecast increase in traffic ..... 1.3 -1.4% but does not give further details of this rather questionable claim. Is this an overall figure for 24 hour period, does it cover the whole of Cherwell or just Kidlington? Frankly I find that questionable figures such as this seriously undermine the credibility of the plan.

Changes Sought | Reasons for Participation

PR-C-0898 10/10/2017 David Burt N

2418

Comments

Object to PR11 on infrastructure because it only sets out "an approach". It is wishful thinking. No costs are shown and in most cases no source of funding is identified. There are no projects to improve the already congested highway network for private vehicles and no indication of how it will cope with additional vehicles owned by occupiers of these new houses and other developments planned for this area.

Changes Sought | Reasons for Participation

PR-C-0900 10/10/2017 Kieran Brooks N

2425

Comments

Strongly object to Policy PR11 on infrastructure as it is fundamentally unsound. The schedule provides no costings & in most cases no identification of source of funding. There is no indication how already congested highway networks would cope with additional traffic that new houses and developments planned for the wider area (e.g. Northern Gateway) would generate. The ideas that people would rely on public transport, cycling and walkways are fanciful. Traffic surveys of existing roads & known bottlenecks (A4260 Kidlington roundabout, Stratfield Break, Banbury Rd roundabout, A44 Loop Farm roundabout, A34 junction {Peartree roundabout} and Wolvercote roundabout) alone indicates that adding several thousand vehicles to the area and the journeys generated will only exacerbate congestion and put more pressure on an already over-stretched road network. The proposals do not provide any evidence of the "sustainable travel opportunities" claimed.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-0902 14/08/2017 Mrs Elizabeth C Mills N

2431

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0903 14/08/2017 HF Way N

2436

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0904 12/08/2017 Michael Cavey N

2441

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0905 22/08/2017 David Elvidge N

2446

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0906 07/08/2017 Patricia Ann Heath N

2451

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0907 11/08/2017 David G Hitchens N

2456

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0908 11/08/2017 Susan H Booker N

2461

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0909 11/08/2017 Mrs A P Aust N

2466

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0910 08/08/2017 J E Cox N

2471

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0911 10/10/2017 Mrs D Harrys N

2476

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-0912 08/08/2017 Michael Sims N

2481

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0913 07/08/2017 Mr A Leake N

2486

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0914 07/08/2017 Moya Hermon N

2491

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0915 06/08/2017 Fred Paul Brightmore N

2496

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0916 07/08/2017 Mrs Patricia Watson N

2501

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

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PR-C-0917 07/08/2017 Keith Watson N

2506

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0918 10/10/2017 Kelly Balliu N

2511

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0919 07/08/2017 Kevin & Natalie Brownsill N

2516

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0921 14/08/2017 Ursula Dawson N

2526

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-0921 14/08/2017 Ursula Dawson N

2528

Comments

Object to PR1a, PR3, PR11, plus unreasonable consultation process. Object to CDC failing to commission and examine an environmental report. It is NOT good enough to leave it to contractors. Strongly Object to CDC not representing the people of Cherwell and choosing to give into pressure from Oxford. Not acceptable. On your website you have 4 priorities; 1. Sound budgets & customer focussed council. You are ignoring the customer. 2. Thriving communities. You are intending to smash the community to pieces. 3. District of Opportunities. Letting Oxford City Council pressure you makes this a ridiculous statement. 4. Safe, clean and green. You are proposing lots of traffic, fumes, getting rid of Green Belt. Why are you proposing to do the opposite of what you state on you website are your priorities?

Changes Sought | Reasons for Participation

PR-C-0922 10/08/2017 C R Masters N

2531

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0923 09/08/2017 David Barber N

2536

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0924 07/08/2017 Mr & Mrs M J Brown N

2541

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0925 08/08/2017 Mrs S M Atkins N

2546

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

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PR-C-0926 10/10/2017 M C Makepeace N

2551

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0927 07/08/2017 Moira Robinson N

2556

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0928 07/08/2017 Michael C Warmington N

5386

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0928 07/08/2017 Michael C Warmington N

2561

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-0929 18/08/2017 P Newman N

2566

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0930 02/08/2017 Michael Pollard N

2571

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0931 08/08/2017 Mr & Mrs D G Nash N

2576

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0932 08/08/2017 W L H Horlick N

2581

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0933 11/08/2017 Clodagh Jakuborin N

2586

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

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PR-C-0934 23/08/2017 Jack Li N

2591

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0935 24/08/2017 A Davenport N

2596

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0936 10/10/2017 Sheila Nichols N

2601

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0937 19/08/2017 Anne Sandy N

2606

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0938 07/08/2017 Kate Rendle N

2611

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-0939 16/08/2017 J Hill N

2616

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0940 16/08/2017 Felicity Peacock N

2621

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0941 14/08/2017 I Lyne N

2626

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0942 11/08/2017 Mrs B Bellinger N

2631

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0943 19/08/2017 Madelaine Demport N

2636

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0944 20/08/2017 Ylber Balliu N

2641

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0944 20/08/2017 Ylber Balliu N

2645

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0945 22/08/2017 Sidney Oretagu N

2650

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0946 19/08/2017 Michael Foster N

2655

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0947 19/08/2017 Mrs Michele Allen N

2660

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-0948 16/08/2017 P E Clayton N

2665

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought Reasons for Participation

PR-C-0949 11/08/2017 John Holding N

2670

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought Reasons for Participation

PR-C-0950 10/08/2017 Mr R M Gynes N

2675

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought Reasons for Participation

PR-C-0951 10/10/2017 Julia Middleton N

2680

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought Reasons for Participation

PR-C-0952 10/10/2017 Mr & Mrs F A Williams N

2685

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought Reasons for Participation

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PR-C-0953 06/08/2017 S Wells N

2690

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought Reasons for Participation

PR-C-0954 09/08/2017 Mr Martin Long N

2694

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought Reasons for Participation

PR-C-0955 17/08/2017 M Blake N

2698

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought Reasons for Participation

PR-C-0956 13/08/2017 Margaret Russell N

2075

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought Reasons for Participation

PR-C-0957 17/08/2017 Erdogan Mustafa N

2079

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-0958 19/08/2017 Jane Brooks N

2083

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0960 10/10/2017 Mr & Mrs P Bray N

2702

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0961 11/08/2017 Miss S P Moores N

2707

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0962 06/08/2017 J M Bicknell N

2711

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0963 11/08/2017 R Hardwick N

2716

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0964 10/10/2017 C K Peddy N

2721

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0965 24/08/2017 Nicky & Patrick Forsythe N

2726

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0966 25/08/2017 Mrs J D Spacksman N

2731

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0967 29/08/2017 A W White N

2736

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0968 30/08/2017 Jane Green N

2741

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-0969 10/10/2017 Kim Weitzel N

2746

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0970 31/08/2017 G M Brooke N

2751

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0971 08/11/2007 Mrs Claire Ring N

2756

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0973 31/08/2017 Dr Guy Harrison N

2766

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0973 08/10/2017 Dr Guy Harrison N

1923

Comments

Object to Policy PR11 on infrastructure because it only sets out an 'approach' rather than a concrete reality. No costs are shown and in most cases no funding is identified. There are no projects to improve the already congested roads and no indication of the highway network will cope with the additional vehicles related to the proposed new houses and other developments. The plan is not positively prepared because it does not provide for necessary infrastructure.

Changes Sought | Reasons for Participation

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PR-C-0974 22/08/2017 Mrs Pamela Lampard N

2771

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0975 24/08/2017 Mrs J Franklin N

2776

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0976 23/08/2017 S P Spacksman N

2781

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0977 23/08/2017 R Lewis N

2786

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0978 23/08/2017 Mrs L Gregory N

2791

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-0979 24/08/2017 Mrs Margaret Eynon N

2796

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0980 10/10/2017 Ruth Higginson N

2801

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0981 13/08/2017 K Middleditch N

2806

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0982 14/08/2017 Paul Blake N

2811

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0983 16/08/2017 Mr & Mrs J & M Smith N

2816

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0984 17/08/2017 Trevor Cuss N

2821

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0985 18/08/2017 Jenifer Beesley N

2826

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0986 19/08/2017 Farimah Zarrivi N

2831

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0987 20/08/2017 Timothy Kenneth Simmons N

2836

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-0988 20/08/2017 Mrs M Simmons N

2841

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

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PR-C-0989 14/08/2017 Heather Field N

2846

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought Reasons for Participation

PR-C-0990 17/08/2017 Mr & Mrs G J Barrett N

2851

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought Reasons for Participation

PR-C-0991 07/08/2017 P W Harvey N

2856

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought Reasons for Participation

PR-C-0992 21/08/2017 Paul & Olga Jones N

2861

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought Reasons for Participation

PR-C-0993 19/08/2017 R Prowton N

2866

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought Reasons for Participation

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PR-C-0994 21/08/2017 Mr M Bennett N

2871

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought Reasons for Participation

PR-C-0995 11/08/2017 Marian Adams N

2876

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought Reasons for Participation

PR-C-0996 19/08/2017 D Grant N

2881

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought Reasons for Participation

PR-C-0997 22/08/2017 Mrs B M Brown N

2886

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought Reasons for Participation

PR-C-0998 12/08/2017 Geoffrey Ayres N

2891

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-0999 13/09/2017 Malcolm Williams N

2896

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1000 20/09/2017 Joan Leech N

2901

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1001 06/09/2017 Paul Burgess N

2906

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1002 20/08/2017 Peter & Amanda Clarke N

2911

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1003 10/10/2017 Mr & Mrs M J Goodin N

2916

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1004 20/08/2017 G W McIntyre N

2921

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1005 21/08/2017 Nicola King N

2926

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1006 21/08/2017 Mrs S Amiralai N

2934

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1007 21/08/2017 Chris & Diane Hodgkins N

2939

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1008 17/08/2017 Anita Jackson N

2943

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

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PR-C-1009 16/08/2017 Mrs A Emberton N

2948

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1010 20/08/2017 James Philpott N

2953

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1011 23/08/2017 Tony Norris N

2094

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1012 24/08/2017 T Norris N

2099

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1013 23/08/2017 Reg Bendall N

2104

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

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PR-C-1015 03/09/2017 Michael Trinder N

2968

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1016 03/09/2017 Christine Trinder N

2973

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1017 17/08/2017 Mrs Newing N

2978

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1018 24/08/2017 John & Maire Walden N

2983

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1019 30/08/2017 Mrs Janet Jeffreys N

2988

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

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PR-C-1020 31/08/2017 Raymond Suter N

2993

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1021 30/07/2017 Jenny Cooper N

2998

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1022 25/08/2017 George Wakefield N

3003

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1023 24/08/2017 Ann Ayris N

3008

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1024 24/08/2017 Rodger Ayris N

3013

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1025 08/08/2017 Eileen Bloomer N

3018

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1026 19/08/2017 Mrs C L Roberts N

3023

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1027 24/08/2017 A A Green N

3028

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1028 24/08/2017 Mrs C Green N

3033

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1029 24/08/2017 Mrs S Higgins N

3038

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-1030 01/09/2017 F L G Ratford N

3043

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1031 24/08/2017 David Blackwell N

3048

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1032 11/09/2017 Mr & Mrs Mayling N

3053

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1033 17/09/2017 Peter Gough N

3058

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1034 15/09/2017 Emma Gough N

3063

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

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PR-C-1035 18/08/2017 Jo Gough N

3068

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1036 18/09/2017 Andrea Van Rooyen N

3073

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1037 25/09/2017 J P McArdle N

2109

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1038 02/10/2017 Mrs G Honey N

2114

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1039 09/08/2017 David Payne N

2119

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-1040 05/10/2017 Dr J D Priddle N

2124

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1041 05/10/2017 Deborah Quare N

3081

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1042 03/10/2017 Rosemary Werlinger N

3086

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1043 04/10/2017 Beccy McKenna-Jones N

3091

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1044 13/08/2017 Dennis, Wendy, Steve Richens N

3096

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1045 09/10/2017 T J Soanes N

3101

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1046 09/10/2017 Tim Madge N

3106

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1047 15/08/2017 G E Dunn N

3111

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1048 14/08/2017 D Pittick N

3116

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1049 15/08/2017 Emma Luo N

3121

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

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PR-C-1050 18/08/2017 Ann & Phil Smith & Urquhart N

3126

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1051 18/08/2017 Robert Bruce N

3131

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1052 18/08/2017 Mrs Elizabeth Bruce N

3136

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1053 17/08/2017 TJ White N

3141

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1054 19/08/2017 Sandra Whitfield N

3146

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

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PR-C-1055 08/08/2017 Barry Hiles N

3151

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1056 24/08/2017 Mrs Valerie Brennan N

3156

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1057 10/10/2017 S D Rugg N

3161

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1058 23/08/2017 Mr & Mrs Moore N

3166

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1059 04/10/2017 Clare Phillips N

3171

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-1060 01/10/2017 Mrs F M Boolt N

3176

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1061 02/10/2017 Peter Druce N

3181

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1063 24/08/2017 L & CF McKeever N

3191

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1064 20/08/2017 E Morris N

3196

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1065 23/09/2017 Norma Aubertin-Potter N

3201

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1066 28/09/2017 Anthony Andrews N

3206

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1067 21/09/2017 Gordon Tasker N

3211

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1068 10/08/2017 Mrs Joyce Ruiz N

3216

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1069 23/08/2017 Louise M Green N

3221

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1070 10/10/2017 A V Smith N

3226

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

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PR-C-1071 24/08/2017 Matt Bassett N

3231

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1072 27/08/2017 Julia Cameron N

3236

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1073 17/08/2017 Mr CW & Mrs PS Armstrong N

3241

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1074 08/08/2017 David Bloomer N

3246

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1075 21/08/2017 J Mills N

3251

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

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PR-C-1076 21/08/2017 Pauline Kearney N

3256

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1077 24/09/2017 John Sear N

3261

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1078 21/09/2017 Glenda de la Bat Smit N

3266

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1079 22/07/2017 Chris Eyre N

3271

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1080 22/07/2017 Mrs S Connell N

3276

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-1081 22/07/2017 D Knott N

3281

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1082 22/07/2017 George A Innes N

3285

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1083 22/07/2017 D Jones N

3289

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1084 04/10/2017 Mr R G & Mrs C Littlewood N

3294

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1085 04/10/2017 Mrs S Morton N

3298

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1086 25/08/2017 Michael S Bradley N

3303

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1087 11/09/2017 C Sherriff N

3308

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1088 28/09/2017 Mrs Sheila Churchill N

3312

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1089 25/09/2017 Wendy Cowley N

3317

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1090 28/09/2017 R E Hunt N

3322

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-1091 June Boffin N

3327

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1092 25/09/2017 Bernard Boffin N

3332

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1093 29/09/2017 Simon Godsave

3337

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1094 28/09/2017 Mrs Godsave N

3342

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1095 05/09/2017 Jackie & Steve Garlick N

3347

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

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PR-C-1096 05/10/2017 Sue Wrist

3352

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1097 05/10/2017 Mr & Mrs Hand N

3357

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1098 05/10/2017 Betty Laitt N

3362

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1099 10/10/2017 Turid Walsh N

3367

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1100 09/10/2017 Vassilis Karatzios N

3571

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-1100 10/10/2017 Vassilis Karatzios N

3372

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1101 10/10/2017 Brian Beesley N

3377

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1102 09/10/2017 Sarah Karatzios N

3566

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1102 10/10/2017 Sarah Karatzios N

3382

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1103 12/09/2017 A E Dudley N

3387

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1105 10/10/2017 Mrs Alison Machin N

3404

Comments

No clear plan is evident regarding funding or how traffic on already congested roads would work, housing should be in the immediate area to access motorways.

Changes Sought | Reasons for Participation

PR-C-1105 10/10/2017 Mrs Alison Machin N

3400

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1106 10/10/2017 Katrina Jenkins N

3407

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1107 10/10/2017 V Butcher N

3412

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1108 10/10/2017 Roy Hounslow

3417

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-1109 10/10/2017 Hilary Watkins N

3422

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1110 25/09/2017 Miss L Smith N

3427

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1111 10/10/2017 Norman Davies N

3432

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1112 10/10/2017 Miss P Edgington N

3437

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1113 10/10/2017 Linda Brogden N

3442

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

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PR-C-1114 10/10/2017 RK Brogden N

3447

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1115 10/10/2017 William Norton N

3452

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1116 10/10/2017 J Nelson N

3457

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1117 10/10/2017 P Clarke N

3462

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1118 10/10/2017 Bryan Franks N

3467

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-1119 10/10/2017 R Wheeler N

3472

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1120 10/10/2017 Mrs R Brown N

3477

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1120 10/10/2017 Mrs R Brown N

3479

Comments

I object to Policy PR11 infrastructure - where are all the cars going to be parked? 4,400 homes means 6,00 cars - houses don't have driveways any more. We would need bigger surgeries - we can't get to see the doctor now.

Changes Sought | Reasons for Participation

PR-C-1121 10/10/2017 L Sullivan N

3482

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1122 10/10/2017 Mrs Josephine Lee N

3487

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1123 10/10/2017 Mr & Mrs K & J Abraham N

3492

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1124 10/10/2017 Mr M Stringer N

3497

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1125 13/09/2017 C M Jackson-Houlston N

3503

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1126 06/09/2017 Kim Bennell N

3507

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1127 14/09/2017 P & B J Wood N

3512

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-1128 25/09/2017 Mark Gardner N

3517

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1129 18/09/2017 Mrs M G Kibbey N

3522

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1130 24/09/2017 Richard L Eddy N

3527

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1131 24/09/2017 Amy & Michael Shorter N

3531

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1132 26/08/2017 Sonya Willoughby N

3536

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

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PR-C-1133 06/10/2017 Mrs J & Mr C Floyd N

3541

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1134 06/10/2017 Margaret & David Dee N

3546

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1135 05/10/2017 R D Walton N

3551

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1136 06/10/2017 G Furry N

3556

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1137 09/10/2017 David Lee N

3561

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-1140 06/10/2017 Sheila E Middleton N

3576

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1141 08/09/2020 Lawrence J Middleton N

3581

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1142 30/09/2017 Mrs Patricia Shaw N

3586

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1143 04/10/2017 Ray Norrie N

3591

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1144 01/10/2017 M J Elliott N

3596

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1145 01/10/2017 Mrs M Elliott N

3601

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1146 04/10/2017 Daria Nastri N

3606

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1146 04/10/2017 Daria Nastri N

3611

Comments

Objection on infrastructure. No costs are shown and no source of funding is identified. It is, therefore, wishful thinking. The highways are already over congested and there is no indication of how it will cope with the additional vehicles owned by all the residents of the new developments. Does not want Kidlington to become a vast urban sprawl encompassing North Oxford, Cutteslowe, Wolvercote, Begbroke and Yarnton. Does not want to see the already overstretched public services get worse.

Changes Sought | Reasons for Participation

PR-C-1147 04/10/2017 Mik Ashfield N

3614

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1148 02/10/2017 Lucy Pilgrim N

3626

Comments

The roads are already congested and many work hours are lost due to heavy traffic that is often at a standstill.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-1148 02/10/2017 Lucy Pilgrim N

3621

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1149 03/10/2017 Mary Franks N

3629

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1150 25/09/2017 Robin Cowley N

3634

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1151 09/09/2017 Ida D Leach N

3639

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1152 12/08/2017 Georgina Ashton N

3644

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

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PR-C-1153 12/08/2017 G Pollard N

3649

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1154 16/08/2017 Lianne O'Sullivan N

3654

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1155 11/08/2017 Emma & Gary Billingham & Sargent N

3659

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1156 12/08/2017 N H Crombie N

3664

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1157 12/08/2017 Joanna Towersey N

3669

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

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PR-C-1158 11/08/2017 Richard Priscott N

3674

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1159 10/10/2017 Mrs J Riordan N

3679

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1160 06/07/2017 S Tonkin N

3684

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1161 05/09/2017 Mr & Mrs J Holland N

3689

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1162 24/08/2017 Mr & Mrs L Lacey N

3695

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1163 11/07/2017 Mrs Bettina Lewington N

3700

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1164 24/08/2017 Stephen Mundy N

3705

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1165 23/08/2017 Dr Nika, Jiri Abu, Faytl N

3711

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1166 24/08/2017 Mr Ken Morris N

3716

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1167 21/08/2017 Mrs Pauline Rushby N

3721

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-1168 08/08/2017 Christopher Cosby N

3726

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1169 11/08/2017 Jan & Andy Hodgson N

3731

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1170 09/08/2017 Mr & Mrs M Fennymore N

3736

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1171 12/08/2017 Matthew Hunt N

3741

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1172 08/08/2017 Robin Carey N

3746

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

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PR-C-1173 30/08/2017 Mrs M Henton N

2129

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1174 30/08/2017 Larysa Yurkova N

2134

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1175 14/08/2017 Mrs J Townsend N

2139

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1176 23/08/2017 Eileen & Allan Nicholls N

3752

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1177 18/08/2017 Mr D Townsend N

3757

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-1178 11/08/2017 Christina Allen N

3762

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1179 09/08/2017 Mrs S E Bullock N

3767

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1180 10/08/2017 Mrs A Brenan N

3772

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1181 09/08/2017 Mrs Baggett N

3777

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1182 19/08/2017 Mrs F Haley N

3782

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1183 19/08/2017 Mrs Celia Wilson N

3787

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1184 19/08/2017 M O'Mahoney N

3792

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1185 19/08/2017 N O'Mahoney N

3797

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1186 12/08/2017 Heather Eustice N

3802

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1187 14/08/2017 Mrs J Butler N

3807

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-1188 10/08/2017 N B Tinnion N

3812

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1189 05/08/2017 Terence Yeatman N

3817

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1190 14/08/2017 Mrs A Wyatt N

3823

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1191 18/08/2017 Mark Dilks N

3828

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1192 23/08/2017 David & Alison Cook N

3833

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

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PR-C-1193 08/08/2017 Robert Craig N

3838

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1194 19/08/2017 Lauren Bates-Brownsword N

3843

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1195 23/08/2017 D Dean N

3848

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1196 08/08/2017 Dianne Bates-Brownsword N

3853

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1196 08/08/2017 Dianne Bates-Brownsword N

3856

Comments

Kidlington and the surrounding area cannot cope with the additional traffic. The infrastructure on Bicester Road by the new cemetery is already backed up in the morning and evenings and will become unbearable.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-1197 08/08/2017 Darryl Bates-Brownsword N

3859

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1198 23/08/2017 Malcolm & Joy Axtell N

3865

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1199 10/10/2017 Le Brun N

3870

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1200 21/08/2017 Yvonne Bunn N

3875

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1201 20/08/2017 Alison Turner N

3879

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1202 08/08/2017 Mary Timms N

3888

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. The leaflet suggests this is 'Oxford's' problem. I know government has set targets for the S E of England, so it's not specific to Oxford. We all have a responsibility to try to alleviate the problems. I am aware of housing shortages. However, councils need to ensure developers who state e.g. 40% of housing will be affordable, remains 40% or whatever they agree to, to obtain PP. Weak councils must not allow developers to change the goals once building starts or allow to sell affordable properties as Buy to Let. Councils must stay strong. Developers must agree to fund extra services e.g. Schools, GPs, roads etc. before completing stage 1, not once they're broken. Re plans, PR7(a) is preferable to building at PR6(b) and PR6(a) but not enough homes. If anything, allow PR8 and PR7(a), this may preserve Green Belt and keep a distance.

Changes Sought | Reasons for Participation

PR-C-1202 08/08/2017 Mary Timms N

3887

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1203 13/08/2017 Richard Hutchinson N

3891

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1204 13/08/2017 Bridget Blyth N

3895

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-1205 13/08/2017 Jake Bennett N

3899

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1206 13/08/2017 Sean Blyth N

3903

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1207 13/08/2017 Kate Blyth N

3907

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1208 10/10/2017 Mrs Gonelt N

3911

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1209 12/08/2017 Andrew & Caroline Luckraft & Blunear N

3915

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

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PR-C-1210 11/08/2017 Jacqueline Palmer N

3919

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1211 15/08/2017 J M Dow N

3923

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1212 14/08/2017 M Dimech N

3927

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1213 10/10/2017 Rennie Kennedy N

3931

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1214 18/08/2017 S Brain N

3935

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-1215 17/08/2017 Mrs T R Brodie N

3939

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1216 14/08/2017 Mrs A Pearce N

3943

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1217 17/08/2017 E Lambourne N

3947

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1218 17/08/2017 R Lambourne N

3951

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1219 10/10/2017 Mrs Frances Clinkard

3955

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1220 16/08/2017 F Boult N

3959

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1221 16/08/2017 Janet Stevens N

3963

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1222 17/08/2017 Thom Murton N

3967

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1223 16/08/2017 Diana Lintott N

3971

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1224 18/08/2017 Mr B May N

3975

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-1225 18/08/2017 Mr & Mrs L B Darcey N

3979

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1226 08/08/2017 Daniel Mason N

3983

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1227 17/08/2017 C Blake N

3987

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1228 15/08/2017 H & C Wardrop N

3991

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1229 17/08/2017 Jane Rendle N

3995

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

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PR-C-1230 07/08/2017 Elizabeth R Rendle N

2145

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1231 17/08/2017 Kim Lee N

2150

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I object to Policies, PR1(a), PR3, PR11 and it is an unreasonable consultation process. Countryside, landscape and walks will disappear. The current infrastructure will not cope with increased population. Traffic congestion during peak periods will be much worse.

Changes Sought | Reasons for Participation

PR-C-1231 17/08/2017 Kim Lee N

2149

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1232 17/08/2017 Lucy Tarrant N

2153

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1233 05/09/2017 Mrs I Thatcher N

2157

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-1234 24/08/2017 Steph Bishop N

3998

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1235 12/08/2017 L Ayres N

4002

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1236 26/08/2017 Chris Grace N

4006

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1237 28/08/2017 Peter B Jeffreys N

4010

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1238 22/09/2017 Dr G P Maddison N

4014

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1239 04/09/2017 Mr & Mrs F Sarvari N

4018

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1240 10/10/2017 W Brown N

4022

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1241 14/08/2017 Thomas Pilgrim N

4026

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1242 22/08/2017 Zita Quinn N

4030

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1243 21/08/2017 Steve Burbridge N

4034

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-1244 13/08/2017 Pascal Godard N

4038

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1245 20/08/2017 Mrs M H Ford N

4042

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1246 22/08/2017 Mr B E Braley N

4046

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1247 10/10/2017 Maureen Gale N

4050

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1248 22/08/2017 Mrs D Gregory N

4054

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

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PR-C-1249 22/08/2017 Sandy Lord N

4058

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1250 25/08/2017 Marcy Yousaf N

4062

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1251 18/08/2017 Catherine Sykes N

4066

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1252 15/08/2017 Joan Hadaway N

4070

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1253 21/08/2017 Mr & Mrs R S White N

4074

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-1254 21/08/2017 Mr A Bishop N

4078

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1255 17/08/2017 Philppa Burrell N

4082

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1256 16/08/2017 Margaret Crick N

4086

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1257 17/08/2017 Gerald Whitehouse N

4090

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1257 17/08/2017 Gerald Whitehouse N

4091

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I object to Policies PR1(a), PR3, PR11 and the unreasonable consultation process. What is proposed is rash and ill advised. Please reconsider. Prudence is paramount.

Changes Sought | Reasons for Participation

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PR-C-1260 17/08/2017 D R Pickvance N

2169

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1261 23/08/2017 Mr & Mrs A Sinnott N

2173

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1263 11/08/2017 Mr B Hosier N

4100

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1264 10/08/2017 Brian Parkinson N

4104

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1265 10/08/2017 Mrs P & Miss S Cranfield N

4108

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-1266 23/08/2017 Margaret Beavan N

4112

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1267 23/08/2017 Mr W A Edgington N

4116

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1268 22/08/2017 S Bevis N

4120

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1269 22/08/2017 Mrs I Kabat N

4124

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1270 10/10/2017 Derek & Barbara Luke N

4129

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

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PR-C-1271 24/08/2017 G M Waddle N

4134

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1272 19/08/2017 Mr & Mrs J Lloyd N

4139

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1273 20/08/2017 June Taylor N

4144

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1274 21/08/2017 Gordon Wyles N

4149

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1275 18/08/2017 Mrs Marjory Kilby N

4154

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-1276 19/08/2017 Mr M Pratley N

4159

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1277 19/08/2017 Miss B Pratley N

4164

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1278 19/08/2017 Mrs V Pratley N

4168

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1279 20/08/2017 D Williams N

4173

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1280 20/08/2017 Mrs Williams N

4178

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1281 18/08/2017 Dawn Williams N

4183

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1282 14/08/2017 Mr & Mrs B Knight N

4188

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1283 22/08/2017 NP Barrett N

4193

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1284 22/08/2017 Mrs J Barrett N

4199

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1285 17/08/2017 Diana Bouckham N

4203

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-1286 17/08/2017 Mr & Mrs R Shepherd N

4207

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1287 15/08/2017 Mr & Mrs R Harris N

2178

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1288 14/08/2017 Kim Martin N

2182

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1289 14/08/2017 Ann Martin N

4208

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1290 15/08/2017 David & Janet Davis N

4212

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

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PR-C-1291 15/08/2017 Mr D Myers N

4216

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1292 14/08/2017 Mr B & Mrs J Higgins N

4220

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1293 10/10/2017 L Howard N

4224

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1294 14/08/2017 C Howard N

4228

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1295 12/08/2017 E Bolden N

4232

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-1296 10/08/2017 Alison Ingram N

4236

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1297 09/08/2017 A Kelly N

4240

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1298 10/10/2017 M J Kelly N

4244

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1299 15/08/2017 S M Rawlings N

4248

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1300 13/08/2017 Mr & Mrs M Evans N

4252

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1301 11/08/2017 Mrs K J Mansfield N

4256

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1302 22/08/2017 Mrs M Duffield N

4260

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1303 18/08/2017 P Foyle N

4264

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1304 02/10/2017 Graham Perks N

4268

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1305 07/10/2017 Catherine Mary MacRobert N

4272

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-1306 02/10/2017 Lucy Moore N

4276

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought Reasons for Participation

PR-C-1307 04/10/2017 Dr Robert McGurrin N

4280

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought Reasons for Participation

PR-C-1308 06/10/2017 Carolina & Peter Laitt N

4284

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought Reasons for Participation

PR-C-1309 06/10/2017 Alicia Gardner N

4289

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I agree with reasons PR1(a), PR3, PR11 and unreasonable consultation process. Therefore, I oppose construction on the Green Belt.

Changes Sought Reasons for Participation

PR-C-1309 06/10/2017 Alicia Gardner N

4288

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought Reasons for Participation

PR-C-1310 06/10/2017 Douglas Roberts N

4293

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I agree with objections, PR1(a), PR3 and PR11 and to help save the Green Belt, the local countryside and our rural villages in Cherwell and Oxford's unmet housing needs. I support the stance CPRE Oxfordshire have taken that the city could meet most, if not all of it's housing needs within its own boundaries by prioritising land for housing and making sure houses are genuinely affordable homes that people are hoping for. This could be achieved by making better use of brownfield sites and taking a step increase in density targets. Extra housing would require extra transport requirements, but there appears to be no proposals to cope with increased traffic and congestion. Plans should be put on hold until this is addressed. Also Sandy Lane should be improved, not closed to vehicles. I believe CDC can do better with regard to building the required houses without concreting very the Green Belt we require for future generations.

Changes Sought Reasons for Participation

PR-C-1310 06/10/2017 Douglas Roberts N

4292

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought Reasons for Participation

PR-C-1312 09/10/2017 Anita Bayne N

4299

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought Reasons for Participation

PR-C-1313 09/10/2017 Simon Barnard N

4304

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-1314 05/10/2017 M A Collier N

4308

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1315 07/10/2017 S J W McFarlane N

4312

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought | Reasons for Participation

PR-C-1323 10/10/2017 Erlinda Boyle

4340

Comments

Object to PR11 on infrastructure because it does not deal effectively with the issues. E.g.. I have seen no co-ordinated plans and budgeting for the increase in road traffic, and road improvement/expansions. This is not well thought out and unsustainable.

Changes Sought | Reasons for Participation

PR-C-1343 09/10/2017 Miss Josephine Willoughby N

4397

Comments

Objects to policy on infrastructure because: There is no source of funding for most improvements. The effects of other developments in the area (Barton Park, Northern Gateway, Wolvercote Papermill etc.) are likely to be significant but are as yet unknown & have not yet been quantified. Congestion on routes into Oxford is already severe. Oxford is an air quality management area & Cutteslowe roundabout is a pollution hotspot where NO2 levels regularly exceed national guidelines. This proposal does not contain measures which deal effectively with these issues.

Changes Sought | Reasons for Participation

PR-C-1345 09/10/2017 Mrs Marion Jones William Fletcher Primary School

4400

Comments

As a school we neither oppose nor support the development plans. If agreed, please note the following: Facilities within the existing school: It would require 3 extra classrooms & play facilities in order that we might expand to a 2 form entry provision; Additional kitchen & dining, staff office space, school hall space & community hire space will be required; A school library will need to be considered; A joined up plan, taking into consideration the needs of pre school children will need to be actioned; The school will require nursery provision in line with all new school builds; Increased parking provision. Information required: Accurate forecasts of anticipated pupil numbers; Accurate information pertaining to timescales of proposed works - specifically, when would the existing school be developed in line with an increased/increasing population. School building options: If a split site is to be realistically considered, then we would anticipate the LA re-route the exiting lane to the Care Home in order that land might be attached to the school, thus ensuring the safety of children and staff across sites. Facilities for young people within the community: Proposed development will need to ensure that there are suitable, well lit facilities for children & young people outside of school e.g.. skate park, outside gym, tennis courts, splash park etc.; An awareness of youth crime & the impact of inferior/few facilities on these figures. Key workers - teachers & support staff: Affordable housing; Acknowledgement that A44, Rutten Lane & surrounding roads are already gridlocked at peak times, this will impact on staff ability to journey to & from work. Transport Links: Acknowledgment that A44 & Rutten Lane & surrounding roads are already gridlocked at peak times - Options for safe & healthy routes to school need to be in place; Environmental pollution consideration on health of community.

Changes Sought

Facilities needed for existing school to expand to 2 form entry: 3 extra classrooms, play facilities, kitchen and dining facilities, staff office space, school hall space and community hire space. A school library will need to be considered. Increased parking and nursey provision will be required. For a split site to be considered; the re-routing of the existing lane to the Care Home in order that land might be attached to the school. Facilities for young people within the community should include; suitable, well lit facilities for children & young people outside of school e.g.. skate park, outside gym, tennis courts, splash park etc.

Reasons for Participation

PR-C-1360 09/10/2017 Dr Graciela Iglesias Rogers N

5159

Comments

Objects to PR11 on infrastructure because it only sets out 'an approach'. No costs are shown and in most cases no source of funding has been identified. The transport system in the target areas is already at breaking point due to increased car traffic to and from the London-Oxford Airport and the Oxford Parkway railway station. This is in addition to the extra traffic from the 22,000 houses already approved elsewhere in the district by Cherwell, and over 10,000 more houses to be built in the other districts just for Oxford over-spill. The situation will get even worse with the present proposals. Public transport, when available, is expensive and unreliable. Bus timetables are often a piece of fiction; there are few services in the evenings and on Sundays; none after midnight and neither before 6 am. The community bus service from Begbroke to Kidlington was recently discontinued. There is no cycle path at all between the Peer Tree and the Oxford Parkway/Water Eaton Park & Rides (let alone a connective bus service between the two sites). The extension of the 500 bus route from Oxford Parkway to Woodstock offers no satisfactory solution to Begbroke residents who somehow are expected to catch the bus in Kidlington-Langford Lane (located more than a mile away from their homes) and then see how a daily 5-minute trip in car becomes a 45 minute commute as the 500 bus has to navigate the traffic through Kidlington. And this is the situation now – just imagine how bad it will be with 4,400 more families fighting for a place to park their cars in the proposed new Park & Ride in Langford Lane. Additionally, the proposal makes no mention of the sort of housing that it will be offered in each identified site. Will it be homes built quickly by developers with the idea of providing suburban, student and/or tourist accommodation, thus turning long-term communities into short-term ghost neighbourhoods? Neither there seems to be any plan for building new fire and police stations in proportional rate to the proposed demographic increase. A better recipe for social disaster seems difficult to imagine.

Changes Sought | Reasons for Participation

PR-C-1361 09/10/2017 Mrs Lorna Logan N

5088

Comments

Objects to PR11 (Infrastructure) because it is unsound: There is no source of funding for most improvements. The effects of other developments in the area (Barton Park, Northern Gateway, Wolvercote Papermill etc.) are likely to be significant but are as yet unknown & have not been quantified. Congestion on routes into Oxford is already severe. Oxford is an Air Quality Management Area & Cutteslowe Roundabout is a pollution hotspot where NO2 levels regularly exceed national guidelines. This proposal does not contain measures which deal effectively with these issues. This proposal not justified & not effective and unsound.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-1366 09/10/2017 Dr & Mrs Charles Steiner N

4441

Comments

Object to PR11 on infrastructure. It is unsound because; No funding source for most improvements. The effects of developments like Barton Park, Northern Gateway, Wolvercote Papermill etc. will be significant & not yet quantified. Congestion & Pollution will increase on already bad local roads. Oxford is an Air Quality Management Area & NO2 is already excessive. No measures proposed to deal with this. Proposal is unjustified, not effective & unsound.

Changes Sought

Reasons for Participation

PR-C-1368 09/10/2017 Helen Allen

4446

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought

Reasons for Participation

PR-C-1376 10/10/2017 Fay Curtis N

4464

Comments

Objection because it only sets out 'an approach'. It is wishful thinking, no costs are shown, and in most cases no source of funding is identified. There are no projects to improve the already congested highway network for private vehicles and no indication of how it will cope with the increase in vehicles. The plan is not positively prepared as it does not provide for necessary infrastructure.

Changes Sought

Reasons for Participation

PR-C-1387 10/10/2017 Shoha West N

4487

Comments

No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought

Reasons for Participation

PR-C-1388 10/10/2017 David Abbott Highways England

4490

Comments

Infrastructure Delivery
We welcome the commitment to a collaborative approach between Cherwell District Council, Oxford City Council and other partners to identify infrastructure needs. We would expect to be included in this approach throughout the planning process.
We welcome the improvement of sustainable transport links along a number of corridors and consider them essential to minimise the additional trips that will affect the SRN, especially at the A34/A44 Peartree roundabout. It is requested that the impact of these proposals upon the operation of the SRN be assessed.
It is unclear at this stage what the cost of the transport infrastructure required to support the proposed PR development is likely to be. Furthermore, it is also unclear whether further funding (in addition to developer contributions, i.e. through local or central government etc.) would be required to fully provide the infrastructure required. We request that further clarity is provided on this.
The Oxfordshire Infrastructure Schedule and Transport Assessment associated with the PR categorises infrastructure schemes in order to prioritise funding going forward, with the understanding that not all identified schemes are likely to go forward. It is unclear at this stage whether that potential shortfall relates to any of the schemes identified to support the PR development. It is therefore unknown if the impact of the additional development proposed through the PR would be fully mitigated and also whether there could be a residual adverse impact to the operation of the SRN. We request that clarification of this point is provided.
Notwithstanding our comments above relating to infrastructure, there is also the issue of DfT's strategic study into the Oxford to Cambridge expressway (OxCam). It is reasonable to assume that if the case for the expressway were successful and a scheme duly delivered the current A34 corridor (be it either upgraded or supplemented/replaced by a new corridor) would more than likely be able to cope with the growth associated with the PR. However, the status of this study is such that no reliance can be placed on it with regard to the PR, either in relation to its timing, alignment or design. To this end the PR needs to strongly emphasise the challenges in relation to the A34 corridor of delivering the government's ambitions for substantial growth.

Changes Sought

Reasons for Participation

PR-C-1388 10/10/2017 David Abbott Highways England

4489

Comments

Transport Modelling: We have considered the potential impact of the proposed development locations on the SRN junctions in the local vicinity, using high level outputs from the Oxford Strategic Model's Refined Development scenario. With the enhanced transport improvement package, modelling shows that the links on the A44 corridor appear to be approaching or over-capacity in 2031 for both morning and evening peak hours, while some junctions along these corridors are predicted to be experiencing delay. It is unclear whether the model was used to identify the proposed mitigation measures to support the additional housing development set out in the PR or whether these were taken from other sources and adopted in the model as a 'given' and it is requested that clarification is provided on this. We understand that two packages of strategic off-site transport improvements were tested in relation to the proposed development using the OSM. Highways England consider that there is a lack of clarity regarding the schemes included within these model runs (including those discussed in the PR such as a new rail station at Yarnton/Kidlington, the conversion of the A34/A44 Peartree Junction to signal controlled, the severing of Sandy Lane, the A40/A44 link road and the mode shift to cycling). Further clarity is sought on details model infrastructure inputs in this regard. We note that following the implementation of PR development there are predicted to be capacity issues along the A34 and at M40 Junction 9. It is not fully clear whether or how the operation is predicted to worsen when compared to the Do Minimum scenario. It is requested that a more comprehensive set of outputs is provided to enable HE to assess the impact of the PR development on the SRN and to assess whether the proposed transport improvement measures sufficiently mitigate those impacts. Furthermore, we are unaware of any more detailed junction modelling that has been undertaken, making use of flow outputs from the OSM. In order to accurately determine the operation of SRN junctions (including the A34/A44 Peartree junction, other junctions on the A34, and M40 Junction 9) it is recommended that junction- specific models are used to assess the operation of the SRN both without development and with development and the proposed infrastructure measures. In connection with this, sensitivity testing should be carried out for scenarios in which the provision of infrastructure that would affect the SRN is/ is not included, for example the A40/A44 link road and the severance of Sandy Lane to motor vehicle traffic. Testing a scheme to convert the A34/A44 Peartree junction to traffic signal control should also be included, whether or not this forms part of the infrastructure to be provided, since it has been referred to in the TA as possible mitigation measure, unless it has been discounted.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-1397 10/10/2017 Robert Davies Gerald Eve on behalf of Merton College, Oxford Y Y N Y

5253

Comments

The Council does not comment on how developer contributions will be secured on sites where there are multiple land ownerships.The College considers that it is essential that the developer contributions to infrastructure requirements are based on an equitable equalisation or other mechanism (e.g. a roof tax approach). A comprehensive but, at this stage, outline list of proposed infrastructure requirements has been prepared by the Council and included within site specific policies, and in particular Policy PR9. The requirements are indicative at this stage (costs and funding streams) but set out what is likely to be required to support the development of the site over the Plan Period. Infrastructure requirements that relate to more than one “allocated strategicdevelopment site” will need to be considered within the scope of advice in the NPPF/legal tests within Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended) and apportioned on a pro-rata basis to each site. This will also need to have regard to the impact of the proposed development of each site and the appropriate phasing of infrastructure delivery to ensure that the infrastructure requirements are necessary to make the development acceptable, directly related to the development and fairly and reasonably related in scale and kind to the development. It is anticipated that the phasing, triggers and mechanisms for the delivery of these elements will be secured through development/collaboration/equalisation agreements,negotiations and discussions with the other landowners. It should, in the College’s opinion, be secured through S106 agreements agreed as part of the future development management process. It should be recognised that in some instances, early or advance provision of strategic infrastructure can be critical to the approval and successful delivery of strategic scale development or combination of developments. This may be delivered by the Council or may be funded and delivered by a developer. Where a developer has provided infrastructure at the outset which would be delivered in advance of scheme requirements, then there should be recognition in policy PR11 that any ‘abnormal costs’ associated with this provision can be credited against the overall planning obligations for the site. Maps are provided."

Changes Sought

The following three points should be added to Policy PR11:4. Where a developer delivers early infrastructure in advance of, or prior to, development then the ‘abnormal’ costs of this infrastructure provision will be credited against the overallplanning obligations for the site5. It is essential that the contributions to infrastructure requirements are based on an equitable equalisation mechanism across the strategic development site. An equalisation mechanism or other similar arrangement (e.g. roof tax) to permit development to proceed will need to be agreed by all landowners of a particular site allocation.6 Infrastructure requirements that relate to more than one “allocated strategicdevelopment site” will be considered against advice in the NPPF/legal tests within Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended) andapportioned on a pro-rata basis to each site having regard to the impact of the proposed development of each site and the appropriate phasing of infrastructure delivery to ensure that the infrastructure requirements are necessary to make the development acceptable, directly related to the development and fairly and reasonably related in scale and kind to the development."

Reasons for Participation

"To enable the Planning Inspector to fully understand the key reasons why our requestedamendment to the Local Plan is required to make the plan 'sound', and to facilitatethorough examination of the issues."

PR-C-1400 10/10/2017 Ms Deidre Wells Red Kite Development Consultancy on behalf of Kidlington Parish Council N Y

5358

Comments

Local infrastructure, particularly all types of movement infrastructure, is already deficient in the area. With regard to transport infrastructure – a primary concern in view of the acknowledged congestion and air quality problems locally- the KPC has little confidence that the aspiration for a new railway halt as referred to in Policy PR8 will be delivered. Residents on new developments at Begbroke, Yarnton andKidlington would largely rely on buses and to a lesser extent cycles as the alternative to private cars for local journeys. The Infrastructure Schedule at Appendix 4 is largely silent on essential information on programmed delivery, and must be seen as aspirational. Helpfully, it does confirm that the majority of projects listed are critical to successfully delivering accessible and sustainable development. There is however little evidence of success in recent years in securing Government investment in transport improvements despite active jointworking, and economic circumstances are not auspicious for the future. The Montagu Evans Viability Study notes that these external/off site costs are not taken into account in site assessments. ‘As is typical for the development of an area, a number of non site specific infrastructure elements form part of the delivery package. In the case of non-site specific infrastructure, most items are reliant on third party funding. Although some costs towards these work may be drawn from property development, the expectation would be that largely – if not in entirety - the costs would be borne externally.’ The Viability Study also is ambivalent/uncertain as to whether higher levels of Affordable housing can be delivered on all sites. In the view of KPC, the Plan will be an enormous failure if it removes land from the Green Belt only to see an insufficient delivery of affordable housing, or new development without supporting critical infrastructure, contrary to the Plans objectives of delivering sustainable development. SUMMARY • An Infrastructure Delivery Plan, rather than a wish-list as in Appendix 4, is essential in order to deliver sustainable development. Policy PR1 should include an additional requirement that all new allocated development makes adequate provision for all relevant infrastructure, unless other arrangements have been secured. Development should not proceed in advance of certainty about the delivery of off site infrastructure.

Changes Sought

An Infrastructure Delivery Plan, rather than a wish-list as in Appendix 4, is essential in order to deliver sustainable development. Policy PR1 should include an additional requirement that all new allocated development makes adequate provision for all relevant infrastructure, unless other arrangements have been secured. Development should not proceed in advance of certainty about the delivery of off site infrastructure.

Reasons for Participation

"KPC is an elected body, representing the views of a large number of people inthe part of the District which will be most affected by the proposed alteration to the Development Plan. In addition to having a statutory role in the Planning process, the Parish Council has an in depth understanding of the local area where new development is proposed, and is well placed tocontribute to the Local Plan process. It is essential for the KPC to be actively involved in the Examination, in order to be able to represent local views, fully respond to submissions made by others, and to address any modifications discussed in advance of the Examiners report."

PR-C-1401 10/10/2017 Alan Lodwick Alan Lodwick on behalf of Kidlington Development Watch N N Y

5307

Comments

Object to Policy PR11 on infrastructure because it only sets out “an approach” (“The Council’s approach to infrastructure planning .. Will be…”). It is not therefore a policy and is simply wishful thinking. In the associated infrastructure schedule (Appendix 4, pages 165-182) the column for costs contains the letters TBC in every case. In most cases the column for source of funding also contains these letters and in the small minority of cases where a source is identified it is most often “private developers”. This lack ofinformation means that it is impossible to have any confidence that the identified infrastructure needs can be provided. No projects are identified to improve the already congested highway network for private vehicles and no indication of how the network will cope with the additional vehicles owned by the occupiers of these new houses and the other developments planned for the area. The plan appears to deny people the opportunity to use their cars and relies wholly on people using public transport, cycling and walking. Consider that some of the infrastructure required to support the proposed level of growth together with the growth elsewhere around Oxford would in itself be harmful to the environment which is a further reason why the proposed growth is not sustainable. Refer to the plan's quote (p146) from the Oxfordshire Infrastructure Strategythat “growth in recent decades has created a deficit in existing infrastructure”. Agree and suggest that it would be foolhardy to embark on the proposed programme of development as it will increase this deficit. This makes the plan not positively prepared. Any plan for the area should concentrate on alleviating the acknowledged existing infrastructure deficit. "

Changes Sought

The plan should be withdrawn. A proper infrastructure plan and schedule should be drawn up to overcome existing problems.

Reasons for Participation

We (Kidlington Development Watch – KDW) consider this is necessary because of:our extensive involvement with the consultations at all stages of the Cherwell LocalPlan to date; the considerable work we have undertaken to publicise the consultationourselves; of the feedback we have received from Kidlington residents; and, the largenumbers of them who have responded as a result of our efforts.KDW is a voluntary organisation run by Kidlington residents with experience andinterest in planning issues. We believe that effective, informed public participation inplanning consultations is vital to democratic policy making. We publiciseconsultations that directly affect Kidlington and offer advice on how people can bestmake their views known. In relation to this and the previous options consultation weprinted and distributed leaflets, put up posters, ran a stall on many Saturday marketsand at other events, participated in public and parish council meetings, provided information on our website and responded to requests for information from Kidlingtonresidents.As a result, we have gained a very good understanding of the views of Kidlingtonresidents, a large number of whom have made representations because of ouractivities. KDW’s representations therefore reflect the views of much of the Kidlingtoncommunity."

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-1408 10/10/2017 Andy Pearce Barton Willmore on behalf of A 2 Dominion Housing Group Ltd — N N N Y

5497

Comments

Paragraph 15725 of the NPPF requires Local Plans to plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies of the Framework. We note that draft Policy PR11 is tailored to meeting Oxford's unmet housing need but broadly replicates the requirements of adopted Local Plan Policy INF1:
'Infrastructure' 26 which focuses on the delivery of infrastructure for Cherwell. A2D do not object to Policy PR11, however, express concern regarding the level of infrastructure required to support the substantial growth associated with meeting unmet need at the proposed site allocations as part of the Partial Review, including the A44/A4260 improvements and Rapid Transit scheme, and A44/A4144 and A4260/A4165 bus improvement schemes (Policy PRA4a). These works could significantly delay the proposed sites coming forward. A2D urge the Council to explore the idea of accommodating further growth at Bicester, which has required infrastructure in place/ programmed to be delivered. Further growth in Bicester would add critical mass to the existing demand for such services and facilities.

Changes Sought

Reasons for Participation

Our objections in part relate to the proposed growth strategy to address Oxford City's unmet need, which we consider to be unsustainable and inconsistent with national policy. This is contrary to the adopted Growth Strategy set out in the Cherwell Local Plan 2011-2031 (Part 1), which focuses new development at key settlements, as identified in Cherwell's settlement hierarchy. The Council has not discharged its duty to demonstrate exceptional circumstances to release the identified sites from the Green Belt, pursuant to paragraph 82 of the National Planning Policy Framework. Further, there is insufficient evidence to suggest that opportunities to increase capacity at existing allocated housing sites have been robustly tested. Finally, there should be a single housing requirement for the Cherwell Local Plan. There is no justification for a separate figure to be applied to meet Oxford City's unmet need, as is currently proposed.

PR-C-1421 10/10/2017 Hilary Palmer — — — — —

4541

Comments

Object to policy as It only sets out "an approach". No costs are shown and in most cases no source of funding is identified. There are no projects to improve the already congested highway network for private vehicles and no indication of how it will cope with the additional traffic. The plan is not positively prepared because it does not provide for necessary infrastructure

Changes Sought

Reasons for Participation

PR-C-1426 10/10/2017 Kathleen Hayes — — — N Y

4547

Comments

The Plan does not adequately detail the feasibility, costs or funding of the measures that will have to be put in place to improve the existing infrastructure and support the massive increase in population here, and is therefore not effective or positively prepared (Policy PR11).

Changes Sought

Reasons for Participation

I would like the Begbroke and Yarnton Green Belt Campaign to act as my representative during the Examination by the Planning Inspector.

PR-C-1430 10/10/2017 Michael Marshall — — — N —

4560

Comments

Objection to PR11 on infrastructure because it only sets out "an approach". It is wishful thinking. No costs are shown and in most cases no source of funding is identified. There are no projects to improve the already congested highway network for private vehicles and no indication of how it will cope with the additional vehicles owned by the occupiers of these new houses and the other developments planned for the area. The plan is not positively prepared because it does not provide for the necessary infrastructure.

Changes Sought

Reasons for Participation

PR-C-1431 10/10/2017 Mrs Malini Perera — — — N N

4564

Comments

The proposed infrastructure to this proposal is unsound. There is a lack of detail around funding. The issue of increased congestion is glossed over. To assist commute to Oxford, new rapid bus routes, rail facilities and cycle connections are mentioned. No allowance is made for the expected local rise in motor vehicle congestion (made worse by the rapid bus lanes) and its attendant pollution. The current highway infrastructure around Kidlington will not be sufficient. Between 07.30 and 09.30, the Kidlington roundabout is frequently backed up along both the A4260 and the Bicester Rd up to the junction with the A34. To expect that occupants within the new communities will exclusively use public transport or cycle routes is idealistic, unrealistic and irresponsible.

Changes Sought

A detailed assessment of the current congestion is required. A detailed proposal of how 4400 new homes (in addition to Cherwell's extra housing requirement) will impact on congestion is also required.

Reasons for Participation

PR-C-1436 10/10/2017 Patsy Dell Oxford City Council — — — —

4578

Comments

Supports the approach in the Partial Review of progressing each of the proposed site allocations through a development brief. We consider that this is the appropriate way to consider the site specific details & infrastructure needs of each proposed allocation in a timely manner. We also welcome the opportunity to be involved in the production of the development briefs especially where there are cross-boundary issues to be considered. We acknowledge the on-going partnership work through the Oxfordshire Growth Board & in particular the Oxfordshire Infrastructure Strategy. This is a useful forum for the consideration of the cumulative impacts of planned growth & also cross boundary infrastructure issues. We are keen to continue the constructive partnership working & on-going dialogue with Cherwell & to assist in securing prompt delivery of these much needed homes.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-1439 10/10/2017 Sharon Yendle N

4594

Comments

Objection on infrastructure because it only sets out “an approach”. It is wishful thinking. No costs are shown and in most cases no source of funding is identified. There are no projects to improve the already congested highway network for private vehicles and no indication of how it will cope with the additional vehicles owned by the occupiers of these new houses and the other developments planned for the area. The plan is not positively prepared because it does not provide for necessary infrastructure.

Changes Sought

Reasons for Participation

PR-C-1461 10/10/2017 Deborah & Jeffrey Wright N

5276

Comments

These will be enormous ad there is no plan where this funding will come from. It is doubtful if section 106 monies will suffice, meaning the taxpayer and Council Tax payer will be funding the profits of the stakeholders.

Changes Sought

Reasons for Participation

PR-C-1467 10/10/2017 Terry Tossell

5272

Comments

The Policy PR11 on infrastructure merely sets out “an approach” which is just pie-in-the sky, wishful thinking in the absence of any research, costings or identification of sources of funding. There is no rigour in this document which gives reassurance over the impact of this plan on an the existing rapidly rising housing costs, the already strained transport network or the already overstretched education and medical facilities in this community. As such it is ineffective, poorly prepared and unsustainable. A more detailed analysis is included in the rep - see section 3 - "Kidlington is not the answer" - discusses property prices, impact on transport, infrastructure and public services.

Changes Sought

Reasons for Participation

PR-C-1472 10/10/2017 David Tighe N N N

5226

Comments

There are no thought through plans to cope with traffic issues. The estimates for increased traffic are a guestimate at best. It contains no reliable information on likely numbers who will use public services, walk or cycle. It takes no account of all the other planned developments for the area such as Northern Gateway, Barton Park. The proposal for a rapid transit system is surely a joke. To the extent that anything can be gleaned from this proposal. It just looks like it will be sharing a bus lane! It is surely telling that none of the proposals are costed. The deliverability of what little infrastructure planning appears in the document must be highly questionable to say the least. Without clear commitment on funding, the plans should not proceed. Otherwise the consequences could be disastrous for the area. It's likely that it will move beyond the severe congestion that already exists to gridlock. Oxford is an Air Quality Management Area because of the high levels of nitrogen dioxide. Cutteslowe Roundabout is already a pollution hotspot where nitrogen dioxide levels regularly breach international guidelines. Cherwell's plans would lead to many more cars on the roads and there is no effective strategy to deal with the pollution that would be caused by this.

Changes Sought

Reasons for Participation

Page 5226

PR-C-1473 10/10/2017 Debbie Dance Oxford Preservation Trust Y N N Y

5219

Comments

Infrastructure - The Oxfordshire Infrastructure Strategy (OXIS) was prepared on behalf of the Oxfordshire Growth Board to provide a view of emerging development & infrastructure requirements to support growth from 2016 to 2031 & beyond. We would like to understand how the infrastructure identified as necessary will be funded in order to provide a sustainable strategy for growth. Flooding - As CDC will be aware, the Environment Agency is currently developing the plans for a proposed Flood Alleviation Scheme (FAS) for Oxford. OPT is informed by the EA that it is not in a position to model for future growth so that the current plans are based on what is there now. It does not appear that any account has been taken of this scheme in this Partial Review & in OPT’s view it is fundamental that any development that is to happen in Cherwell District takes account of the changes downstream at Oxford as well as in the more immediate vicinity & it would ask that this criterion to be added to the assessment of all potential development sites.

Changes Sought

Reasons for Participation

"OPT considers that there are important matters relating to the soundness of the plan that need to be discussed at the Examination and therefore wishes to reserve the right to participate at the Oral Examination. We take a forward thinking and positive approach to development, looking to influence change rather than stopping it. We are recognised as a professional and experienced voice, able to speak with conviction on matters relating to landscape, views and the impact of development on the city of Oxford and its green setting and surrounds, and are committed toensuring that Oxford can continue to flourish and proper, whilst protecting its historic character andsetting."

PR-C-1485 09/10/2017 Emma Worthington N

4657

Comments

Object to policy PR11 on infrastructure because it is unsound:• There is no source of funding for most improvements.• The effects of other developments in the area (Barton Park, Northern Gateway, Wolvercote Papermill etc.) are likely tobe significant but are as yet unknown and have not been quantified.• Congestion on routes into Oxford is already severe, Oxford is an Air Quality Management Area and CutteslowRoundabout is a pollution hotspot where nitrogen dioxide levels regularly exceed national guidelines.• This proposal does not contain measures which deal effectively with these issues.• I believe this proposal not justified and not effective and therefore unsound.

Changes Sought

Reasons for Participation

PR-C-1486 09/10/2017 Lawrence E Coupland N

4661

Comments

Object to policy PR11 on infrastructure because it is unsound:• There is no source of funding for most improvements.• The effects of other developments in the area (Barton Park, NorthernGateway, Wolvercote Papermill etc.) are likely to be significant but are as yetunknown and have not been quantified.• Congestion on routes into Oxford is already severe, Oxford is an Air QualityManagement Area and Cutteslowe Roundabout is a pollution hotspot where nitrogendioxide levels regularly exceed national guidelines.• This proposal does not contain measures which deal effectively with these issues.• I believe this proposal not justified and not effective and therefore unsound.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-1488 09/10/2017 Genevieve Coupland N

4669

Comments

Object to policy PR11 on infrastructure because it is unsound:• There is no source of funding for most improvements.• The effects of other developments in the area (Barton Park, Northern Gateway, Wolvercote Papermill etc.) arelikely to be significant but are as yet unknown and have not been quantified.• Congestion on routes into Oxford is already severe, Oxford is an Air Quality Management Area and CutteswloeRoundabout is a pollution hotspot where nitrogen dioxide levels regularly exceed national guidelines.• This proposal does not contain measures which deal effectively with these issues.• I believe this proposal not justified and not effective and therefore unsound

Changes Sought

Reasons for Participation

PR-C-1490 09/10/2017 Ian and Helen Kingsley N N

5453

Comments

Objection to Policy PR4a and Policy PR11 Congestion.4400 houses x approx. 2 cars per household = 8800 cars. There will cause unacceptable congestion in the area. The surrounding roads in North Oxford, on the Eastern Bypass, Banbury and Woodstock are already totally gridlocked. There are no concrete or fully costed plans to improve the roads into Oxford and between villages. Everything that has been mooted in the plans has been aspirational.These plans can be sacrificed. In fact the proposal to close Sandy Lane, a major link road between Yarnton/Begbroke and Kidlington, will create even more congestion and upheaval. According to the plans the closure is for a green pedestrian, WHEELCHAIR and cycling route with railway crossing. There are no plans to widen the A44 but we have seen plans to slightly modify the circular mini roundabout at the bottom of Frieze Way/Loop Farm to become an oval mini roundabout. This will only cause more disruption and will not help to ease congestion. We understand bus schedules to Begbroke/Yarnton are actively being cutback. We do not believe there is a need for a Railway Halt and think it will not be deliverable. There is no programmed delivery on any of the Infrastructure improvements proposed, no third-party costings have been quoted and the phrase “the costs should be borne externally” is worrying. These plans should, therefore, be considered "pie in the sky". All developments should not go ahead before Infrastructure plans are fully costed and have been locked into the contract.

Changes Sought

Reasons for Participation

PR-C-1491 10/10/2017 Marcus Lloyd N N

4683

Comments

Object to Policy PR11 on infrastructure because it only sets out “an approach”. It is wishful thinking. No costs are shown and in most cases no source of funding is identified. There are no projects to improve the already congested highway network for private vehicles and no indication of how it will cope with the additional vehicles owned by the occupiers of these new houses and the other developments planned for the area. The plan is not positively prepared because it does not provide for necessary infrastructure. Used to work in Oxford city centre, and it took over an hour by bus to travel the 5 miles. I since have changed jobs in order to avoid this congestion, and in 30 mins arrive in Banbury (20 miles away). The infrastructure around Oxford is appalling, constant traffic jams, awful air quality and this will only get worse if more housing is built between Kidlington and Oxford.There has been absolutely no plan of how this congestion would be alleviated with the current situation, let alone how it would cope with 4,400 houses being built on the green belt.There has been absolutely no proof that affordable housing for first time buyers would be achieved, as each time a new development around Oxford has gone up, the starting prices for 'affordable' housing show that it is only affordable to the rich.

Changes Sought

Reasons for Participation

PR-C-1492 10/10/2017 Olga Lascano Choperena N N

4686

Comments

Object to Policy PR11 on infrastructure because it only sets out “an approach”. It is wishful thinking. No costs are shown and in most cases no source of funding is identified. There are no projects to improve the already congested highway network for private vehicles and no indication of how it will cope with the additional vehicles owned by the occupiers of these new houses and the other developments planned for the area. The plan is not positively prepared because it does not provide for necessary infrastructure. Used to work in Oxford city centre, and it took over an hour by bus to travel the 5 miles. I since have changed jobs in order to avoid this congestion, and in 30 mins arrive in Banbury (20 miles away). The infrastructure around Oxford is appalling, constant traffic jams, awful air quality and this will only get worse if more housing is built between Kidlington and Oxford.There has been absolutely no plan of how this congestion would be alleviated with the current situation, let alone how it would cope with 4,400 houses being built on the green belt.There has been absolutely no proof that affordable housing for first time buyers would be achieved, as each time a new development around Oxford has gone up, the starting prices for 'affordable' housing show that it is only affordable to the rich.

Changes Sought

Reasons for Participation

PR-C-1493 10/10/2017 Valentina Lloyd Lascano N N

4689

Comments

Object to Policy PR11 on infrastructure because it only sets out “an approach”. It is wishful thinking. No costs are shown and in most cases no source of funding is identified. There are no projects to improve the already congested highway network for private vehicles and no indication of how it will cope with the additional vehicles owned by the occupiers of these new houses and the other developments planned for the area. The plan is not positively prepared because it does not provide for necessary infrastructure. Used to work in Oxford city centre, and it took over an hour by bus to travel the 5 miles. I since have changed jobs in order to avoid this congestion, and in 30 mins arrive in Banbury (20 miles away). The infrastructure around Oxford is appalling, constant traffic jams, awful air quality and this will only get worse if more housing is built between Kidlington and Oxford.There has been absolutely no plan of how this congestion would be alleviated with the current situation, let alone how it would cope with 4,400 houses being built on the green belt.There has been absolutely no proof that affordable housing for first time buyers would be achieved, as each time a new development around Oxford has gone up, the starting prices for 'affordable' housing show that it is only affordable to the rich.

Changes Sought

Reasons for Participation

PR-C-1497 09/10/2017 Frances Colles N N

4695

Comments

Strongly object to policy PR11 which only sets out an approach to infrastructure, it is not effective and not positively prepared to deal with the requirements the extra housing will impose. For example, the current road system and public transport is completely unsustainable. It can already take over an hour to get into the centre of Oxford from the north end of Kidlington using the bus. It is so unbearable I prefer to take my chances using a bike. The A34 around Oxford is a complete disaster and is on the travel news pretty much every day. Just last week there was an accident on the M40 and the traffic had backed up all the way into Oxford, with surrounding villages completely gridlocked. This had a significant impact on our daily life, picking children up from nursery and school etc., and is something that would only get worse without any proper planning for infrastructure.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-1498 10/10/2017 Mrs J Wright N N

4698

Comments

Object to Policy PR11 on infrastructure because it only sets out “an approach”. It is wishful thinking. No costs are shown and in most cases no source of funding is identified. There are no projects to improve the already congested highway network for private vehicles and no indication of how it will cope with the additional vehicles owned by the occupiers of these new houses and the other developments planned for the area. The plan is not positively prepared because it does not provide for necessary infrastructure.

Changes Sought

Reasons for Participation

PR-C-1503 09/10/2017 David Burridge N N

4725

Comments

Object to Policy PR11 on infrastructure because it only sets out “an approach”. It is wishful thinking. No costs are shown and in most cases no source of funding is identified. There are no projects to improve the already congested highway network for private vehicles and no indication of how it will cope with the additional vehicles owned by the occupiers of these new houses and the other developments planned for the area. The plan is not positively prepared because it does not provide for necessary infrastructure. Traffic congestion and air pollution will undoubtedly worsen due to thousands more vehicles on our roads. This is in addition to the extra traffic from the 22,000 houses already approved elsewhere in the District by Cherwell, and over 10,000 more houses to be built in the other Districts just for Oxford overspill. Construction traffic and road works will add to this chaos for years while the development takes place.

Changes Sought

Reasons for Participation

PR-C-1504 09/10/2017 Christine Lodge N N

4729

Comments

Policy PR11 – infrastructure – this is not costed, no source of funding is identified and no improvement to crowdedhighways can be shown even before the proposed 4400 houses with the additional cars adds to the congestion andmisery currently experienced in Oxford. Plans are not effective and not positively prepared/funded.

Changes Sought

Reasons for Participation

PR-C-1505 09/10/2017 Mr Richard Lodge N N

4733

Comments

Object to Policy PR11 on infrastructure because it is not costed, no source funding is shown. It is not positivelyprepared to show improvements to congested highways before the additional cars from 4,400 occupiers appear onthe roads.

Changes Sought

Reasons for Participation

Page 2528

PR-C-1506 09/10/2017 Bryony Thomas N

4734

Comments

Express concern over the planned additional housing in the Kidlington area. As a village of 6000 houses already it seems extraordinary to be contemplating nearly doubling the housing in the area. Have several specific concerns. Infrastructure: despite the work on the roundabouts at Cutteslowe and at the end of Woodstock Road, there is still considerable traffic at peak times going into Oxford from thenorthern side of the city, and leaving at the end of the working day. We regularly see jams through Kidlington, and I do not believe the infrastructure can withstand any additional housing, let alone such vast numbers. Any accident within the vicinity of Oxford can cause gridlock extremely quickly. The A34 is frequently at a standstill at any time of the day, and there have been an increasing number of fatal accidents. Do not understand why you would choose to build houses this side of the city. Surely, either within the city itself, on sites where office blocks and industrial sites are planned, or on the southern side with better access to Cowley would make more sense.Alternatively, development of areas such as Banbury as a centre for employment. Flooding: parts of Kidlington have flooded on occasion in the past, and I would have grave concerns that by building on all the available natural soakaways you would increase the chances of future flooding. You are also proposing to build on fields that flood regularly, such as area 20 by the canal, which again is not good for the proposed houses, or for houses already built.

Changes Sought

Flooding: parts of Kidlington have flooded on occasion in the past, and I would have grave concerns that by building on all the available natural soakaways you would increase the chances of future flooding. You are also proposing to build on fields that flood regularly, such as area 20 by the canal, which again is not good for the proposed houses, or for houses already built.

Reasons for Participation

PR-C-1508 09/10/2017 Alan Graham N N

4747

Comments

Policy PR11 - InfrastructureThe Infrastructure Schedule in Appendix 4 provides a list of aspirations, without a detailed Infrastructure Delivery Plan this plan is not justified. There is already a substantial infrastructure deficit. Particularly as far as transport is concerned and these proposed development will not address the existing infrastructure deficit.

Changes Sought

Reasons for Participation

PR-C-1514 10/10/2017 Councillors Neil Prestidge and Maurice Billington Prestidge and Billington N

4769

Comments

The infrastructure in the local area is already is already inadequate and requires large investment to bring it up to standard. Our primary concern is the large amount of congestion and air pollution along the Oxford Road and the Gosford Link Road. There needs to be more work done to resolve this situation before more housing is built. We have little confidence in the Infrastructure Delivery Framework and how deliverable the projects detailed in it will be, we understand that there are massive funding shortages and that all attempts to joint fund transport infrastructure improvements have been unsuccessful.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-1516 09/10/2017 Councillor Gillian Hopcroft — Sound: N

5106

Comments

Where is the plan for the delivery of adequate and necessary Infrastructure. There isn't one, and therefore is unsound and not acceptable. These developments should not be allowed to proceed until all offsite infrastructure has been established.

Changes Sought

Reasons for Participation

PR-C-1521 09/10/2017 Alaric Rose — Participate: N

4789

Comments

We already have an overstretched local infrastructure, particularly in all types of movement infrastructure. With regard to transport infrastructure – a primary concern in view of the acknowledged congestion and air quality problems locally, the aspiration for a new railway halt as referred to in Policy PR8 looks impossible to deliver – there were plans for a halt nearby for many years, but Network Rail have stated that the line is at capacity, and a new halt would not be delivered. Residents on new developments at Begbroke, Yarnton and Kidlington would largely rely on buses and (to a lesser extent) cycles as the alternative to private cars for local journeys. The Infrastructure Schedule at Appendix 4 doesn't really detail essential information on programmed delivery, and must be seen as aspirational. It does confirm that the majority of projects listed are critical to successfully delivering accessible and sustainable development. There is however little evidence of success in recent years in securing Government investment for transport improvements despite active joint working, and economic circumstances are not auspicious for the future. The Montagu Evans Viability Study notes that these external/off site costs are not taken into account in site assessments. 'As is typical for the development of an area, a number of non-site specific infrastructure elements form part of the delivery package. In the case of non-site specific infrastructure, most items are reliant on third party funding. Although some costs towards these work may be drawn from property development, the expectation would be that largely – if not in entirety - the costs would be born externally.' The Viability Study also is ambivalent/uncertain as to whether higher levels of Affordable housing can be delivered on all sites. The Plan will be an enormous failure if it removes land from the GB only to see an insufficient delivery of affordable housing, or new development without supporting critical infrastructure, contrary to the Plans objectives. An Infrastructure Delivery Plan, rather than an aspirational wish-list as in Appendix 4, is essential in order to deliver sustainable development.

Changes Sought

Policy PR1 should include an additional requirement that all new allocated development makes adequate provision for all relevant infrastructure, unless other arrangements have been secured. Development should not proceed in advance of certainty about the delivery of off-site infrastructure.

Reasons for Participation

PR-C-1528 09/10/2017 Dr Lynne Cox — Legally Compliant: N — Sound: N — Participate: N

4800

Comments

Objection to PR11 that fails to address specific infrastructure needs. It is unposted and the source of funding has not been identified. The recent road improvements that cost millions of pounds have had little impact on traffic around the 'northern gateway' of Wolvercote and Cuttleslowe roundabouts, with extensive rush hour congestion still a major problem and journey times increasing again, exacerbated by residents travelling from the extra 20,000 houses already built in the Cherwell District. Emergency vehicles are often stranded in heavy traffic, endangering lives. There is no provision for additional school infrastructure; as a former governor of North Kidlington School, I am aware how stretched school budgets already are and how overcrowded classes become, with teachers finding it difficult to give children the individual attention they need and deserve. More pressure on teaching staff will lead to even greater attrition in the profession. Our already struggling health services cannot cope with additional numbers of patients, and again strain on GPs is leading to problems with recruitment and retention, and even closure of surgeries, as already seen in Bicester. The plan fails to provide essential infrastructure and hence is not positively prepared.

Changes Sought

Reasons for Participation

PR-C-1532 09/10/2017 Helen Broxap — Sound: N — Participate: N

4808

Comments

Object to Policy PR11 on infrastructure because it only sets out "an approach". It is wishful thinking. No costs are shown and in most cases no source of funding is identified. There are no projects to improve the already congested highway network for private vehicles and no indication of how it will cope with the additional vehicles owned by the occupiers of these new houses and the other developments planned for the area. The plan is not positively prepared because it does not provide for necessary infrastructure.

Changes Sought

Reasons for Participation

PR-C-1533 09/10/2017 Janet Warren — Participate: N

4812

Comments

Policy PR11 Infrastructure provision1. Apart from the need to get cars in and out of Oxford there are no concrete proposals forother infrastructure such as schools, health care services, churches, community halls,public recreational facilities AND significant green space.2. I have been led to believe that 'sustainable transport' need be no more than the abilityto use public transport. The option to use cars freely is clearly built in to the proposal so it is unlikely that public transport would be first choice. The houses will presumablybe built with parking for at least two cars per household.3. Presumably traffic from any new housing north of Kidlington will also be fed into thepresent road structure. This will not only add significant volumes of CO_2 and otherGHGs to the 'global warming mix' it will also be deleterious to the health of Kidlingtonand North Oxford residents.4. By planning for business growth in Oxford and residential growth in Cherwell increasedtransport needs are inevitable. Business growth could be directed to areas wherehousing can be provided close by, rather than to areas where there is no residentworkforce. This would be sustainable.5. By looking only at Oxford's needs there has been no attention paid to what effects thedevelopments would have on Kidlington, Yarnton and Begbroke themselves. Anydevelopment that does take place should make a contribution to the host area as well asto Oxford.

Changes Sought

Reasons for Participation

PR-C-1534 10/10/2017 Alan Lodwick — Sound: N — Participate: Y

4818

Comments

Objection. A policy should be more than "an approach" as PR11 is described. When looked at carefully the wording is meaningless and gives no confidence that required infrastructure will be provided or funded. The associated infrastructure schedule does not include any costs and few sources of funding. Without this information there can be no realistic infrastructure plan.The infrastructure schedule does not include any projects to address the inevitable increase in trips by non-public motor vehicles (car, van, lorry etc.). Nor does the plan consider the effects of other proposed developments elsewhere in Cherwell or around Oxford which will increase the demands on transport networks. While referring to an existing infrastructure deficit it doesn't make clear how it will beaddressed. Because of its lack of clarity on costs and funding and addressing wider needs and the infrastructure deficit the infrastructure policy is unjustified, not positively prepared and ineffective.

Changes Sought

Changes Sought.. The plan should be withdrawn. A proper infrastructure plan andschedule should be drawn up to overcome existing problems

Reasons for Participation

Wish to participate as stated in representation above.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-1536 09/10/2017 Elizabeth and Tamsin Leckie N

5149

Comments

Object to Policy PR11 on infrastructure because it does not make genuine provision for the infrastructure necessary to support the projected 4,400 houses. No costs are shown and, in most cases, no sources of funding are identified. It is mere wishful thinking. There are no projects planned to cope with the extra traffic from these 4,400 new houses and the 22,000 new houses already approved elsewhere in the Cherwell district. There will be traffic gridlock and increased levels of dangerous air pollution.

Changes Sought

Reasons for Participation

PR-C-1539 10/10/2017 Tim Emptage N

4838

Comments

Objects to the scale of developments proposed in this plan, which would require very significant investment in infrastructure and a robust plan to ensure implementations. Much as I encourage the use of public transport, walking and cycling, people cannot be forced to do this and many will still use their car which will simply add to the major traffic problems around and within Kidlington. Most families still do a large weekly shop and it would be totally impractical to walk, cycle or use public transport to do this and most will continue to use their cars.The Infrastructure schedule in Appendix 4 is wholly aspirational and contains little detail on costings, sources of funds and timing. It is a wish list rather than a plan. The delivery of affordable housing is a major concern and while the plan has an overall element of 50% housing, it is very common for developers to go back to planning authorities and ask for that figure to be reduced in order to make the site financially viable. Invariably the planning authority acquiesces. There seems to be nothing in place to ensure that the 50% level is adhered to. Without a comprehensive, robust and fully costed and fully funded infrastructure plan a detailed plan for the delivery of affordable housing, these proposals are unsound.

Changes Sought

Reasons for Participation

PR-C-1541 09/10/2017 Maurice White

4843

Comments

Object to PR11 on infrastructure because it is unlikely to be sufficient or to be properly resourced. Road transport to and from Oxford is already a significant problem and the plan will make this worse. Infrastructure to mitigate this problem is already known to be underfunded. Other resources such as alternative recreation facilities or services enhancement (doctors, schools etc.) are unlikely to be met due either to reluctance of land owners to release land, reliance on private funding with no idea where this is to come from or the use of inadequate public funds which will lag well behind any development. This part of the plan seems wishful thinking. For housing of this magnitude to go ahead infrastructure needs to be in place either before or at the same time as the housing development with guaranteed funding.

Changes Sought

Reasons for Participation

PR-C-1547 10/10/2017 Annie Kotak N

4856

Comments

Object to Policy PR11 on infrastructure because it only sets out “an approach”. No costs are shown and in most cases no source of funding is identified. There are no projects to improve the already congested highway network for private vehicles and no indication of how it will cope with the additional traffic. The plan is not positively prepared because it does not provide for necessary infrastructure. The roads are small and there is only one route into the city which already makes commuting long and congested.

Changes Sought

Reasons for Participation

PR-C-1548 10/10/2017 Naresh Kotak N

4872

Comments

Object to Policy PR11 on infrastructure because it only sets out “an approach”. No costs are shown and in most cases no source of funding is identified. There are no projects to improve the already congested highway network for private vehicles and no indication of how it will cope with the additional traffic. The plan is not positively prepared because it does not provide for necessary infrastructure. The roads are small and there is only one route into the city which already makes commuting long and incredibly traffic clogged.

Changes Sought

Reasons for Participation

PR-C-1548 10/10/2017 Naresh Kotak N

4864

Comments

Object to Policy PR11 on infrastructure because it only sets out “an approach”. No costs are shown and in most cases no source of funding is identified. There are no projects to improve the already congested highway network for private vehicles and no indication of how it will cope with the additional traffic. The plan is not positively prepared because it does not provide for necessary infrastructure. The roads are small and there is only one route into the city which already makes commuting long and incredibly traffic clogged.

Changes Sought

Reasons for Participation

PR-C-1549 10/10/2017 Bella Kotak N

5108

Comments

Poor Infrastructure - Objects to PR11 because it only sets out “an approach”. No costs are shown & in most cases no source of funding is identified. There are no projects to improve the already congested highway network for private vehicles & no indication of how it will cope with the additional vehicles from these new houses & other developments planned for the area. The plan is not positively prepared because it does not provide for necessary infrastructure. There is currently not enough infrastructure in this area to allow for the building of more homes! The roads are small & there is only one route you can take for going into the city, which makes getting to & from work, long & traffic clogged. This situation will be exacerbated with 4400 additional cars. Assuming that each house has one car, but most likely two cars. Lack of Amenities - The cuts the Government has made in our communities means that many local amenities have had to close. In particular getting a doctors appointment in both Yarnton & Kidlington practices is at minimum a 3 week long wait. It is not feasible to allow the population to grow to this scale here, the facilities are already overloaded.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-1560 09/10/2017 Aubrey King

4896

Comments

Objects because: 1. There is no source of funding for most improvements. 2. The effects of other developments in the area (Barton Park, Northern Gateway, Wolvercote Papermill etc.) are likely to be significant but are as yet unknown & have not been quantified. 3. Congestion on routes into Oxford is already severe. Oxford is an Air Quality Management Area & Cutteslowe roundabout is a pollution hotspot where NO2 levels regularly exceed national guidelines. 4. This proposal does not contain measures which deal effectively with these issues. 5. This proposal is not justified, not effective & unsound.

Changes Sought

Reasons for Participation

PR-C-1566 10/10/2017 Omattage G Kumara N

4907

Comments

Objection to Policy PR11 on infrastructure as it is unsound. There is no indication of how the already congested highway network will cope with the additional vehicles from these new developments and no indication of how the additional surface water run off is to be dealt with. The infrastructure development must go hand in hand with housing development but there are no definite plan of action for infrastructure developments. No costs are shown and in most cases no source of funding is identified.

Changes Sought

Reasons for Participation

PR-C-1580 09/10/2017 Janet and Tim Stott N

4925

Comments

Objection to policy PR11 on infrastructure because it is unsound:i) There is no source of funding for most improvements. ii) The effects of other developments in the area (Barton Park, Northern Gateway, Wolvercote Papermill etc.) are likely to be significant but are as yet unknown and have not been quantified.iii) Congestion on routes into Oxford is already severe, Oxford is an Air Quality Management Area and Cutteslowe Roundabout is a pollution hotspot where nitrogen dioxide levels regularly exceed national guidelines,. As cyclists we are already affected by these pollution levels, as are our children.iv) This proposal does not contain measures which deal effectively with these issues. We believe this proposal is not justified and not effective and therefore unsound.

Changes Sought

Reasons for Participation

PR-C-1581 24/09/2017 Dr Ratna Thakar

4930

Comments

Objection to Policy PR11 on infrastructure because it only sets out an approach. It is wishful thinking. No costs are shown and in most cases no source of funding is identified.

Changes Sought

Reasons for Participation

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PR-C-1593 09/10/2017 Miss Carol Davey N N

4974

Comments

Object to Policy PR11 on infrastructure because it is unsound. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area. Indeed it suggests that traffic would be redirected to other roads (point 5.153) which is already under stress from excess traffic. Traffic congestion already occurs on a daily basis and the additional houses would add to this congestion. The provision of local health services is also under stress with little capacity to expand to accommodate the proposed housing developments. Regarding point 3 of Policy PR11 - Infrastructure Delivery, there appears to be little or no impetus for the infrastructure to be delivered in a timely manner i.e. in conjunction with or ahead of time of the planned development. I would urge that any required infrastructure is in place ahead of any planned developments.

Changes Sought

The number of houses should be substantially reduced to allow for the already struggling infrastructure for all aspects of local living e.g. roads, health services, schools.

Reasons for Participation

PR-C-1616 10/10/2017 Clare Boddington N

5570

Comments

Have concerns about the impact such a large number of new homes north of Oxford would have on already congested roads and journey times (Policy PR11). Commute from Kidlington to Headington by bus and the journey already takes nearly an hour on some days. Some parts of the plan referring to the possible traffic increases are quite bizarre and seem unsound. How can it be the case that 4,400 new homes will only increase car journeys by 1.2-1.4% (as suggested in section 5.47 on Transport Infrastructure)? What modelling method was used to come up with this?

Changes Sought

Reasons for Participation

PR-C-1618 10/10/2017 Harry Fletcher N

5583

Comments

Object to policy PR11 on infrastructure because it is unsound: - There is no source of funding for most improvements. - The effects of other developments in the area (Barton Park, Northern Gateway, Wolvercote Papermill etc.) are likely to be significant but are as yet unknown and have not been quantified. - Congestion on routes into Oxford is already severe, Oxford is an Air Quality Management Area and Cutteslowe Roundabout is a pollution hotspot where nitrogen dioxide levels regularly exceed national guidelines. - This proposal does not contain measures which deal effectively with these issues. - Believe this proposal not justified and not effective and therefore unsound.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-1619 10/10/2017 Gary dáLuz Vieira N

5585

Comments

Object to policy PR11 on infrastructure because it is unsound: - There is no source of funding for most improvements. - The effects of other developments in the area (Barton Park, Northern Gateway, Wolvercote Papermill etc.) are likely to be significant but are as yet unknown and have not been quantified. - Congestion on routes into Oxford is already severe, Oxford is an Air Quality Management Area and Cutteslowe Roundabout is a pollution hotspot where nitrogen dioxide levels regularly exceed national guidelines. - The 'improvements' to the Cutteslowe roundabout has already slowed traffic along the A40 and these developments can only make this worse. There is not enough physical space to adequately improve this and the Wolvercote junction to cope with even more traffic. - This proposal does not contain measures which deal effectively with these issues. - Believe this proposal not justified and not effective and therefore unsound.

Changes Sought

Reasons for Participation

PR-C-1623 09/10/2017 Jane, Elizabeth and Kate Rendle N

5547

Comments

We object to Policy PR11 on infrastructure because it only sets out "an approach". It is wishful thinking. No costs are shown and in most cases no source of funding is identified. There are no projects to improve the already congested highway network for private vehicles and no indication of how it will cope with the additional vehicles owned by the occupiers of these new houses and the other developments planned for the area. The plan is not positively prepared because it is out of scale, not useful for the area and does not provide for necessary affordable infrastructure.
We also strongly support Cherwell's rejection of previous sites considered for development such as The Moors area of Kidlington for the aforementioned reasons. We trust that Cherwell District Council will abide by its responsibilities to its residents, heed these objections, not accede to Oxford City Council, and use them as sound justification for rejecting the proposed development plans.

Changes Sought

Reasons for Participation

PR-C-1640 26/12/2017 Qiuojuan Yuan N

5655

Comments

I object to Policy PR11 on infrastructure because it is unsound. No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought

Reasons for Participation

PR-C-1641 27/10/2017 J Dear N

5651

Comments

I object to Policy PR11 on infrastructure because it is unsound. No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought

Reasons for Participation

PR-C-1642 08/10/2017 Richard Bamprey N

5647

Comments

I object to Policy PR11 on infrastructure because it is unsound. No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought

Reasons for Participation

PR-C-1643 11/10/2017 David William Stewart N

5645

Comments

I object to Policy PR11 on infrastructure because it is unsound. No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.
By definition, infrastructure planning and provision must happen first. Everything else is then built around that infrastructure. Without detailed, cost planning for infrastructure provision, I believe these proposals are simply a cynical attempt to open up land for development in a manner which will strictly not meet its stated objectives.

Changes Sought

Reasons for Participation

PR-C-1644 11/10/2017 Kate Berney N

5642

Comments

I object to Policy PR11 on infrastructure because it is unsound. No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought

Reasons for Participation

PR-C-1645 11/10/2017 A M Foley N

5638

Comments

I object to Policy PR11 on infrastructure because it is unsound. No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR11 - Infrastructure Delivery

PR-C-1646 11/10/2017 R Hopcroft N

5633

Comments

I object to Policy PR11 on infrastructure because it is unsound. No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought

Reasons for Participation

PR-C-1647 11/10/2017 Mrs Fowler N

5629

Comments

I object to Policy PR11 on infrastructure because it is unsound. No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought

Reasons for Participation

Proposed Submission Plan - Policy PR12a - Delivering Sites and maintaining Housing Supply

PR-C-0055 11/08/2017 Mr Ronald Lloyd N

96

Comments

The mismatch between housing demand and allocated development land appears to be caused by plans for undue commercial development within the City which could be relocated to rural areas to achieve a more equitable distribution of jobs, facilities, transport and environmental hazards. Traffic, pollution, and invasion of green spaces that bring clear health risks would be reduced in Oxford, and more space released for housing and social development. If not already arranged, a Health Impact Assessment should be sought from The Director of Public Health.

Changes Sought

Reasons for Participation

PR-C-0055 11/08/2017 Mr Ronald Lloyd N

98

Comments

The arguments against invading the Green Belt are well rehearsed. The view expressed in CLPPR that meeting the city's housing targets creates 'exceptional circumstances' to justify damage to the GB and loss of a golf course is unsubstantiated and not explained in para 5.17 as claimed. More attention might be given to what local residents want and apply that analysis to comparisons of residential rather than commercial developments in the City!

Changes Sought

Reasons for Participation

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PR-C-0526 06/10/2017 Sarah Hamilton-Foyn Pegasus Group On behalf of the Dorchester Group Y Y N Y

1287

Comments

Land at Policy PR10 Land south east of Woodstock, 430 dwellings is not expected to start until 2026/27. Whilst land at Begbroke, east of the A44, 1,950 dwellings, Policy PR8 is expected to deliver for 8 years at a flat rate of 225 per annum. The phasing of land releases can only act as a further constraint on housing delivery and will result in further delays to site delivery whilst willing developers are prevented from bringing forward deliverable sites to accord with an arbitrary phasing policy. This is contrary to the significant boost to housing supply required by the NPPF. Developer competition is not a factor in the delivery of sites. Once a development interest has invested in a site, they will deliver this as soon as possible in order to secure a financial return having regard to the financial market. The issues that slow down the delivery of sites include the planning process, which can take many years to secure an implementable planning permission and market demand, as developers will only build where they are able to sell and ensure a return. These are largely beyond the control of the Local Plan. However, there are ways of supporting the timely delivery of sites. This includes allocating a range of different size sites in different locations which will appeal to a range of different developers, thereby ensuring that as many developers are working in the District as possible. This also accords with paragraphs 47 and 50 of the NPPF. Another way of supporting delivery is to identify reserve sites, such that if any of the allocated sites are delayed then sustainable alternatives can be brought forward quickly. In terms of the actual wording of the policy, in the fifth paragraph, the wording is not effective. If a site is allocated it should be permitted as it will have been assessed as sustainable and deliverable to be included in the Plan. The wording is not effective as a continuous supply cannot be enforced. the development of a site may vary year on year for a number of reasons. An objection is made to the seventh paragraph which states that "Should planning permission be granted for housing that will be delivered beyond 2031 and which results in the requisite 4,4000 homes for Oxford being exceed, this will be taken into account in meeting Cherwell's housing need in the next Local Plan Review". This would undermine the integrity of the Cherwell Local Plan as needs would not be met in accordance with the strategy outlined in the adopted Cherwell Local Plan. There are several references in the Partial Review document that state its strategy avoids undermining the existing Local Plan's development strategy for meeting Cherwell's needs and detracting from the delivery of growth at Bicester, Banbury and the former RAF Upper Heyford site. (para 1.4, para 3.30 and 3.31 and in particular para 5.10.

Changes Sought

Reasons for Participation

Dorchester Group is concerned that the unmet needs assigned to Cherwell district are met in the most appropriate and effective locations and that the proposed locations delivery within the timescale.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR12a - Delivering Sites and maintaining Housing Supply

PR-C-0526 06/10/2017 Sarah Hamilton-Foyn Pegasus Group On behalf of the Dorchester Group Y Y N Y

1286

Comments

Dorchester Group support the approach that it necessary to monitor the housing supply for Oxford's needs separately from that for Cherwell. The disaggregation provides a mechanism to ensure a sustainable spatial distribution across the HMA. This therefore ensures that both the OAN is met across the HMA and that a sustainable distribution is achieved. In order to provide for this sustainable distribution, it is appropriate to disaggregate to an appropriate scale, and in the situation where there are 2 distinct needs to be addressed (Oxford City and Cherwell) it is entirely appropriate to disaggregate these requirements and the supply. Indeed, such an approach has recently been supported by a number of Inspectors as identified previously. However, such an approach is required to have sufficient flexibility to ensure that the OAN is addressed across the HMA when specific triggers are realised, such that each District (or sub-area) will be required to address its needs. This could be achieved through the identificationof reserve sites. It is noted that Partial Review is a time limited plan and has been prepared to ensure the Oxford's unmet needs are met by 2031 as in the longer term the Oxfordshire Growth Board have agreed in principle to prepare a joint plan which may change how Oxford's needs are met in the longer term. According to the trajectory in Appendix 3 there is only a 5.1 years supply However, Dorchester Group is concerned that the Partial Review is effective i.e. that the unmet need is delivered, there is already a shortfall as these needs are derived from 2011. As referred to previously the identified OAN for Oxfordshire relates to the period 2011 to 2031. By the time the Local Plan Part 1 Partial Review is adopted in 2018 there will be at least a 7-year shortfall, with no homes having been delivered to meet the annual requirement for 220 homes in Cherwell to meet the needs of Oxford City. This amounts to a shortfall of 1,540 homes. The Partial Review should therefore be required to respond as soon as possible rather than implementing afurther 3 year delay in the need to deliver housing. It is considered that the housing implementation strategy should incorporate a 20% buffer in recognition of the existing shortfall of 1,540 homes which will have already accrued. The proposal for a start-date of 2021 will delay the necessary housing provision by 3 years (following adoption) with any justification. This will place a further constraint on the accessibility of the housing market for the residents of Oxford, who will either need to remain in their current potentially overcrowded and unsuitable accommodation for a further 3 years or move out of the area where they will have family and/or work connections. This would be entirely contrary to the objectives of national policy. As proposed the plan envisages the delivery of 440 per annum, this assumes that all sites are able to commence delivery as of 2021, however according to the housing trajectory at Appendix 3 Policy PR6a Land West of Oxford Road 530 dwellings is not anticipated to start delivering until 2023/24. Land at Policy PR7a Land south east of Kidlington 230 dwellings is not anticipated to start until 2026/27.

Changes Sought

Dorchester Group consider that the seventh paragraph of Policy PR12a should be deleted.

Reasons for Participation

Dorchester Group is concerned that the unmet needs assigned to Cherwell district are met in the most appropriate and effective locations and that the proposed locations delivery within the timescale.

PR-C-0559 09/10/2017 Keerpa Patel South Oxfordshire District Council

1386

Comments

The approach that CDC take to meet their apportionment of Oxford's unmet need is for them to determine. We note this takes the form of 'ring-fencing' as a separate 5 year housing land supply will be maintained for meeting Oxford City's unmet need. We acknowledge that CDC have proposed to meet their apportionment through 7 strategic sites, however we understand that this could be dependent on the local assessment of their capacity. If it is found that the capacity of these 7 sites is deemed to be lower than initially thought, we assume that CDC are still capable of accommodating the remainder of their apportionment of Oxford's unmet need within their own district?

Changes Sought

Reasons for Participation

PR-C-0595 09/10/2017 Mark Behrendt Home Builders Federation N Y

1490

Comments

This policy is unsound due it being ineffective and unjustified. In our response to the previous consultation we noted our concern in confining the delivery of Oxford's unmet need to the 2021 to 2031 period and ring-fencing Oxford's unmet need from Cherwell's on housing requirement. Whilst we are supportive of the joint working that has taken place to ensure unmet needs within the HMA are delivered we remain concerned that Cherwell, and the other authorities in the HMA, are seeking to separate their own needs from that of Oxford's. The unmet need arising from Oxford should be considered as part of the Cherwell's housing requirement and should be monitored as such. It must be recognised that Oxford cannot meet its needs and that the demand for housing in Oxford will inevitably fall on the shoulders of its neighbours. Indeed, the Oxfordshire Strategic Housing Market Assessment (SHMA) identifies in appendix 1 that the housing needs of Oxford are already impacting on Cherwell's housing needs. Between 2006 and 2011 there was positive net migration from Oxford to Cherwell each year, with on average of 410 more people moving from Oxford to Cherwell than those moving the opposite direction. This positive flow of people shows that Cherwell is already to a certain extent meeting the needs for Oxford and that this is reflected in the OAN. To consider Oxford's unmet needs as separate to Cherwell's is to fail to understand that housing markets are not defined by administrative boundaries. In meeting Oxford's unmet needs it must be recognised that this is about considering future migratory patterns that are inevitable due to the fact that in some areas growth will, inevitably, be limited. Essentially Cherwell are not meeting Oxford's unmet need but their own need that will inevitable arise from the development constraints faced by Oxford City. As such Cherwell should plan to meet a single increased housing requirement for the Borough rather than for two wholly separate requirements. Given the scale of the challenge for both the Council and the house building industry to deliver these additional homes the only effective approach is to start planning for these homes as part of the Council's overall strategy for housing delivery. The sites allocated in the partial review will then for a key delivery mechanism for achieving the higher target. We are also concerned that Oxford City has a growing backlog of housing needs that need when delivery since 2011 is considered against the City's OAHN of 28,000 homes. At present we consider there to be a minimum backlog of 5,629 homes due to Oxford's inability to meet its own needs, as set out in the table below. Whilst we are not suggesting that this backlog should form part of Cherwell's five-year land supply it does give a clear indication of the need to deliver these homes as soon as possible and not wait until 2021 (Rep includes table of figures). There is also the danger with this approach that should the strategic allocations be delayed for any reason, such as insuperable infrastructure problems, then the housing needs of Oxford City could get neglected. We cannot comment on the deliverability of the proposed trajectory as this evidence is still to be provided. However, to ensure delivery on the seven allocated sites alongside the delivery of allocated sites to meet the original hosing requirement for the Borough within 10 years will be challenging. By considering all housing needs as a single requirement the Council will be able to react more effectively to meeting needs as a whole. We do not consider that such an approach would undermine delivery to meet the needs identified in the Cherwell Local Plan. In fact it will provide the opportunity to secure a broader base of supply and ensure that infrastructure needs arising from all development is considered comprehensively. It follows from these arguments, that the HBF sees no need to disaggregate the needs of Oxford City provided for within Cherwell's administrative area from the needs (the OAN) of Cherwell – they are one and the same. It is necessary to identify an overall housing requirement to be delivered within the administrative area of Cherwell, and not ring-fence Oxford City's needs to the strategic allocations set out in the Partial Review.

Changes Sought

Reasons for Participation

Expresses interest inattending any relevant hearing sessions at the Examination in Public

PR-C-0666 08/10/2017 Lucy Loveridge

1643

Comments

Objection relating to Kidlington, Yarnton and Begbroke on the following grounds: Development could be located on sustainable sites identified elsewhere in the district rather than GB which Government says should only be used as a very last resort. A high proportion of the new homes should be affordable for young people and families from the local area. Infrastructure such as roads and schools should be put in place, as well as adequate parking facilities for the new residents. Traffic congestion and parking is already a major problem in Kidlington and the surrounding area, especially in the rush hour. Support for Cherwell's decision not to include land behind the Moors for development, as this is GB land used for recreation by local people, and would cause yet more traffic problems. I am appalled at the prospect of Kidlington becoming simply another suburb of Oxford.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR12a - Delivering Sites and maintaining Housing Supply

PR-C-0705 08/10/2017 Peter Trowles N

5427

Comments

Object to Policy PR3 to remove land from the Oxford Green Belt. The Green Belt around Kidlington preserves green spaces that are so greatly appreciated and regularly enjoyed by me and my family. It protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt. The plan is therefore ineffective and not consistent with National Policy. Alternative locations for housing development in Cherwell district, outside the Green Belt are available along good public transport corridors to Oxford. Even if a case for exceptional need to build in the Green Belt could be made, the amount of land proposed to be removed from the Green Belt is not justified as it far exceeds that which is necessary to satisfy Oxford's stated unmet housing need because of the proposed low density of dwellings. One suspects that after an area of Green Belt land is designated for development, much higher densities will be proposed and this area will be used to meet Cherwell's future housing needs in addition to Oxford's unmet need. I therefore also object to Policy PR12a which allows for permission to be granted for housing numbers that exceed Oxford's unmet need.

Changes Sought

Reasons for Participation

PR-C-0707 08/10/2017 Julia Trowles N

5429

Comments

Object to Policy PR3 to remove land from the Oxford Green Belt. The Green Belt around Kidlington preserves green spaces that are so greatly appreciated and regularly enjoyed by the respondent and family. It protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building in the Green Belt. The plan is therefore ineffective and not consistent with National Policy. Alternative locations for housing development in Cherwell district, outside the Green Belt are available along good public transport corridors to Oxford. Even if a case for exceptional need to build in the Green Belt could be made, the amount of land proposed to be removed from the Green Belt is not justified as it far exceeds that which is necessary to satisfy Oxford's stated unmet housing need because of the proposed low density of dwellings. One suspects that after an area of green belt land is designated for development, much higher densities will be proposed and this area will be used to meet Cherwell's future housing needs in addition to Oxford's unmet need. Therefore also objects to Policy PR12a which allows for permission to be granted for housing numbers that exceed Oxford's unmet need.

Changes Sought

Reasons for Participation

PR-C-0758 10/10/2017 Susan Cooper Yes Yes No

1908

Comments

Since there is currently a severe housing shortage for Oxford workers, the emphasis needs to be on first satisfying this backlog as quickly as possible, and only then thinking about a constant rate of new housing. 1. The ambition for the first 5 years 2021-26 should be increased from the stated 1700 to significantly more than half of the total 4400 planned for the 10-year period. 3. Requiring developers to maintain a 5-year supply goes against the need to satisfy the backlog as soon as possible. Thinks this requirement should be dropped.

Changes Sought

Reasons for Participation

PR-C-0766 10/10/2017 Haidrun Breith Berks, Bucks & Oxon Wildlife Trust Y

5116

Comments

Policy PR12a - and Appendix 3: Housing Trajectory. Policy PR12a and the Housing trajectory in appendix 3 suggests that sites will come forward at different times in the plan period with sites PR6a, PR7b, PR8 and PR9 being the first ones to come forward at 2021. Site PR6b is proposed to be released at 2023, and sites PR7a and PR10 are not due to come forward until 2016. The government is currently consulting on a standard method of how to calculate housing need. It is our understanding that if this calculation is adopted, it might be possible that fewer houses are needed to meet Oxford's housing needs and as a result not all site allocations might be required. As mentioned above concerned about the proposed quantum of development in Oxfordshire and neighbouring counties and would welcome if fewer sites would be required for development.

Changes Sought

From an ecological point of view sites PR7b, PR8, PR9 and PR10 appear to be most sensitive in ecological terms and we would therefore recommend for these sites only to come forward if really needed. Recommend that these sites are considered later in the plan period and the trajectory revised accordingly.

Reasons for Participation

Potential biodiversity impacts as outlined in the representation.

PR-C-0775 10/10/2017 Jon Alsop Savills on behalf of Christ Church, Exeter & Merton Colleges and Oxford University Y

1970

Comments

Objection. The consortium considers that the demand for housing in and around Oxford is such that the phasing of new development solely on the basis of abstract 5 year periods is unnecessary. A number of factors would suggest that the application of such phasing policies is inappropriate: • past rates of under-delivery that should be remedied as soon as possible;• the fact that there is built into the cross-boundary work and the district apportionment undertaken by the Oxfordshire Growth Board a shortfall of several thousand houses below the housing requirement for Oxford identified in the 2014 SHMA; and• there is a considerable risk of delay in the delivery of sites in other local authorities in Oxfordshire, for example due to the slow progress of new local plans to deliver the necessary allocated sites and also the risk that sites will not come forward quickly enough to achieve target rates of delivery. The latter factor is a particular risk in Oxford City where a substantial uplift in delivery is required above the current level of 400 dwellings per year if the midpoint target of the 2014 SHMA is to be achieved i.e. 28,000 dwellings.

Changes Sought

On the basis of the analysis, the section of Policy PR12a that refers to the phasing of the allocated sites over successive 5 year periods should be deleted. Furthermore, paragraph 5 of the policy should be delete. The meaning of the paragraph is unclear nor is it explained how it will contribute to the objective of achieving the prompt delivery of the allocated sites. Instead the Council can rely on the range of measures contained in Policy PR13 in order to ensure an adequate supply of housing land is achieved and maintained throughout the plan period.

Reasons for Participation

On behalf of the consortium, given the significance of their land interests, would wish to participate in the oral examination.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR12a - Delivering Sites and maintaining Housing Supply

PR-C-0784 10/10/2017 Nick Freer David Lock Associates on behalf of Gallagher Estates Y Y N N

2001

Comments

The proposed approach that seeks a commencement of the five year supply for Oxford's needs at 2021 is not supported by the NPPF and is inconsistent with Government guidance. CDC's specific housing need and proportion of Oxford unmet need are both to be met within Cherwell

administrative boundary and should be combined and planned comprehensively through a single approach over the Plan period. As such, the overall housing target for Cherwell should also be reviewed to ensure it is up to date and is "drawn up over an appropriate time scale, preferably a 15- year time horizon" (para 157 NPPF). Consequently, the 4,400 dwellings, should be included as part of the adopted CDC requirement at the earliest opportunity, the demand for housing being current and significant. The commitment to prepare a partial review of the Local Plan (April 2018), reinforces the necessity for CDC to progress with a strategy that delivers Plan + Oxford unmet need requirement from the point of the Local Pan Review (from 2018 onwards). This also reinforces the need for a range of sites that can help deliver supply in the short-term. There is no reference in Government Policy nor Guidance that the phased release of strategic sites is a mechanism through which a 5-year housing land supply can be maintained. It is critical that the supply provides a range that offers choice and competition in the market. Indeed, if a strategy were to be pursued that sought a mix of sites from various sustainable locations across the District, such as Banbury, choice and competition would be embedded in that strategy.

Changes Sought

In order to make the Plan sound the wording at para 1 "A separate five-year housing land supply will be maintained for meeting Oxford's needs" should be deleted. Also, the second paragraph should be amended to read "At least 1700 homes will be delivered for Oxford in the period up to 2026 & the remaining homes will be delivered by 2031. The policy should also include text that confirms that CDC proportion of Oxford's unmet needs will be considered as part of the calculation of five-year land supply from the time that the Partial Review plan in adopted.

Reasons for Participation

PR-C-0785 10/10/2017 Nick Freer David Lock Associates on behalf of Hallam Land Management N Y

2003

Comments

Policy PR12a sets out that "a separate five-year housing land supply will be maintained for meeting Oxford's needs". Disaggregating five-year land supply calculations for Cherwell is not sound and the Partial Review is not positively prepared or consistent with NP in this regard. It is incumbent upon CDC to fully meet housing supply of Cherwell's needs and Oxford's unmet need in a single requirement figure to ensure sufficient competition and supply in the market place to deliver requirements. NP and guidance does not refer to disaggregating five-year housing calculations. Additionally, Oxford and Cherwell are part of the same HMA as set out in the Oxfordshire SHMA 2014 and share close economic, functional and spatial relationships. It is relevant that this matter has already been considered in the West Oxfordshire Local Plan Examination. The Inspector's preliminary findings (December 2015) found that Oxford's unmet need (if identified) would need to be taken into account in five-year land calculation (paragraph 7.6). Moreover, the issue was specifically addressed in later sessions by the Inspector (Matter 16) when he asked whether it is appropriate for the plan to have separate housing requirement figures for West Oxfordshire's own housing needs and for the unmet needs of Oxford City or whether should be a single figure. Whilst WODC maintained that it was important to identify the separate elements of need for delivery monitoring purposes, they agreed in their statement: "The Council's five-year supply position will be calculated on the basis of one composite annual requirement." (Matter 16 paragraph 9). It is also suggested that Oxford's needs should be met at the earliest possible opportunity and certainly from adoption of the Partial Review. The needs are not newly arising but date back to 2011. New market and affordable homes are required in the housing market area now. This does not prevent the identified sites from coming forward from 2021 onwards but ensures that overall housing market area needs are being met at the earliest opportunity. There are significant affordability issues in Cherwell and Oxford which need to be addressed without delay. Hallam does not object however to the phasing of the additional numbers up to 2026 and beyond 2026.

Changes Sought

Delete "A separate five-year housing land supply will be maintained for meeting Oxford's needs". Amend second paragraph to read "At least 1700 homes will be delivered for Oxford in the period upto 2026 and the remaining homes will be delivered by 2031. Oxfords needs will be taken into account in the calculation of five-year land supply from adoption of the Partial Review."

Reasons for Participation

To elaborate on these representations regarding Policies PR12a, PR12b and PR13 and the soundnessof the plan as a whole.

PR-C-0806 10/10/2017 Liz Pickering Education and Skills Funding Agency

5119

Comments

The ESFA supports Cherwell's steps to ensure housing delivery at pace, which will include early delivery of much-needed schools.

Changes Sought

Reasons for Participation

PR-C-0820 10/10/2017 Richard House Gladman Developments Y Y N Y

5078

Comments

Policy PR12a proposes that the five year supply of housing land to meet Oxford's needs will be maintained separately from the five year supply for Cherwell's own needs. The Policy also proposes a staged housing requirement against which the five year supply will be calculated: 1700 homes for the period 2021 to 2026 and 2700 homes for the period 2026 to 2031. * Gladman objects strongly to the identification of a specific housing land supply for Oxford's unmet needs with a separate five year supply calculation. The NPPF states that housing needs must be met in full across the housing market area and for the purposes of Cherwell, the housing market area is Oxfordshire. Therefore, any separation of the five year housing land supply calculation would be contrary to the NPPF and therefore unsound. * Gladman also objects to the proposed staged housing requirement which in effect reflects the points made earlier in this submission regarding the long lead in times for large strategic housing sites. The allocation of a wide range of sizes of site in a variety of sustainable settlements across the District would enable the delivery of the badly needed new houses more quickly. This would accord with the objectives of the NPPF and the Government White Paper 'Fixing Our Broken Housing Market'. * Gladman also has concerns that the Plan provides for the start date of provision of the homes in 2021. As referred to above, the need to address Oxford's unmet need is urgent; the SHMA period began in 2011 and already six years of the need being unmet has already elapsed. The Plan should therefore deliver Oxford's unmet need as soon as possible on a wide range of sites rather than on single large locations; delivery prior to 2021 can only be a benefit. The evidence draws on the advice of the NPPF and the NPPG & SHMA.

Changes Sought

Reasons for Participation

Gladman requests that it is given the opportunity to discuss the significant objections contained within these representations at the Examination in Public. These issues and concerned are identified in table 1 of the attached representations.

PR-C-0832 10/10/2017 David Flavin Oxfordshire County Council Y

5022

Comments

The scale of housing being planned for through the LPPR as Cherwell's contribution to meeting Oxford's unmet housing needs is supported. Theproposed 4,400 homes figure reflects the apportionment of Oxford's unmet need between the councils agreed by the Growth Board in September 2016 and which is set out in the Growth Board Memorandum of Co-operation and we also support the proposal to ensure delivery of these homes by 2031. The proposed 2021 start date recognises the likely complexity of the issues needing to be addressed and allows a reasonable lead time for developments to come forward. However, OCC has no objection in principle to earlier housing delivery, provided the strategic infrastructure required to support the new housing exists or can be delivered matched to the accelerated housing.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR12a - Delivering Sites and maintaining Housing Supply

PR-C-0833 10/10/2017 Judith Onuh Thakeham Homes Ltd Y

5121

Comments

Whilst acknowledging that this is a focused plan, it is noted that the Proposed Submission Plan is heavily reliant on large scale sites to meet Oxford's unmet need. The projected delivery for each of the site allocations ranges from 230 units (PR7a - Land South East of Kidlington) to 1,950 units (PR8 – Land East of the A44). Each site is supported by a specific planning policy which sets out the necessary infrastructure improvements. The Local Transport Plan (Appendix 4) includes a list of potential transport projects but does not set specific delivery times and does not provide an estimate of costs or identify the fundingavailable for the projects. It therefore appears that there is a great deal of uncertainty regarding how these projects will be delivered. In order to address this the Proposed Submission Plan includes a commitment at Policy PR11 (Infrastructure Delivery) to work with partners and to prepare a DevelopmentContributions Supplementary Planning Document (SPD). Policy PR13 (Monitoring and Securing Delivery) also includes a commitment to monitor supply and resolve potential obstacles (including infrastructure) to supply. Whilst these positive steps to achieving the necessary infrastructure are welcomed, it is considered that greater certainty is required at this stage. This is particularly pertinent as the Proposed Submission Plan is so heavily reliant on such large scale site allocations. Without greater certainty the necessary infrastructure improvements are unlikely to be delivered in a timely fashion. This, combined with the size of the proposed site allocations, means that it is highly likely that there will be significant delays before the sites start to deliver the necessary housing. This will cause a lag in the delivery of new housing until later in the plan period. Policy PR12a (Delivering Sites and Maintaining Housing Supply) and Policy 12b (Sites Not Allocated in the Partial Review) sets out a framework for addressing potential shortfall in supply. The supporting text for these two policies paragraph 6.165) indicates that a requirement of 1,700 homes has been identified for the period 2021-2026. The Proposed Submission Plan aims to phase the delivery of two sites (PR7a and PR10) so that they can be brought forward earlier in the plan period if an adequate supply is not maintained, and states: "Land South East of Kidlington (Policy PR7a – 230 homes) and Land South East of Woodstock (Policy PR10 – 410 homes) will only be permitted to commence development before 1 April 2026 if the calculation of the five year land supply over the period 2021 to 2026 falls below five years." Delivery of these sites is therefore restricted until 2026 unless supply falls below five years. However, it is noted that the proposed site allocations do not include a buffer above the 4,400 dwelling requirement. They are therefore reliant on 100% delivery and sites PR7a and PR10 are required in any event. Given the potential delays associated with the necessaryinfrastructure improvements it seems unnecessary to impose a phased approach by restricting the time in which the above two sites can be delivered.CDC continue at paragraph 5.166 to state that "the Council cannot control the rate at which houses are delivered". In order to address this Policy PR12b lists a set of criteria for bringing forward unallocated sites when necessary. The first criterion states that CDC need to take a formal decision that additional land is required to meet supply. As CDC are content that the Proposed Submission Plan allocates sufficient land for development such a decision is unlikely to be taken until later in the plan period. This policy will therefore not allow more small/medium scale sites to come forward in the short term. There is therefore likely to be a period where supply is insufficient for meeting need before the large scale sites start to deliver.

Changes Sought

In order to address this matter, it is recommended that the first criterion is amended to ensure that the trigger for consideration of unallocated sites is evidence based rather than following a decision of CDC. We therefore suggest amending the criterion as follows: "1. It can be demonstrated that there is a lack of a sufficient five year housing land supply" This approach will ensure that the trigger is based on up to date evidence rather than a more reactive decision made at a fixed point in time, thereby achieving a far greater level of flexibility. In addition, it is recommended that the Policy makes provision for reserve siteseither as part of the Proposed Submission Plan. The provision of additional small/medium scale sites will increase flexibility and the speed at which the Proposed Submission Plan can meet its requirements. This combined with the suggested wording above will ensure that any delay caused as the result of the large scale allocations/infrastructure improvements can be addressed in a positive and proactive manner as required by paragraph 182 of the NPPF.

Reasons for Participation

PR-C-0842 10/10/2017 Duncan Chadwick David Lock Associates on behalf of University of Oxford, Merton College and a private landowner Y Y N Y

5015

Comments

Overall, the Tripartite supports the intention to expedite the delivery of housing to meet Oxford's pressing needs. This is in line with the Government's Housing White Paper – Fixing our broken housing market (2017), which proposes to encourage local authorities to be more pro-active, with a clear and consistent assessment of new housing delivery with a new Housing Delivery Test as well as better information on build out rates required from developers on a site by site basis to improve transparency. However, five-year housing land supply is a rather crude tool for the phasing of delivery and provisions are already made within other policies in the Plan to monitor and maintain housing supply. It is therefore unnecessary. Hence, the fifth paragraph causes the Tripartite concern as it fails to have regard to the arrangements in the key strategic development site allocation policies, such as Policy PR8, which make provision for the application(s) to be supported by a Delivery Plan demonstrating how the implementation and phasing of the development shall be secured comprehensively and how individual development parcels, including the provision of supporting infrastructure, will be delivered. The Delivery Plan will also include a start date for development, demonstration of how the development would be completed by 2031 and a programme showing how a five-year supply of housing (for the site) will be maintained year on year. The Tripartite considers that such Plans should be realistic, accounting for and responding to lead-in times and sensible build rates, including a good mix of house types and sizes, and then being pragmatic about how quickly they will be delivered so that supply is maintained throughout the Plan period. It should be recognised that no one site is the same and that a reasonable and realistic approach to evidence and justification will be required.

Changes Sought

Add to fifth paragraph: This will be achieved via a Delivery Plan submitted at the application stage on the strategic development sites demonstrating how the implementation and phasing of the development shall be secured comprehensively and how individual development parcels, including the provision of supporting infrastructure, will be delivered. The Delivery Plan will also include a start date for development, demonstration of how the development would be completed by 2031 and a programme showing how a five-year supply of housing (for the site) will be maintained year on year taking into account infrastructure requirements, lead-in times and sensible build rates, including a good mix of house types and size.

Reasons for Participation

The land owned and controlled by the Tripartite comprises some 86% of the largest draft allocation within the Plan and as such, occupies a unique and vitally important role in meeting Oxford's Unmet Housing Needs. As such, the Tripartite consider it is essential that it is present [and/or represented] and participates at the Examination in order to assist the Inspector by responding to any queries that may arise and supporting the assessment of the soundness of the Plan.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR12a - Delivering Sites and maintaining Housing Supply

PR-C-1399 10/10/2017 Ms Jennifer Mitter Lichfields on behalf of The Church Commissioners for England (CCE) N N Y

5385

Comments

The purpose of the Local Plan Review is to meet Oxford's unmet identified housing need and therefore ensuring the timely delivery of this additional level of housing need is paramount which is clear from the time limited nature of the review. In this regard, CCE has significant concerns regarding the Council's pursuit of growth at sites PR7, PR8, PR9 and PR10 which will lead to a substantial overconcentration of development (circa 3,220 dwellings) within a relatively small market area which will have significant implications on delivery. The strategy as proposed will see the requirement for an additional 4,400 dwellings entirely provided within the relatively confined south Cherwell / north Oxford area. Collectively, these sites are expected to start delivering units by 2021 at an average rate of 440 units per annum. It's also notable that Policy 12a requires each site to be supported by a 'whole site' development brief. Again, this will have implications on the timescales for housing delivery. The proposed rate of delivery is high, particularly when considered against the existing District wide commitment under the Local Plan to deliver circa 1,142 dwellings per annum. Between 2011 and 2016, a total of 3,477 dwellings were completed (685 dwellings per annum). Therefore the expectation to deliver circa 1,730 units per year between 2021 and 2031 is ambitious particularly considering the most completions ever recorded in the District within a single year was 1,425. The dispersal of the housing requirement to include other sustainable settlements, such as Islip, will greatly assist with housing delivery, as well as ease congestion in already troubled areas. As set out in our representations to Policy PR4a, CCE has a significant land holding in Islip entirely within its sole ownership. This site, as demonstrated through representations submitted in January 2017, can deliver development quickly at varying scales from circa 100 units on a single discreet parcel to a new settlement of circa 1,700 units.
Soundness - The evidence base prepared to support Policy PR12a is not sufficiently robust to justify the strategy being progressed in the draft Local Plan, as it will provide an over concentration of housing within a relatively small market area with known congestion issues. The plan has failed to consider the reasonable alternatives, is not justified and is unsound. The draft Plan is not Effective and is unsound.

Changes Sought

The spatial strategy for growth as proposed is flawed with significant gaps in the evidence base. There is specific concern regarding CDC's focus on development along the A44 corridor and Kidlington. The requirement to deliver circa 1,730 dwellings per annum across the district (440/annum in the north Oxford area) between 2021-2031 warrants the Council giving further consideration to the need to disperse development to other settlements capable of delivering sustainable growth, such as Islip. Further distribution of the required levels of growth will assist in meeting the very ambitious housing delivery targets while ensuring that development comes forward at a sustainable rate within
this area of Cherwell. Land at Islip should be released from the Green Belt and allocated for housing. More detailed consideration should be given to the release of Green Belt land around Islip which could potentially accommodate circa 1,700 dwellings. As demonstrated elsewhere in the representations by CCE, the release of this land would not harm the five purposes of including land within the Green Belt and would greatly assist in distributing the provision of new homes across the District, thereby reducing the impact on infrastructure in only one confined area. New development at this location would be sustainable and would support the existing local community. It has been demonstrated that there are no overriding physical constraints, in terms of highway impact, flooding and ecology, to the development of this land.

Reasons for Participation

Due to the complexity of the matters discussed in relation to PR12

PR-C-1401 10/10/2017 Alan Lodwick Alan Lodwick on behalf of Kidlington Development Watch N N Y

5306

Comments

While we object to any release of land in the Green Belt including the allocated sites, we have a further concern relating to the possible overall location of land for housing in the event that any or all of the allocated sites are confirmed for development in any adopted plan. PR6a, 6b, 7a, and 8, the land areas allocated specifically for residential development (i.e. not the total site areas) are approximately 50% higher than would be necessary to accommodate the stated number of houses at the net densities specified. For example the largest site (PR8) for 1950 houses at 45dpha net should require 43.3ha. Whereas the allocation is for 66ha, over 50%larger. The definition of net density is not specified in the plan though it usually includes access roads, parking, incidental open space and play areas. There are separate allocations for schools and a local centre, so it appears that the areas allocated specifically for residential development are significantly too large. Given the desirability of this land to developers, there is a clear risk thatpermission could be sought for significantly higher numbers of dwellings over and above the intended provision, resulting in even greater environmental harm and pressure on infrastructure. We are therefore concerned about the provision in PR12a (para 7) that should more than 4400 houses be built this will be taken into account in meeting Cherwell's own need, which would appear to be an incentive to the Council to approve higher numbers than set out in this plan."

Changes Sought

All allocations should be withdrawn because they are premature (need not yet established) and because alternatives to Green Belt development exist.However if some or all of the allocations are confirmed (which we completely oppose) then the plan should be amended to ensure that no more than the specified numbers of houses will be permitted (e.g. by reducing site areas or other stipulations).

Reasons for Participation

We (Kidlington Development Watch – KDW) consider this is necessary because of:our extensive involvement with the consultations at all stages of the Cherwell LocalPlan to date; the considerable work we have undertaken to publicise the consultationourselves; of the feedback we have received from Kidlington residents; and, the largenumbers of them who have responded as a result of our efforts.KDW is a voluntary organisation run by Kidlington residents with experience andinterest in planning issues. We believe that effective, informed public participation inplanning consultations is vital to democratic policy making. We publiciseconsultations that directly affect Kidlington and offer advice on how people can bestmake their views known. In relation to this and the previous options consultation weprinted and distributed leaflets, put up posters, ran a stall on many Saturday marketsand at other events, participated in public and parish council meetings, provided information on our website and responded to requests for information from Kidlingtonresidents.As a result, we have gained a very good understanding of the views of Kidlingtonresidents, a large number of whom have made representations because of ouractivities. KDW's representations therefore reflect the views of much of the Kidlingtoncommunity."

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR12a - Delivering Sites and maintaining Housing Supply

PR-C-1404 09/10/2017 Andrew Hornsby-Smith N N N Y

5366

Comments

If the aim is to provide 1,180 houses in the area south of Kidlington, the least damaging locations would be at Stratfield Farm (site 49) and south of Gosford (sites 178, and HELAA 243 incidentally, a new site not identified at the Issues and Options stage). The two assessed sites have existing small allocations, but the theoretical capacity is far higher. The Initial Sustainability Appraisal (which excluded site 243) set these at 523 and 1,388 respectively. Allowing 3.2 hectares for a new primary school, probably best sited at the Gosford sites, and the 0.7 hectares identified for a cemetery extension in the Submission draft PR7a no. 3, the total net combined land available would be 34.26 + approximately 5 hectares of previously unidentified site HELAA 243. Adding in the existing allocation of 220 + 120, the total number of dwellings required to replace those not developed south of Oxford Parkway becomes 1,520. This represents an overall net density of 38.7 dph (1,520/39.26), which is lower than the 40 dph proposed in the submission draft in PR6a, less than the 45 dph proposed in Policy PR8 and less wasteful of Green Belt land than the 25 dph proposed in policy PR6b, or, to put the figures in greater perspective, withdrawing 60 hectares of land from Green Belt protection (Policy 6A, 6B) contributes 1,180 houses at a net density of just under 20dph. Detailed comments are provided in relation to the selection of alternative sites PR178 and PR49 and the Kidlington Masterplan.

Changes Sought

PR3, 6a, 6b - Delete references to PR6a and 6b in PR3. Rewrite all references to sites in Kidlington gap, deleting allocations, setting out playing field allocation in land east of A4165. Allow mixed use on land identified within Policy 3c playing fields, residential allocation of 140 written as a new policy. PR7 a and PR7b - Increase allocation to 1,520 between these sites. Retain a small buffer area to the west of Stratfield Farm. Remove reference to playing fields. PR12a - Rewrite to avoid incentive for future allocations beyond those allocated in the plan, or delete.

Reasons for Participation

Has spoken as a platform speaker at three public meetings in Kidlington and Gosford. Made a substantial representation at the Issues and Options stage. As a former parish councillor, has represented Kidlington Parish Council at the North Oxford Area Action Plan examination in public, and likewise was invited to the Examination in Public of the Local Plan. Has an MSc in Transport Planning, so part of representation covers that area. Also offers a distinctive perspective as a local resident, who agrees with the principle of a Green Belt review, but does not support the current planned site allocation. Has no interest in promoting a particular site, but only have some sympathy with those who would wish to preserve the Green Belt intact. Believe views represent many in Kidlington who recognise the need for local housing, but see these plans as strategically unacceptable. Representation contains primary research evidence which could be presented.

PR-C-1404 09/10/2017 Andrew Hornsby-Smith N N N Y

5375

Comments

Not consistent with national policy. The allocations in Policies PR3, PR6A, PA6B, PR8, and PR12a by virtue of their location, scale, and likelihood to lead to future harm to the Green Belt, fail to demonstrate the 'very special circumstances' required to offset the protection against inappropriate development in the Green Belt, and the coalescence of settlements.

Changes Sought

Reasons for Participation

Has spoken as a platform speaker at three public meetings in Kidlington and Gosford. Made a substantial representation at the Issues and Options stage. As a former parish councillor, has represented Kidlington Parish Council at the North Oxford Area Action Plan examination in public, and likewise was invited to the Examination in Public of the Local Plan. Has an MSc in Transport Planning, so part of representation covers that area. Also offers a distinctive perspective as a local resident, who agrees with the principle of a Green Belt review, but does not support the current planned site allocation. Has no interest in promoting a particular site, but only have some sympathy with those who would wish to preserve the Green Belt intact. Believe views represent many in Kidlington who recognise the need for local housing, but see these plans as strategically unacceptable. Representation contains primary research evidence which could be presented.

PR-C-1405 10/10/2017 Donna Palmer Turley on behalf of landowner of northern parcel of land at south east Kidlington and Hill Residential Developments Y Y N Y

5391

Comments

The Policy sets out the Council's proposed approach in respect of managing the supply of housing to meet the needs of Oxford City. A separate five year supply is proposed with the City's need ring-fenced. As agreed by the Oxfordshire Growth Board the requirement to start to meet the needs of Oxford City will not commence until 1st April 2021. Whilst we consider that the proposed approach to ring-fencing the Oxford City requirement to be appropriate we do have concerns regarding the soundness of artificially restricting the delivery of sites. The unmet needs of Oxford City is a long standing issue which has significantly restricted the ability for sufficient housing, both market and affordable, to be delivered. The work of the Growth Board and the commitment of the majority of the Oxfordshire authorities to meeting these needs is commended and is a significant positive step forward in addressing this issue. Whilst the Growth Board did assume a start date of 2021 for the commencement of development following adoption of the relevant Local Plan reviews etc. it did highlight that: "This assumption does not preclude earlier delivery, but does recognise the complexity of the issues being considered and consequently has sought to factor in reasonable lead times to enable options to come forward and to be fully considered through the Local Plan process." As such it is considered that Cherwell's proposed approach of seeking to prevent the delivery of homes prior to 2021 is unsound it that it is not justified, effective or consistent with national policy. The proposed approach is clearly contrary to the Government's ambition of boosting significantly the supply of housing and seeks to further delay the delivery of much needed new homes to meet the needs of Oxford City which has already been restricted for a number of years. As such, the Policy should be amended to allow for the early delivery of sites if they are able to do so. This amendment will ensure the Plan has sufficient flexibility to adapt should some of the proposed allocations not deliver as anticipated or should be unmet needs of Oxford City which Cherwell needs to meet increases – circumstances which are recognised by the Council themselves in Policies PR12a and PR12b. In addition to seeking to restrict the delivery of all of the sites to meet the needs of Oxford City until 2021, the Policy seeks to further restrict the delivery of the land south east of Kidlington (Policy PR7a – 230 homes) and land south east of Woodstock (Policy PR10 – 410 homes) until 2026. As noted above, the agreement to an assumed start date of 2021 was to reflect the lead in times for some of the proposed developments and does not preclude the earlier delivery of sites. Clearly some of the allocations proposed through the Partial Review Local Plan are significant in scale (up to 1,950 homes) and will have longer lead-in times to delivery. Where sites are not subject to significant lead-in times, their early delivery should not be restricted if they are able to do so. In particular, there are no requirements or restrictions which would prevent the early delivery of the client's portion of the land south east of Kidlington allocation. As such, the phasing restriction on the delivery of this site should be removed. Without this amendment it is considered that the Plan as currently drafted is unsound.

Changes Sought

The Policy should be amended to allow for the early delivery of sites if they are able to do so. This amendment will ensure the Plan has sufficient flexibility to adapt should some of the proposed allocations not deliver as anticipated or should be unmet needs of Oxford City which Cherwell needs to meet increases – circumstances which are recognised by the Council themselves in Policies PR12a and PR12b.

Reasons for Participation

Our client has important land interests in the District and has raised matters important to the delivery of the Local Plan Partial Review which it would benefit the Inspector to discuss further at the Examination in Public.

PR-C-1405 10/10/2017 Donna Palmer Turley on behalf of landowner of northern parcel of land at south east Kidlington and Hill Residential Developments Y Y N Y

5524

Comments

We support the proposed allocation of the site. As shown by the additional work undertaken on behalf of our client, there are no known constraints to the delivery of the site. We have a number of detailed comments on the proposed policy criterion which are set out in Section Three of this Statement.

Changes Sought

See detailed comments

Reasons for Participation

Our client has important land interests in the District and has raised matters important to the delivery of the Local Plan Partial Review which it would benefit the Inspector to discuss further at the Examination in Public.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR12a - Delivering Sites and maintaining Housing Supply

PR-C-1405 10/10/2017 Donna Palmer Turley on behalf of landowner of northern parcel of land at south east Kidlington and Hill Residential Developments — Y Y N Y

5523

Comments

We consider the proposed approach to ring-fencing supply to meet the needs of Oxford City to be sound. There is no justification to seek to artificially delay the delivery of site and this is considered to be unsound.

Changes Sought

Reasons for Participation

Our client has important land interests in the District and has raised matters important to the delivery of the Local Plan Partial Review which it would benefit the Inspector to discuss further at the Examination in Public.

PR-C-1408 10/10/2017 Andy Pearce Barton Willmore on behalf of A 2 Dominion Housing Group Ltd — N N N Y

5495

Comments

CDC's Partial Review Trajectory allows for a considerable amount of time for scheme and site preparation (2018/19 to 2021). Sites need to be brought forward sooner to meet Oxford's historic unmet need. The delivery rates for the first year, 2021/22 are low for all housing sites allocated as part of the Partial Review, particularly compared to the projected uplift in the second of year 2022/23. As set out in the Housing Trajectory, there is an overreliance on housing delivery at Land East of the A44, Begbroke (Policy PR8). Within the first five-year supply period (2021/22 to 2025/26) CDC expects the site to deliver a total of 825 homes. The trajectory forecasts high completion rates that increases from 50 homes per annum in the first year (2021/2022) up to 225 homes per annum for the final three years (2023/24 to 2026/27). This development programme is ambitious. CDC's Partial Review housing trajectory is not considered to be robust or realistic. If delivery is delayed on a particular site, the Council must be required to fully address the unmet need of Oxford City within the District as a whole; bearing in mind Oxfordshire is the housing market area. As already stated, there are no practical benefits from having a separate five-year housing supply, and the risk will be one of failure to address Oxford City's unmet need if that is limited to specific sites.

Changes Sought

Reasons for Participation

Our objections in part relate to the proposed growth strategy to address Oxford City's unmet need, which we consider to be unsustainable and inconsistent with national policy. This is contrary to the adopted Growth Strategy set out in the Cherwell Local Plan 2011-2031 (Part 1), which focuses new development at key settlements, as identified in Cherwell's settlement hierarchy. The Council has not discharged its duty to demonstrate exceptional circumstances to release the identified sites from the Green Belt, pursuant to paragraph 82 of the National Planning Policy Framework. Further, there is insufficient evidence to suggest that opportunities to increase capacity at existing allocated housing sites have been robustly tested. Finally, there should be a single housing requirement for the Cherwell Local Plan. There is no justification for a separate figure to be applied to meet Oxford City's unmet need, as is currently proposed.

PR-C-1408 10/10/2017 Andy Pearce Barton Willmore on behalf of A 2 Dominion Housing Group Ltd — N N N Y

5496

Comments

A2D object to CDC's approach under Policy PR12a of having a 'standalone' five-year housing land supply requirement for Oxford's needs. There should be a single housing requirement for the plan. There is no justification for a separate figure to be applied. If delivery is delayed on a particular site, the Council must be required to fully address the unmet need of Oxford City within the District as a whole; bearing in mind Oxfordshire is the housing market area. There are no practical benefits from a separate requirement for unmet need and the risk will be one of failure to address unmet need if that is limited to specific sites for the purposes of 5-year supply of housing. With the Oxfordshire Growth Board's (OGB) acceptance of significant unmet need associated with the City, it is essential that it is addressed at the earliest opportunity – this will occur if included within the District's overall target rather than as a separate requirement.

Changes Sought

Reasons for Participation

Our objections in part relate to the proposed growth strategy to address Oxford City's unmet need, which we consider to be unsustainable and inconsistent with national policy. This is contrary to the adopted Growth Strategy set out in the Cherwell Local Plan 2011-2031 (Part 1), which focuses new development at key settlements, as identified in Cherwell's settlement hierarchy. The Council has not discharged its duty to demonstrate exceptional circumstances to release the identified sites from the Green Belt, pursuant to paragraph 82 of the National Planning Policy Framework. Further, there is insufficient evidence to suggest that opportunities to increase capacity at existing allocated housing sites have been robustly tested. Finally, there should be a single housing requirement for the Cherwell Local Plan. There is no justification for a separate figure to be applied to meet Oxford City's unmet need, as is currently proposed.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR12a - Delivering Sites and maintaining Housing Supply

PR-C-1445	10/10/2017	Greg	Blaquiere	Terence O'Rourke Ltd on behelf of Vanburgh Unit Trust and Pye Homes Ltd	N	Y	N	Y

5310

Comments

Cherwell's approach to housing delivery, including with reference to the need to demonstrate a five-year housing land supply at all times in the plan period, seeks to establish (through policy) the year 2021 as a start date for the delivery (at the earliest) of homes needed. The justification is that this would have regard to the time needed to complete the Local Plan process and for developers to obtain planning permissions. The length of this lead-in period may be realistic, but national planning policy seeks to remove barriers to delivery and provides no support to an artificial policy constraint that will hold back sustainable development whilst the local plan process is concluded. Development that is sustainable should go ahead without delay. It is unreasonable and unjustifiable to put a date restriction on delivery. The need for homes is immediate and significant. The delivery of these homes should commence at the earliest opportunity. The proposed phased land release, which is said to assist with maintaining a 5 yearsupply and specifically seeks to delay the delivery of Land South East of Woodstock until 2026 (unless the calculation of the five year land supply over the period 2021-2026 falls below five years) is unsound, including for the following reasons:o The approach is not justified. It is not necessary to address land supply in this way – in accordance with National Planning Policy Guidance any overprovision in housing from the start of the plan period will continue to count towards the five year land supply. It is not discounted and Cherwell should not be fearful of overprovision. Hence securing earlier delivery will positively assist the Council in maintaining a rolling five-year housing land supply and should be encouraged.O The approach is not positive and could be ineffective. It provides an unjustified barrier to delivery. It would frustrate the ability to deliver suitable sites and introduce uncertainty as to when to submit planning applications (or not), not least given the uncertainties regarding lead in periods.O Whilst it is acknowledged that development is to be planned, ultimately Cherwell cannot and should not seek to control the rate of delivery. This would be ineffective and there is no substantive evidence to the contrary.O There is no reason to phase the release of this site with reference to infrastructure or employment provision.O The approach is inconsistent with national policy, specifically NPPF 47, which requires an illustrative trajectory but no mechanism to control, and in this case slow-down, the rate of delivery of much needed housing. Sites outside of the Green Belt, such as Land South East of Woodstock which is deliverable and developable now, would have the ability to be progressed through the planning application process in parallel with the Local Plan process, allowing them to come forward earlier than the timeline set out in the draft Plan. They should be prioritised. Such an approach would assist in the overall effectiveness of the plan and would be a reasonable and justified approach to achieving a boost in housing supply through sustainable development.

Changes Sought

The Council will manage the supply of housing land for the purpose of constructing 4,400 homes to meet Oxford's needs. A separate five-year housing land supply will be maintained for meeting Oxford's needs and delivered by 2031. For the period 2026-2031, the Council will maintain a land supply equivalent to the number of remaining years of that period taking into account any delivery surplus or shortfall and a 5% additional requirement. If there has been a record of persistent under delivery of housing in meeting Oxford's needs, the Council will increase the buffer to 20%. Should planning permission be granted for housing that will be delivered beyond2031 and which results in the requisite 4,400 homes for Oxford being exceeded, this will be taken into account in meeting Cherwell's housing need in the next Local Plan review.Should the 4400 homes not be fully delivered by 2031, they will continue to be developed but will not contribute in meeting Cherwell's housing need in the next Local Plan review.

Reasons for Participation

To elaborate on the points raised should it be deemed necessary.

PR-C-1449	10/10/2017	Janet	Rowley	WYG on behalf of Barwood Development Securities Ltd			N	

5285

Comments

"Objection to Policy PR12a on the basis that it meets none of the soundness criteria stated at NPPF paragraph 182. There is no explanation as to why the sites at South East of Kidlington or South East of Woodstock have been identified as having delivery deferred to the final five years of the plan period. Whilst the explanatory text to the policy notes that larger strategic sites may have a longer lead in period to their delivery, the policy fails to recognise that in its drafting. These representations promote the development of land to the South East of Kidlington for 430 dwellings, but even at the current policy drafting level of 230 dwellings, delivery within 5 years, where there is substantial ground works and site infrastructure to be in place, would be challenging. Moreover, a large portion of the site at South East Kidlington (whether that be the proposed plan allocation or as per our client's vision document proposals) is allocated for the significant delivery of formal sports provision. As the policy notes, this provision is to address the needs of the wider community not just meeting the needs to the development itself. The clear implication of the timeframes included within Policy 12a, therefore, is that this current deficiency in sports pitch provision would not be addressed until the end of the plan period.The Local Plan Review fails to identify how any harm would arise if Oxford's unmet need were to be met earlier than 2026. Indeed, if this were to happen then the Council would have successfully met the NPPF requirements noted above. On this basis, therefore, and given that by the plans adoption there will at best be 13 years left of the plan period, the need for any phasing or restriction of sites to deliver the Oxford unmet need is considered unnecessary.The policy is unsound in that it is not positively prepared (as it delays meeting the unmet requirements from the neighbouring authority). It is not justified as it is not the most appropriate strategy for meeting Oxford unmet need. It is not effective as it delays commencement of development on large scale sites to a point in the plan period where they may not be capable of delivery before the plan end date and it is not consistent with national policy, specifically with NPPF paragraphs 47 and 179."

Changes Sought

Reasons for Participation

PR-C-1454	10/10/2017	Liz	Boden	Pegasus Group on behalf of Richborough Estates	Y	Y	N	Y

5268

Comments

The calculation of a separate five year housing land supply for the Oxford unmet need is considered to be unrealistic & ineffective in managing the supply of housing. The difficulty of separately monitoring the five year housing land supply of the Oxford unmet need to the rest of Cherwell's housing requirement relates to the extent to which Cherwell District Council (CDC) can ensure the delivery of this unmet need in accordance with Paragraph 47 of the Framework. In circumstances where the supply falls to below a five year housing requirement in delivering the unmet need, the question arises as to what remedies are available to CDC to rectify this deficiency. As the unmet need would be expected to be delivered from a few specific allocated sites in an area heavily influenced by Green Belt it would therefore be very difficult to demonstrate & maintain a rolling five year supply if issues were experienced with any of the proposed allocations designated to meet Oxford's unmet need. We consider that the only appropriate way to deal with this matter is that whilst there is a specified unmet need & specified site allocations within the emerging Partial Review to meet that unmet need, in the event that the specified supply does not come forward, the remedy in meeting that unmet need must extend to the whole of the administrative area for Cherwell District. This would give the flexibility needed to ensure that the unmet need can be delivered. Furthermore, the Council have imposed an artificial constraint on housing supply as the first 5 year period for monitoring & delivery is set at 2021-2026. However, it is the case that Oxford's need exist now & there is therefore no reason to impose this artificial constraint on the market until 2021. The delay appears to have only been caused by the location & nature of the site's that the Council has chosen to allocate, which are of a type that will take some time to deliver housing. Evidence contained within the Council's Housing & Economic Land Availability Assessment (HELAA) identifies that there has been a significant under delivery of housing in the District since 2011. We consider that the Plan should seek to rectify this under delivery as soon as possible & that this requires the allocation of a wide range of sites throughout the District to meet both the requirement for Cherwell & the unmet need from Oxford. The Plan should not seek to implement phasing mechanisms to bringing sites forward for specific needs when sites are readily available & deliverable now to meet the identified needs. The inclusion of Policy PR12b 'Sites Not Allocated in the Partial Review' is therefore considered to be unnecessary. Representation includes 3 x Appendices: 1: Five year housing land supply report, August 2017, Turley, 2: Site location plan, 3: Illustrative masterplan.

Changes Sought

Reasons for Participation

To enable full consideration of the above issues identified within this representation.

PR-C-1490	09/10/2017	Ian and Helen	Kingsley				N	N

4680

Comments

Objection to Policy PR12 This Policy is a ploy to keep open plans for other Green Belt land that have not been unspecified in this plan. We support CDC rejection of sites around Kidlington that were initially identified for possible development (for example: PR14, PR17, PR27 and PR125). We agree they are not suitable for development and although strong representations will undoubtedly be made by developers/landowners all challenges to modify this decision should be strongly resisted. This, we see, is an underhand way of slipping in developments that have been previously rejected. We are most grateful for the opportunity to offer our objections to these proposals and hope that you will take them into consideration when you make your deliberations.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR12a - Delivering Sites and maintaining Housing Supply

PR-C-1500 09/10/2017 Mrs Valerie Russell Bodicote Parish Council N N

4703

Comments

Bodicote Parish Council has obvious concerns with the para. 5.166, which states that "If a five year supply cannot be raised for reasons outside the Council's control, planning applications for unplanned development might be submitted. This para. Acknowledges that the Council cannot force developers to adhere to house building trajectories. Cherwell District Council's 'Annual Monitoring Report' has already shown us that house building targets have been down on estimated numbers. In reality if the Council has no control over housing delivery rates then they have no real control over the developers, who will of course state that they can maintain a five year housing supply to get the applications through, but then could negate through reserved matters. If developers do not deliver the requirement of 1700 homes within the first period 2021-2026 there is a real concern that many of the sites that were put forward for development and dismissed as areas of interest WILL (not might) be targeted as additional sites for Oxford's Unmet Housing Need.

Changes Sought

Policy PR12a states that "Permission will only granted for any of the allocated sites if it can be demonstrated at application stage that they will deliver a continuous five year housing land supply on a site specific basis ..." " In the interest of securing delivery, planning conditions will be used to place time restrictions on the unimplemented "life" of planning permissions." This Policy must be strictly enforced.

Reasons for Participation

PR-C-1502 09/10/2017 Henry Brougham

5145

Comments

Incorrect consultation form used. Comments relate to proposed submission plan. Agree with phasing of land release, but this should start with strategic sites nearest Oxford and in Kidlington (PR6a, PR6c, PR7a and PR7b) so as to delay the impact on Yarnton so that the impact of any reduction in the numbers of dwellings required can be concentrated there.

Changes Sought

Reasons for Participation

PR-C-1535 10/10/2017 Layla Vidal-Martin Lichfields on behalf of Taylor Wimpey (Oxfordshire) Y Y N Y

5266

Comments

Taylor Wimpey (TW) considers the Submission Plan is not sound as it is not "justified" or "consistent with national policy". This is because : 1. CDC acknowledge (Submission Plan Executive Summary para XV) that "under national policy Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of a Local Plan". The Submission Plan (para 5.17) sets out why CDC consider that exceptional circumstances exist for the release of these sites from the Green Belt & their allocation for residential development. TW contend that CDC have not thoroughly explored "all other reasonable options" &, where they have sought to do so, there are flaws in their evidence base (regarding their assessments of sustainability, transportation & alternative development locations). They have not demonstrated the "exceptional circumstances" required for the proposed release of the sites identified in Table 1 from the Green Belt; 2. CDC's approach is predicated on an assumption that "Oxford's Housing Needs" form a bespoke & identifiable source of housing need. This conflicts with the recognition in the Oxfordshire SHMA (2014) (para 9.2) that "the SHMA identifies an Oxford-focused Housing Market Area which extends across much of the County, reflecting the economic influence of the City. The county still remains the most appropriate geography for analysis of housing markets in terms of the 'best fit' of local authority boundaries to a functional housing market area." More recently the Inspectors Report into the Vale of White Horse Local Plan emphasised that (para 45) "it is not the role of, or possible for, the plan to prescribe where people live and work;" and; 3. CDC compound this assumption (Policy 12a) by seeking to pursue a "separate five year housing land supply . . . For meeting Oxford's needs." This, in conjunction with proposals not to support Sites Not Allocated in the Partial Review (policy PR12b) are not consistent with the NPPF's presumption in favour of sustainable development & risk substantially harming housing delivery in the District in the coming years. Scope of response (See Detailed 4 Section Report). This response amplifies TW's concerns regarding the soundness of the Submission Plan, & their view that their site at Bloxham (Site PR35) forms a "reasonable option" for residential development prior to the release of the proposed allocations from the Green Belt. Specifically • Section 2: Summarises the appropriateness of residential development on the TW site; (Section 2 encloses * Sustainability Analysis by Calibro, * Residential Potential of Site, * Assessment of site against constraints, * SHLAA Analysis) • Section 3: Summarises TW's concerns regarding the inadequacy of the evidence base, whilst emphasising their support for the level of residential development proposed. This underpins their contention that the Submission Plan does not establish "exceptional circumstances" for the proposed release of these sites from the Green Belt; • Section 4. Sets out TW's comments on emerging policies and the changes that they consider are necessary to make the plan sound.

Changes Sought

The Plan proposes that around 55 % of the housing proposed should be targeted within the Green Belt (GB). Para 3.26 "approximately 14 % of Cherwell lies within the Oxford GB". Thus CDC need to demonstrate "exceptional circumstances" as to why this housing cannot be located within non GB locations comprising 86 % of the District. Their fundamental concern with this draft policy is not appropriate when, as established above, the housing need originating in Cherwell and the unmet housing originating in Oxford CC cannot, in reality, be differentiated. Indeed the Foreword to the Submission Plan notes. "there are many interdependencies between Cherwell and Oxford". The Submission Plan suggests that the objective of maintaining a separate five year land supply of housing sites to specifically meet Oxford's unmet need within Cherwell is to 'ensure that the necessary housing supply will be maintained' (Executive Summary para xxi). TW consider that the opposite outcome will be achieved as any shortfall in supply originating within either area of demand will not engage the provisions of the NPPF (para 49) across Cherwell. In fact, in a situation where District wide housing supply is providing a five year land supply but the unmet housing need housing supply is not it is entirely unclear how the latter under supply would be remedied – beyond the provisions for a Partial Review of the Local Plan (Policy PR12b) – with which TW also have substantial concerns (see below). It is important that the Submission Plan does not constrain the "safety valve" such that under supply is capable of being accommodated through the provisions of the NPPF (paras 14 and 49). This is not reflected in the current policy approach and does not therefore reflect national planning policy.

Reasons for Participation

We consider it necessary to participate at the part of the Examination to amplify the concerns and points raised within the representations.

PR-C-1537 10/10/2017 Helen Hartley Nexus Planning on behalf of Hollins Strategic Land LLP N N N Y

4828

Comments

Delivering Sites and Maintaining Housing Supply. Hollins Strategic Land do not consider that the Council proposal to ring-fence the 4,400 dwellings of unmet need for Oxford separately from the needs for Cherwell for the purposes of five year housing land supply calculations is a sound approach. As set out above, the whole of Cherwell falls within the Oxfordshire HMA and the housing needs identified applies to the whole of the district. There is no distinction to be made between the part of the district closest to Oxford and the rest of the district and this approach is not supported by any national policy or guidance. It is inappropriate and unjustified for the Council to be seeking to create an artificial distinction between housing need for the part of the district closest to Oxford and the rest of the district.3. Furthermore, Policy PR12a is not considered consistent with national policy. Local planning authorities are required to maintain a 5 year supply explicitly in order to 'boost significantly the supply of housing' and 'provide a realistic prospect of achieving the planned supply' (paragraph 47 of the NPPF). The proposals to ring-fence the apportionment of Oxford's unmet need, and to delay the start of the 5 year monitoring period until 2021, will serve to prevent sustainable and deliverable sites elsewhere in the district from coming forward to contribute positively towards the district's housing requirement, thereby helping to address the acute need for housing within the HMA, in line with the aspirations of national policy.4. Moreover, the delay in the monitoring of progress until 2021 will give rise to a lack of certainty that the proposed numbers can be delivered and this will only exacerbate the need in future years of the Plan.5. The approach towards calculating five year supply set out in Policy PR12a is not 'justified', 'positively prepared' or 'consistent with national policy'. Accordingly, HSL argue this part of the Proposed Submission Plan is not sound in accordance with paragraph 182 of the NPPF.

Changes Sought

6. To be considered sound, the unmet need of 4,400 dwellings should be considered together with the housing requirement for the rest of the district in one calculation.

Reasons for Participation

For reasons set out in the comments submitted, HSL are of the view that the Local Plan (Part 1) Partial Review does not address matters which run to the heart of Soundness and request the opportunity to make oral representations to this effect.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR12b - Sites Not Allocated in the Partial Review

PR-C-0237	15/09/2017	Karen	East	TMP Planning Ltd on behalf of Gosford and Water Eaton Parish Council			N	Y

821

Comments

This policy is related to sites which are not allocated in the Partial review and sets out that such sites would only be permitted under certain circumstances. In respect of Gosford and Water Eaton Parish area such a policy does raise concerns. The plan as proposed allocates 3 significant sites for housing and removes 2 others from the Green Belt. These are Water Eaton Park and Ride and land between the A34 and PR6b which the Plan states in 5.39 is not suitable for residential development. The remaining open areas within the Parish are shown as Green Belt and in some cases also as protected public open spaces. On the face of it would seem unlikely that any application within the Parish (unless within the existing built up area) would be acceptable to the Council under this Policy. This is because remaining open land would be Green Belt (and in effect protected under Policy PR1and Policy ESD14 of the Local Plan). However presumably the Council consider that such a proposal could come forward hence the need for the policy. In our view land identified as Green Belt following this review should remain Green Belt permanently and under no circumstances would further development on it be permitted. Note that there is an additional clause requiring consultation and support of the local community. It is unclear how local community support would be considered. It is difficult for us to believe that if the Council was faced with having to consider other sites to ensure that they meet the housing supply that local community objection would be sufficient to prevent development going ahead. In the interests of providing certainty it would seem more appropriate to have a robust Plan that is deliverable and ensures that remaining areas are fully protected rather than allowing exceptions such as provided for by this policy.

Changes Sought

This policy should not allow for any additional development or release of Green Belt land within the Parish.

Reasons for Participation

The Parish Council would wish to take part in order to explain the potential impact of the proposed development on local communities and why this should be better reflected in the draft vision.

PR-C-0305	25/09/2017	Martin	Small	Historic England	Y	Y	N	

911

Comments

Historic England welcomes the presumed intention behind requirements 5(h) and 5(i) of Policy PR12b for the application to be supported by a Heritage Impact Assessment which will "include measures to avoid or minimise conflict with the identified heritage assets within or adjacent to the site" and a desk-based archaeological investigation which may "then require predetermination evaluations and appropriate mitigation measures" as part of the positive strategy for conserving and enjoying, and clear strategy for enhancing, the historic environment as required by the National Planning Policy Framework. However, requirements 5(h) and 5(i), as drafted, only requires the Heritage Impact Assessment to include these measures and only notes that the archaeological investigation may require predermination evaluations and appropriate mitigation measures respectively. It does not require these measures to be incorporated in or to influence the actual development scheme. The policy therefore provides inadequate protection for the Grade II listed Spring Hill, listed buildings adjacent to the site and potential archaeological remains on the site. As the Council will be aware, paragraph 126 of the National Planning Policy Framework requires local planning authorities to recognise that heritage assets are an "irreplaceable resource" and "conserve them in a manner appropriate to their significance". Paragraph 129 notes that the significance of a heritage asset can be affected by development affecting its setting.Historic England therefore considers that Policy PR9 as written does not conform with the Framework and thus is not sound.

Changes Sought

Requirement 5(h) of Policy PR12b should be reworded as follows: (h) The application shall be supported by a Heritage Impact Assessment which will identify measures to avoid or minimise conflict with the identified heritage assets within and adjacent to the site. These measures shall be incorporated or reflected, as appropriate, in any proposed development scheme." Requirement 5(i) should be reworded as follows: "(i) The application(s) shall be supported by a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures. The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme".

Reasons for Participation

Page 2543

PR-C-0526	06/10/2017	Sarah	Hamilton-Foyn	Pegasus Group On behalf of the Dorchester Group	Y	Y	N	Y

1288

Comments

Dorchester Group support the principle of Policy 12b i.e. that additional land may be needed however an objection is made to the wording as the "trigger" appears to be the Council taking a formal decision that additional land beyond that allocated is required to ensure the requisite housing supply. The trigger should be the housing land supply to meet Oxford's unmet need

Changes Sought

The Policy should be redrafted to amend Points 1 and 3 so that point 1 reads as follows and point 3 is deleted: Point 1. The Council is unable to demonstrate a five year land supply for the unmet needs of Oxford City. Point 3 should also be deleted as sites identified in a HELAA are not necessarily any more sustainable than sites which have not been assessed and included in the HELAA. Point 5 bullet points should be deleted as this is the Validation Check list for an application.

Reasons for Participation

Dorchester Group is concerned that the unmet needs assigned to Cherwell district are met in themost appropriate and effective locations and that the proposed locations delivery within the timescale.

PR-C-0559	09/10/2017	Keerpa	Patel	South Oxfordshire District Council				

1387

Comments

There are certain criteria for how planning applications will be treated on non-allocated sites to meet oxford's unmet need. However, more clarity should be provided in respect of how will it be determined/justified as to whether or not a particular application should meet Oxford's unmet need or the district's requirement?

Changes Sought

PR12b - More clarity should be provided in respect of how will it be determined/justified as to whether or not a particular application should meet Oxford's unmet need or the district's requirement?

Reasons for Participation

PR-C-0629	09/10/2017	Mrs Rosie	Lodwick		N		N	

1555

Comments

Written with particular reference to land east of the Moors (sites PR14 & PR27), and supports the omission of the sites from the Plan. Policy PR12b states that "Applications for planning permission for the development of sites …that are not allocated in the Partial Review will not be supported unless…" I consider that this is not legally sound because it implies that development could still be allowed under certain circumstances. None of these include the " exceptional circumstances" necessary to remove GB designation. The site is unsuitable for development. It lies on the western edge of St. Mary's Conservation Area and would be detrimental to the setting of the church and historic houses nearby. The landscape is of particularly high value. The many footpaths are hugely popular used by many organisations and individuals from near and far. The GB should continue to safeguard this area. Development would generate traffic onto a narrow road that already has traffic calming measures. The land at the eastern end of PR14 is liable to flooding which does not show on Environment Agency maps, but there is photographic evidence. Development would be likely to result in an expansion of the current area of flooding.

Changes Sought

In order to make this Plan sound, it would need to add the requirement to PR12b for " exceptional circumstances" to exist for development in all the unallocated sites in the Green Belt.

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR12b - Sites Not Allocated in the Partial Review

PR-C-0784 10/10/2017 Nick Freer David Lock Associates on behalf of Gallagher Estates Y Y N N

2002

Comments

Policy PR12 enables alternative sites to come forward to meet the unmet need, if the sites currently proposed at Table 4 do not deliver at the projected rate to meet the housing requirement identified to be delivered over the Plan period. Whilst there is no objection to the principle of the policy & its intentions are understood, the NPPF makes clear the test to be taken in the absence of a 5 year housing land supply (paragraph 49) , & the primacy of this test above the local plan policy PR12b must be made explicit within the policy. The conditions referred to in policy PR12b that must apply for the Council to offer support to a site must only be relevant where the Council do have a 5 housing land supply. If the Council does not have a 5 year housing land supply then paragraph 49 of the NPPF applies, and not Policy PR12b. Detailed comments on criteria 2, 3 and 4 provided.

Changes Sought

In order to make the Plan sound the criteria for PR12b should be amended. Suggested change to criteria 2 and suggested deletions of criteria 3 and 4.

Reasons for Participation

PR-C-0785 10/10/2017 Nick Freer David Lock Associates on behalf of Hallam Land Management N Y

2004

Comments

Policy PR12b is a contingency policy for bringing forward sites should it become apparent additional land is required (most likely due to slower than expected delivery of the allocated sites). It also sets out the tests such applications would need to meet. Hallam does not object to this policy in principle but it is necessary to make changes in order for it to be consistent with national policies. It should be noted this could only apply at a point where CDC still has at least five years' supply of housing land but it becomes apparent that this will no longer be the case unless other sites are brought forward. If there is already an absence of five-year supply then paragraph 49 of the NPPF would apply in any case. Policy PR12b also cross refers to Policy PR1 which, in turn, states that proposals should accord with Policies of the Partial Review. The Partial Review, however, mostly sets out site specific policies for delivering the 4,400 dwellings constituting Oxford's needs. It is suggested that criteria (2.) is amended to be specific about the tests to apply to such applications. The policy criteria should not cross refer specifically to the Housing & Economic Land Availability Assessment (HELAA). This is an evidence document, not a policy document, and could change over the life of the plan. It is not appropriate to include policy criteria in which applications are judged against the conclusions of a land assessment. It is important, however, that the Council can be satisfied that housing will be delivered on the additional sites brought forward. The wording should be revised to refer only to "the site can deliver housing in the plan period". Hallam agree with the importance of community consultation but the policy should place a greater emphasis on delivering sustainable development for local communities. There are also many ways in which effective engagement can occur and less emphasis should be placed on the methods of consultation. It should also be made clear the submission of a 'comprehensive development brief' is part of the application submitted and not an attempt to introduce an advanced informal approval process to select the sites preferred without going through any wider site selection process. This should also only be applied to sites of a specified size (at least 200 dwellings for example).

Changes Sought

Amend criterion (2.) of the Policy to read: "The proposed development should comply with the vision and objectives of the Partial Review and other material development plan policies; andachieve sustainable development". Amend criterion (3.) to read "The site can deliver housing in the plan period". Amend Criterion 4 to read "prior consultation has been undertaken with the local community and it is demonstrated that the proposed development will deliver economic, social or environmental benefit and is supported by the local community" Specify that a 'comprehensive development brief' is only necessary for schemes over 200 dwellings.

Reasons for Participation

To elaborate on these representations regarding Policies PR12a, PR12b and PR13 and the soundnessof the plan as a whole.

Page 2544

PR-C-0791 10/10/2017 Keiron Ward N Y

2037

Comments

Support the Council's rejection of all Green Belt sites proposed at the options stage (and that are not proposed to be allocated in the draft submission plan). However, the purpose of Policy 12b in relation to sites within the Green Belt that were considered and rejected at the options stage is not clear. It seems to suggest that the Green Belt may be subject to development 'as needed'. Such uncertainty is contrary to the aim and designation of the Green Belt. The concept of permanence is important to encourage appropriate land management.

Changes Sought

The ambiguity in 12b should be corrected so the policy is clear that no development would be permitted on Green Belt sites that are not allocated in the partial review.

Reasons for Participation

Would like to be represented by Kidlington Development Watch at the oral examination in public. For the reasons given in the Kidlington Development Watch representation.

PR-C-0813 08/10/2017 Jennifer Betts

2209

Comments

Objection to the removal of PR3c and PR3d from Green Belt designation - concern that if PR3c is removed then it could be developed under PR12b at a later date. Concern that if PR3d is removed it could open the door to other development on the parkway site.

Changes Sought

Reasons for Participation

PR-C-0813 08/10/2017 Jennifer Betts

2214

Comments

Objection to the inclusion of PR12b. Concern that this will be used as a mechanism for the release of land in the Housing Economic Land Availability Assessment that is land not currently included and discarded in this plan. I am particularly concerned that this will open up unsustainable development in the north of Kidlington and in particular on land at the rear of The Moors between The Moors and the River Cherwell.

Changes Sought

The inclusion of PR12b is unnecessary and should be deleted, as any further contingency sites are not needed to meet the housing targets set out in the plan.

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR12b - Sites Not Allocated in the Partial Review

PR-C-0814 07/10/2017 David Betts

2231

Comments

Objection to the inclusion of PR12b. Fail to see the point of this policy. Already challenged the quantum of proposed housing development. If the council have decided that 4400 homes is the figure at this stage then there should be no further opportunity to expand land allocation in the Green Belt or elsewhere in this area. Any further land allocation should only be a matter for the Local Plan beyond 2031. Concern that this will be used as a mechanism for the release of land in the Housing and Economic Land Availability Assessment that is land not currently included and discarded in this plan. Particularly concerned that this will open up unsustainable development in the north of Kidlington and in particular on land at the rear of The Moors between The Moors and the River Cherwell. There is no provision for 50% affordable housing in this policy as there is in every other allocation policy, which is an omission. The policy also states that consultation on any sites will take place with the local community prior to approval by the council. Propose that this be via the Parish Councils as elected representative of the local area otherwise it is not clear who will be consulted.

Changes Sought

The inclusion of PR12b is unnecessary and should be deleted, as any further contingency sites are not needed to meet the housing targets set out in the plan.

Reasons for Participation

PR-C-0814 07/10/2017 David Betts

2226

Comments

Objection to the removal of PR3c and PR3d from GB designation - concern that if PR3c is removed then it could be developed under PR12b at a later date. Concern that if PR3d is removed it could open the door to other development on the parkway site.

Changes Sought

Reasons for Participation

PR-C-0820 10/10/2017 Richard House Gladman Developments Y Y N Y

5079

Comments

Policy PR12b sets out a number of criteria that will be required to be met in respect of planning applications submitted for sites not allocated in the Partial Review Local Plan. These criteria may be summarised as follows: 1. Cherwell Council has formally decided that additional sites are required to meet the housing supply 2. Compliance with Policy PR1. 3. The site is identified in the HELAA. 4. That prior consultation has been undertaken with the local community which has signified its support. 5. The application is supported by comprehensive information * Gladman objects to a number of these criteria. Firstly the policy should allow for the submission and approval of planning applications in the absence of a demonstrable five year supply of housing land. A formal decision of the Council is neither necessary nor appropriate. Secondly the requirement for the site to be already identified in the HELAA is unreasonable and unjustified. The important point is that the site should be available deliverable and in a sustainable location. Finally whilst Gladman fully supports the requirement for pre application consultation with the local community, it is unreasonable for the policy to require "the demonstrable support of the local community". This is not something that is measurable, is not required by NPPF and is therefore unsound. The evidence draws on the advice of the NPPF and the NPPG.

Changes Sought

Reasons for Participation

Gladman requests that it is given the opportunity to discuss the significant objections contained within these representations at the Examination in Public. These issues and concerned are identified in table 1 of the attached representations.

PR-C-0832 10/10/2017 David Flavin Oxfordshire County Council

5056

Comments

Proposed changes suggested.

Changes Sought

Policy 12b – unallocated sites could usefully include a landscape assessment e.g.: • a landscape and visual impact assessment.

Reasons for Participation

PR-C-0834 10/10/2017 Linda Ward N Y

5182

Comments

Support the Council's rejection of all Green Belt sites proposed at the options stage (and that are not proposed to be allocated in the draft submission plan). However, the purpose of Policy 12b in relation to sites within the Green Belt that were considered and rejected at the options stage is not clear. It seems to suggest that the Green Belt may be subject to development 'as needed'. Such uncertainty is contrary to the aim and designation of the Green Belt. The concept of permanence is important to encourage appropriate land management.

Changes Sought

The ambiguity in 12b should be corrected so the policy is clear that no development would be permitted on Green Belt sites that are not allocated in the partial review.

Reasons for Participation

Wish to be represented by Kidlington Development Watch at the oral examination in public.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR12b - Sites Not Allocated in the Partial Review

PR-C-0842 10/10/2017 Duncan Chadwick David Lock Associates on behalf of University of Oxford, Merton College and a private landowner Y Y N Y

5016

Comments

Overall, the Tripartite supports the Policy and its intentions to expedite delivery of housing on suitable, sustainable and deliverable sites to meet Oxford's pressing needs and in accordance with the spatial strategy set out in the Plan. However, this is subject to the inclusion of amendments to the Policy.

Changes Sought

Proposed changes suggested. Add to Policy PR12bA reference to timing in the Policy to reflect the third paragraph in Policy PR12a, which indicates that land allocated by Policies PR7a and PR10 will only be permitted to commence development before 1 April 2026 if the calculation of the five-year land supply over the period 2021-2026 falls below five years. In respect of the second paragraph, add that any additional developments will be required to comply with Policy PR1 and all other relevant policies in the Plan and Development Plan for Cherwell. Add - In the Green Belt, this will require the demonstration of 'very special circumstances' to accord with Paragraph 88 of the NPPF to be consistent with national policy and satisfy the 'exceptional circumstances' set out in Paragraph 5.17 to be consistent with the Council's spatial strategy set out in the Plan. In relation to the third paragraph, the sites should be 'developable' not 'potentially developable' if they are to meet Oxford's housing needs. Add - The proposed developments should also not conflict with or undermine the delivery of the strategic development sites allocated in the Plan. Add – The 'Key Delivery Requirements', 'Planning Application Requirements', 'Development Brief' and 'Place shaping principles' must be established and agreed at the outset (before the submission of a planning application) with the Council in consultation with the County Council and City Council to be consistent (where relevant and necessary) with the overarching requirements and principles for the strategic development sites.

Reasons for Participation

The land owned and controlled by the Tripartite comprises some 86% of the largest draft allocation within the Plan and as such, occupies a unique and vitally important role in meeting Oxford's Unmet Housing Needs. As such, the Tripartite consider it is essential that it is present [and/or represented] and participates at the Examination in order to assist the Inspector by responding to any queries that may arise and supporting the assessment of the soundness of the Plan.

PR-C-1400 10/10/2017 Ms Deidre Wells Red Kite Development Consultancy on behalf of Kidlington Parish Council N Y

5359

Comments

The Council notes that the general thrust of PR12b is to provide a vehicle for additional sites to be released in the future. The retention of GB policy on unallocated land is thus very important. KPC is extremely concerned that the Policy makes provision for the release ofunspecified sites in the future on the basis that they are sites listed in a HELAA. This for example would include Frieze Farm, and land to the north of the village. These sites have been discarded for valid reasons in the Plan, which KPC fully supports. As the purpose of the plan is to address only the identified unmet needs of Oxford City, once these have been met and confirmed as genuinely deliverable, as will betested at the Examination, there is no need for a contingency Policy in this Plan. If adopted however, this Policy resists the release of additional sites unless they satisfy a long list of requirements, in which circumstances they can be approved. Included is the clause:4. that prior consultation has been undertaken with the local community in a form to be agreed with the Council and the proposed development has the demonstrable support of the local community. The Parish Council is concerned about the uncertainty inherent in this Policy regarding local support – who will decide what is 'the demonstrable support of the local community'? As KPC members are the elected representatives of the local community, it would be much clearer if it was amended to include reference to the support of the affected Parish Council(s). Policy PR12b fails to require 50% affordable housing on any unallocated sites. This is inconsistent with the Plan objectives and the approach on allocated sites. This requirement should be added within the first part of the Policy."

Changes Sought

"Delete Policy PR12b, as contingency sites are not required to meet Plan objectives • If adopted, support clause 4, amended to include a requirement for the demonstrable support of the relevant Parish Council. * If adopted, include as an essential requirement 50% affordable housing on any newunallocated sites "

Reasons for Participation

KPC is an elected body, representing the views of a large number of people inthe part of the District which will be most affected by the proposed alteration to the Development Plan. In addition to having a statutory role in the Planning process, the Parish Council has an in depth understanding of the local area where new development is proposed, and is well placed tocontribute to the Local Plan process. It is essential for the KPC to be actively involved in the Examination, in order to be able to represent local views, fully respond to submissions made by others, and to address any modifications discussed in advance of the Examiners report.

PR-C-1401 10/10/2017 Alan Lodwick Alan Lodwick on behalf of Kidlington Development Watch N N Y

5308

Comments

Firstly, we repeat our support for the Council's rejection of all Green Belt sites proposed at the options stage (and that are not proposed to be allocated in the draft submission plan). Are unclear about the purpose of Policy 12b in relation to sites within the Green Belt, which constitute most of the sites that were considered and rejected at the options stage. Green Belt site should never be supported for development precisely because it is in the Green Belt and regardless of the qualifications given in clauses 1 to 5 of the proposed policy. Permitting such development would be contrary to planning guidance which states that unmet housing need does not constitute very special circumstances for building in the Green Belt. Assumes that it is not suggested that such sites would first be removed from the Green Belt as this would contravene guidance that Green Belt boundaries should only and exceptionally be reviewed as part of Local Plan preparation and that boundaries are intended to endure beyond the lifetime of a plan.

Changes Sought

The potential ambiguity in this policy should be removed. While we do not accept that any of the proposed allocations are justified, this policy should make clear that no development would be permitted on Green Belt sites that are not allocated in the partial review

Reasons for Participation

"We (Kidlington Development Watch – KDW) consider this is necessary because of:our extensive involvement with the consultations at all stages of the Cherwell LocalPlan to date; the considerable work we have undertaken to publicise the consultationourselves; of the feedback we have received from Kidlington residents; and, the largenumbers of them who have responded as a result of our efforts.KDW is a voluntary organisation run by Kidlington residents with experience andinterest in planning issues. We believe that effective, informed public participation inplanning consultations is vital to democratic policy making. We publiciseconsultations that directly affect Kidlington and offer advice on how people can bestmake their views known. In relation to this and the previous options consultation weprinted and distributed leaflets, put up posters, ran a stall on many Saturday marketsand at other events, participated in public and parish council meetings, provided information on our website and responded to requests for information from Kidlingtonresidents.As a result, we have gained a very good understanding of the views of Kidlingtonresidents, a large number of whom have made representations because of ouractivities. KDW's representations therefore reflect the views of much of the Kidlingtoncommunity."

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR12b - Sites Not Allocated in the Partial Review

PR-C-1408 10/10/2017 Andy Pearce Barton Willmore on behalf of A 2 Dominion Housing Group Ltd N N N Y

5494

Comments

As set out in Paragraph 5.16627 of the Partial Review, Policy PR12b requires a formal Council decision that additional land beyond that allocated in the Partial Review is needed to ensure the requisite housing supply and that the proposed developments comply with policy PR1 ('Achieving Sustainable Development for Oxford's needs'). Whilst A2D support the need for an insurance type policy to allocate additional sites, we query how Policy PR12b will be enforced if additional sites come forward? The Council will be at risk of departure applications and piecemeal development. It is not clear from the listed criteria under Policy PR12b how CDC will decide which sites meet Oxford City's unmet need and CDC's unmet need. We can only assume from the policy wording that CDC will apply a locational based rationale when determining whether a site meets the policy criteria, which is an incorrect approach.
Sites should not be identified on the basis of their proximity to Oxford City alone, but their consistency with the adopted spatial strategy.

Changes Sought

Reasons for Participation

Our objections in part relate to the proposed growth strategy to address Oxford City's unmet need, which we consider to be unsustainable and inconsistent with national policy. This is contrary to the adopted Growth Strategy set out in the Cherwell Local Plan 2011-2031 (Part 1), which focuses new development at key settlements, as identified in Cherwell's settlement hierarchy. The Council has not discharged its duty to demonstrate exceptional circumstances to release the identified sites from the Green Belt, pursuant to paragraph 82 of the National Planning Policy Framework. Further, there is insufficient evidence to suggest that opportunities to increase capacity at existing allocated housing sites have been robustly tested. Finally, there should be a single housing requirement for the Cherwell Local Plan. There is no justification for a separate figure to be applied to meet Oxford City's unmet need, as is currently proposed.

PR-C-1409 10/10/2017 Richard Cutler Bloombridge Development Partners N Y

5348

Comments

OBJECT to Policy PR12b as it should be more specific about safeguarded sites (which could list The Moors, if it is not allocated directly as an omission) as this modification will aid certainty and deliverability in the context of maintaining a five year housing land supply. In a similar vein, this same policy could provide for further housing sites based on localized Green Belt reviews, akin to the approach taken for Oxford Technology Park in LPP1.

Changes Sought

On the assumption that the draft Plan would otherwise be held to be unsound, The Moors (PR14) should be included as an omission site for c300 houses, linked to a regeneration package for the village centre & a new 10 hectare 'country park'. In the alternative, it could be specifically listed as a 'safeguarded site' in Policy PR12b, or this policy could be amended to provide for localized Green Belt reviews for housing where planned for sites are not being delivered by 2021.

Reasons for Participation

We confirm that we wish to attend the examination in public.

PR-C-1449 10/10/2017 Janet Rowley WYG on behalf of Barwood Development Securities Ltd N

5285

Comments

"Objection to Policy PR12a on the basis that it meets none of the soundness criteria stated at NPPF paragraph 182. There is no explanation as to why the sites at South East of Kidlington or South East of Woodstock have been identified as having delivery deferred to the final five years of the plan period. Whilst the explanatory text to the policy notes that larger strategic sites may have a longer lead in period to their delivery, the policy fails to recognise that in its drafting. These representations promote the development of land to the South East of Kidlington for 430 dwellings, but even at the current policy drafting level of 230 dwellings, delivery within 5 years, where there is substantial ground works and site infrastructure to be in place, would be challenging. Moreover, a large portion of the site at South East Kidlington (whether that be the proposed plan allocation or as per our client's vision document proposals) is allocated for the significant delivery of formal sports provision. As the policy notes, this provision is to address the needs of the wider community not just meeting the needs to the development itself. The clear implication of the timeframes included within Policy 12a, therefore, is that this current deficiency in sports pitch provision would not be addressed until the end of the plan period.The Local Plan Review fails to identify how any harm would arise if Oxford's unmet need were to be met earlier than 2026. Indeed, if this were to happen then the Council would have successfully met the NPPF requirements noted above. On this basis, therefore, and given that by the plans adoption there will at best be 13 years left of the plan period, the need for any phasing or restriction of sites to deliver the Oxford unmet need is considered unnecessary.The policy is unsound in that it is not positively prepared (as it delays meeting the unmet requirements from the neighbouring authority). It is not justified as it is not the most appropriate strategy for meeting Oxford unmet need. It is not effective as it delays commencement of development on large scale sites to a point in the plan period where they may not be capable of delivery before the plan end date and it is not consistent with national policy, specifically with NPPF paragraphs 47 and 179."

Changes Sought

Reasons for Participation

PR-C-1454 10/10/2017 Liz Boden Pegasus Group on behalf of Richborough Estates Y Y N Y

5268

Comments

The calculation of a separate five year housing land supply for the Oxford unmet need is considered to be unrealistic & ineffective in managing the supply of housing. The difficulty of separately monitoring the five year housing land supply of the Oxford unmet need to the rest of Cherwell's housing requirement relates to the extent to which Cherwell District Council (CDC) can ensure the delivery of this unmet need in accordance with Paragraph 47 of the Framework. In circumstances where the supply falls to below a five year housing requirement in delivering the unmet need, the question arises as to what remedies are available to CDC to rectify this deficiency. As the unmet need would be expected to be delivered from a few specific allocated sites in an area heavily influenced by Green Belt it would therefore be very difficult to demonstrate & maintain a rolling five year supply if issues were experienced with any of the proposed allocations designated to meet Oxford's unmet need. We consider that the only appropriate way to deal with this matter is that whilst there is a specified unmet need & specified site allocations within the emerging Partial Review to meet that unmet need, in the event that the specified supply does not come forward, the remedy in meeting that unmet need must extend to the whole of the administrative area for Cherwell District. This would give the flexibility needed to ensure that the unmet need can be delivered. Furthermore, the Council have imposed an artificial constraint on housing supply as the first 5 year period for monitoring & delivery is set at 2021-2026. However, it is the case that Oxford's need exist now & there is therefore no reason to impose this artificial constraint on the market until 2021. The delay appears to have only been caused by the location & nature of the site's that the Council has chosen to allocate, which are of a type that will take some time to deliver housing. Evidence contained within the Council's Housing & Economic Land Availability Assessment (HELAA) identifies that there has been a significant under delivery of housing in the District since 2011. We consider that the Plan should seek to rectify this under delivery as soon as possible & that this requires the allocation of a wide range of sites throughout the District to meet both the requirement for Cherwell & the unmet need from Oxford. The Plan should not seek to implement phasing mechanisms to bringing sites forward for specific needs when sites are readily available & deliverable now to meet the identified needs. The inclusion of Policy PR12b 'Sites Not Allocated in the Partial Review' is therefore considered to be unnecessary. Representation includes 3 x Appendices: 1: Five year housing land supply report, August 2017, Turley, 2: Site location plan, 3: Illustrative masterplan.

Changes Sought

Reasons for Participation

To enable full consideration of the above issues identified within this representation.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR12b - Sites Not Allocated in the Partial Review

PR-C-1461 10/10/2017 Deborah & Jeffrey Wright N

5275

Comments

There is no guarantee of no future Green Belt expansion. • Removal of parts of and building so extensively on the Green Belt cannot be justified. • There are no exceptional reasons for doing so when alternative sites are available. Employment and housing are inappropriate developments on site PR3e • National Planning Policy - The Government attaches significant importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. • It will mean coalescence of villages ruining their identities.

Changes Sought

Reasons for Participation

PR-C-1508 09/10/2017 Alan Graham N N

4748

Comments

Policy PR 12b - Non Allocated SitesA number of other sites are being proposed for development in and around Kidlington which are not allocated. These are identified in HEELA, none of these sites in the Green Belt should be consideredfor development.

Changes Sought

Reasons for Participation

PR-C-1521 09/10/2017 Alaric Rose N N

5442

Comments

The general purpose of PR12b is to provide a vehicle for additional sites to be released in the future. The retention of Green Belt policy on any unallocated land is thus very important.
I am extremely concerned that the Policy makes provision for the release of unspecified sites in the future on the basis that they are sites listed in a HELAA. This for example would include Frieze Farm.
It would also include land to the north of the village, and between the village and the River Cherwell (sites PR14 and PR27) These sites have been discarded for valid reasons in the Plan, which I fully support for the following reasons:
- These sites sit in an area of the Green Belt which must be preserved to prevent urban sprawl. The impact of Bloomfield's proposed development on the Green belt is not modest as claimed by the developers. Green belt status should be protected and preserved as stated in the Conservative Government's manifesto.
- Loss of landscape and rural views towards the oldest part of the village. Development (including residential and business units) would affect the setting of St Marys Church - Grade 1 listed - and other listed buildings in the Church Street Conservation Area.
- Development will exacerbate the flood risk to housing and adjoining land/conservation area. The fields behind The Moors and west of the burial ground flood regularly.
- Inadequate local infrastructure to support development of this scale. Detrimental impact on existing roads and services especially surface and foul drainage. The access to the proposed Moors development site is opposite Benmead Road close to two Kidlington Conservation areas.
Development will generate a lot of extra traffic near a school and nursery on a relatively narrow, busy road already subject to traffic calming.
- Damage to surrounding countryside and loss of a rich habitat for many rare wildlife species including Short Eared Owls, Great Crested Newts and Skylarks.
- The fields are an important and very well used amenity for village residents and regular visitors providing walks and views of the village towards St Mary's Church. The land should be treated as a permanent local green space.
As the purpose of the plan is to address only the identified unmet needs of Oxford City, once these have been met and confirmed as genuinely deliverable, as will be tested at the Inspector's Examination, there is no need for a contingency Policy in this Plan. However, if adopted, this Policy resists the release of additional sites unless they satisfy a long list of requirements, in which circumstances they can be approved. Included is the clause:
4. that prior consultation has been undertaken with the local community in a form to be agreed with the Council
and the proposed development has the demonstrable support of the local community I am concerned about the uncertainty in this Policy regarding local support – who will decide what is 'demonstrable support'? As Kidlington Parish Council members are the elected representatives of the local community, it would be much clearer if it was amended to include reference to the support of the Parish Council. Policy PR12b fails to require 50% affordable housing on any unallocated sites. This is inconsistent with the Plan objectives and the approach on allocated sites. This requirement should be added within the first part of the Policy.

Changes Sought

Delete Policy PR12b, as contingency sites are not required to meet Plan objectives
- If adopted, support clause 4, amended to include a requirement for the demonstrable support of the relevant Parish Council.
- If adopted, include as an essential requirement 50% affordable housing on any new sites.

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR12b - Sites Not Allocated in the Partial Review

PR-C-1521 09/10/2017 Alaric Rose N

4790

Comments

The general purpose of PR12b is to provide a vehicle for additional sites to be released in the future. The retention of GB policy on any unallocated land is thus very important. Extremely concern that the Policy makes provision for the release of unspecified sites in the future on the basis that they are sites listed in a HELAA. This for example would include Frieze Farm. It would also include land to the north of the village, and between the village and the River Cherwell (sites PR14 and PR27) These sites have been discarded for valid reasons in the Plan, which I fully support for the following reasons: - These sites sit in an area of the Green Belt which must be preserved to prevent urban sprawl. The impact of Bloomfield's proposed development on the GB is not modest as claimed by the developers. GB status should be protected and preserved as stated in the Conservative Government's manifesto. - Loss of landscape and rural views towards the oldest part of the village. Development (including residential and business units) would affect the setting of St Marys Church - Grade 1 listed - and other listed buildings in the Church Street Conservation Area. - Development will exacerbate the flood risk to housing and adjoining land/conservation area. The fields behind The Moors and west of the burial ground flood regularly. - Inadequate local infrastructure to support development of this scale. Detrimental impact on existing roads and services especially surface and foul drainage. The access to the proposed Moors development site is opposite Benmead Road close to two Kidlington Conservation areas. Development will generate a lot of extra traffic near a school and nursery on a relatively narrow, busy road already subject to traffic calming. - Damage to surrounding countryside and loss of a rich habitat for many rare wildlife species including Short Eared Owls, Great Crested Newts and Skylarks. - The fields are an important and very well used amenity for village residents and regular visitors providing walks and views of the village towards St Mary's Church. The land should be treated as a permanent local green space. As the purpose of the plan is to address only the identified unmet needs of Oxford City, once these have been met and confirmed as genuinely deliverable, as will be tested at the Inspector's Examination, there is no need for a contingency Policy in this Plan. However, if adopted, this Policy resists the release of additional sites unless they satisfy a long list of requirements, in which circumstances they can be approved. Included is the clause: 4. that prior consultation has been undertaken with the local community in a form to be agreed with the Council and the proposed development has the demonstrable support of the local community I am concerned about the uncertainty in this Policy regarding local support – who will decide what is 'demonstrable support'? As Kidlington Parish Council members are the elected representatives of the local community, it would be much clearer if it was amended to include reference to the support of the Parish Council. Policy PR12b fails to require 50% affordable housing on any unallocated sites. This is inconsistent with the Plan objectives and the approach on allocated sites. This requirement should be added within the first part of the Policy.

Changes Sought

Delete Policy PR12b, as contingency sites are not required to meet Plan objectivesIf adopted, support clause 4, amended to include a requirement for the demonstrable support of the relevant Parish Council.If adopted, include as an essential requirement 50% affordable housing on any new sites.

Reasons for Participation

PR-C-1535 10/10/2017 Layla Vidal-Martin Lichfields on behalf of Taylor Wimpey (Oxfordshire) Y Y N Y

5415

Comments

Taylor Wimpey (TW) considers the Submission Plan is not sound as it is not "justified" or "consistent with national policy". This is because : 1. CDC acknowledge (Submission Plan Executive Summary para XV) that "under national policy Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of a Local Plan". The Submission Plan (para 5.17) sets out why CDC consider that exceptional circumstances exist for the release of these sites from the Green Belt & their allocation for residential development. TW contend that CDC have not thoroughly explored "all other reasonable options" &, where they have sought to do so, there are flaws in their evidence base (regarding their assessments of sustainability, transportation & alternative development locations). They have not demonstrated the "exceptional circumstances" required for the proposed release of the sites identified in Table 1 from the Green Belt; 2. CDC's approach is predicated on an assumption that "Oxford's Housing Needs" form a bespoke & identifiable source of housing need. This conflicts with the recognition in the Oxfordshire SHMA (2014) (para 9.2) that "the SHMA identifies an Oxford-focused Housing Market Area which extends across much of the County, reflecting the economic influence of the City. The county still remains the most appropriate geography for analysis of housing markets in terms of the 'best fit' of local authority boundaries to a functional housing market area." More recently the Inspectors Report into the Vale of White Horse Local Plan emphasised that (para 45) "it is not the role of, or possible for, the plan to prescribe where people live and work;" and; 3. CDC compound this assumption (Policy 12a) by seeking to pursue a "separate five year housing land supply . . . For meeting Oxford's needs." This, in conjunction with proposals not to support Sites Not Allocated in the Partial Review (policy PR12b) are not consistent with the NPPF's presumption in favour of sustainable development & risk substantially harming housing delivery in the District in the coming years. Scope of response (See Detailed 4 Section Report). This response amplifies TW's concerns regarding the soundness of the Submission Plan, & their view that their site at Bloxham (Site PR35) forms a "reasonable option" for residential development prior to the release of the proposed allocations from the Green Belt. Specifically • Section 2: Summarises the appropriateness of residential development on the TW site; (Section 2 encloses * Sustainability Analysis by Calibro, * Residential Potential of Site, * Assessment of site against constraints, * SHLAA Analysis) • Section 3: Summarises TW's concerns regarding the inadequacy of the evidence base, whilst emphasising their support for the level of residential development proposed. This underpins their contention that the Submission Plan does not establish "exceptional circumstances" for the proposed release of these sites from the Green Belt; • Section 4. Sets out TW's comments on emerging policies and the changes that they consider are necessary to make the plan sound.

Changes Sought

The Plan proposes that around 55 % of the housing proposed should be targeted within the Green Belt (GB). Para 3.26 "approximately 14 % of Cherwell lies within the Oxford GB". Thus CDC need to demonstrate "exceptional circumstances" as to why this housing cannot be located within non GB locations comprising 86 % of the District. The provisions of PR12b states that residential development proposals, across the District, where they are not allocated in the Partial Review, will not be supported except where a number of criteria are met. These include :

• CDC "has taken a formal decision that additional land... is required to ensure the requisite housing supply." This requires a decision by CDC – it is not the same as failing to demonstrate a 5 year land supply;

• The proposed development accords with Policy PR1 – which in turn requires it to "accord with the Vision, Objectives and Policies of this Partial Review." This serves to limit development to the geographical area proposed by the Submission Plan following a strategy which we have highlighted is not supported by the evidence base10;

• Identified in the HELAA as a potentially developable site – with no provisions for locations where part of a comprehensive site has been allocated and / or there is scope subsequently for a wider development bringing appropriate benefits;

• Requiring prior consultation with the Local Community & having the "demonstrable support of the local community" an approach which has no basis in planning policy & would be extremely difficult to achieve; &

• Requiring a series of reports – the requirement for which is unclear at this stage – & which is more appropriately addressed through the development management process.

Reasons for Participation

PR-C-1537 10/10/2017 Helen Hartley Nexus Planning on behalf of Hollins Strategic Land LLP N N N Y

4829

Comments

The criteria set out in Policy PR12b for non allocated site in the Partial Review are fundamentally vague, setting out no definitions, quantifiable triggers or specific timescales for the circumstances in which the Council may consider this type of application. Criteria 1, for example, is when 'Cherwell District Council has taken a formal decision that additional land beyond that allocated in the Partial Review is required to ensure the requisite housing supply'. Criteria 4 is 'that prior consultation has been undertaken with the local community in a form to be agreed with the Council and the proposed development has the demonstrable support of the local community.' Both of these criteria are poorly defined such that the policy provides insufficient clarity to be considered 'effective' and therefore sound with regard to the tests in paragraph 182 of the NPPF.

Changes Sought

3. HSL consider Policy PR12b requires comprehensive revision to include more specific, measurable criteria to enable the policy to be considered effective, justified and therefore sound.

Reasons for Participation

For reasons set out in the comments submitted, HSL are of the view that the Local Plan (Part 1) Partial Review does not address matters which run to the heart of Soundness and request the opportunity to make oral representations to this effect.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR13 - Monitoring

PR-C-0265 09/10/2017 Ellis Davies N N N Y

5554

Comments

Unsure that CDC is able to monitor and carefully scrutinise the project if it was implemented. There are examples in our parish that show it did not want to or was unable to uphold the planning policies. We can only assume that planning were unable to do so due to costly litigation. The developers seem to have the whip hand.

Changes Sought

Reasons for Participation

I would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-0526 06/10/2017 Sarah Hamilton-Foyn Pegasus Group On behalf of the Dorchester Group y y N Y

1289

Comments

An objection is made to Policy PR13, the final paragraph which states that " If monitoring indicates that the vision and objectives cannot be met, the Council will consider whether it wishes to ask the Secretary of State for Communities and Local Government to revoke the Partial Review under Section 25 of the Planning and Compulsory Purchase Act 2004 in the interest of releasing alternative sites that will achieve delivery by 2031." This paragraph should be deleted and replaced as another way of supporting delivery is to identify reserve sites, such that if any of the allocated sites are delayed then sustainable alternatives can be brought forward quickly. Area of Search F i.e. land at Upper Heyford should be allocated as a reserve site as it provides a sustainable option to meet the unmet needs of Oxford City as it is well-related to Oxford by way of a rail connection. Area of Search F also provides the most sustainable, deliverable option to meet the needs of Cherwell in the longer-term.

Changes Sought

Land at Upper Heyford should be allocated as a reserve site.

Reasons for Participation

Dorchester Group is concerned that the unmet needs assigned to Cherwell district are met in the most appropriate and effective locations and that the proposed locations delivery within the timescale.

PR-C-0785 10/10/2017 Nick Freer David Lock Associates on behalf of Hallam Land Management N Y

2005

Comments

It is unclear how Policy PR13 and PR12b relate to one another with regards to what action the Council would take if the allocated housing sites are not likely to deliver sufficient new homes to meet Oxford's needs. The last sentence states that if monitoring indicates that the vision and objectives will not be met then the Council will consider asking the Secretory of State to revoke the Partial Review. This appears inconsistent with the approach set out in PR12b whereby the Council can agree more sites are necessary and sets out the tests by which those applications will be judged.

Changes Sought

Delete the last paragraph of PR13 and instead cross refer to the provisions of PR12b.

Reasons for Participation

To elaborate on these representations regarding Policies PR12a, PR12b and PR13 and the soundnessof the plan as a whole.

Page 2550

PR-C-0790 10/10/2017 Chris Shaw Bloor Homes Western N Y N Y

5378

Comments

Broadly support the Council's approach to working in partnership with site promoters, developers, landowners and public sector partners. Also support the commitment to annual monitoring of progress towards the Local Plan Partial Review's objectives and the suggestion of future revocation of the Partial Review if monitoring indicates that the vision and objectives will not be met, in the interest of releasing alternative sites that will achieve delivery by 2031. However, it is for this reason that there should be greater certainty within the Partial Review regarding the true figure of Oxford's unmet needs, the robustness concerning CDC's proposed strategy and the future approach to identifying alternative sites to help ensure a healthy housing land supply.

Changes Sought

Reasons for Participation

It is considered necessary to ensure that the Local Plan Partial Review is legally and procedurally compliant, positively prepared, justified, effective and compliant with national policy.

PR-C-1408 10/10/2017 Andy Pearce Barton Willmore on behalf of A 2 Dominion Housing Group Ltd N N N Y

5493

Comments

We note that the Council seeks to monitor this plan to check the effectiveness of the policies. Results will be published in the Annual Monitoring Report. As already set out, CDC should review its existing housing target to reflect the additional need and have a single five-year housing land supply to allow for the unmet need. The unmet need
should be CDC's responsibility to deliver.

Changes Sought

Reasons for Participation

Our objections in part relate to the proposed growth strategy to address Oxford City's unmet need, which we consider to be unsustainable and inconsistent with national policy. This is contrary to the adopted Growth Strategy set out in the Cherwell Local Plan 2011-2031 (Part 1), which focuses new development at key settlements, as identified in Cherwell's settlement hierarchy. The Council has not discharged its duty to demonstrate exceptional circumstances to release the identified sites from the Green Belt, pursuant to paragraph 82 of the National Planning Policy Framework. Further, there is insufficient evidence to suggest that opportunities to increase capacity at existing allocated housing sites have been robustly tested. Finally, there should be a single housing requirement for the Cherwell Local Plan. There is no justification for a separate figure to be applied to meet Oxford City's unmet need, as is currently proposed.

PR-C-1436 10/10/2017 Patsy Dell Oxford City Council

4579

Comments

The Partial Review sets out positive measures to ensure delivery of the supply of homes for Oxford, which is welcomed. It is very helpful that the plan includes a very clear trajectory for the sites contributing to Oxford's unmet need, to enable monitoring against the Growth Board apportionment, & for understanding the likely phasing of delivery.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Policy PR13 - Monitoring

PR-C-1502 09/10/2017 Henry Brougham

5146

Comments

Monitoring Delivery - Nothing beyond careful monitoring of the indicators already identified. One aim of monitoring must be to ensure that no development proceeds until the necessary transport and other infrastructure is costed, funded, and programmed.

Changes Sought

Reasons for Participation

Proposed Submission Plan - Appendix 1

PR-C-0308 11/09/2017 Sandra & Richard Tyrrell N N N No

919

Comments

Do not consider the Plan to be sound for the following reasons:- The numbers requiring housing 4,400 need to be qualified and the responsibility for meeting Oxfords housing shortage should be revisited. Using land currently in the Green Belt will have a long lasting effect on the sustainability of essential wildlife and the mental health and wellbeing of the many people who use the space for relaxation and sport. Kidlington, Yarnton and Begbroke need to retain their identities and not become an extension of Oxford. Already there is Oxford Airport, Oxford Motor Park, Oxford Parkway and a proposed Science Park which will no doubt be pre-fixed Oxford. At one time the people of these villages knew and cared for their community, but with the expansion and the inclusion of Oxford's overflow already it is becoming more and more difficult for residents to police the community and retain a safe environment. If any of the developments proposed are adopted there is no real consideration to the infrastructure required. Already there is a serious problem with traffic flow not only at peak times, but when there is an accident on the A34 (for instance) and traffic is diverted through our villages, when Blenheim hold their big events and when Oxford introduce any road closure in the Banbury and Woodstock Roads it all has a major impact. To quote from the Cherwell Local Plan booklet "to provide homes where people can most readily connect to Oxford and sustainably access the city's employment areas, its universities etc." IT IS NOT POSSIBLE TO DO THIS CONNECTION!!!! Even more so if a consideration is given to closing Sandy Lane to traffic and making it a green route. We do not know where water and power will come to service any of these developments. Where the health service can adjust to extra bodies to care for, where policing, the fire and ambulance service can be increased to ensure security and care for all the people the proposed developments will bring with them.

Changes Sought

We suggest that the numbers of dwelling required should be readdressed. That Oxford looks to land and derelict properties within its boundary before extending any further. The University is still finding land to extend within the City, perhaps they could be encouraged to include properties for Social or other housing within its student housing after all the students are not "at University" all year round and a lot of accommodation stands empty out of term. Priority must be given to the roads and repair of the same before any developments can be considered in any part of Oxfordshire. That no development should be allowed without a cap on the price of properties. That the term "affordable housing" should actually be "Social Housing". No Developer worth his salt would build properties that did not turn a good profit.

Reasons for Participation

PR-C-0436 05/10/2017 Steve Pickles West Waddy ADP on behalf of JA Pye (Oxford) Ltd Y Y N Y

1099

Comments

The proposals conflict with the National Planning Policy Framework, one of the core planning principles of which is 'protecting Green Belts,' (para 17) and the advice in paragraphs 79 and 80, which state that 'The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.' This is particularly the case with the proposals on site PR38 which would lead to virtual coalescence between Oxford and Kidlington, leading to substantial erosion of Kidlington's identity as a separate settlement and the creation of a large area of urban sprawl on the northern edge of Oxford. This impact could be reduced by allocating areas around Kidlington which have a moderate or low harm to the Green Belt, such as my client's land at Webb's Way (site PR32) thereby reducing the number of dwellings that have to be allocated in areas where development would have a high impact on the Green Belt. Even if some development is still required on the PR38 land in order to accommodate Cherwell's allocation of 4,400 dwellings towards Oxford's unmet need, the detailed site Assessment on page 123 of Appendix 1 to the Cherwell Green Belt Assessment indicates that there would be substantially less harm to the Green Belt if only the areas closest to the Oxford City Council boundary were released, as indicated on the plan entitled 'Harm to Green Belt resulting from partial release of site'. The current strategy, which would lead to urban development over most of the 'Kidlington Gap', thereby leading to urban sprawl and significantly eroding the distinct identity of Kidlington as a separate settlement, is contrary to the purposes for which the Oxford Green Belt was designated and due to the scale of development proposed would cause significant harm to it. Given that there are other sites where development could be promoted, which would have less harm on the purposes of the Green Belt, it is not the most appropriate strategy.

Changes Sought

Amend the strategy to remove, or at least minimise, the amount of land to be removed from the Green Belt in the 'Kidlington Gap' by instead removing other areas, such as the J A Pye (Oxford)Ltd land at Webb's Way, Kidlington (PR32), which the Cherwell Green Belt Study (April 2017) has identified would cause less harm to the Green Belt.

Reasons for Participation

J A Pye (Oxford) Ltd owns land at Webb's Way, Kidlington and wishes to ensure that the argumentis strongly made for the removal of this site from the Green Belt and its allocation for housingdevelopment, which would help to address Oxford's unmet need.

PR-C-0436 05/10/2017 Steve Pickles West Waddy ADP on behalf of JA Pye (Oxford) Ltd Y Y N Y

1096

Comments

The Partial Review of the Cherwell Local Plan 2011 - 2031 (Part 1) proposes to remove a number of parcels of land from the Green Belt whose contribution to the five purposes of including land in the Green Belt was assessed in the Cherwell Green Belt Study (April 2017). This assessment has looked at land owned by J A Pye (Oxford) Ltd at Webb's Way Kidlington (Site Ref: PR32) and come to the conclusion that it only makes a 'low moderate' contribution to Green Belt purposes. It concluded that it did not make a significant contribution to any of the five purposes of including land in the Oxford Green Belt. With regard to purposes 1 and 2 (checking sprawl of Oxford & preventing merger of settlements) it concludes that the parcel plays no role with regard to these purposes. With regard to Purpose 3 of Safeguarding the Countryside it acknowledges that 'the southernmost field [which is the part of the site where J A Pye (Oxford) Ltd are proposing development] is contained by inset development on three sides and so has a stronger relationship with the settlement edge than the surrounding countryside.' On Purpose 4 it is acknowledged that 'The Parcel has insufficient relationship with Oxford to be considered to contribute significantly to its historic setting or special character.' While it is stated that there could be some detracting influence in terms of the wider rural setting of the city through the sites relationship with the Cherwell Valley, the only part of the site proposed for development, as indicated on drawing ASP1 B in the accompanying Landscape & Visual Appraisal, is the inner field which is well screened from the Cherwell valley by a tall, dense hedgerow.

Changes Sought

Amend the strategy to remove, or at least minimise, the amount of land to be removed from the Green Belt in the 'Kidlington Gap' by instead removing other areas, such as the J A Pye (Oxford)Ltd land at Webb's Way, Kidlington (PR32), which the Cherwell Green Belt Study (April 2017) has identified would cause less harm to the Green Belt.

Reasons for Participation

J A Pye (Oxford) Ltd owns land at Webb's Way, Kidlington and wishes to ensure that the argumentis strongly made for the removal of this site from the Green Belt and its allocation for housingdevelopment, which would help to address Oxford's unmet need.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Appendix 1

PR-C-0533 09/10/2017 Mr P Watson Gosford Trust Y Y N Y

1309

Comments

Do not consider that the Proposed Submission Plan ('The Plan') has been positively prepared as it fails to remove from GB status a small area of land situated at Gosford Farm, Gosford, (Site plan provided) which has no justification in remaining within the GB. The Plan is therefore unsound in that it fails to address the removal of the Subject Site which forms part of Gosford Farm, Gosford despite the policies expressed in para.5.37 of Policy PR3. 2. Whilst we believe that The Plan is based on the most appropriate strategy when considered against the reasonable alternatives, we maintain that it can only be justified if it removes areas of the GB for unmet residential housing needs. Such areas are referred to in para. 5.37.2 of Policy PR3. The Subject Site at Gosford Farm has no reason to remain within the GB and could be used to meet the identified housing need. 3. We do not consider that The Plan is effective as it currently stands. Every area of the GB needs to be carefully considered for removal and the Subject Site that we are proposing to be removed has no justification in remaining as GB for those reasons set out in Section 5 below. 4. We do not consider that The Plan is consistent with the National Policy as it fails to address the purpose of the GB given that the small area of the GB (the Subject Site) that we are proposing should be removed has no justification for inclusion within the GB. 5. Paras. 5.37.4 and 5.39 of The Plan clearly state that the revised GB boundaries should be capable of enduring beyond the Plan period. We do not consider there is any planning justification in retaining the Subject Site within the GB and that its proposed continued inclusion could be overturned at a later date as being totally wrong and unjustified.

Changes Sought

1. It is necessary to amend the Local Plan to make it sound. 2. Our view is that to make the Local Plan sound, Policy PR3 needs to be amended as follows: ...'Policy PR7a Removal of 11.35 hectares of land as shown on inset Policy Map PR7a'..... 3. Policies Map PR7a will need to be amended on its northern extremity to show Gosford Farm, to include Gosford Farmhouse and the remainder of the land shown edged red on the attached plan. 4. This will comprise a minor amendment to "Policy PR3: The Oxford GB" and can be justified on the grounds that to retain the Subject Site within the GB would not meet the four basic purposes of GBs all as set out under Government Guidance (lists Green Belt principles). 5. The Subject Site is contained on three sides by existing development and on the fourth side by a long established and mature field boundary hedge which will be retained and enhanced.

Reasons for Participation

Wishes to participate at the oral Examination and consider this to be necessary so that the Inspector will be fully able to understand the justification for our proposed amendment to Policy PR7a and Policy PR7a - Proposals Map contained within the Proposed Submission Plan. 2. Acknowledges the Subject Site, comprising some 0.55 so hectares or thereabouts, hectares or thereabouts, is of minimal relevance to the Submission Plan and the Partial Review of the Cherwell Local Plan 2011 - 2031(Part One). For the reasons stated above, it is important that all areas of the GB are examined at this moment in time and we believe it is only right that the Subject Site should be excluded from falling within the boundaries of the future Oxford GB.

PR-C-0548 09/10/2017 Clive McDonnell N

5399

Comments

Objects to proposed plan & sustainability appraisal. It is inconsistent with the NPPF because it fails to provide sustainable development, ensuring a better life for current/future generations. It fails to: Promote realistic sustainable transport; Protect GB; Meet the challenge of climate change & resultant flooding; Conserve and enhance the natural and historic environments. The consultation process has been unreasonable. I object to the complexity of it, with the demand that representations are made on a specific form, and being timed over school holidays. CDC failed to give the public an opportunity to digest the proposals & make their views known. Considers the proposed submission plan, associated policy maps and sustainability appraisal to be unsound, not positively prepared, not justified and not effective for the reasons detailed in specific objections and comments.

Changes Sought

Reasons for Participation

PR-C-0766 10/10/2017 Haidrun Breith Berks, Bucks & Oxon Wildlife Trust Y

1939

Comments

Policy Maps - Development context: Mapping often only shows the individual site but not the wider development context such as other proposed site allocations in Cherwell DC or neighbouring authorities such as Oxford City Council or West Oxon District Council, which makes it difficult to get the full picture. - Policy PR3 land: note that areas of this category are proposed to be taken out of the Greenbelt but it is unclear what use is proposed on these areas (as it is done for the other categories in the key). - Ancient Woodland: what is the information source for this? This category seems to show areas of woodland or scrub but according to our records none of the woodland belts/blocks are designated as Ancient Woodland (with the exception of Begbroke Wood). The key needs revising to reflect this, e.g. by identifying these areas as Woodland rather than Ancient Woodland - BAP habitat: this category appears in the key to a number of the policy maps. Whilst it might be the intention to create BAP habitat this can be difficult to achieve it in some locations such as arable farmland. Feel that a more cautious wording would be more appropriate to manage expectations. Potential alternative wording could for example be Proposed BAP Habitat (if feasible), Proposed area for nature conservation' or similar.

Changes Sought

Recommend that the development context is included on the policy maps. Recommend that detail on future land use is provided. Key to be considered for woodland / ancient woodland.

Reasons for Participation

Potential biodiversity impacts as outlined in the representation.

Proposed Submission Plan - Appendix 4

PR-C-0029 09/10/2017 Jonathan Mason N N N Y

5590

Comments

A key requirements to make proposals PR8 and PR9 sustainable is to alleviate the congestion along the A44 to Loop Farm roundabout. This section of road already suffers significant at peak times and the addition of a large number of cars will overburden this route. The Transport Assessment - July 2017 asserts that a feasibility study has not been conducted, yet this route includes a canal bridge and a railway bridge, as well as a number of properties that restrict its potential widening. Worryingly, no cost is specified for these critical projects, but the Transport Assessment refers to a "very high cost". Furthermore, work to improve this route would presumably require traffic to be diverted to other routes, which would cause major disruption to the entire system for a significant period of time. - Appendix 4 Infrastructure Schedule, Project 6c (part of Policy PR4a (a) (i)) is to "Extend Northbound bus lane on Woodstock Road to Bainton Road (currently stops at Moreton Road)". This is a laughably minimal extension to the bus lane, and in one direction only. It cannot possibly mitigate the effects of the increased traffic into and out of Oxford caused by the Plan. It should be noted that a recent reduction in the frequency of the S3 bus service to make it more reliable show the problems that buses are already suffering as a result of congestion and insufficient provision of bus lanes. If there was space along Woodstock and Banbury roads (inside of the ring road) to significantly improve/extend the bus lanes, then this would surely have already been done. Bus lanes the full length of both of these routes should be a minimum requirement for the feasibility and sustainability of these plans, but this is an impossibility due to the spatial constraints on these routes. - Paragraph 5.47 states that traffic modelling suggests an increase in car journeys of 1.3-1.4% as a result of the planned development. This must assume that the journeys that need to be undertaken by the occupants of the new homes are equivalent to those that are already being undertaken. However, the planned housing is to meet the needs of Oxford and its employers, hence it can be assumed that a far higher proportion of journeys from the new development will be into Oxford, along routes that are acknowledged to already suffer from "high levels of traffic congestion and delay" (paragraph 5.45, P79). - No reference is made to the potential range of error in the modelled calculation of the 1.3- 1.4% increase figure. I note that the Transport Assessment - July 2017, paragraph 7.9, refers to a "predicted 35.9% increase in car vehicle trips in the AM peak (Do Minimum Reference Case to Base Year comparison)". No well-evidenced reason is given for the discrepancy between these values. Also note that the proposed density of housing between Begbroke and Yarnton (1950 + 530 homes) suggests 2,000+ more cars (87% of households own a car, as per Transport Assessment, para 2.23) where if only 50% commute (currently 69% commute by car, as per Transport Assessment, para 2.32) that's potentially 1,000 more cars on the A44 at peak times. - Even if the figure of 1.3-1.4% is robustly evidenced, paragraph 5.47 states that the modelled increase in car journeys of is "a relatively small percentage change". This illustrates significant naivety in understanding of the effects of small changes in an system that is near to, or at, capacity. Figures like this should be considered in relation to the amount of remaining capacity in the system. A 1.4% change in a system with 50% remaining capacity can be absorbed comfortably, but a 1.4% change in a system with 1.5% remaining capacity will clearly bring that system dangerously close to failure. Paragraphs 5.45 and 5.47 both refer to the significant existing delay and congestion, suggesting a system that already has minimal remaining capacity and is close to failure. Anyone with even limited experience of commuting into and out of Oxford all the Woodstock and Banbury Roads at peak times would corroborate this.

Changes Sought

For the reasons I have given above AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, the Plan cannot be changed to make it legally compliant or sound

Reasons for Participation

Would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

and should therefore NOT be submitted for Inspection.

PR-C-0271 09/10/2017 Lynne Whitley N

4413

Comments

Infrastructure Schedule Bus Lane improvement along the A44 Begbroke to Loop Farm. This proposal is physically and financially impossible owing to the restrictive widths of railway and canal bridge crossings. Further restricted by Policy 11a being 'cycle and pedestrian improvements along A44 between Bladon roundabout and Peartree roundabout'. The 'Rapid Transit' route is a pipe dream and cannot be used to justify large scale housing development adjacent to the A44. This would also mean that residents of Yarnton would find it very difficult to cross the A44 to get to bus stops. Policy PR8 Page 6 No. 6 "The provision of a local centre on one hectare of land including local convenience retailing, ancillary business development, café or restaurant, community building and health facilities". One hectare sounds extremely minimal to occupy all these facilities. Most of the infrastructure proposals are not justified, nor effective. Development Brief 18f (p123) Closure of Sandy Lane - This road has long been recognised by Oxfordshire County Council as a key alternative route should there be problems on the A44 or A4260. It's importance is recognised even to the extent of providing salting during cold weather. It is not justified to close this vital link between Yarnton and Kidlington without providing a suitable alternative route. The suggestion to redevelop Exeter Hall intimating that Yarnton people would be expected to travel there for doctors is even more bizarre as they would have approximately 3 or 4 miles each way more than they currently have to get to the surgery.

Changes Sought

Reasons for Participation

PR-C-0336 10/10/2017 Kevin Bezant

5564

Comments

As a project manager, this schedule concerns me deeply. Costs and sources of funding have largely been indicated as “TBC”. Delivery dates are cast into 3 wide terms of 3 years, 4 years, and 5 years. No risks or mitigations have been identified. This is not a plan; it is a wish list at best. Also I would question the evidence on which the plan is based. For example, in paragraph 5.47 of the proposal it states “Traffic modelling suggests that under the highway circumstances that existed in 2013, the 4,400 new homes we are planning for would increase car journeys by 1.3-1.4%.” Kidlington, Begbroke, and Yarnton currently have around 8,000 houses. Common sense suggests that an increase of 4,400 houses would result in an increase in car journeys in the area of over 50%. An increase of 1.3-1.4% is not even credible.

Changes Sought

Reasons for Participation

PR-C-0525 02/10/2017 Lynne Whitley Yarnton Parish Council N Y

1273

Comments

Bus lane improvement along A44 Begbroke to Loop Farm. The proposal is physically & financially impossible owing to the restrictive widths of railway & canal bridge crossings and the underpasses at Peartree Interchange. Further restricted by PR11a (p 167) cycle & pedestrian improvements along A44 between Bladon & Peartree roundabouts. This is a pipe dream & can't be used to justify large scale development adjacent to the A44 at Yarnton/Begbroke. The infrastructure proposals are not justified, not effective & is unsound.

Changes Sought

Reasons for Participation

As the parish Council representing a village that will be affected greatly by the proposed developments, we would like the opportunity to participate in the oral part of the examination.

Page 2553

PR-C-0676 01/10/2017 Mr G Thompson N

1663

Comments

Project 6 (Page 165) Bus lane improvement along the A44 Begbroke to Loop Farm. This ‘proposal’ is physically and financially impossible owing to the restrictive widths of railway and canal bridge crossings plus the underpasses at Peartree Interchange. Further restricted by Project 11a (Page 167) being ‘cycle and pedestrian improvements along A44 between Bladon Roundabout and Peartree Roundabout’, the so called ‘Rapid Transit’ route along the A44 (only capable of funding if Government grants are forthcoming) is little more than a pipe dream and cannot be used to justify large scale housing development adjacent to the A44 at Yarnton and Begbroke. The infrastructure proposals are not justified, nor effective.

Changes Sought

Reasons for Participation

PR-C-0682 08/10/2017 Tara J Prayag N

1681

Comments

The Submission Plan (5.45) north Oxford suffers from “high levels of congestion and delay” and that there are Air Quality Management Areas across the whole city as a whole and on a small section of the Bicester Road due to high levels of pollution.Traffic LevelsOxford Road is regularly at a standstill from 7.00am on a working day. It can take minimum 45 – 60 minutes to get into Oxford City. Roundabout changes at Cutteslowe and Wolvercote have not made things better. Additional traffic will make the situation worse.The Bicester Road is similarly busy at peak times, often coping with traffic avoiding the congested A34. Bicester Road is used as a rat run when the A34 is blocked which happens frequently leading to congestion. The Submission Plan itself in 5.47 says:“Traffic modelling suggests that under the highway circumstances that exist in 2013, the 4400 new homes we are planning for would increase car journeys by 1.3-1.4% - a relatively small percentage change but one that must be seen in the context of a wider picture of existing traffic congestion and delay experienced on the network.”You have not explained where you got that figure. Are you anticipating one car per house (and ignoring the fact that most people rent out rooms) – the flat above us has three bedrooms and has two cars.An additional 4400 houses in Cherwell (1410 of which are in the Parish) together with further growth at Banbury, Bicester and Upper Heyford will put further pressure on the transport network through our Community and exacerbate the problem. The new Westgate Shopping Centre is anticipated to be a major attraction drawing visitors in and traffic problems within Oxford related to this are already being reported locally.Bus ServicesPR2 (a) ii and (d) refer to improved bus services along the A4260/A4165. At present there are examples of bus services being reduced through Gosford rather than increased. The S5 (Stagecoach) bus service no longer runs direct from Gosford, have more diverted routes and are busier and more delayed than previously. Delays are due to increased traffic congestion. No where do you mention the cuts that affected the bus routes across the whole county. Also understand that charges at the Park and Ride are increasing which will not help alleviate the problems. Where will additional space be found for a bus lane on Oxford or Bicester Road? One was there previously and was deemed unsuccessful and did not last more than a couple of months. Residents already experience problems from vibration in their houses from buses/lorries so if the bus lane is brought closer to their properties this will make the problem worse. How will an additional bus lane through Kidlington or Gosford be achieved. Given the above concerns do not believe that Policy PR4 will achieve sustainable development, nor will it be effective in delivering the necessary improvements over the Plan period. Remain unconvinced that the policy complies with the National Planning Policy Framework paragraphs 29 and 30 in terms of delivering sustainable transport and reducing congestion.Air PollutionThere are designated Air Quality Management Areas (AQMA) covering the whole of Oxford and on Bicester Road within the Parish. This illustrates that there are recognised air pollution problems within and very close to the Parish. The most recent 2016 Air Quality Status Report for Cherwell confirms (Table 3.1) that nitrogen dioxide concentrations still exceed the national air quality objective for Bicester Road AQMA.Given that the whole of the administrative area of Oxford City has been declared an AQMA it is difficult to believe that areas just immediately to the north of the City Boundary (and within the Parish) will not risk suffering equally from air pollution resulting from increased traffic levels. Within the Oxford AQMA the Wolvercote and Cutteslowe roundabouts are identified as hotspots for pollution both of which are close to Gosford and Water Eaton Parish. We do not consider that Cherwell has fully considered the air pollutionimpacts of the additional traffic on the Parish. Funding Appendix 4 provides a list of transport infrastructure improvements to support the growth proposed. However, it is noted that whilst many of these are considered of “Critical” costs/funding are to be confirmed. Itremains distinctly unclear as to whether these improvements will indeed secure the necessary funding. In addition, many of these schemes, it appears require developer funding for implementation which are clearly yet to be secured. There needs to be a much clearer link between the transport improvements and new developments. Development should not go ahead until critical infrastructure is in place. FundingAppendix 4 provides a list of transport infrastructure improvements to support the growth proposed. However, it is noted that whilst many of these are considered of “Critical” costs/funding are to be confirmed. It remains distinctly unclear as to whether these improvements will indeed secure the necessary funding. In addition, many of these schemes, it appears require developer funding for implementation which are clearly yet to be secured.There needs to be a much clearer link between the transport improvements and new developments. Development should not go ahead until critical infrastructure is in place. Given the above concerns do not believe that Policy PR4 will achieve sustainable development, nor will it be effective in delivering the necessary improvements over the Plan period. Remain unconvinced that the policy complies with the National Planning Policy Framework paragraphs 29 and 30 in terms of delivering sustainable transport and reducing congestion.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Appendix 4

PR-C-0688 03/10/2017 Susan Knox

5659

Comments

Pressure on GP and School Services - The surgery is very busy. For regular check-up visits it is necessary to book at least 2/3 weeks in advance. Such an increase in population will make things impossible. Likewise the school is also full having just added more capacity. While new schools will provide places, the road traffic will increase, all adding to the difficulties here.

Changes Sought

Reasons for Participation

PR-C-0768 10/10/2017 Julie-Anne Howe Oxfordshire Clinical Commissioning Group N

516

Comments

Detailed comments provided on health proposals - Kidlington and Surrounds Neighbourhood Estates Issues:(includes Islip and Woodstock).

Changes Sought

Oxfordshire Clinical Commissioning Group, as part of their Sustainability and Transformation Plans are working on Locality Place Based Plans. These are currently in draft format, and will be subject to public consultation. The detail around estates provision is underway, and the principle being workedto within the OCCG strategy is that there will be one health Neighbourhood in the Bicester area, made up of two health campus's, and one Neighbourhood in Kidlington, which encompasses joint working with Islip and Woodstock. The intention for the main health hub campus in Kidlington is to have the two existing local practices working together as a single unit to ensure sustainability for the future. The placement of this health hub is undergoing discussion, and is very much reliant on developer contributions for it to go ahead. With the housing proposed in the Kidlington, Yarnton, Woodstock area, all local practices will be significantly impacted upon, with Islip least affected. 1. Three health hub site options have been identified on the proposed plans - the provision of a newhealth hub is complex and will require further discussion on what is the most suitable location todevelop. 2. Public transport links are key to patient ease of access to health services, along with sufficientparking. 3. Fast broadband and IT in place for both the premises and patients generally will support access tonew models of health care in the future. 4. Care Home provision produces significant pressure on health facilities and planning requestsshould be discussed early with the local practices. 5. Funding for infrastructure to support pressures on practices as a direct result of housing growth isessential to ensure a safe sustainable service. Our expectation that a contribution will beforthcoming as a direct consequence of that development. Separate document provided for further details around: A Kidlington Health Hub model, health needs associated with housing growth (page 14), Original response to the part 1 consultation in January 201. OCCG is keen to continue to work with CDC around the implications of housing growth on health. OCCG do object to this development until we are satisfied that sufficient provision is being made for healthcare infrastructure, for the healthcare needs for the proposed development.

Reasons for Participation

PR-C-0832 10/10/2017 David Flavin Oxfordshire County Council

5057

Comments

Detailed comments on the Infrastructure Schedule provided.

Changes Sought

Please see Annex 2 of the representation for detailed comments.

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Appendix 4

PR-C-0842 10/10/2017 Duncan Chadwick David Lock Associates on behalf of University of Oxford, Merton College and a private landowner Y Y N Y

5020

Comments

The Tripartite considers that the list of infrastructure requirements represents the position as at the time of preparation of the Plan in terms of information provided by Council service areas, the County Council, infrastructure providers, statutory undertakers and others. However, there are gaps and other issues (see below), which indicate that the Schedule is not complete, fully justified, effective or consistent with national policy. Therefore, the Tripartite considers that it should be seen as a 'work in progress' because, at this stage, it cannot be relied upon to represent a definitive statement of requirements, estimated costs, delivery methods and funding sources. Infrastructure requirements that relate to more than one "allocated strategic development site" are identified within the Schedule and will need to be considered within the scope of advice in the NPPF (Paragraph 203-205) and apportioned on a pro-rata basis to each site. This will also need to have regard to the impact of the proposed development of each site and the appropriate phasing of infrastructure delivery to ensure that the infrastructure requirements are necessary to make the development acceptable, directly related to the development and fairly and reasonably related in scale and kind to the development. This is likely to be secured and managed through s106 obligations although the Council has not yet decided whether to proceed with CIL. Hence, the Tripartite reserves its position on CIL and any draft Charging Schedule for the strategic development sites. Education Item number 19 in the Schedule identifies the provision of a 3FE primary school at land east of the A44. This is repeated at Point 4 of Policy PR8. However, Point 5 of Policy PR8 makes reference to an additional 2FE primary school within the allocation 'if required in consultation with the Education Authority and unless otherwise agreed with Cherwell District Council'. However, this possible requirement doesnot appear to be included within the Schedule, which is confusing and inconsistent. It also suggests a disconnect between the evidence base and the Plan, which needs to be addressed in order to be effective, justified and consistent with national policy.Item number 22 of the Infrastructure Schedule includes a 900-place secondary school at land east of the A44 but states in the ninth column (LP1 PR site policy) that it relates to 'all sites'. However, Point 3 of Policy PR8 refers to the need to provide a secondary school on 8.2 hectares of land, without any reference to this development being required by all proposed residential development sites within the Plan (which will generate secondary school children), which is unclear, not effective and inconsistent. The Tripartite considers that the education evidence base dated September 2016 does not support the detailed and prescriptive approach set out in the Infrastructure Schedule. It is the Tripartite's view that the proposed education requirements for the strategic development sites need to be considered alongside the emerging spatial development strategy in other areas, proposals for new schools, capacity available in existing schools and the potential to expand existing schools. All this work has yet to be undertaken, and is required to inform a final decision about what it is appropriate to provide in the Schedule. It is the view of the Tripartite that the current education provisions are not adequately justified by the supporting evidence base, which is not up-to-date, and that the details referred to in the Infrastructure Schedule are premature, not substantiated, presently inequitable and too prescriptive. Revised wording is proposed that provides the necessary flexibility at this stage, pending the further assessment that is required by the County Council, as education authority. Item number 33 of Policy PR8 makes reference to the provision of GP health facilities and the need for private developers to make a contribution towards these facilities. This obligation also forms part of other policies relating to sites proposed to be allocated at PR6a, PR6b, PR7a and PR9. However, the approach to delivery is unclear in the Schedule and whilst one option is through Local Centre space allocated as part of Policies PR6a and PR8, the evidence of need is unclear (from the Schedule and the OCCG). The relevant LP1 PR site policies column refers to PR6a, PR6b, PR7a, PR7b, PR8 and PR9, which suggests that the need is generated by all of these developments, yet the requirement is indicated to be borne by two sites. This is not fairly and reasonably related in scale and kind to the development and therefore not consistent with Paragraph 204 of the National Planning Policy Framework (NPPF). As a consequence, the Tripartite questions this requirement and its reference in Policy PR8 as it lacks clear justification and effective recognition that any GP health care need would be generated by many other development sites in the locality and costs/land costs should therefore be apportioned on a pro-rata, equitable basis to satisfy the NPPF. Another alternative is for the redevelopment of the existing GP surgery site if this is appropriate and justified by the evidence base. Item number 41d suggests that 79 hectares of land east of the A44 should be retained for compensatory open space, countryside access and improvements. Item number 44h suggests 21 hectares of land is needed for public open space as informal canal side parkland as part of the Policy PR8 allocation at Begbroke. Item number 47b makes reference to 12.6 hectares for a nature conservation area as part of the allocation at PR8. However, these areas are different from those listed under Policy PR8. As drafted, Policy PR8 sets measurements of 29.3 hectares of Local Nature Reserve, 12.2 hectares for a nature conservation area and 23.4 hectares of publicly open green space. This is an anomaly albeit that the Tripartite considers that the areas and measurements should only be seen as "indicative" at this stage. Given the need to avoid coalescence, protect the environment, enhance biodiversity, achieve sustainable development and offset the removal of land from the Green Belt (as supported in the Government's Housing White Paper – 'Fixing our broken housing market' Cherwell Local Plan 2011-2031 (Part 1) - Partial Review – Oxford's Unmet Housing Need –Proposed Submission Representation Form(February 2017) the Tripartite do not object to the general proportion of the site to be allocated via Policy PR8 being proposed for green infrastructure. However, the Tripartite consider that the Infrastructure Schedule should align more closely with the numbers/areas included within Policy PR8 and the addition of the word "approximately" before those areas to allow the precise configuration and extent to be established through a master planning approach to the development of the site (secured via a Development Brief and outline planning application).

Changes Sought

Amend Item numbers 19 and 22 and replace with: "Education requirements need further assessment and consideration alongside the emerging spatial development strategy, the strategy in other areas, proposals for new schools, capacity available in existing schools and the potential to expand existing schools. All this work has yet to be undertaken by the Education Authority and is required to inform a final decision about what it is appropriate to provide on the proposed strategic development allocations and within related policies. This will include a mechanism that recognises the alternative potential use of the land, the demand arising from the area and the need to ensure that the requirements are related in scale and kind to the proposed development." Delete Item number 33 as the requirement and its reference in Policy PR8 lacks clear justification. In addition, it fails to recognise that any GP health care need would be generated by many other development sites and costs/land costs should therefore be apportioned on a pro-rata, equitable basis to satisfy the NPPF if the requirement can be justified. Alternatively, this could be amended to include the potential to redevelop the existing GP surgery site funded through pro-rata contributions from each strategic development site. More closely align the measurements and areas included within Item numbers 41d, 44h and 47b with those included in Policy PR8 and state that these are "indicative" only at this stage. Delete Item 44d. If this land was included to facilitate the provision of the proposed pedestrian, cycle and wheelchair bridge over the Oxford Canal to enable the site and public bridleways to be connected to the proposed allocation at Stratfield Farm (Policy PR7b), this could be addressed through an amendment to refer to the need to include just the land required for the bridge and public bridleways to achieve this objective. A similar requirement will be needed in respect of Policy PR7b. Delete Item number 46 as investigation and remediation of the landfill site is likely to be costly and unnecessary to the Policy PR8 allocation and its wider development and could be retained as existing – green infrastructure. Provide a reference that the indicative levels for contributions for education, health, etc. can be discussed with the Council and County Council and any s106 agreement can manage pro-rata contributions so they fairly and reasonably relate to the scale and impact of the development.

Reasons for Participation

The land owned and controlled by the Tripartite comprises some 86% of the largest draft allocation within the Plan and as such, occupies a unique and vitally important role in meeting Oxford's Unmet Housing Needs. As such, the Tripartite consider it is essential that it is present [and/or represented] and participates at the Examination in order to assist the Inspector by responding to any queries that may arise and supporting the assessment of the soundness of the Plan.

PR-C-1348 09/10/2017 Alan Whitley

4408

Comments

Lack of thought to infrastructure. Limited plans for amenities e.g.. shops, GP surgeries. Redeveloping Exeter Hall with existing practices in larger premises would cause Yarnton residents an approx. 6 mile journey which is not ideal.

Changes Sought

Reasons for Participation

PR-C-1350 09/10/2017 Mr PA & Mrs JM Carpenter

5082

Comments

This is physically impossible owing to the restrictive widths of the railway & canal bridge crossings plus the underpasses at Peartree Interchange. It is further restricted by Project 11a being "cycle & pedestrian improvements along A44 between Bladon Roundabout & Peartree Roundabout", the so called "Rapid Transit" route along the A44 which is only possible if Govt. grants are forthcoming. This bus lane improvement cannot be used to justify large scale housing development adjacent to the A44 at Yarnton and Begbroke .

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Appendix 4

PR-C-1648 11/10/2017 Laura Morgan N

5625

Comments

I object to Policy PR11 on infrastructure because it is unsound. No costs are shown in the schedule. In most cases no source of funding is identified. There is no indication of how the already congested highway network will cope with the additional vehicles from these new houses and the other developments planned for the wider area.

Changes Sought

Reasons for Participation

Proposed Submission Plan - General Comments

PR-C-0001 19/07/2017 Karl and Karen Bushell

1

Comments

Have been Yarnton residents for over 30 years and have seen the village grow in population. Are not opposed to sensible expansion but plans to build 4400 on GB land are unbelievable. If you proceed with any development on GB land you will go against the definition of GB in the NPPF. At the moment the local roads and doctors surgeries are unable to cope, and local wild life is being pushed away. Strongly object to the current plans.

Changes Sought

Reasons for Participation

PR-C-0001 19/09/2017 Karl and Karen Bushell

4792

Comments

Strong objections to the proposed mass development of our area that makes no practical sense and will destroy our green belt Feel that you need to seriously review because it breaks all the current guidelines for green belt protection. It is a struggle to get out of the village at the moment without additional traffic. Unless you can reinstate the station at Yarnton and a tram route to Kidlington, Oxford and Witney everything will come to a stand still. 4 week wait for doctors' appointment and need to go to Kidlington. Local surgeries cannot cope at the moment. Where is all the wonderful local wildlife to go? Many deer, badgers, foxes, other small animals and reptiles plus an array of birds rely on the area around Yarnton for there existent. What arrangements have you made for their lives?

Changes Sought

Reasons for Participation

PR-C-0002 05/10/2017 Mrs Denise McKillop

1179

Comments

Disgust and annoyance to the future proposal for vast amounts of additional housing in the Yarnton and Begbroke villages, to the point where both villages will be permanently linked together. An action against Greenbelt Policy. The proposed land to be built on is in the Green Belt Area which is a further important point. This should not be allowed to happen as this land will be lost for ever to future generation. Oxford as a city has lots of brown site areas that could be built on. The houses built will not be for local people, due to prices predicted they are more than likely to be built for computers travelling to and from London on a daily basis. Being a member of the Woodstock and Begbroke Health Walking Groups we walk the various fields in the area, on a weekly basis, that in the very near future will be built on. The houses built will not be for local people, due to prices predicted they are more than likely to be built for computers travelling to and from London on a daily basis. There is clearly a lack of understanding of the difficulties that already exist in this area regarding traffic conditions throughout the day. Building additional homes that are no longer required will add to these difficulties.

Changes Sought

Reasons for Participation

PR-C-0002 21/07/2017 Mrs Denise McKillop

2

Comments

1). The proposed planning goes against CDC own policy on not building on GB land except under exceptional circumstances. There are no exceptional circumstances as there are plenty of brown area sites in Oxford to be used for housing. 2). Yarnton will quadruple and the necessary services to absorb this massive growth will be years behind. 3). The atmospheres of Yarnton and Begbroke will change drastically for ever. They will no longer be villages but extended suburbs of Oxford. CDC stated that these villages should be kept separate so by taking this action CDC is going against its own policy. 4). Yarnton and Begbroke already have extreme traffic problems, not only during commuter times but also during frequent weekend events at Blenheim Palace. 4400 new homes will invariable mean 8800 new cars making the A44 unbearable. 5). Blenheim Palace has been granted additional housing as well, which means again an increase in traffic and pollution. 6).This proposed development will not assist the housing shortage in Oxfordshire as there will be little first time housing being built. The development will be for people in Oxfordshire who commute to London. It seems a money making project. CDC will benefit form increased council tax revenues.7). Active member in the village who loves living in a small community where the majority of people know each other. Enjoy being able to walk to the countryside. GB should be allowed to remain for future generations. Once built on the GB it is lost for ever. 8). Yarnton has historical footpaths relating back to the Civil War. These are very well used by local people. Regular walking helps with mental and physical health. 9). Housing demand has changed drastically since Brexit, this planned development was devised before Brexit and therefore out of touch with recent changes in this country.

Changes Sought

Reasons for Participation

PR-C-0004 26/07/2017 Mrs Bridget Watson

4

Comments

1. This is GB land and as intended in the original legislation, should not be build on and was intended to retain distinct boundaries between individual settlements. If development went ahead on the proposed scale there would be no distinction between Yarnton, Begbroke and Kidlington. It would also set a precedent and perpetuate the urban sprawl elsewhere. 2). Already congested traffic problem between Begbroke / Yarnton to and from Oxford. The impact on this already congested stretch of road would be intolerable.3). Oxford City Council has not made sufficient effort to provide unmet housing needs on existing brownfields sites within the City.eg Oxford Golf area. Has enough effort been made to identify alternative sites surrounding Oxford? 4). In view of Brexit are the numbers of new houses necessary? The scale of housing should be revisited. 200 extra homes have already been build in Yarnton since 2011. 5). " Affordable homes" within this development will not be affordable for most people, particularly young people. 6). Proposal will have an detrimental effect on local infrastructure. It is already difficult to get doctor's appointments. Development will exacerbate this problem. 7). The loss of the local chicken and deer farm and other farm land between Yarnton, Begbroke and Kidlington will completely destroy the nature of this area. 8). The proposal would have an adverse effect on the diversity of local wildlife.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0005 17/07/2017 Dr Ian East

5

Comments

Strongest objection to large-scale building on GB without regard for meeting actual need, effective transport, availability of amenities, true community and catastrophic effects on existing settlements. GB was constituted to avoid sprawl beyond and between existing towns. There are no exceptional circumstances which might overwhelm that purpose, merely the desire to make huge and unwarranted profit. The surrounding roads are already hopelessly congested and cannot cope with additional demand. To override the GB protection will effectively destroy it. The precedent will be set. It will undermine all alternative protection for the countryside and rural landscape. It will completely fail to provide truly affordable housing so desperately needed. Developers will have no interest in low-cost housing where land has become plentiful, work remote and adequate transport and amenities absent. They will build unaffordable housing for wealthy London commuters lured into the area. It invites corruption of our planning system and destroys confidence in it. Two Alternatives suggested. First add 10% (on average) to each existing settlement, improving the viability of local amenities. Second, raise the density of housing within larger towns and cities, where transport and amenities already exist. Neither option has been considered presumably because they would make less profit.

Changes Sought

Reasons for Participation

PR-C-0006 17/07/2017 Stefan Lutener

6

Comments

Resident of Yarnton, exceptionally grateful to have been brought up in the this wonderful part of Oxfordshire. Devastated that no prior consultation has taken place with local residents. People understand the need for more homes but not in the huge numbers and densities planned. The plans would destroy the historical identity of all three communities and cause irreplaceable damage to the wildlife environment and beauty of the GB surrounding these villages. Infrastructure is at breaking point with the A44 and A34 unable to cope with the amount of traffic. These proposals will make the situation considerably worse. New housing projects should be shared with all the Oxfordshire villages in the surrounding areas, not just the few closer to Oxford. For example, Islip and Long Hanborough have excellent train links to Oxford. You risk spoiling the GB for future generations. This area is the gateway to the Cotswolds. It is imperative that these villages keep their identities and grow in a linear approach and not mass building. The newly constructed Cresswell Close Development in Yarnton appears to have drainage problems. This is a fundamental lack of infrastructure planning which concern and fear that this lack of foresight could be replicated again. The Oxford GB is precious to local residents and should not be destroyed and lost forever on a whim.

Changes Sought

Reasons for Participation

PR-C-0007 17/07/2017 Rosa Cadd

7

Comments

Urges Council not to go ahead with this mad planning.1). Yarnton resident near A44. It takes a long time to get into Oxford due to A44 traffic and 50 mile an hour speed limit. The proposed houses will treble the problems. If events at Blenheim it can take over an hour to get to Woodstock. 2). Doctor's appointments take up to 2/3 weeks now. are you going to supply more doctors and surgery's. Our small school is bursting at the seams. 3). It is GB and the law is that you cannot build on GB land. Why are you allowed to break the law? 4). Our children have to move away from the villages because they cannot afford even your affordable housing. We need to think about our own people to keep them housed before we think about Oxford. Oxford need to look closer to home before encroaching on GB which will be lost forever if allowed to be taken away.

Changes Sought

Reasons for Participation

PR-C-0007 28/09/2017 Rosa Cadd

11752557

Comments

It is urged that Cherwell District Council rethink the amount of houses that have been suggested. Oxford has enough space to build the houses they need. Build houses that are affordable not 4/5 bedroomed houses that are not needed. Villages should be kept as Villages. Reconsider and stop the sprawl of Oxford.

Changes Sought

Reasons for Participation

PR-C-0008 18/07/2017 Cas Lester

8

Comments

Asks about the copse situated between the field and Water Eaton Lane, between numbers 66 and 28. There are bats in the copse - they feed nightly in our garden and the field. Will it be possible for them and their habitat to be protected and the copse left standing?

Changes Sought

Reasons for Participation

PR-C-0009 19/07/2017 Alan Joy

9

Comments

As a Yarnton resident, fully support the need to build homes to support future intake and families. Have attended the residents meetings and there simply is no argument for progress.

Changes Sought

Reasons for Participation

PR-C-0010 31/07/2018 Giacomo Castagnino

10

Comments

There is no need to destroy our local villages. Groups including Merton College are greedy and these houses might be bought by foreign buyers. Oxfordshire is already over populated, building more houses will encourage more people to come in the county. The council cannot provide for the people already in Oxfordshire, schools, hospitals and roads are at breaking point. Yarnton roads are very bad.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0011 19/07/2017 Mrs Patten

11

Comments

Object to the proposed development for new housing in Begbroke and the surrounding areas. 1. It will destroy the form and character of each village. 2. Put pressure on the infrastructure. Local roads are regular jammed, schools oversubscribed and health services at their limit. No benefit for the residents. 3. The closing of Sandy Lane will create long delays at the lights of A44 turning into Langford Lane. Traffic cannot fit on the slip road, causing accident risks on the fast lane of the A44. 4. Irretrievable damage to large areas of countryside and serious loss of wildlife habitat. Ancient footpaths such as Frogwelldown Lane, the bridleways and Shakespeare Way give access to open country for walkers, riders and cyclists. The loss will be devastating. 5. GB encroachment flies in the face of CDC's own policy and it's agreed plan in 2015 together with the expressed wishes of most local residents. Public survey commissioned by CPRE Oxfordshire, 76% of Oxfordshire residents were in favour of protecting the GB, with the majority seeing housing development as the greatest threat. Do not want Begbroke to be surrounded by houses.

Changes Sought

Reasons for Participation

PR-C-0012 19/07/2017 Shahida Zubair

12

Comments

Deeply shocked and appalled that the Council is proceeding with plans to develop 4400 houses on the GB between Begbroke and Yarnton. Rep quotes the purposes of the GB as outlined in the NPPF. Rep also includes quote from CDC's Green Belt Report (April 2017). The proposed development will radically change the character of Begbroke and Yarnton. It will create a new town by stealth. The very essence of our countryside will be lost for future generations. The GB hosts a diversity of Ecology. This high density development will destroy their natural habitat forever. These habitats and wildlife give us wellness and wellbeing. The farmland in the GB is an area to walk and breathe fresh air. The GB is absolutely crucial to preserve and protect as it is a carbon sink for the pollution from Oxford. This development will contribute to more pollution from traffic and therefore we will suffer from asthma and other respiratory problems. Sandy Lane is a very important route for the residents of Yarnton and Begbroke for access to daily facilities and amenities in Kidlington. Closing it would force us to use the heavy congested traffic on the A44 to Frieze Way. This proposed development will definitely exacerbate this congested situation. Thousands of international tourists come to visit Blenheim Palace and the very rural approach to this national jewel will be marred and defaced forever by merging the villages. It will leave an negative impression on visitors.

Changes Sought

Reasons for Participation

PR-C-0013 19/07/2017 Alexis Livadeas

13

Comments

Concerns expressed about the proposed housing development around Kidlington. These are due to (1) loss of GB and (2) the increased traffic flow. If the land next to Garden City at the south side of Kidlington is built on, this will leave nowhere for local people to walk and enjoy a little piece of countryside without having to get into their cars. The proposed site is right next to a nature reserve. This will be adversely affected by the housing development. Enjoyment of nature is known to promote good health and well-being and to have to drive to do this is, when we have this on our doorstep is perverse. Concerns of already horrendous traffic problems around the southern side of Kidlington at rush hour will be made worse by hundreds of additional vehicles. At some times of day, it is impossible to leave the Kidlington housing estates because of backlog of traffic. Stationary and slow moving vehicles already produce significant amount of pollution at these times.

Changes Sought

Reasons for Participation

PR-C-0014 20/07/2017 Derek Taylor

14

Comments

Disgusted and horrified at the proposed destruction of the GB and the associated environment. Brought family down from the Lancashire Cotton Mill Town to live in a more rural and unpolluted environment. This housing will be accompanied by traffic pollution, natural pollution and remove forever the rural atmosphere. Fumes from the University Science fume cupboards can just about be absorbed in the existing surrounding land. High density housing will adversely affect on the environment. Reconsider the proposed demolition of our GB.

Changes Sought

Reasons for Participation

PR-C-0015 20/07/2017 David F J Pollard

15

Comments

As a Begbroke resident for 30 years wish to object to the proposed housing development on GB around Kidlington, Yarnton and Begbroke. The massive development of 2480 houses would destroy this rural community forever. Apart from pollution much of our wildlife would be lost. Examples of the wildlife are set out in the rep. In 2011 when the Science Park extended it's "link road" to the A44, across GB land, they promised to ensure protection of the bat and badgers population. How can they be protected and left in their natural environment when they lose this environment? The villages of Yarnton and Begbroke will become "estates" of the larger village of Kidlington and no longer unique by their separation. Does the planning committee know the area as it is some distance from Banbury? Proposals are driven by City of Oxford, or perhaps Oxford University, who already have an foothold in Begbroke Science Park. The A44 is the arterial road that runs through Yarnton and Begbroke, being only 6 miles from the City outskirts. With the proposal of Sandy Lane being closed off to the traffic, the additional traffic would be immense and the road quickly gridlocked especially at peak hours. This would have a dramatic impact on Oxford and Blenheim Palace. The Palace has many events during the year when the A44 is particularly busy and sometimes traffic is stationery back up to Langford Lane traffic lights. Palace traffic and northbound traffic as well as Woodstock traffic would be severely impacted by the traffic. The road would not cope with this and this effects everyone living there. The Science Park traffic lights on the A44, are timed to give preference to the Science Park. The rep describes in some detail the current and potential problems caused by this junction. New housing development will add to the already A44 morning-traffic gridlock. This has not been thought out, or issues ignored. Flooding. The Rowel Brook runs under the A44 west to east through the village. The houses in Fernhill Road back onto it. On Many occasions this has flooded the banks and washed up to the backdoor of these houses. The Rowel Brook runs along the entire top of the proposed housing plan. Has anyone considered the impact of this threat for the new houses? The bottom of Springhill Road, historically floods. This has never been resolved and new houses will not help but add to it. Infrastructure - The current schools struggle to cope with the present population. A very large school complex, plus shops and facilities and doctor's surgeries and better and more timely bus routes are needed. Do not think the proposed housing is an 'exceptional circumstance' especially when it is to meet the needs of Oxford and not the GB villages. CDC should be serving our needs and our wishes and not taking instruction from Oxford, which has its own council.

Changes Sought

Reasons for Participation

PR-C-0016 21/07/2017 Stuart Earp

16

Comments

Horrified at the proposals for 4400 houses around Yarnton and Begbroke. Strongly object for the following reasons: 1. Would become an urban sprawl. 2. A44 would be gridlocked and clog up the A34. Lorries would be stuck for hours, losing economy money. 3. Local doctor's surgeries and amenities in general could not cope. 4.The GB is precious and keeps people sane - do not destroy it.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0017 22/07/2017 Mrs Catherine Morley

17

Comments

Expresses huge concern for the proposal to build 4400 houses on GB between Yarnton, Begbroke, Kidlington and Oxford. Government made a promise that new houses would not be built on GB. Volume of A44 traffic at present is at capacity during rush hours. It takes 5-10 mins to pull out at Rutten Lane roundabout due to traffic. With proposed Sandy Lane closure this will just compound the problem. How will you solve this problem if an extra 8-10.000 people will be using this road? Other concerns include air pollution, destruction of countryside, council funding of road repairs and local amenities (doctors surgery, schools etc.). This proposal is unsustainable and has been made as a reaction to the demands for extra housing. It is a 'tick box exercise' without careful consideration for the consequences.

Changes Sought

Reasons for Participation

PR-C-0018 24/07/2017 Philip Skipp

19

Comments

A great deal of effort has been expended on presenting the proposals in the most glowing and favourable way. Phrases such as ‘protecting and enhancing’, ‘seeking to conserve, ‘respecting the identity of’ and ‘mitigation’ pepper the text. Jargon terms such as ‘wildlife movement corridors’, ‘place shaping’ and ‘green infrastructure’ seek to reassure the sceptic. Cherwell DC is already committed to building around 22,800 houses in its district. If this proposal to build a further 4,400 houses goes ahead then no amount of ‘mitigation’ is going to lessen the huge impact it will have on the environment and existing local communities. The submission also goes to some lengths in explaining the legal obligation Cherwell DC has in obliging Oxford City Council in meeting their ‘unmet’ housing need. A housing need based on the contentious SHMA report. Against a background of Brexit uncertainty, weak public finances and oft changing political imperatives, any claim to know what future ‘need’ is, should surely be treated with caution. As recently as March 2012 in the Governments own National Planning Policy Framework (NPPF) it stated, “The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.” Green Belts were set up with 5 guiding principles. It is hard to see how the Proposed Submission meets any of these criteria. If by the stroke of a pen we can invalidate the protection offered by the Green Belt, then it may as well be abandoned altogether. Citing ‘exceptional need’ can be an excuse wheeled out every time a developer or land owner seeks an opportunity to profit. There is a need for affordable housing and the creation of jobs, but there is also a duty on those of us who care to speak up for the British countryside. If we are condemning future generations to a bleak urban landscape, where their experience of the natural environment is confined to token ‘corridors of green space’, then we shall have failed.

Changes Sought

Reasons for Participation

PR-C-0019 24/07/2017 Daniel Scharf

24

Comments

Dividing land use planning between 5 districts creates difficulties when planning the bioregion comprising most of Oxfordshire. However, Cherwell has functional links to the surrounding Districts through, wildlife corridors, water catchment & drains/streams/rivers as well as transport links & the housing intended to meet Oxford’s needs. Soil quality has been neglected by those engaged in urban development.

Changes Sought

Reasons for Participation

Either through the Duty to Cooperate (or a Statement of Common Ground) or a Joint Spatial Plan there should be concerted attempts to coordinate the use of the countryside in terms including: - strategic tree planning, soil protection, wetland creation, water retention, run-off prevention, food production. All open space not given to recreation should be planted so as to provide carbon sequestration, food, enhanced drainage/water retention, improved air quality and increased well-being/mental health, following the practice developed under Forest Gardens. Such plantings provide a step towards urban food production & can be a key part of climate change adaptation (as well as mitigation through carbon sequestration). Cherwell should adopt a Soil Strategy, using green spaces to build & improve soil. Local food systems should be promoted through the use of legal agreements to secure affordable land & housing to create smallholdings to mitigate the impact of taking valuable land on the edge of settlements for high density housing. (refers to website).

PR-C-0019 24/07/2017 Daniel Scharf

20

Comments

No concern has been made re. the main issue, which needs to be confronted up to 2031 & beyond, the need to reduce carbon emissions by at least 6% p.a. (or even double that rate). The potential of the land use planning system to reduce carbon emissions by 50% (ref made to web link) will be missed unless addressed coherently &, holistically to achieve sustainable development as per the NPPF. The Plan ‘must’ mitigate against climate change (s19 of the Planning & Compulsory Purchase Act 2004) & contribute to the achievement of sustainable development (s92 of the PCPA 2004). This would only make sense if 'mitigation' meant to prevent & substantially reduce, & not just minimize or allow to happen, but at a slower rate. Sustainable development must not disadvantage future generations. The scale of the unmet need has not been objectively assessed. It relies on the 2014 SHMA that hasn't been scrutinized/critiqued. An extraordinary omission given the serious consequences (i.e. extensive GB development), & the obvious flaws in the analysis (i.e. equating demand with need as in the assessed ‘need’; for more smaller houses in the affordable sector that has a greater need larger dwellings).

Changes Sought

Reasons for Participation

The overarching vision for the local plan should include the followingobjectives: a zero carbon district/city by 2050 and aiming to be carbon negative; a water neutral region; not producing any waste water that is not already treated or released at a rate faster than the volume of river and rain water entering the local area/catchment; planning to reduce waste to zero; eliminating waste to landfill; and a net reduction in road traffic growth.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0019 24/07/2017 Daniel Scharf

21

Comments

Unclear why the Plan refers to overcrowding in the City at under 5% but not the level of under-occupation which is over 60%. The Plan is right to depart from the housing mix recommended in the 2014 SHMA (increasing the number of smaller dwellings) but doesn't question the SHMA in other ways. The Plan should include both Unlocking England's Hidden Homes (refers to website) & the 2016 HAPPI 3 report on housing for the elderly (refers to website) to its evidence base & take account of in the main findings. The problems & opportunities of housing the older generation have been underestimated. It should not be looking at housing for the elderly, but ensuring that most/all new developments are suitable for them. Given the state of the existing housing stock, the needs of the ageing population are unlikely to be met even if every new dwelling within the country or local plan area were made suitable for an elderly household. Refers to APPG 2016 (approx. 8 million, 1/3 of all households, could be looking to downsize). Re. self-building & community self- build/finish you are unaware of the potential of 'custom splitting' in both Oxford & Cherwell district to meet the needs of both ageing & younger households (refers to website). It is Government policy that self/custom building should be encouraged in order to make a substantial contribution to housing supply. The Council will find it difficult to meet their legal duty to provide serviced plots for individuals & associations of individuals on the statutory registers unless directed exclusively to Graven Hill (not on the plan to meet the City's needs). Encouraging households with 'space to spare that they would be happy to share' to register this interest could reduce under occupancy & allowing downsizing in place to address the crisis in social care. By making a deep energy refit a condition of the sub-division of an existing dwelling into 2 or more units, there could be a substantial decrease in the 80% of dwellings which are currently EPC D or below. The sustainability of custom splitting makes the proposal to spread Oxford out into the Green Belt look comparatively if not extremely unsustainable. Incidentally, the Plan should be providing for "consequential improvements" in the case of any extensions to buildings which do not currently meet a zero carbon standard. The merits of Lifetime Homes should be reconsidered in favour of a combination of Lifetime Neighbourhoods and custom splitting. The former can incentivize under-occupation while the latter would increase environmental & social sustainability. If, nationally, custom splitting could help raise the level of self/custom building to 20% of 200,000 p.a. (currently 7% of about 100,000) as in many other world cities as well as being an objective of central government, then the scale of new building in both the City & the adjoining districts could be reduced. Building in the GB should only be proposed/allowed when all reasonable alternatives have been explored.

Changes Sought

Reasons for Participation

PR-C-0020 24/07/2017 Rita E Ahern

25

Comments

Objection to building in excess of 4000 houses around Yarnton and Begbroke. The proposals will adversely affect local residents including traffic, drainage and the destruction of the GB. There would be an increase in traffic between Oxford and Woodstock and local residents would be seriously affected by the increased congestion, which is already a problem on a daily base. Local residents should not have to suffer loss of access to the city - more vital now than ever following the loss of services which were hitherto accessible in the villages. Elderly residents will be particularly adversely affected. Urge planners to find alternative sites in the City. E.g. Southfields golf course; move Park & Rides outside the city and use that land for building. Protect the GB.

Changes Sought

Reasons for Participation

PR-C-0023 27/07/2017 Victor Bye

28

Comments

Objection to building houses on GB around Begbroke and Yarnton. It would have a devastating effect on both villages. 1. Increase in traffic volume would make it impossible to move during the rush hour. The number of new houses would bring at least 4000 more vehicles onto already congested roads. 2. Medical services in Yarnton are already stretched to capacity. 3. Primary school would not be able to cope with increased numbers. Secondary school pupils travelling to Woodstock would need to be picked up by 7.30am to ensure they arrive in time to start lessons. 4. When the last development for 160 houses was put in for planning Thames Water objected due to increased supply of water and effluent. Still problematic now. How are they going to cope with 4000 houses? 5. Closing Sandy Lane would cause greater congestion to the A44 and A4260 roads. 6. Increase of pollution due to extra vehicles and utility needs, when we're being asked to cut pollution. 7. There is an planning application to build more houses in Woodstock which will also add to the congestion of the A44. Finally, is it not time that the City Council stopped building on commercial sites and concentrated on their own housing needs, before going for the easy option to build on local GB. There are several commercial sites that do not have full occupancy. Build on brownfield sites rather then the cheaper GB option.

Changes Sought

Reasons for Participation

PR-C-0025 26/07/2017 Prof Andrew Lintott

30

Comments

Objection to current plan. In seeking to respond to Oxford's needs it pays little or no heed to the needs of Kidlington and ignores practical considerations. 1. Water-table in the south of Beagles Close , is high and building will raise it further. Even if no serious flooding it will be very difficult to get house insurance. Water Eaton Lane acts as barrier to flooding from the Cherwell. Alterations to cope with increased traffic including removal of trees, will undermine this function. 2. It is undesirable to build houses directly underneath power-lines and the costs of re-routing this or cabling underground need to be considered. 3. in the areas bordering the A34 allowance should be made for the expansion of the dual carriageway into a 3-lane motorway. 4. One must ask - who will profit? Answer - probably not the homeless of Oxford, but London workers profiting from the new Parkway Station.

Changes Sought

Reasons for Participation

PR-C-0026 29/07/2017 Mike Gorick

31

Comments

Objection to the development 1. There will be an strain on the already over crowded infrastructure, which is not well enough maintained. 2. It appears deliberately to move the stress away from Cherwell towards Bladon and Woodstock which is a controversial political move. 3. There are other, long time un-used areas, that should be used before pressing into GB. 4. Any more development in an area close to a World Heritage site is unacceptable. However some might say this is beneficial since the World Heritage status might be removed. Is this the objective? 5. Double standards emanating from Blenheim Estate regarding development and the interested parties. How can it be demonstrated that this is not correct? (Statement of intent alone are not sufficient) 6. Consideration needs to be given to the residents and to traffic flow and wear and tear, which is magnified with events at Blenheim Estate. 7. Can we be sure there is no nepotism, in the decision within the parties concerned?

Changes Sought

Reasons for Participation

PR-C-0027 30/07/2017 Mrs Mary Newland No No No

32

Comments

Proposed housing development in Gosford and Water Eaton infringes upon the GB. It is vitally important that this 'green' space is protected to prevent urban sprawl . Do not want to live in the middle of a new estate. 1. Traffic though the village on the A4260 is already gridlocked road during peak periods so imagine increased traffic from another 4000 houses. 2. Infrastructure would not cope. We would need more Government funding. 3. Pollution levels at the junction of the Miller and Carter Restaurant, Gosford and Water Eaton and Kidlington is already the highest in the area and the health of our families will be put at risk. 4. Our health centres are bursting at the seams now and there will not be enough doctors etc. to cope. Schools will be needed to meet the needs of these extra families. 5. Oxford Parkway Station already overcrowded at peak times. Increased numbers which will result in more cars on already crowded roads. 6. Our historic village should be preserved in it's entirety and it should not be an overspill from Oxford and London and should not be merged with Yarnton and Begbroke. The GB is our legacy. Do not build on the GB.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0028 30/07/2017 Catherine Codd

33

Comments

Objection to proposed 4000 new houses on GB around Yarnton, Begbroke and Kidlington. 1. Loss of GB for future generations. Brownfield sites should be developed first. The nature of our historic villages will be changed forever. Without the GB separating us, we will become a suburb of Oxford. 2. Serious concerns around the impact on traffic for the local area. The A44, is already gridlocked at peak times and cannot imagine the impact of a further 4000 households. Proposed restricted access via Sandy Lane. This is an key route for Yarnton residents to facilities in Kidlington. 3. Concerned about the impact on the existing infrastructure - what will the provision be? The impact on schools - education, doctor's appointments (already difficult), wear and tear of the roads (already poor condition) with 4000 more households? Overall it is the size of the development that is of most concerns. The density is too much for the local area and not in keeping with the existing villages. But mostly the beautiful and important GB will be lost forever.

Changes Sought

Reasons for Participation

PR-C-0029 09/10/2017 Jonathan Mason N N N Y

5533

Comments

According to the Cherwell District Council Local Plan, "the essential characteristic of a Green Belt is its permanence" and "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally". Nothing in the Plan or associated documents provides a convincing case that the current need can be considered as exceptional. It is an acute, temporary need that results from poor previous planning and failure to distribute employment and wealth throughout the country. Wider, long-term planning failures should not be mitigated by destruction of the Green Belt for short term and short-sighted gain. The housing requirement figures are at best debatable, insufficient consideration has been given to alternatives to meet Oxford's housing needs within Oxford itself, and Cherwell District Council's childish initial attempts to push this plan through with the minimum statutory consultation are a clear indication that was is being proposed here is not right.

Changes Sought

For the reasons I have given above AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

Would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-0029 31/07/2017 Jon Mason

34

Comments

Frustration on the consultation period for the "Cherwell Local Plan 2011-2031)" has been set at the statutory minimum of 6 weeks and that it is during the summer holidays, when the majority of people are on holiday or busy with child care, so having less time to consider the planning documentation fully. Council urged to extend this period of consultation, to give people time to make representations based on reasoned considerations of the plan.

Changes Sought

Reasons for Participation

PR-C-0029 09/10/2017 Jonathan Mason N N N Y

5589

Comments

A key foundation of the Plan is that its intention is to meet Oxford's unmet housing need. However, little consideration seems to have been given to the significant risk that a proportion of this housing is likely to be occupied by people working in London. Since the opening of Oxford Parkway station, there has already been a notable influx of individuals who choose to live in the settlements north of Oxford and commute into London. This is evidenced by the major inflationary impact that the creation of the station has had on house prices. While this has seriously affected the affordability of housing for people who work in Oxford and the local area, it is still very affordable by London standards. Fear that we will be destroying our Green Belt for the sake of London's unmet affordable housing need. Therefore, the Plan is neither justified nor effective and thus is UNSOUND. No consideration seems to have been made to the effect, particularly of Policy PR9, on through routes within Yarnton. Rutten Lane is already used extensively as a cut-through from Cassington Road to the A44. The volume and speed of vehicles along this road puts the children using the preschool, school and park, the elderly living in the residential home and everyone going to the social club and doctor's surgery at risk. This will only get busier with the expansion of the village, thus putting these most vulnerable groups in our society in even greater danger.

Changes Sought

For the reasons I have given above AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

Would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-0030 31/07/2017 Mr and Mrs M F Barnard

35

Comments

Opposes the additional 4,400 Housing Development Areas - Yarnton, Begbroke & Kidlington. When do you say "enough is enough". Our green & pleasant land is diminishing through the building of houses. It will never be returned to us. Britain is / was re-known for its pubs and villages, with its beautiful countryside. Most of the pubs are now gone, built on with flats, houses and supermarkets. How much more land should be sacrificed? Villages are being expanded to more than their capacity, until they can no longer be called villages. But how far do you go before it's stopped? Green belt land is there for a good reason, and is unbelievably being challenged as if there will be no consequences. We feel it's unfair that Oxford University should have more say than the residents of these villages. All too often we hear that houses have been built on the Thames Flood Plain, and then a solution has to be found when problems arise. It will be the same for some of these areas. It is impossible not to see or be affected by the growing gridlock of traffic at peak times or when there are shows / events on at Blenheim Palace etc. now, yet alone if there were even more traffic! Is there to be yet more congestion? The transport infrastructure can never be made to cope with expansion to hold more. Local facilities will suffer. Doctors, schools, police, fire, ambulances and shops will be unable to cope. Waiting time for the doctors at present are two to three weeks, unless an emergency appointment is made. Any social housing being incorporated in these plans will bring additional crime and antisocial behaviour. Our insurance premiums will go up and our house prices will surely go down. We understand how fortunate we are to live in Yarnton ourselves, but like most people here we did pay a 'HEFTY' premium to do so. This was far from easy for us as we could barely afford it. We moved from the Headington area due to the ever growing dense housing and population. We believe the different councils should communicate and convene more with each other. The Oxford City Council has just built just 12 luxury flats on the old Northway School site. Surely with such shortage of standard houses, this site would have been ideal for 100+ houses. Could this be happening all too often? Why should the 'protected' green belt boundaries be reduced when this must be happening everywhere? Then a decision of 'exceptional circumstances' would not apply to this situation.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0031 31/07/2017 Michael Warren South Northamptonshire Council

36

Comments

This Council raises no objections to the proposed submission documents, which appear to have been well-considered, based on the evidence gathered. The CDC vision responds to the specific needs and growth of Oxford, the relationship between housing and employment, and the importance of building sustainable communities that are well related to Oxford while respecting the Cherwell context. The Plan provides for new development that meets Oxford's agreed, identified housing needs, supports the city's world-class economy, universities and its local employment base, and ensures that people have convenient, affordable and sustainable travel opportunities to the city's places of work, study and recreation, and to its services and facilities. In conclusion, SNC can fully support the Submission plan for meeting some of Oxford's unmet housing needs within Cherwell District.

Changes Sought Reasons for Participation

PR-C-0032 31/07/2017 John and Laura Wainwright

37

Comments

Strenuous objections to build on Green Belt (GB) surrounding Kidlington. GB were created for preventing relentless expansion of town and cities and provide valuable amenity for residents in those cities. They should by definition be inviolable and permanently protected from development. Specific reference is made to Section 9 of the NPPF. CDC is to be reminded of Conservative government's election pledges to protect GB and to avoid siting housing developments on them. There must be sufficient brownfield sites on Oxford and Cherwell to obviate the need to destroy Kidlington's GB. Astounded that District Council is basing housing need projections on SHMA report. How can these be "objectively assessed needs" when the SHMA was produced by a team led by property consultants with close connections to the development sector? Therefore the housing requirements are far in excess of previous estimates and regarded as being grossly inflated. The need would be more credible if Oxford City Council were not prioritizing employment development sites. Kidlington's character would be totally destroyed by the 70% increase in population. The invaluable green gap between Kidlington and Oxford would be lost. Such a huge increase in population would produce enormous infrastructure problems in the Kidlington area. Health and school provision would reach breaking point. Traffic congestion is already an everyday problem. A massive increase in housing would produce intolerable congestion. Detailed reference is made to the Kidlington Framework Masterplan. CDC has always defended the Kidlington GB and it has a duty to Kidlington's residents to continue to do so if their environment is not to be irredeemably ruined.

Changes Sought Reasons for Participation

PR-C-0033 31/07/2017 Fiona Brimson

38

Comments

Reject the proposals for the following reasons: Meeting Oxfords unmet need: The case for Oxford's housing need has been overstated. If Oxford was to switch land designated for business to housing it would be able to meet its housing obligations. It is premature for Cherwell to even start the process. It feels like a decision has been made 'behind closed doors'. Green Belt: The Local Plan Review attacks the core principles on which GBs depend. Even if the unmet need was proven the council should meet the need in locations other than the GB. The 3 villages affected have the least GB around them and there are other areas better suited that should be considered. Sustainability: How is the GB the most sustainable option? The loss of GB is the opposite to sustainability. It is the council's duty to locate other sustainable sites in the district previously identified. Density: If the Council built at higher densities there would be a greater opportunity for people to purchase genuinely affordable housing. Much higher density targets should be set. Transport: The proposed new railway station between Begbroke and Kidlington is unrealistic. The new housing should be delayed until the Oxford to Cambridge Expressway route has been decided, East West railway reopened and the full expansion of Bicester is agreed with its potential new transport infrastructure. The rep goes on to detail existing specific local traffic problems. More traffic will increase these problems. Employment: New employment needs to be focussed at Bicester where there are already large numbers of new housing being built and infrastructure already in place to manage this. Woodstock: Identified housing development in Woodstock would put undue stress on local infrastructure and services, threaten a world heritage site, damage a rural environment and turn an historic town in to an Oxford suburb. Am astounded the Council would consider doing this. The roads around Yarnton and Woodstock are often gridlocked especially during an event at Blenheim Palace. Additional houses would exacerbate this situation. In conclusion, there are other places to build the housing. The proposals mean that the GB would be almost eradicated in our area. Advocate taking plans to another part of Oxford where it will be less disruptive to local residents.

Changes Sought Reasons for Participation

PR-C-0034 01/08/2017 Jodie Yarrington Byrne

39

Comments

Objection to 4400 houses being build in Yarnton. Oxford has allowed a housing crises to prosper and continue and does not want to properly address the issue. The answer is not to destroy the beautiful village of Yarnton. Oxford has allowed the housing units to become rentals and tourists to invade its city. The landlord's are absent in Oxford and they're allowing the housing stock to be degraded and inflated in price. This is Oxford's problem. Protect Yarnton. Yarnton is an charming village that could expand but not by 4000 numbers. Yarnton property prices will decrease and it's appeal diminish. This expansion is not the correct expansion project and the developers do not care about Yarnton. " they care about profits". Oxford's immigrant landowners, rent rooms out for high prices with mould in the rooms. Why would you want this repeated in charming Yarnton? This is Oxford's housing crisis that can be addressed by the citizens who allowed it to flourish there. Oxford can correct this problem with better rules and regulations. Opposed to 4000 housing units that destroy Yarnton village. A smaller upscale and carefully planned expansion is advisable at 200 units at most. That will ensure the property values and charm remain.

Changes Sought Reasons for Participation

PR-C-0036 02/08/2017 Dr Mike Fulton

41

Comments

Please do not allow building on Green Belt land.

Changes Sought Reasons for Participation

PR-C-0037 04/08/2017 Mrs B Thomas

42

Comments

Moved from Oxford to Yarnton in 1957. Yarnton was given Green Belt (GB) status so that it cannot be built on to protect our lovely village. Now it is proposed to build on it for Oxford people. There is land in Oxford to build houses, not commercial premises. The infrastructure cannot cope with such a proposed development, which is also agricultural land, producing food for the country. We are now importing 50% of our food. Categorically oppose these plans, to build on our Green Belt land.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0038 02/08/2017 David Brimson

43

Comments

Reject the proposals for the following reasons: Meeting Oxfords unmet need: The case for Oxford's housing need has been overstated. If Oxford was to switch land designated for business to housing it would be able to meet its housing obligations. It is premature for Cherwell to even start the process. It feels like a decision has been made 'behind closed doors'. Green Belt: The Local Plan Review attacks the core principles on which GBs depend. Even if the unmet need was proven the council should meet the need in locations other than the GB. Once the GB is built on it will be a tragic loss for future generations. Yarnton has already had a new estate built in the last couple of years and the Cassington Road still floods when it rains. Sustainability: How is the GB the most sustainable option? The loss of GB is the opposite to sustainability. It is the council's duty to locate other sustainable sites in the district previously identified. Density: If the Council built at higher densities there would be a greater opportunity for people to purchase genuinely affordable housing. Much higher density targets should be set. Transport: The proposed new railway station between Begbroke and Kidlington is unrealistic. The new housing should be delayed until the Oxford to Cambridge Expressway route has been decided, East West railway reopened and the full expansion of Bicester is agreed with its potential new transport infrastructure. The rep goes on to detail existing specific local traffic problems. More traffic will increase these problems. Employment: New employment needs to be focussed at Bicester where there are already large numbers of new housing being built and infrastructure already in place to manage this. Woodstock: Identified housing development in Woodstock would put undue stress on local infrastructure and services, threaten a world heritage site, damage a rural environment and turn an historic town in to an Oxford suburb. Am astounded the Council would consider doing this. The roads around Yarnton and Woodstock are often gridlocked especially during an event at Blenheim Palace. Additional houses would exacerbate this situation. In conclusion do not need the new housing which will destroy our beautiful countryside around Yarnton, Begbroke and Kidlington which is treasured.

Changes Sought

Reasons for Participation

PR-C-0039 04/08/2017 Mr & Mrs P. Moylan No

44

Comments

Concern expressed regarding the plans released by the CDC to build 4400 new houses around Yarnton, Begbroke and Kidlington on Green Belt (GB) land. Attracted by the community, identity and beautiful green spaces and wildlife surrounding the village. The proposed plans would lead to a tripling of the current size of the village and the merging of the villages of Yarnton, Begbroke and Kidlington into a major conurbation exceeding 27,000 people. This is on top of the irreparable impact country-wide of such an "development" , forever changing the area which we cherish and want to protect. Objections to the CDC plans are based on the following concerns: 1. Cherwell is already committing to building 22000 houses in the district, why has the CDC committed itself to building more? The 2014 Oxfordshire SHMA must surely require review in the light of Brexit. Who, exactly, is it envisaged will buy/rent these properties, especially considering the economic and demographic outlook posed by Brexit? The plans therefore cannot be considered "consistent with national policy", as no one is clear what this is yet! Speculative building is unethical and greedy; it is well documented that developers and housebuilders regularly "sit" on land for an number of years confident that they can sell the land on for an better price at later date. Clearly, this will not benefit the local area. 2. Oxford City is proud of its 41% green space, but is happy to encroach upon and exploit the green areas beyond the city walls to meet the apparent housing needs. It is quick to dismiss sites that could easily be developed for residential purposes, but is able to find land for massive commercial developments such as the Northern Gateway. Land behind the back of BMW garage in Cowley is ideally placed for housing, why has this area not been explored for example, or the wasted space on the Botley Road industrial estates where many of the big technology business will likely withdraw because of the rise of online trading.

Changes Sought

Reasons for Participation

PR-C-0039 04/08/2017 Mr & Mrs P. Moylan No

46

Comments

The notion that it is possible to create SSSI is nonsense! The plans leave precious little in terms of green space around and between the villages. The plans will lead to increased pollution which will in turn gravely and irreversibly harm Begbroke Wood, Pixey and Yarnton Meads (SSSI), and Cassington Meadows. In addition, there is a roost of bats (possibly Noctule bats) living behind Rutten Lane in Yarnton, yellowhammers (RSPB Red List) can be seen on the allotments, hedgehogs and amphibians depend on the green areas and ditches surrounding the village, the return of otters to the Cherwell will be jeopardised, a plethora of old meadow grasses and at least thirty rare species of flowers. Rep refers to Dr Judith Webb's work. Threat to allotments where some allotment holders have been working the land for 40+ years: the pollution created by traffic and building work will make the current allotments unpleasant and unsafe areas in which to grow food. The allotments themselves provide habitats for a wide range of wildlife. 8. Floodplain (most recent major flooding event January 2014 in which the A34 was threatened by water on both sides between the Pear Tree and Botley interchanges): -the Partial Review July 2017' document alludes to the floodplain as a 'major constraint'. Reference is made to Forestry Commission advice on flood alleviation. Building on the GB will put the floodplain under even more pressure, and we will see serious, potentially fatal, flooding problems across the nearby communities. It also provides a unique and precious wildlife habitat.

Changes Sought

Reasons for Participation

PR-C-0039 04/08/2017 Mr & Mrs P. Moylan No

48

Comments

Undoubtedly, the homelessness crisis in Oxford is acute. It is folly to think that the building of houses will address this. The Council needs to fight harder to reinstate some of the vital services which have been limited or closed, particularly as regards physical and mental health, the most significant causes of homelessness, Rep provides website to express the point. The speculative building of houses signifies nothing other than a means of salving the conscience of the CDC and the present government. The transport infrastructure is already under strain. The proposal to modify the A44 from Bladon to Pear Tree by making one lane of the dual carriageway into a bus lane, is absurd. Traffic is often slow or stationary at present; this measure would lead to gridlock along the A44. The plans include the proposal to close Sandy Lane. This will remove a key road link between Yarnton and Kidlington. This action will lead to further traffic congestion at both ends of Kidlington and increased pollution. The suggestion that the Sandy Lane link can become a wheel-chair access and cycle lane as part of a cycle 'superhighway' into Oxford is ludicrous! In any case, such a project would simply lengthen cycle journeys! The introduction of another secondary school in the area, in addition to two further primary schools will increase litter, traffic and, sadly, crime. Where are the plans for increased community support, generally? The consultation period of 17th July to 29th August is too short a time-frame; indeed, we think it is poor judgement from the Council to run the consultation period during the school holidays, and thereby strongly urge for a considerable extension to the deadline. In summary, there are no 'exceptional circumstances' that justify building on the GB and altering forever the nature and identity of our historic villages and their beautiful and unique surroundings. The plans cannot be considered 'sound', in the sense that they have not been positively prepared, justified, or are effective and consistent with national policy. There must be more 'joined-up' thinking, analysis of real rather than perceived future need, and together with Oxford City, the CDC must be more resourceful and creative about finding responsible solutions to housing issues.

Changes Sought

Reasons for Participation

PR-C-0039 04/08/2017 Mr & Mrs P. Moylan No

47

Comments

The Plan stresses the relationship between Oxford and surrounding communities. It entirely overlooks the fact that Oxford has become a commuter city for those working in London. Those who can afford to live in the new developments will be travelling on the train to work in London, and not investing their time or money in any real sense in Oxford or the communities in which they own a house. The proposal purports to support the move for 'affordable housing', something which we find laughable. 80% of market value in the area does not equate to 'affordable housing' in a county where the average house price is already £400,000+. The 'promise' that a proportion of the new houses will be made over to the Housing Association and be available for rental, is an attractive one, but we have seen across the country that this very rarely happens, in reality. Younger generations want the opportunity of owning their own homes, and do not want to continue renting. The density of 45 houses per hectare is very high, higher still than the recent development in Yarnton on the Cresswell Close estate which stands at 35 houses per hectare. This presumably means there will be more high-rise housing which will further ruin the environment and contribute to light and noise pollution. The greed of Blenheim Palace, Merton College and Exeter Colleges: these can at best be described as commercial, self-serving, and excessively wealthy enterprises. It came as no surprise to us that Blenheim, the Colleges, and university are happy to 'give up' their land in support of the proposals. Once happy to visit and admire the beautiful Palace and grounds at Woodstock, we now actively avoid the site which has become an ostentatious 'stop-off on 'the Bicester Village' tourist trail and venue for all manner of 'events', clogging up our roads and spoiling our surroundings with no obvious benefit to the surrounding communities. For the second year running, we have felt forced to make alternative housing arrangements for the duration of the'Country File Live' event to avoid the misery presented by the transport access issues. Contrary to its misguided conclusions, the Palace does not 'benefit' the community as much as it claims to believe, as many local enterprises have been put out of business - this goes unchecked, as does the Begbroke Science Centre which, to date, has provided no obvious service to its surrounding communities, whatsoever!

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0039 04/08/2017 Mr & Mrs P. Moylan No

45

Comments

The centre of Banbury is disappearing because of the building of retail parks and housing out of town, and yet there is no refurbishment of the town centre as a residential area and social hub. In addition, the senseless threat of closure of a number of vital units in the Horton General Hospital in Banbury is a major concern. If the closures go ahead, there will be ever more traffic on the way to the John Radcliffe Hospital and associated units in central and East Oxford. It is already demanding for emergency vehicles to reach the J.R., but this problem would be dangerously exacerbated by excessive building in Yarnton, Begbroke, and Kidlington. The Green Belt is designed to prevent urban sprawl and loss of identity. If building goes ahead, the Parish boundaries of Begbroke, Yarnton, and Kidlington will be irrevocably lost. Furthermore, the decision to erode the Green Belt renders the designation meaningless, as it would run entirely contrary to the promise to safeguard our countryside, historic towns and villages, and it sets a dangerous precedent for the future. With the changes posed by Brexit, we are as a nation going to have to find ways to produce more of our own food, so the building on agricultural land is very unwise and short-sighted.

Changes Sought

Reasons for Participation

PR-C-0040 08/08/2017 Nicholas Fry Y

49

Comments

Considers the plan to be sound as it directly addresses existing and future issues regarding sustainable transport connectivity to and from central Oxford. It should be a priority to provide a sustainable movement corridor into and through the town for pedestrians, cyclists and public transport. The plan addresses this and provides not only for existing modes of transport but has the potential to provide for other rapid transport and environmentally friendly systems such as autonomous and electric busses, trams or other forms of mass transportation. There is significant growth in this technology which will be implemented during the life of this plan. The plan considers this point well, is "future protected" and that has to be applauded.

Changes Sought

Reasons for Participation

PR-C-0041 Mrs Amanda Platt No

50

Comments

Objection to building on Green belt Area. Plenty of other places to use i.e. near the A34, brown fields North of Oxford and close to Oxford Parkway. Please, please don't do it! Already too much traffic on roads. Journey's should take 15/20 min to Summertown can take up to 45/50 min due to traffic on the road. Traffic worse during school terms. Bus is no good at all when car needed for work.

Changes Sought

Reasons for Participation

PR-C-0043 07/08/2017 Andrew Platt No

52

Comments

There are no "exceptional circumstances" involved. GB is there to protect urban sprawl. Plenty of Brown Fields near the A34 north of Oxford and close to Oxford Parkway, with no villagers nearby to upset or congest roads with minimum of another 2000 vehicles.

Changes Sought

Reasons for Participation

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PR-C-0044 08/08/2017 Mrs M A Read N

57

Comments

Cannot cope with any more traffic in the Kidlington area and the schools are already overcrowded. Very strongly object to the plan going ahead.

Changes Sought

Reasons for Participation

PR-C-0045 08/08/2017 Patricia Hook N

62

Comments

Oxford should address its own housing need. There are already problems with the size of population currently in Kidlington, with traffic into Oxford gridlocked, buses into Oxford often full, schools at capacity and a long wait for GP appointments. One advantage to living in the area is the GB which is very important to children and families, as well as the general wellbeing of local residents, and therefore needs to be protected. The plan is not positively prepared, justified or effective.

Changes Sought

Reasons for Participation

PR-C-0046 09/08/2017 Mrs Lesley Sims

63

Comments

Objection to the Development proposals. Riding Roughshod through regulations: Why do we have regulations if the green belt can be thrown over for the very reasons stated for its existence. Why can Oxford impose development on Cherwell when Cherwell had its own plan completed and accepted as required. Who challenged the stakeholders over their wish list? Significant Conflict of interest: Very large windfall profits would be made by landowners who own the GB sites and who have recommended the development. Some of these landowners say they need affordable housing for employees. How will they contribute to that when the cost of residential land at more than a million an acre makes affordable housing pretty much impossible? Lack of Regulation: History shows that promised affordable housing does not get built and that land is released slowly to drive up value and returns to shareholders. This is perfectly correct from the point of view of the development companies and therefore it needs regulation to enforce what is required or it will not happen. The Oxford Council plan appears to be to hand over other councils' green-belt land to developers without any genuinely enforceable controls over what is built, or when, or whether the development will be properly supported by new infrastructure. They are not putting any money into this. There must be ways to set up suitable vehicles to ensure that this does not become a sprawl of opportunist developments. Lack of Trust: The appalling documentation which lacks executive summaries and can only be thought to be deliberately inaccessible. The timing of a consultation over the summer is either cynical or naive given that it is such a well-known ruse. The agreement between landowners and developers which is well ahead of any other consultation, leaving those who have had no say until now on the back foot. The marking out of additional green belt sites for nebulous use which can easily be seen as ring-fencing more green-belt for development as required. The sweeping lack of response to the objections received. Promises that joining all the villages up and then joining it all up to Oxford will not create a dormitory, with absolutely no response to the objections to this plan and no funded plan for the infrastructure that might prevent an infinitely worse quality of life for people in these villages. Out of date Data: The data being used is pre-Brexit. These are not sound data now. Cherwell Council appears to feel that it cannot refuse the demands of Oxford - but that is a nonsense. To what extent have they had an opportunity and the resources to test what is being demanded. There is a lack of any apparent enforcement of suitable infrastructure - are the people of Cherwell to pay for this too, one day, when life becomes impossible? • We need housing but more than anything else we need affordable housing for people who live and work here now - not for London commuters. We need to know exactly which sites will be used and to remove the soft land grabs proposed. We need to limit the amorphous mass proposed, maintaining some sort of separation from Oxford. We must limit the driving effect of windfall profits for one part of the community at the expense of others - and preferably direct some of them into reducing housing costs. We need better infrastructure now - let alone with additional housing. Oxford needs to help itself more and be seen to be doing so.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0047 09/08/2017 Clive Taylor No No No No

64

Comments

Scale of the proposal is too large. 1. Why do you need so much land, when the density of the housing that you propose is only 18.5/ha? 2. Why do you propose to build on Kidlington GB land, considered important to prevent urban sprawl. 3. Increase in major traffic problems that already exist, specially at peak times. 4. Where would the occupants of the houses in the area designated PR7a access the highway? 5. What affordable housing is there going to be, and how would you propose to prevent commuters and speculators from buying these houses? 6. Where are you going to put the extra schools. doctor's surgeries that is required for the massive influx of people? Why are you going to cut off Yarnton from Kidlington?

Changes Sought

Reasons for Participation

PR-C-0048 07/08/2017 Mr S Beckett N

69

Comments

Very concerned about traffic movement, which will be adversely affected, and the road network needs to be revised as a matter of urgency.

Changes Sought

Reasons for Participation

PR-C-0049 09/08/2017 David Meara N

74

Comments

The case has not been made for sacrificing GB land and sufficient consideration has not been given to the addition of over 4000 homes to the area. The infrastructure is already fully stretched with exceptionally busy roads and schools and GP surgeries struggling to meet current demand. The proposals need full and wide discussion rather than being rushed through the holiday period, and there should be further, more robust discussions with Oxford City Council.

Changes Sought

Reasons for Participation

PR-C-0050 09/08/2017 Lee Gumbrell N

79

Comments

Objection to the loss of GB land and concern over the impact on services such as schools, roads and public transport.

Changes Sought

Reasons for Participation

PR-C-0051 07/08/2017 Huw Morgan N

84

Comments

Objection to the loss of GB, which is an irreversible step. No meaningful addressing of transport issues - already an hour bus journey at peak time between Kidlington and Oxford. Concern over homes near Oxford Parkway being bought by London commuters - how will this be prevented?

Changes Sought

Reasons for Participation

PR-C-0052 06/08/2017 Melanie Snelling N

89

Comments

Concerned about the impact on local services and traffic flow. Does the Plan include new schools and GP practices? Extra traffic from these houses will considerably increase congestion and pollution. Deeply concerned about loss of GB and associated impact on wildlife and the environment. The Council should maintain its positive environmental strategy by reviewing the proposed use of GB land.

Changes Sought

Reasons for Participation

PR-C-0053 06/10/2017 Ora Sapir

1593

Comments

Objection to development by Bloombridge. This site is in the GB which must be preserved to prevent urban sprawl. Loss of landscape and rural views towards the oldest part of the village. Development will exacerbate the flood risk to housing and adjoining land/conservation area. Inadequate local infrastructure to support development of this scale. Damage to surrounding countryside and loss of a rich habitat for many rate wildlife species. The fields are an important and very well used amenity for village residents and regular visitors providing walks and views of the village towards St Mary's Church.

Changes Sought

Reasons for Participation

PR-C-0053 08/08/2017 Ora Sapir N

94

Comments

Objection because of loss of GB, traffic congestion and need for more affordable housing but developers catering to London commuters and buy-to-let landlords. Also Kidlington will struggle to manage its services for a larger community.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0054 11/08/2017 Mrs S Christiansen

95

Comments

Objection to building 4400 houses and 3 schools and a station on Green Belt land and linking Yarnton, Begbroke & Kidlington together. Questions- How is the sewage system going to cope? How are the roads going to cope? Village is already being used as an "rat-run". Disabled person and depends on car. How many of these houses are going to be affordable?. Why is the new Barton Estate not enough for Oxford? Yarnton is a 5000 years old village and mentioned in the Doomsday Book - why should Oxford City spoil it just to house their residents? Our village will not benefit from this disaster, nor will future generations. There has been no mention of how the surgery is going to cope with all the extra patients? Please don't let this happen!

Changes Sought | Reasons for Participation

PR-C-0056 08/08/2017 Mr C Norridge N

104

Comments

Do not agree that the proposed developments should take place. Any development north of Cutteslow roundabout would fill in land between there and Kidlington and be under the control of Oxford City Council. Existing developments at Bicester and Heyford are in progress with no improvements to infrastructure. A34 is a disaster and Junction 9 is one of the worst in the country. Need to maintain green areas between Oxford and Kidlington. There are plenty of large areas south of Oxford. It is Oxford City's problem and Cherwell Council should vehemently object to this Oxford overspill being developed north of the Oxford City boundary.

Changes Sought | Reasons for Participation

PR-C-0057 09/08/2017 Philip & Rebecca Cobden N

109

Comments

Limited space for development exists due to flood plains in and around Oxford, and although reasonable for surrounding villages to expand slightly to keep the region prosperous, the scale of the plan is out of proportion and unsustainable without massive investment in infrastructure. Local schools are at saturation point and struggling to provide a good standard of education to the existing population - how big would class sizes become with new developments? GB legislation is fantastic and should be respected above all else. It keeps the region in check, provides countryside for the natural population and this cannot be eroded - it would be a travesty for present and future generations. As a cyclist experience high levels of pollution already and buses get stuck in the bottlenecks that remove the bus lanes.

Changes Sought | Reasons for Participation

PR-C-0058 06/08/2017 Nigel Francis

114

Comments

Although there needs to be housing, the proposed plans are too great and on such a scale that the infrastructure will not be able to cope. GB is there for a reason and we want Kidlington to keep its identity and separation from Oxford, as well as the golf course, trees and wildlife. Think that PR 7a and PR 7b are manageable and a smaller sized PR8 as the roads could possibly manage. But not PR6 and PR1b. Please keep developments small and manageable.

Changes Sought | Reasons for Participation

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PR-C-0059 09/08/2017 Fleur Yerbury-Hodgson N

119

Comments

Protest at proposed planning on GB in Kidlington, Yarnton and Begbroke. Objection in principle to building on GB and feel that brown field sites could be found instead. Rush hour traffic between Kidlington and Oxford is already very slow and several thousand more houses in the area will make it impossible to function and for people to get to work. Most of the new housing will not be affordable for most people and will likely sell as buy-to-let, being detrimental to the community rather than helpful.

Changes Sought | Reasons for Participation

PR-C-0060 10/08/2017 Michele Lodge N

124

Comments

The land was designated as GB to protect it for ever from this type of development and to preserve the countryside for everyone. The area cannot support this level of development. It already takes 4 weeks to see a doctor, with surgeries struggling to fill vacancies. Traffic is already regularly congested from end to end in Kidlington.

Changes Sought | Reasons for Participation

PR-C-0061 07/08/2017 S Hooker N

129

Comments

Object to Policy PR11. Without detailed costings and guaranteed funding for improved infrastructure, the highway network will be overwhelmed by the additional traffic. Object to Policy PR 3. Senior citizen who makes extensive use of local countryside. It enriches life and maintains health.

Changes Sought | Reasons for Participation

PR-C-0062 11/08/2017 Jane Gould N

134

Comments

The GB was always meant to be permanent and Oxford should stay separate from Kidlington and other villages. Most houses built will only be affordable to people commuting to London or bought for rental. The roads and public services cannot cope, with GPs already completely stretched.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0063 12/08/2017 K R Fuller N

139

Comments

Roads are already full, cannot get enough doctors now. What is the use of a new empty surgery or school? The places need to be built to be self-sufficient.

Changes Sought Reasons for Participation

PR-C-0064 G Hellman

144

Comments

The area will be spoilt beyond recognition and it will destroy the feeling of living in the countryside. It is far too ambitious and will make the area part of Oxford. Most importantly the roads, parking and services will not be able to cope. Please think about the wishes of local people. The plan is not positively prepared, justified or effective.

Changes Sought Reasons for Participation

PR-C-0065 14/08/2017 Rev Felicity Scroggie N

145

Comments

Deep opposition to the proposed development in Kidlington, Yarnton, Begbroke for the following reasons: 1. Our villages do not need this housing and Oxford housing target is based on massively overestimated growth figures. 2. Do not have the capacity to cope with so many extra homes - roads, schools, GP surgeries, shops etc. will be stretched beyond breaking point & there is no evidence of proper funding for the infrastructure needed for a doubling of our size. 3.This is green belt land and once build on it is lost forever. Our villages will be submersed into Oxford suburbs and the precious open spaces that are lungs not only for us but also for North Oxford and the wildlife will be destroyed. Had understood that Greenbelt is a treasured designation and is only build on in exceptional cases of need. Cannot see this is an exceptional case. 4. Currant waiting times at Kidlington doctors is 5 weeks for non-emergencies appointments. This has knock-on effects for A&E departments, mental health services, voluntary support group and family lives. A huge increase in homes without proper infrastructure will only makes this worse. 5. Kidlington is becoming a more and more costly place in which to buy a house. Property developers are delighted to build more profitable homes for London commuters using the new train station. Do not believe that the 50% target of affordable houses will be adhered to - nor believes that these homes will be lived in by those from Oxford who do need housing - rather it will encourage London commuters & do nothing for young people seeking local housing. 6. Walk every day in the green belt area around Kidlington and meet other local people doing outdoor activities. These greenbelt areas keep us healthy and improve the quality of peoples lives. 7. The areas are habitat for local wildlife. The plan is unsound.

Changes Sought Reasons for Participation

PR-C-0066 11/08/2017 Mrs V Bruckner

146

Comments

Objection to 4000 more houses on Kidlington Green Belt. No more please!

Changes Sought Reasons for Participation

PR-C-0067 11/08/2017 Mr & Mrs P Nutbrown

147

Comments

Objection to building 4000 houses on the Green Belt on Begbroke, Kidlington and Yarnton. This will: 1. make traffic problems and pollution worse. 2. Stretch struggling public services even further. 3. Sacrifice open country side. 4. destroy local views, walks and habitats. Green Belt is meant to be permanent. once build on it is lost forever and what is left is under greater threat.

Changes Sought Reasons for Participation

PR-C-0068 12/08/2017 Keith & Hilary Prince

149

Comments

To build on the golf course will be very detrimental to wildlife. The narrow green belt to the north of the city of which the golf course forms part, is essential as a wildlife corridor for animals. The buffer between Oxford and Kidlington is essential and must be maintained. I believe that there is a golf course within the city boundaries that could be built on to help Oxford meet its own need. Kidlington has a right to maintain its own identity and not become part of a greater Oxford. The large estates do not include any open spaces for people to roam. This is already a problem in this area. Doubling the size of the population with nowhere for people to go without the need for long car journeys is a symptom of the greed which is underpinning these plans and will be detrimental to the well-being to the residents. There are continuing reports about the effects of pollution on the health of the population, yet there are plans for PR7a to build right next to the A34, one of the busiest roads in the country. Increase in development needs to be done in a gradual manner so that numbers can be absorbed naturally and the services needed for them to be provided. With no end to austerity in sight and continued cuts planned we know that no additional services will be provided and this will lead to many people being unable to access schooling, and medical services etc. Objection to the complexity of the consultation documents. They are not easy to find on the council website and there are so many. These are all wordy and complicated for lay people to read. Unable to find a summary of the plans and other relevant data anywhere to assist with understanding. This is a discourtesy to residents of Kidlington, Yarnton and Begbroke assuming this has been done purposefully to make it difficult for residents to understand and therefore discourage objections. This underpins our understanding that this massive development is almost certainly about greed, financial gain and reward for some rather than an honest assessment of the actual need.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0068 12/08/2017 Keith & Hilary Prince

148

Comments

Objection to building 4400 homes in and around Kidlington, Yarnton and Begbroke.1. It cannot be possible that the population will increase so rapidly in the next 10 years that this number of housing will be needed in addition. Agree that Kidlington and the local area can take some housing but this must be in the hundreds not thousands, so that infrastructure and the well-being of existing residents is considered. If this many houses are needed just to cover Oxford's unmet need why is the City Council a) building industrial/commercial units at the northern gateway when there is no shortage of jobs in the area. This would be an ideal position for housing with its easy access to Oxford but will only now add to the problem when people have to move to the area to fill the jobs. b) allowing the development at Templars Square Cowley (within the city boundary) to only have 20% affordable housing? If genuinely trying to meet unmet need then all the new housing should be affordable, low rent or part rent part buy, and be occupied by those working in the area in low paid jobs as key workers or in other essential services. The houses that are proposed will not be affordable, they are purposefully being built around the new station to attract those who wish to move out of London but continue to work there. This is not Oxford's unmet need but an enormous commercial profit scheme and many of the properties will immediately be bought by 'buy to let' landlords thus removing them from the housing market and immediately pushing up prices. 2. Such huge numbers of new residents who will move to the area to buy these houses will have a catastrophic effect on existing residents. The roads are already so full there is no capacity for the 10,000 or so extra cars that will arrive. Housing estates will become clogged with traffic every morning trying to leave. The notion that all will get on a bus every day is ridiculous as for most people the bus does not go where they need to go. Will need at least 3 more primary schools and one more secondary school and triple the number of Doctors surgeries and dentists. Have not seen any mention of this, although all the documents associated with the consultation are so complicated and wordy it is very difficult to find any facts at all. There are few shops to the north of the city. This is unlikely to change and so traffic numbers on the ring road will soar. One of the car parks in Kidlington has already been earmarked for development, but the size of the town is to double with nowhere for cars to go when shopping.

Changes Sought

Reasons for Participation

PR-C-0069 12/08/2017 Shaun Waine N

154

Comments

Objection to the building of over 4000 homes on the grounds of inadequate infrastructure (roads) in the local areas; A34 and surrounding A40, A44 are all currently overloaded and congested daily. Also the use of GB reduces land for walkers to use.

Changes Sought

Reasons for Participation

PR-C-0070 10/08/2017 Moira Speakman

155

Comments

Great concern for the congestion on roads. Main road between North Oxfordshire and Whitney is often at standstill. Not enough recreational outdoor space for children in Kidlington. We have no park, unlike other towns. More people are shopping in Kidlington from Woodstock who have no shops with parking. All this is causing an overload on the environment. Old people living along the Moors have no access to the park or somewhere to walk, other than the shops. Another Science Park is being build which has an effect on the traffic congestion. Many houses are not selling in Kidlington so there will be an surplus. Young people are leaving as it is too expensive, so there will not be the demand.

Changes Sought

Reasons for Participation

PR-C-0072 14/08/2017 M F Fawcett N

161

Comments

Why do we have to sort out London's housing problems? Why are we building new industrial estates resulting in more people coming into the county and increasing the housing need? Tory element in LA and Government can see money to be made for their benefit and friends by selling off GB land.

Changes Sought

Reasons for Participation

PR-C-0073 14/08/2017 Mr & Mrs Williams

166

Comments

Living in The Moors for 29 years we have seen no well planned investments in infrastructure to believe these plans are effective. Have seen family homes demolished and replaced with apartments. Our children and friends' children have been forced to move from the area due to astronomical rents and the 'affordable' housing is not affordable. Our roads are regularly like car parks - there is nothing in the plans to make us feel that they are effective and that traffic will cope. With the flooding issues as well, there are many reasons to oppose the plan.

Changes Sought

Reasons for Participation

PR-C-0074 14/08/2017 Tony Gregory N

171

Comments

The traffic will be gridlocked, already there are too many people and too many cars. There are not enough facilities in Kidlington and it will cause flooding as the drainage system will not cope with more homes. There will be no countryside left soon.

Changes Sought

Reasons for Participation

PR-C-0075 14/08/2017 Vivienne Brucker N

176

Comments

Kidlington is big enough for its 'village' status, confirmed years ago by residents voting against being a town. In the 52 years we have been here we have lost green space opposite and the traffic has greatly increased. We don't want to become part of an urban sprawl and we do not want to meet Oxford needs.

Changes Sought

Reasons for Participation

PR-C-0076 14/08/2017 Joan Davies N

181

Comments

The traffic on A44 and A34 is already a major problem. Proposed sites will increase congestion and pollution. The proposals will serve London commuters rather than local community especially with Oxford Parkway station. Walks and countryside around Kidlington are very good for our community. The GB improves lives and mental well being for those who use it and is important for society to function well.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0077 10/08/2017 Edmund Isanski N

185

Comments

This would totally overwhelm the infrastructure. GP waiting time at key practice is already over 3 weeks, local roads already overloaded at rush hour towards Oxford. The Oxford ring road is already overloaded and will get worse due to Barton and Northern Gateway developments. The Kidlington population is already rising due to new flats being built, replacing houses on site. There is no development of local facilities and I object strongly to overwhelmed infrastructure and roads.

Changes Sought Reasons for Participation

PR-C-0079 12/08/2017 Trevor Elford N

196

Comments

Vast urban sprawl is not justified, Oxford must not encompass Kidlington/Yarnton or Begbroke. Getting out of Kidlington is already a nightmare and traffic infrastructure will not cope. Leave our GB alone. To provide correct infrastructure build a dual carriageway from Kidlington, Begbroke etc. to A34 to feed Oxford - this would overcome current and future traffic chaos.

Changes Sought Reasons for Participation

PR-C-0081 17/08/2017 Mrs Pam Thomas N

198

Comments

Health walk leader meeting and walking with groups. We love our open spaces, as long as you redesign plans to accommodate walking with a group of 20-30 people weekly and 3 times from various meeting points. Kidlington Church to Thrupp across fields. Consider this for future planning. More signed public footpaths relevant to areas changed. Sign Posts, public right of way. We must not loose our walks.

Changes Sought Reasons for Participation

PR-C-0082 17/08/2017 B J Wintour N

203

Comments

Only two doctors' surgeries in Kidlington and they will not be able to take all newcomers. Also not many leisure activities or large shops in the village. This sprawl will amalgamate Oxford and Kidlington. What next - Banbury? Where will the children attend school? Has anyone really thought this through?

Changes Sought Reasons for Participation

PR-C-0084 17/08/2017 Mrs M Leach N

212

Comments

We need to keep our GB. What about the sewage system and water increase? These things are important. There will be more cars - the roads are in poor condition now and not enough has been done to put it right and will not get done the way you are thinking.

Changes Sought Reasons for Participation

PR-C-0085 17/08/2017 Adrian Smith N

217

Comments

Oxford is full! There is no room for expansion in and around Oxford, with roads already gridlocked for large parts of the day. This will be exacerbated by increasing the number of houses to intolerable levels. The GB should remain to prevent, as intended, the creation of one massive conurbation. New affordable housing is needed but the vast majority of housing in the plan will not be affordable to the lower end of the market and will likely be bought by London commuters. I feel there are areas of unpopulated land that would be a better alternative to provide a new town. This would include office and business space, providing work for residents without the need to commute to Oxford. Although this would be a huge and expensive undertaking I feel it would be a better solution to the housing crisis, enabling a practical and efficient approach to the infrastructure and housing which is more likely to be affordable.

Changes Sought Reasons for Participation

PR-C-0086 17/08/2017 C & E Rogers N

222

Comments

Do not believe that the houses will benefit Kidlington people. They would cause traffic chaos as already any small blip causes traffic to come to a standstill with the service roads also becoming blocked. With less green areas flooding will become worse, there is already a three-week wait for a GP appointment sometimes, and schools will not cope. Houses will only benefit commuters, Kidlington people would only have inconvenience.

Changes Sought Reasons for Participation

PR-C-0087 12/08/2017 Mrs D Innes N

227

Comments

Recognise that the content of this paper is sensible and necessary to maintain our community standards. However, also believe that this is just a paper exercise for officialdom to say 'we have had our say'. Until the government meets the demands of the nation and stops immigration the mandate to build unreasonable amounts of houses will be unstoppable.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0089 16/08/2017 Margaret Middleditch — Middleditch — N

236

Comments

While new housing is needed, it is unlikely it will be affordable! Think that big business (money) is the motive. Appreciate the extended final date for comments to be submitted.

Changes Sought — Reasons for Participation

PR-C-0090 14/08/2017 S — Kerry — N

241

Comments

I oppose on all the above and especially on PR3 and PR11. The GB is crucial to the wellbeing of our indigenous species and they are vital in keeping the natural order of life, This is well-documented in the effect of decreasing numbers of insects, butterflies and bees on the essential biodiversity we need for humans to thrive. Also green spaces are vital for giving access to an environment which promotes wellbeing further. PR 11 - Developers rarely provide the required infrastructure for the kind of development envisaged for Begbroke and Yarnton. In ensuring profit, houses are built first and there is evidence from other developments of promised schools, medical centres and local shops not being provided. This puts a huge strain on the existing infrastructure. The Begbroke/Yarnton development will change the environment irreparably.

Changes Sought — Reasons for Participation

PR-C-0091 11/08/2017 Mr & Mrs C — Dabney — N

246

Comments

It will make traffic much worse than it is, destroy open countryside and GB walks/habitats. The only people to gain from this will be London commuters who want to buy houses to let around Kidlington, owing to easy access to London from Oxford Parkway station to London.

Changes Sought — Reasons for Participation

PR-C-0093 21/08/2017 Tessa — Davidson

248

Comments

Strongly object to the size of the new house developments near Kidlington and Abingdon. Objection 1. No transport policy, the numbers of new cars could be in the region of 20,000, which would cause gridlock on the already very busy roads. This is counting 2 cars per house. Objection 2. Services will be overwhelmed. These developments are not positively prepared. Why not enlarge substantially the Park & Ride at Water Eaton to discourage motorists coming into Oxford? The effect on the A34 of the development near Abingdon will be enormous and it is already a dangerous road.

Changes Sought — Reasons for Participation

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PR-C-0094 10/08/2017 Conor — Micallef — Y

249

Comments

In favour of the future plans for provision of new homes. About time.

Changes Sought — Reasons for Participation

PR-C-0095 12/08/2017 L — Brennan — N

254

Comments

It is no good to add to the local traffic as it is far too busy already, especially when during school travel time or to travel into Oxford. Kidlington has already changed from a village to a small town with few green spaces, and we need green spaces. There are already several houses for sale. Please, please do not create more pressure on us and do not join up outlying areas by infilling. Think of the cost!

Changes Sought — Reasons for Participation

PR-C-0097 21/08/2017 Margaret — Smith — N

264

Comments

This development is not justified or a proven requirement. It will change the nature of Kidlington as a village and is therefore undesirable. Already several dwellings have been rebuilt as flats, increasing the population, traffic and demand for services. The timing of the consultation is not good and although I have been able to read up I was not able to attend the public meetings/exhibitions. Please re-think these proposals.

Changes Sought — Reasons for Participation

PR-C-0099 19/08/2017 Margaret — Grain — N

273

Comments

Oxfordshire will become one big urban sprawl if this goes ahead as it will open up the flood gates for other councils to join the bandwagon. Keep Oxfordshire villages as villages, and let Oxford City (including the University!) keep its own boundaries.

Changes Sought — Reasons for Participation

PR-C-0100 18/08/2017 Kenneth — Clarke — N

278

Comments

Strongly object to building these houses and think it is stupid to take our only bit of green land space between Kidlington and Oxford. How long will it be before Kidlington becomes Oxford? Oxford City has plenty of open spaces and parks - take some of that and build the houses. Children in Kidlington will have nowhere to play in the future. More houses will worsen the roads into Oxford which are already at saturation during rush hour and will take up rain soakaway areas creating an even greater risk of flooding.

Changes Sought — Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0102 21/08/2017 D Burns N

287

Comments

Object strongly to these proposals. How will these houses help first-time buyers - they will be unaffordable and the only people to benefit will be the developers, buy-to-let landlords and representatives from other organisations. The quality of life for people in Kidlington, Yarnton and Begbroke will be further blighted as thousands of additional car journeys will add to the existing congestion on the road network including the A34, the death road. There will be no additional infrastructure to support any development and little to alleviate the increasing noise, pollution, delays and disruption to local residents. As there is no viable alternative to the car for most people you will be forcing thousands of additional cars on to the A34. You have a responsibility to protect the GB which is there for the environment, quality of life of local residents and future generations. Use it wisely - poor decisions made by a few have to be suffered and endured by millions of others in perpetuity.

Changes Sought Reasons for Participation

PR-C-0103 14/08/2017 Anne Hine N

292

Comments

Have you ever seen the current traffic build-up in the morning rush hour? How can you possibly even consider making this worse? It is inconceivable. The Kidlington schools are already at bursting point. How can you even consider making this situation worse? Our flood plains for the River Cherwell and Canal are being threatened. Does Kidlington flooding not matter to you?

Changes Sought Reasons for Participation

PR-C-0104 19/08/2017 A Wood N

297

Comments

Feel very strongly that the infrastructure is already appalling and that to take away a sporting facility such as North Oxford Golf Club, which is over 100 years old, is a crime. This needs to be stopped. It does not bear contemplating what it will be like once this nonsense is put in place.

Changes Sought Reasons for Participation

PR-C-0105 19/08/2017 B & J Boffin N

302

Comments

Lack of forward planning and thinking. Needs a thorough debate by the Councils including the public.

Changes Sought Reasons for Participation

PR-C-0106 20/08/2017 Ellen & Dan Fallows N

307

Comments

Understand the great need for housing in Oxfordshire. However the plans do not sufficiently factor in the fact that the A34 and Bicester Road are already gridlocked during peak times. There must be fully costed and funded plans for road improvement and cycle paths/bus routes. The natural landscape is also very much degraded (even over the past 10 years noticeably so). Plans must be in place to clearly designate wildlife areas within proposed sites to allow wild corridors to thrive.

Changes Sought Reasons for Participation

PR-C-0107 06/10/2017 Jeff Lyes N

1117

Comments

Objections to the Local Plan on the ground of it being unsound and unjustified are further confirmed by the comments made by Councillor Barry Wood at the Kidlington Public Meeting last month. He admitted that, as far as the council was concerned, a key goal of the plan was to appease land owners and property developers. This is not a duty of the council. He claimed the Plan was the only way to avoid "planning chaos". However the facilitation of a mass land grab is hardly a disciplined outcome. Surely a more modest and better thought through plan would serve this purpose better? He explained that it did not matter if the extraordinarily high housing needs numbers quoted in the plan were wrong , but rather that the process was compliant. This is a bit like saying the operation was a success but the patient died. If local people are to have their lives turned upside down we have a right to expect the cause to be an honest one. As the local debate about the Plan has unfolded further issues have emerged. For example a) it's becoming clear that the extraordinarily high target for "affordable homes" is so far from what is routinely achieved by local authorities that such ambitious schemes will require a new financial model to ensure delivery and b) the greatest threat to the Green Belt is from local authorities contriving to manipulate alleged housing requirements so as to ensure they can argue that they are meeting the "exceptional" circumstances that permit removal of Green Belt protection from land with high redevelopment value and c) the undue haste that characterises this Plan has prevented a thorough appraisal of, and provision for, the complex infrastructure needs of such a huge scheme.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0107 20/08/2017 Mr Jeffrey Lyes N

308

Comments

In many respects its a "rip and read" plan. The proposed developments emanate from the economic self interest of Oxford City Council. Their claimed unmet housing needs have not been independently tested. Given the likely dramatic consequences of these claims the electorate has a right to expect that the data be peer reviewed and as accurate as possible. This cannot be the case when major events such at Brexit and the Government's well known interventions in the housing market have not even been taken into account. The housing market is in a different place to when the Plan was first drafted. The plan is not up to date. The Unmet Housing need of Oxford as presented in the Plan does not come about as a result of expected organic growth of the City but is a theoretical calculation based on the assumed consequences of the City adopting a specific economic policy. Similarly there is insufficient detail in the quantification of various types of housing. This makes the plan non-compliant with Government planning practice guidance which requires plans to identify specific sites for all types of housing. The three villages look the cheapest choice because the local authority will exploit the existing infrastructure, even though it was never designed for such increased capacity. This has the makings of being an irresponsible and self-defeating strategy. Government guidance requires Local Plans to ''focus on the key issues that need to be addressed and be aspirational but realistic in what they propose". But then the "need" here is not real. It is a creation of the deliberate economic policy of Oxford. Surely they should therefore be paying for a better quality solution rather than inflicting their problems across the county? Question whether the Plan is legally or procedurally compliant as there are a number of areas where the Plan is at odds with the NPPF concept of Achieving Sustainable Development which include: Empowering local people -Genuine public participation can only occur if the public actually comprehends the Plan as presented. The Plan was prepared during a period in which Government radically redefined key definitions - Affordability, Sustainable - and did so in such a way as to render their generally accepted meanings obsolete. The Plan does refer to these new definitions but not in such a way as to make it plain that without the aid of these redefinitions the Plan makes no sense. As a consequence the whole process is flawed through Its failure to achieve a proper understanding amongst the people who are supposed to be participating! Provision of Infrastructure - the plan is unconvincing in that no significant new investment is identified or proposed. Contributing to protecting and enhancing our natural, built and historic environment - the Plan does precisely the opposite.Taking account of the different roles and character of different areas, promoting the vitally of our main urban areas, protecting the Green Belts around them, recognising the Intrinsic character and beauty of the countryside and supporting thriving rural communities within It. In this case the local council thinks green belt and houses are tradeable. Cherwell have set a new precedent in claiming that houses are equal to Green Belt in sustainability terms. They have done a straight swap in their Sustainability Report so there's no loss on the sustainability balance sheet. Thus an interesting precedent will be set whereby any city will be able to dump thousands of houses in the Green Belt and become "very special".Improve the places in which people live their lives. This clearly does not apply to the three villages where traffic issues and infrastructure shortcomings will plague them for years.Contribute to conserving and enhancing the natural environment and reducing pollution - many extra buses and thousands of cars will hardly be an improvement.The term "sustainable" now has an all-embracing legal definition, diluting its original meaning to the point of uselessness, and downgrading the trust the public can put in it.

Changes Sought

Reasons for Participation

PR-C-0109 22/08/2017 Liam Robbins (& Family) N

324

Comments

An utter disgrace! This is GB land for a reason and these spaces mean an awful lot o so many people from many areas of the local community. This will give the go ahead o turn Kidlington into Oxford and Yarnton and Begbroke into Kidlington. The roads are already too busy and I have to wait 8 weeks plus to see my GP, which is dangerous, while schools and services are already stretched to their limits. Some of the proposed land floods and will be worse with more concrete and run off water. We still have a rare but priceless community spirit that has been eradicated in other areas by oversized/dangerous/badly planned & implemented housing schemes like this one. Shame on you CDC!

Changes Sought

Reasons for Participation

PR-C-0110 14/08/2017 Lisa & Mark Smith N

329

Comments

Local schools are bursting at the seams as it is. Where is the provision for additional nursery/primary/secondary school places to meet the additional need?

Changes Sought

Reasons for Participation

PR-C-0111 21/08/2017 Jean W S Moir N

334

Comments

How do buses from Kidlington get to the proposed new station?

Changes Sought

Reasons for Participation

PR-C-0112 21/08/2017 Ian James N

339

Comments

Feel that Oxfordshire has done more than enough on previous occasions to help with housing needs. For years Kidlington especially has become an overspill area for East Oxford.

Changes Sought

Reasons for Participation

PR-C-0113 18/08/2017 Mr & Mrs William Snyder N

344

Comments

The road infrastructure in this area will not be capable of such a substantial increase in traffic.

Changes Sought

Reasons for Participation

PR-C-0114 23/08/2017 Abby Thomson N

349

Comments

I find my job stressful and go for a walk every weekday in the countryside near my home where you are proposing to build. Being able to do this really reduces my stress and improves my mental wellbeing, and it is really sad that this lovely countryside will be lost. I would probably consider moving as this is so essential for me.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0115 25/08/2017 Prof Diane Taylor N

350

Comments

The Plan is not positively prepared, is not sustainable in terms of Infrastructure needs, particularly transport and utilities. Roads are congested, this plan would only increase this. Other forms of public transport could not cope either. Water supply is under pressure in the area and this would only be increased by the plan. Similarly for schools and health facilities. The plan is not therefore sustainable, or environmentally appropriate.

Changes Sought

Reasons for Participation

PR-C-0116 25/08/2017 G W Edwards

351

Comments

Absolutely appalled at proposals to develop of 4400 houses in Yarnton, Begbroke and Kidlington area, allegedly to meet Oxford City's unmet need!? What effectively is being proposed constitutes a small town populated by upwards of 9000 people! This would require extra schools, shops, medical facilities and transport links to Oxford, the latter would overwhelm the already heavily trafficked A44. As for proposing Bus Lanes from a 'Park & Ride' at Bladon to the Pear Tree area, a seemingly nonsensical plan because it would require the road between Yarnton and Peartree to be duelled and the two bridges to be rebuild.Small development, within villages is acceptable, as has taken place in this village in recent times, but development on the scale proposed is NOT. The Green Belt (GB) was designed precisely to stop the sort of development being proposed by CDC. The government itself has proclaimed it's commitment to protecting the GB and only in exceptional circumstances may councils alter it's boundaries. Fail to see why Oxford City's housing problem should be loaded on to us. There is still much land in theCity which could & should be earmarked for housing. CDC should first and foremost serve OUR needs rather than Oxford City' s, after all we pay our Council Tax to CDC and NOT Oxford City. Cherwell DC's planning proposals represent an unacceptable violation of the Green Belt and thus adversely affect our environment for evermore . Am therefore totally opposed to the plan for such a massive development on what is after all, Green Belt land.

Changes Sought

Reasons for Participation

PR-C-0118 22/08/2017 D J White N

357

Comments

Detrimental to amenities of the area.

Changes Sought

Reasons for Participation

PR-C-0119 30/08/2017 Ailsa J Allen N

362

Comments

This is too many houses for the area and the original GB should be retained. There is not enough infrastructure, schools, transport planned to go with the increased population.

Changes Sought

Reasons for Participation

Page 2573

PR-C-0120 29/08/2017 Fiona Garratt N

367

Comments

GB land is what it is and should not be built on. Leave our countryside alone!

Changes Sought

Reasons for Participation

PR-C-0121 24/08/2017 Michael Winterbottom N

372

Comments

Especially distressed that Cutteslowe Park, which now forms part of the country, will become just another urban park and that the rural walks north from it will disappear.

Changes Sought

Reasons for Participation

PR-C-0122 25/08/2017 Stella Maidment N

377

Comments

It is vitally important to preserve the GB in order to maintain the integrity of Oxford City and the neighbouring villages and to keep the area pleasant for future generations. Also concerned that the infrastructure in Oxford is already overstretched with traffic and bad pollution. We need to improve this, not add to it.

Changes Sought

Reasons for Participation

PR-C-0123 23/08/2017 K Palowska-Benda N

382

Comments

Proposed plans would have a severe impact on the quality of life for local communities and mean a massive loss of valued open space and habitats. The urban sprawl would swallow surrounding villages and towns and make a 'dumping ground' for commuters, creating traffic gridlock and stretching public services (schools, hospitals etc.) Looks like a political move - the Council would like to use its own land for profitable business ventures and creating more jobs in the city.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0124 24/08/2017 Mrs Lauren Wellard N

387

Comments

GB land is important to animal and plant ecosystems and should not be touched. There are plenty of alternative locations that would suit development better in Oxfordshire. GB just should not be a considered option. Nature is more important than government profit which would be made from using its land for business use rather than housing people.

Changes Sought | Reasons for Participation

PR-C-0126 23/08/2017 Mrs Audrey Archer N

396

Comments

Green areas for children and dogs to walk are essential, and once built on are lost forever. Please consider those already living in this area.

Changes Sought | Reasons for Participation

PR-C-0127 18/08/2017 S Byles N

401

Comments

Has Oxford no sign of decency? Keep Kidlington a village It is already an overspill, if Oxford can't look after itself don't put it onto us! Always understood GB to be division between city and country.. More houses, more business parks, more traffic. I dread to think about main road in terms of pollution, always busy. Traffic is already difficult and a new station will mean more gridlock. Infrastructure is or will not be good enough. Presumably Oxford wants more council tax from us!

Changes Sought | Reasons for Participation

PR-C-0128 25/08/2017 Tracey Wyse N

406

Comments

GB land should be preserved. Building on the proposed sites will set a precedent for further erosion of this principle. Have no confidence in the vison of half the housing being 'affordable'. Recent news from the Barton and Templar Square sites are clear evidence that without being forced to price housing based on average local income they will be out of the reach of those on average local wages. Where is the infrastructure? How will the extra traffic impact on roads that are already gridlocked during term times?

Changes Sought | Reasons for Participation

PR-C-0129 25/08/2017 Mr A C Bunce N

411

Comments

Once built on it's lost forever. The housing should be for the people of Cherwell, not as a benefit for London commuters. How soon before Banbury is included in Oxford housing?

Changes Sought | Reasons for Participation

PR-C-0131 25/08/2017 Fiona Gibson N

421

Comments

Oxford could meet its housing need within the city by prioritising housing over business parks, using brownfield sites, better planning and giving developers incentives to use these sites. GB is easy to build on and cheaper for developers but why should developers' profits be prioritised over local residents' quality of life? Once these finite resources have gone, that's it. Density targets in the city could be changed to meet housing needs. Green space and wildlife are critical to wellbeing and mental health.

Changes Sought | Reasons for Participation

PR-C-0131 10/10/2017 Fiona Gibson N

2312

Comments

Oxford City Counci can meet its housing need if they prioritised housing over employment, better use of brownfield sites, better planning and offering developers incentives to use the sites. Housing density in Oxford should be changed too. Green Belt land is more attractive to developers. Once Green Belt is built on it is gone. Green space and wildlife are critical for wellbeing and mental health therefore strongly object to the Plan.

Changes Sought | Reasons for Participation

PR-C-0132 24/08/2017 Ms MA Harwood N

426

Comments

Objection that the proposals are unfair and that the Oxford City should take more responsibility. Why should North Oxford Golf Course be under threat and not Southfield Golf Course?

Changes Sought | Reasons for Participation

PR-C-0133 25/08/2017 Mrs Mary Laina N

431

Comments

4,000 new homes brings enormous pressure on every single aspect of normal life i.e. parking, schools, traffic and doctors' surgeries. This must be stopped now.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0134 25/08/2017 Laura Ugolini N

436

Comments

Am very concerned about the proposals and that the whole area will become a 'dormitory suburb'. Especially worried about traffic and air pollution. The plan represents a huge increase in housing that would put pressure on related infrastructure, not addressed satisfactorily by the plan. The indication is that housing is aimed at commuters rather than trying to address local housing needs. The loss of the GB and walks around Kidlington and Begbroke is a particular fear and would be a huge loss to future generations.

Changes Sought

Reasons for Participation

PR-C-0135 03/10/2017 Henrietta Batchelor

1582

Comments

Objection to proposed development of planned 4,400 houses because of traffic, pollution, flood risk, danger to wildlife, lack of planning around statutory services and GB arguments. It is also our responsibility to steward recreational areas of the countryside in the crowded S. Midlands and SE England for the sake of future generations. This countryside is used by the people of Kidlington, Yarnton and Begbroke as well as many residents of Oxford keen to escape the confines of the city. Objection to the fact that this development appears more concerned with money in the pockets of developers than with an egalitarian desire to home people who find it hard to afford homes such as nurses, healthcare assistants, technicians and other low paid workers. Integration of large numbers of in-comers into what would be an urban tangle of concrete and glass usurping once beautiful countryside is likely to prove extremely problematic.

Changes Sought

Reasons for Participation

PR-C-0135 23/08/2017 Henrietta Batchelor N

441

Comments

Strongly object to the purpose to build 4400 houses in Kidlington area. 4400 houses represents at least 15000 more people. This is not sustainable and puts an burden on schools, doctors' surgeries and the traffic at the northern gateway - already gridlocked in rush hours. Could cause delays, pollution, potential for road traffic, accidents etc. Green belt is (a) designed to delineate separate villages, towns & cities, so that there is not one huge urban sprawl and (b) the Kidlington area is a beautiful recreational area enjoyed by residents & visitors and a haven for wildlife

Changes Sought

Reasons for Participation

PR-C-0136 16/08/2017 Anthony Gladstone N

446

Comments

The Green Belt should be left alone for all the reasons it was established in the first place. Roads, cycle routes, footpaths and public transport are already inadequate, so no building should be done without well thought out infrastructure plans. Public services and leisure facilities equally need clear and imaginative plans before the developments start. It is important that a large majority of housing to be built is affordable. It would be devastating if the rural walks in the area were spoiled.

Changes Sought

Reasons for Participation

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PR-C-0137 23/08/2017 Ann Gladstone N

531

Comments

Sudden influx of so many families into Kidlington would put enormous pressures on its facilities. - GP's surgeries, roads, schools etc. Vital need to ensure basic infrastructure in in place before any building of homes. The loss of Green belt should always be avoided except in the most exceptional circumstances.

Changes Sought

Reasons for Participation

PR-C-0138 24/08/2017 Mr J M Ward N

536

Comments

Any new houses build in Kidlington should be affordable for the younger generation, not for outsiders who will snap them up because of easy access to London.

Changes Sought

Reasons for Participation

PR-C-0139 19/08/2017 Anthony Lyne N

541

Comments

If you built on Green Belt (GB) it is lost forever. If a small amount is used the council and developers will keep on telling us that more is needed. The prices of the houses in the new Barton Park, tell us what the developers are thinking. They will be rubbing their hands at the thought of building houses in GB land. GB is for all of us, we must look after it, as it gives us clean air. Green Belt must be kept to protect villages character and prevent them from becoming suburbs of Oxford.

Changes Sought

Reasons for Participation

PR-C-0140 19/08/2017 Mrs Evans N

546

Comments

The new houses will cause the village to get flooded. Also the number of houses with cars will stop the village cars to be late for work, because of the cars going into Oxford. The things that are going to happen, will break up where I walk my new dog and the wildlife will disappear which will upset me.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0141 23/08/2017 Mrs G P Savin N

551

Comments

Strongly object to the proposed development because of the vast number of additional vehicles on the roads which are already heavily congested and the air pollution these vehicles would cause. These houses would attract people who need a base for commuting and will not belong to the community. The Green Belt land should be preserved to avoid Kidlington becoming anymore overcrowded, with open spaces to enjoy and allowing wildlife to thrive around this area. The additional houses would put immense strain on NHS GP surgeries, further adding to lengthy waiting times as our surgery cannot cope with the demand from existing residents, due to lack of surgeries & GP's currently in Kidlington and surrounding areas.

Changes Sought Reasons for Participation

PR-C-0142 30/08/2017 Mrs Christine Howard N

556

Comments

Do not believe that Oxford City needs as many as 4,400 extra houses. Consider the projected expansion of Oxford businesses etc. necessitating these houses is an over-estimate. Do not think Cherwell District Council should be 'baling' Oxford City out by allowing them to be built around Kidlington. Especially object to the PR8 development of 1,950 houses between Kidlington/Begbroke/ Yarnton. This will destroy areas of open land currently used for walking and leisure pursuits - in an age when we are told we are not exercising enough, this is not acceptable. The development is also too large.Also object to the proposed Station at Sandy Lane, we do not need this and it will primarily be of benefit to commuters and further increase house prices in Kidlington, making them even less affordable to local people. Is a new Station really financially viable? Are Oxfordshire County Council really supporting this? Thought they did not have the funds or the inclination to build new stations. 4,400 extra houses will swamp Kidlington and exacerbate the traffic problems and increase the risk of accidents. As far as the Doctors' Surgeries are concerned, they are already under intense pressure and we have to wait three weeks for an appointment. These 4,400 extra households will make it well-nigh impossible to get an appointment! With an ageing population generally, and an increasing number of care homes and sheltered accommodation for the elderly in Kidlington, this makes for an impossible situation.

Changes Sought Reasons for Participation

PR-C-0143 31/08/2017 Miss Norma Stallard

557

Comments

Objection to the proposal of new houses for Kidlington, Yarnton and Begbroke for the following reasons. 1. Oxford City does not need to acquire the Green Belt (GB) for its houses, if it had wanted to provide affordable houses for workers and people on the council list, it could have built all those at Barton Park, instead of the expensive houses and flats it is building. The houses proposed for Kidlington, Yarnton and Begbroke are not going to be affordable houses, but purchased by people working in London and wanting easy access by train & able to live in the country, instead of the City. 2. Oxford City Council are planning to extend the Northern Gateway by building new businesses, not required because we do not have an unemployment crisis in Oxford. In fact they could build 3594 houses there, which would solve the housing problems. 3. The proposal to shut down Sandy Lane to enable a station to be built there, would shut off Kidlington completely from Yarnton & Begbroke, making Kidlington a no-go area, which would make a tremendous difference to the shops. The station should be built at Lyne Road, which is nearer to the village and the Airport. Sandy Lane is used continually & needs to stay open.

Changes Sought Reasons for Participation

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PR-C-0143 31/08/2017 Miss Norma Stallard

558

Comments

No new schools are proposed, so where are the new children going to go to school? The present schools are already overcrowded, the same with the Doctors, there are not enough now and have to wait for at least 2 weeks for an appointment. How are they going to cope with the increase of the population? The proposal to build the houses between Oxford and Kidlington & the excess in Kidlington would lead to tremendous traffic jams. The road between Kidlington and Oxford are already jammed with cars every morning. The rep goes on to detail existing specific local traffic problems. This will cause extra pollution, which councils are supposed to be cutting down on for everyone's health. 6. There is proposal for land opp. Sainsbury to be used for sporting purposes - why - when across the road is Stratfield Brake, a purpose built sports ground. The amount of Green Belt land (GB) that you intend to build the new houses is far larger than the land needed for the houses proposed, presumably this is for future use? Using the GB for all these new houses would be criminal, it takes away from people, who live here at present, the opportunity to go walking, see the wildlife, enjoying the views and the open spaces around them. There will be no open space with what you propose, just URBAN SPRAWL, is that what you want to inflict on everyone? CDC has not given any thought to this proposal at all, stand up for the rights of the people you represent and tell Oxford City Council that you have changed your mind and have decided that the GB is more important.

Changes Sought Reasons for Participation

PR-C-0144 30/08/2017 Janet Persson

559

Comments

Questions the wisdom of Oxford, trying to expand even though it sits on very low-lying land at the junction of several waterways, but recognises that the country does need more housing and agrees that some of the locations in and around Kidlington and Gosford which it is proposed to develop for housing are the best in the circumstances. Those are PR7a, PR7b, PR8. Doubts the wisdom of building up the locations PR6a and PR6b because of their proximity to the Kidlington roundabout. The extra population will surely add to the congestion at the morning rush hour. Raises two objections to the plans for PR8: 1) Sandy Lane should definitely not be closed off to motor traffic. It is an important connection between Kidlington and Yarnton for all kinds of traffic. In fact, the suggestion of turning it into a "green" route is about the daftest idea in the whole plan. Surely when expanding the population you need more roads, not fewer. The closure of Sandy Lane would mean more traffic on Langford Lane and force us to make inconvenient detours. 2) The proposed number of houses for PR8 is too great. It's not fair to impose such abig expansion on a small community like Yarnton. Let the number be reduced to 300.

Changes Sought Reasons for Participation

PR-C-0145 30/08/2017 Fred Jones

564

Comments

Oxford City Councils housing needs should be independently reassessed and likely sites within their boundaries revisited for suitability. Should it be deemed appropriate for the existing proposals to go ahead I sincerely hope that local issues identified by local residents be very carefully considered. A project of this size without doubt requires infrastructure to be in place before the housing. Failure to do this will seriously effect the quality of life of existing residents in both Yarnton and Begbroke.

Changes Sought Reasons for Participation

PR-C-0146 30/08/2017 Paul Holmes N

569

Comments

It is truly displeasing that a council whose duty it is to reflect the will and sentiment of its electorate are proposing changes which will destroy the unique nature of these Oxford satellite communities. You are very wrong!

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0147 06/09/2017 J Wilson N

574

Comments

The proposed plan is not sustainable.

Changes Sought — Reasons for Participation

PR-C-0148 04/09/2017 Mr D J A Hamblen N

579

Comments

Grateful for the consultation extension to October 10th but object to the proposals in terms of scale and location, which will destroy village character and have an unacceptably detrimental effect on traffic on the A40, A44 and A34 which are already significantly delayed at peak times. The A4165 between Kidlington and Cutteslowe roundabout will exacerbated from barely acceptable to probably unacceptable if housing is added from Oxford Parkway to the Oxford City boundary. In all likelihood the housing will not serve local people as most of the property will not be affordable to them and will be purchased by London commuters or buy to let landlords. The plan is strategically flawed and Oxford should address its own issues and consider limiting its expansion. The national housing crisis needs to be addressed with new towns e.g. previously Milton Keynes and GB should be preserved. The proposals do not meet the needs of the constituents.

Changes Sought — Reasons for Participation

PR-C-0149 31/08/2017 Noel Heaven N

584

Comments

Parking in residential streets has become a problem since charging was introduced at the Park and Ride, and this issue will be exacerbated by the additional housing. Local roads are already congested and will come to a standstill, while local services such as doctors surgeries, schools and shops will not be able to cope. Why should the neighbouring districts dig Oxford City Council out of the hole that they have brought about by their own mismanagement?

Changes Sought — Reasons for Participation

PR-C-0150 03/09/2017 Christine Brooks N

589

Comments

Concerned that Kidlington will lose its identity and that our surgeries and schools will not cope with the increased population. Rush hour traffic is already difficult without additional cars on the road and the sewage system is already unsuitable. Kidlington has already grown considerably and continues to do so due to the number of multiple occupancy buildings being approved each time a detached home goes up for sale. Many of these are vacant for a long time after completion, which would indicate that there is not a need for more homes in Kidlington.

Changes Sought — Reasons for Participation

Page 2577

PR-C-0151 22/08/2017 Denise McDonagh N

594

Comments

Improved services are critical to any new development and developers should be required to add these costs to their costs - not ignore lack of services such as public transport, medical services, schools and the increase in traffic on our gridlocked roads from Kidlington to Oxford. It is unreasonable to take 45-60 minutes to go 5 miles on the bus. A dedicated bus lane is needed for the entire route to remove bottlenecks. Equally important is the sacred green space which adds to the beauty and charm of the area - once it is built on it is gone forever. Oxford City should resolve its own housing problems and find brownfield sites to build on. Please. please, please say no!

Changes Sought — Reasons for Participation

PR-C-0153 05/09/2017 Sally Hope N

603

Comments

The GB should not be built on. We should concentrate on brownfield sites.

Changes Sought — Reasons for Participation

PR-C-0155 05/09/2017 Melanie Greene N

613

Comments

Affordable homes are needed - is the percentage stated in the plans truly affordable? It would help if the homes were built in conjunction with a housing association to provide affordable housing opportunities for young people rather than high cost buy to lets. There should be mixed-use developments e.g. the new business park near Kidlington could have apartments above the office space, as in Scandinavian countries. Additional buses and trains will be needed, as well as additional parking at the park and ride. The roads are already hugely busy in rush hour from Kidlington e.g. travelling beyond Oxford south on the A34. What about a new secondary school - Gosford Hill School will not be able to cope. Would make more sense to have smaller developments dotted around having less of an impact on the area.

Changes Sought — Reasons for Participation

PR-C-0156 05/09/2017 Mr Charles Henry Pilcher N

618

Comments

It is totally wrong to remove the land from the GB as it is there to protect people from developers and maintain living standards. Other sites must be looked at where they do not encroach on people living there. People paid large sums of money to live there. It would also make the main road , which is already busy now, even worse.

Changes Sought — Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0158 10/09/2017 E M & C G Brooks N

627

Comments

Object to Policy PR1(a), Policy PR3, PR11. We need the GB. Once gone it will be no more. Kidlington should not be brought into Oxford. We do not agree that so many houses should be built on GB land. The plan needs to take account of gas, electric and water, as well as parking and traffic congestion. Infrastructure needs careful planning.

Changes Sought

Reasons for Participation

PR-C-0160 15/09/2017 Mrs Barbara Sharlott

451

Comments

Objection to this development on the Green Belt (GB). It is totally unrealistic. The Infrastructure cannot meet the needs of over 20000 people. Rep is elderly and disabled and no longer drives, is dependant on daily carers, nurses, other medical staff, plus oxygen and medical supplies. The transport congestion especially in the morning is difficult. if this development goes ahead it will be impossible! Also the demands on schools, doctors and people going to and from work & railway stations. We should be custodians of this precious GB. We are already getting overcrowded.

Changes Sought

Reasons for Participation

PR-C-0161 18/09/2017 Mr David Pratt Kirtlington Parish Council Y Y Y

452

Comments

No other comments made on representation form.

Changes Sought

Reasons for Participation

PR-C-0163 20/09/2017 Mrs Stella Job

629

Comments

Glad you have extended the consultation period, since the August deadline was entirely inappropriate. However, we have only received leaflets from the SOS campaign & not from yourselves. The plan is helpful in providing much needed houses for the area, so primarily supports it. However: 1. The station at Sandy Lane would be helpful. While we have good links to Oxford centre from Kidlington, the links to Banbury & the north of the county are poor. It is difficult to get into Oxford Station in rush hour to get trains to the north via Banbury, so that would help. However, it is critical that it has good road access & plenty of parking. 2. The traffic at Sainsbury's roundabout & down through Yarnton needs to be addressed. 3. One major improvement to reduce traffic around the Wolvercote roundabout / Frieze Way would be to extend the A34/A44 junction to link directly with the A40. (See sketch provided) - (This is a very rough sketch, but a link such as this would be relatively cheap in highway construction terms, as it requires no grade separation/ bridges, etc., & would only require land purchase of a field. It would reduce the traffic at the Wolvercote Roundabout significantly, by providing a route for A40 traffic to access the A34 more directly. I think this would be much more cost effective than the alterations to the Wolvercote & Cutteslowe roundabouts which were recently carried out at vast expense in terms of construction, disruption to local business & stress to local people, & resulted in only an incremental improvement, if any.) . 4. Pressure needs to put on the relevant authorities for a major upgrade of the A34, probably to motorway status. 5. It's very important to keep GB corridors with some woodland/ wilderness area. My children have enjoyed playing in the area between Grovelands & Begbroke. This is such an important part of childhood, & it's also important for dog walkers & others. That sort of thing has an impact on encouraging an outdoor life which improves health. These areas are particularly important to maintain a firm GB status: a) between the railway & the canal, & generally keeping a green corridor between Begbroke / Yarnton & Kidlington. You seem to be proposing this, though it is rather thin by Grovelands near Harts Close. b) a green corridor at the Old Yarnton Lane track to keep that traffic free walk between the villages. c) around Frieze Way & between the A34 & Bicester Rd. You have provided reasonably well for this. 6. We need a high proportion of affordable housing. We desperately need local housing for local people to work in local jobs. We don't need to provide housing to make Kidlington / Yarnton a town for wealthy London commuters.

Changes Sought

Reasons for Participation

PR-C-0164 Margaret Rockall N

634

Comments

Public services will be greatly affected i.e. health centres and schools. Views, walks and wildlife will be destroyed. Traffic will be worse. Kidlington will no longer be a village and the surrounding areas will all become congested. It's a terrible idea!

Changes Sought

Reasons for Participation

PR-C-0165 14/09/2017 Nicola & Ian Timbrell & East N

639

Comments

It will attract new residents e.g. commuters to London and elsewhere and not solve Oxford's housing problems. It will create sprawl and maximise congestion. The Green Belt is green.

Changes Sought

Reasons for Participation

PR-C-0166 18/09/2017 Linda M Tayler N

644

Comments

Totally unimpressed with the idea of building more houses in Oxfordshire, which is very overcrowded and has enough houses, work opportunities in the area and good transport links to other areas. More work and housing needs to go to the North East, North West and Wales where there is insufficient work and housing and plenty of space.

Changes Sought

Reasons for Participation

PR-C-0167 18/09/2017 Tim Butler N

649

Comments

This is an horrendous proposal! Councillors must take stock and remind themselves of the sacrosanct value of the Green Belt. It was designated by generations past, to preserve our fundamental way of life and to prevent one reckless and ignorant generation despoiling this forever. Don't be reckless and ignorant. Preserve the space between our towns, leave a legacy of civic pride and not a march towards an urban sprawl with no order and insufficient infrastructure. It is your duty to society and the environment to leave the Green Belt green.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0168 18/09/2017 C R Swift N

654

Comments

Does not want to lose the green areas now have in Kidlington. Oxford must sort out its own problems. The city has allowed too many students to come to the city, using the accommodation that citizens need. Our councillors in Kidlington have a duty to carry out our wishes and not submit to Oxford's plan.

Changes Sought

Reasons for Participation

PR-C-0169 19/09/2017 Mrs M Sammons N

659

Comments

Already a significant increase in traffic , minor roads are a hazard, especially for parents with children, the elderly and those with sight problems. The reduction in space and increased noise will affect wildlife e.g. hedgehogs have not been seen in vicinity for a number of years. The reduction in green spaces could affect the health of residents who will not be able to walk safely and enjoy the fresh air. This could lead to obesity. The increase in population will lead to an increased demand for food production - good land could be used for farming/food production instead of housing. As housing is erected rapidly who benefits financially and what checks are in place to ensure safety e.g. flood risk?

Changes Sought

Reasons for Participation

PR-C-0170 22/09/2017 Mrs Wendy J Wearing

660

Comments

Concerned by the proposals. Oxford City has several large parks and Begbroke has none. Residents need and well use, and enjoy the clean air, walks and wildlife around the small GB area that divides Yarnton, Kidlington and Begbroke. It provides an escape from the busy A44 that bisects the village. The plan would ruin the quality of life for many for financial gain for Oxford City who have chosen to build luxury homes and do not include affordable housing in many of their developments. Cherwell has always built homes in suitable environments for its own District. and we have no objection to small developments. Please do not ruin our lives when Oxford City are not willing to use the nearly 4,000 places available within their own boundaries.

Changes Sought

Reasons for Participation

PR-C-0172 20/09/2017 David Bevis N

667

Comments

Too many homes for the area and already there are issues with doctors' appointments and traffic, and this will get worse. It will take away the village status for Kidlington, Yarnton and Begbroke and result in a merge with Cutteslowe into one large, urban sprawl through to Oxford. Traffic will be awful and working in the area will be difficult to get around efficiently. Kidlington is a village and only has amenities for the already large population. It will completely change the way of life for all residents and not for the better. The proposals add nothing positive for existing residents, only many negatives.

Changes Sought

Reasons for Participation

PR-C-0173 21/09/2017 Tom Phillips N

672

Comments

These proposals will result in a loss of beautiful countryside and an inevitable increase in traffic and air pollution.

Changes Sought

Reasons for Participation

PR-C-0174 19/08/2017 Jacqueline Bevis N

677

Comments

It will be a disaster for the villages as they merge into one large urban place with too many houses. Already too much traffic and almost impossible to get around now. We need housing for local people but this will make the situation worse. Kidlington Centre will be more left out and the village will have no heart. We need to support those here and not add thousands more.

Changes Sought

Reasons for Participation

PR-C-0175 21/09/2017 Sue Crisp N

682

Comments

Devastated by the huge development to the north of the City. Objections: 1 the scale of the plans and the loss of Green Belt land, that will disappear under concrete & bricks. 2. The impact on local services e.g. lack of infrastructure. Roads are clogged as it is. More traffic will create more pollution. Doctors and schools can't cope as it is. The whole area will come to a standstill.

Changes Sought

Reasons for Participation

PR-C-0176 18/08/2017 R Aust N

687

Comments

Need more houses for Kidlington families (but not for Oxford). These would block up roads even more than the current traffic.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0177 21/09/2017 Philip Hine N

691

Comments

The proposed housing is just a vision with only 50% affordable housing and no guarantee that this will not be watered down by greedy developers. If this happens the Oxford housing need to support the youth of this area and also staffing of vital organisations, such as Oxford University Hospitals, is defeated.

Changes Sought | Reasons for Participation

PR-C-0178 20/09/2017 Mrs Rosemary Keen

692

Comments

Main objection is to building on Green Belt land. Flooding will be very bad. Traffic is bad enough now, going to Oxford after 7.00am is a nightmare. There is enough land in Oxford to build on, for Oxford people. So called "affordable" housing is not affordable to most people. The councils should build more houses for young people, but not on the Green Belt.

Changes Sought | Reasons for Participation

PR-C-0179 21/09/2017 William Underhill N

697

Comments

Principal objection is one of principle: Building should not be permitted on Green Belt Land. Any breach of this principle represents a dangerous precedent.

Changes Sought | Reasons for Participation

PR-C-0180 21/09/2017 Andrew Moss Y Y N N

698

Comments

The proposals are unsound because they fail to address the housing need for Oxford. Oxford needs more affordable housing to rent below market value and affordable housing to buy, and the plan only provides for 50% affordable housing, which means building 50% for commuters and those with enough money to buy. This just stimulates the demand for land. A higher percentage, preferably 100%, as council housing would help meet local housing need and reduce the demand for land needed, because housing need is addressed instead of houses for the better off.

Changes Sought | Reasons for Participation

1. Increase the proportion of homes to be 'social housing' - not 'affordable' which is a misleading term. Real social housing is badly needed. 2. Reduce the area of land needed by building smaller houses at higher density (but not as high rise flats) 3. Amend the wording of the plan to read 'social housing'. At least 80% social housing would be a much better choice than 'affordable housing' which is misleading.

Page 2380

PR-C-0181 20/09/2017 Kevin Newton N

703

Comments

The scale of the proposed development is totally unrequired for Kidlington and surrounding villages. Development should be within Oxford itself or areas to the South East of Oxford, Greater Leys & beyond or around Bicester or Didcot with their vastly superior transport connections to Oxford by road & rail.

Changes Sought | Reasons for Participation

PR-C-0182 22/09/2017 Michael Lewis N

704

Comments

As a resident of North Oxford for 48 years and a member of North Oxford Golf Club for 37 years, strongly objects to the plan. The prospect of houses being built on the wedge of GB land between Kidlington and Oxford would be very sad. Cannot believe that it would be in anyone's interests for Oxford to be joined to Kidlington or vice versa. The golf club was founded 110 years ago and is the second oldest club in Oxford, possibly the county as well. It has more than 25 different tree species, supporting countless bird species and other wildlife including the Great Crested Newt. It has over 500 members and the junior section fosters talent from an early age. The National Planning Framework stipulates that sports facilities should not be built upon unless equivalent or greater provision is made elsewhere. Frieze Farm is a ridiculous suggestion as the site is not big enough to take an 18 hole golf course. The GB land was selected deliberately. Presumably to separate Kidlington from Oxford and to build on it now would be a complete travesty. This particular piece of GB land is really special and should be preserved at all costs.

Changes Sought | Reasons for Participation

PR-C-0183 26/09/2017 Dr Niel Livingstone

705

Comments

Object vehemently to the proposal to build houses on the golf course land. This is part of the Green belt (GB)and comprises a crucial buffer between Oxford City and Kidlington. It would be in no ones' best interest for Kidlington to be joined to Oxford. One of the reasons for classifying land as GB is to prevent urban sprawl. These proposals, if implemented, would defeat the very basis of the GB classification. The golf course has been in existence for over 100 years and performs a vital recreational facility for hundreds of members and visitors each year. Hopes that the Council will abandon this proposal and thereby preserve this significant piece of GB land for future generations.

Changes Sought | Reasons for Participation

PR-C-0184 25/09/2017 Ms Jane Jackson N

706

Comments

Objects to the plan and points out that it is the primary duty of the District Council to represent the needs and wishes of the local community - feels very strongly that this is not the case on this occasion.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0184 25/09/2017 Ms Jane Jackson N

707

Comments

Inadequate Infrastructure provision as what is proposed will not support the massive increase in movement of people that the number of dwellings would generate. An enhanced bus lane on the A44 is insufficient - the road is already highly congested and made worse by the roundabout enhancements in Oxford. There is often a bottleneck between the Turnpike and Loop Farm roundabout and the 'Bus/Rapid Transit Function' will not benefit Begbroke/Yarnton residents.

Changes Sought

Reasons for Participation

PR-C-0184 25/09/2017 Ms Jane Jackson N

709

Comments

Oxford City's housing need is grossly overstated as it is based on the flawed Strategic Housing Market Assessment. It has been reported that there are over 1,800 empty homes in Oxfordshire, which could be used to meet some of the need. Oxford should prioritise solving its own housing crisis ahead of speculative industrial developments. Housing should also be built nearer employment to reduce commuting and therefore congestion.

Changes Sought

Reasons for Participation

PR-C-0184 25/09/2017 Ms Jane Jackson N

708

Comments

The permanent loss of GB land is contrary to the Council's own Green Belt Report, and therefore the soundness of using the GB land is questioned. The National Planning Policy Framework states that GB checks the unrestricted sprawl of large built-up areas, prevents towns from merging, safeguards countryside preserves the character of historic towns, and assists in urban regeneration by recycling derelict and other urban land. I am concerned that villages will lose their identities and the loss of GB land will have a detrimental effect on farming, wildlife and recreation, as well as air quality and the bats as a protected species. Future generations will not have the benefit of the countryside. The use of brown field sites should be reconsidered as the 'exceptional circumstances' have not been proven.

Changes Sought

Reasons for Participation

PR-C-0185 22/09/2017 Sarah Wood N

714

Comments

As the government has now substantially altered its requirements for housing in Oxfordshire, it would be extremely unwise to make decisions based on unsound & outdated information. This has to inform such a decision so serious. Oxford's local plan must also be revised; all should be coordinated.

Changes Sought

Reasons for Participation

PR-C-0186 25/09/2017 Mrs K Bartlett N

719

Comments

This seems an unreal amount of houses to be building just in Kidlington. The traffic causes many problems at rush hour, and with so many more houses to be built everything will come to a standstill. These houses are most likely to be unaffordable to workers and will only be affordable to commuters to London from Oxford Parkway.

Changes Sought

Reasons for Participation

PR-C-0187 22/09/2017 Pauline Steele N

724

Comments

The Green Belt will be lost forever and there will be an urban sprawl from Oxford to Kidlington. Traffic problems are already intolerable and these developments will make it worse. Public services such as schools & healthcare are already overstretched. The housing will not be affordable for local workers. There is no infrastructure for this type of piecemeal development.

Changes Sought

Reasons for Participation

PR-C-0188 Mrs M Cooper N

729

Comments

Having lived and witnessed the growth of Kidlington for 38 years, earnestly requests that you please maintain the existing Green Belt areas surrounding Kidlington, Begbroke and Yarnton. The Green Belt was instigated by Governments to bring the country side alongside urban areas and separate towns from villages and allow the citizens of these towns and villages to enjoy nature in every way. Appreciated and enjoyed living so close to the Green Belt by being an involved in various walking activities and clubs. Has many enjoyable memories of the beautiful paths and by-ways around the Kidlington area. Please keep the Green Belt for future generations to enjoy through exercising for health and peace of mind. Build the necessary required houses on the available Brown Field sites in Oxford and not on the Green Belt.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0189 06/10/2017 Susan Oldfield N N N

1196

Comments

Objection in every possible way. It could not possibly achieve its alleged objective of providing affordable homes for workers in Oxford. It is too big and in entirely the wrong place. Building on GB is not consistent with National Policy, nor consistent with Cherwell's Local Plan approved in 2015. (see Policy ESD 14: Oxford GB). It is Not Justified as it meets no needs within Cherwell but is designed solely to meet Oxford City Council's alleged "unmet housing need". Oxford's demands are based on out of date figures taking no account of changing factors, including likely outcomes of Brexit. The expected new method will result in a significant reduction in the figures for both Oxford City and Cherwell District. In recent correspondence with the leaders of both Councils have been blithely told that the figure can be easily re-inflated, to all for "expected economic growth". Oxford City Council could meet its own housing needs by prioritising housing for its existing residents over greedy expansionism. Cherwell District Council has acted hastily and disproportionately, before the real future need is clear. The "duty to co-operate does not oblige Cherwell to provide a dormitory for Oxford's expansionist plans. It is not a duty to comply with inappropriate demands. Particularly when destruction of the GB is involved. This area of GB fulfils every purpose for which the GB was designed. It was intended to have permanent status, giving a clear city boundary and preventing urban sprawl. Environmental damage, and that to the quality of life for all concerned, would be immeasurable and irreversible. The plan is unsound and not effective - the sites either side of the A44 around the villages of Begbroke and Yarnton are regularly flooded rendering it entirely unsuitable for major development. Existing traffic problems would be exacerbated. Roads are already struggling/ regularly congested. Suggested plans for addressing these problems are unrealistic. Transport problems rely heavily on people leaving their cars at home and either walking, cycling or going by bus - unlikely scenarios. The vague idea of a new rail link appears to be unposted and fantastical. Banbury and Bicester already have direct rail links to Oxford. New employment opportunities should be located near to Bicester where there is already more housing than work - thus reducing commuting. The Plan is Unsound in terms of the Environmental Damage it would cause - it is wholly disproportionate and ill-conceived. It would engulf the villages of Begbroke and Yarnton producing a shapeless conurbation with no separation from Kidlington. Historical distinctiveness of villages would be destroyed and surrounding countryside consumed. These fields are currently productive agricultural land, and home to a rich variety of wildlife. Enjoyed by many, both local and from further afield. Green spaces would be reduced to a pitifully narrow strip. There is much anger and dismay that such a plan could ever have been considered.

Changes Sought Reasons for Participation

PR-C-0189 25/09/2017 Susan Oldfield

730

Comments

Wishes to add her voice to her MP, Layla Moran and calls on CDC to suspend immediately the consultation concerning the development proposed for the area around Begbroke, Yarnton and Kidlington. This is in the light of the requirement that Oxford City must review and reduce the figures on which that proposal is based.

Changes Sought Reasons for Participation

PR-C-0190 27/09/2017 Dr Bob McGurrin Woodstock Action Group N

732

Comments

WSP/Parsons Brinkerhoff compiled a 75- page air quality assessment (AQA) for the development of the 300 houses in the SE quadrant of Woodstock during the 7 year duration of the construction phase as well as the post construction phase on the potential effects of Nitrogen dioxide (Noz) and Particulate matter 10 and 2.5 on the prospective residents that will occur because of increased volumes of traffic generated by the development. The report concludes that the effects of these concentrations of noxious and deadly gases on those affected, "would be negligible." There is no such thing as a negligible affect! Everyone would be affected; it's a matter of how badly. Not at all convinced that this will be the case as even the authors of this AQA have admitted that, " Changes in local traffic volumes and characteristics resulting from the Proposed Development may also have an impact on local air quality" They also admit that "road traffic is a major source of the pollutants. This AQA only pertained to the Woodstock East Development of 300 houses. Cherwell's plan of 410 houses at PR 10 will more than double air pollution in the SE quadrant of Woodstock and the nearby area in Cherwell. . The government's most recent calculations in reducing housing need from 100,000 to 68,000 units also reduces the need for local councils to contribute to Oxford's so called "Unmet needs." Consequently, the Woodstock Action Group (WAG) sees no pressing need for the proposed 4,400 houses to support Oxford's now reduced housing needs and recommends that this proposal be deleted. This would ameliorate or eliminate many of the above and other causations and concerns associated with this now redundant proposition.

Changes Sought Reasons for Participation

PR-C-0190 27/09/2017 Dr Bob McGurrin Woodstock Action Group N

731

Comments

Wishes to express concerns of the plans to build 4,400 houses to meet Oxford's so-called, "Unmet Needs." and specifically, on the adverse affects of such a magnitude of construction on local area air quality along the Oxford, Kidlington, Yarnton, Begbroke, Bladon and Woodstock corridor and its proposed expansion. The plan will "seek to: contribute to improving health and well-being and conserve and enhance the natural environment". How will the plan cope with the additional tons of nitrogen oxide gases that will be spewn from up to 150, 000 or more private cars owned by the several thousands of prospective residents and those already living in the SE area of Woodstock plus those in nearby Cherwell District? Haven't even, mentioned the atmospheric gases emitted from the jets and other crafts from the nearby oxford Airport!Public Health England has stated that 5.3% i.e., 276 deaths a year of adults 25 years and older are attributable to air pollution and others suffer with long term conditions such as lung diseases, asthma, cancer and birth defects. The Government has stated that deaths related to air pollution are the second biggest health threat after smoking. And yet, not a mention of these actual physical and biodiversity data are mentioned in Cherwell's plans other than, " … air pollution can impact on our health, climate change & biodiversity". Most of us are well aware of this. Although three air quality areas are operative in Cherwell, transport sources." There is no overall CDC policy on air pollution in its local plan. There will certainly be a need to have an air quality policy and plan for the key growth corridor from Oxford north on the A44 to Woodstock when lines of start/stop traffic grind to walking pace as workers, shoppers, tourists and public service vehicles commute to and from Oxford daily emitting Noz and Coz into the surrounding areas. In areas of air quality deterioration as above, children are at greater risk as they run and play and inhale greater amounts of polluted air. Those with related lung conditions e.g., asthma, emphysema or heart conditions also more vulnerable to these acrid fumes.

Changes Sought Reasons for Participation

PR-C-0191 Trevor Langrish N

737

Comments

These proposals are appalling and nibble away at the GB, which exists for everyone's health, wellbeing and pleasure. This plan could hark the start of wider GB development across the district and beyond. Having said this, I appreciate the need for more housing in Kidlington, Yarnton and Begbroke but not on the scale proposed nor involving development of the GB. The current infrastructure is not coping and needs to be much improved. What consideration has been given to Oxford's brown field sites?

Changes Sought Reasons for Participation

PR-C-0192 25/09/2017 Helen Langrish N

742

Comments

Object to the number of houses being built as it is too many for the area to handle and will have a social impact on the area, which is already over-subscribed in the use of its facilities (schools and medical in particular). NHS is not coping with the current number of patients. Do not need this number of homes. About 1,500 would be more acceptable both economically a reasonable compromise, as some more housing is required. The GB is precious and once built on is lost forever, so should be preserved at all costs.

Changes Sought Reasons for Participation

Proposed Submission Plan - General Comments

PR-C-0193 23/09/2017 Mr & Mrs Lodge N

747

Comments

Kidlington will become part of an urban sprawl encompassing Oxford, Cutteslowe, Wolvercote, Begbroke & Yarnton. Developers will not build affordable housing for those who need it but will build for London commuters and buy-to-let markets. Public services are already underfunded and will become worse!

Changes Sought | Reasons for Participation

PR-C-0194 29/08/2017 Mrs Broadbent

748

Comments

View on Land North and South of Milton Road is that….. Not to build on greenfield.

Changes Sought | Reasons for Participation

PR-C-0195 29/08/2017 Crystalle

749

Comments

View on Land North and South of Milton Road is that….. Happy to have more neighbours spread across Kidlington.

Changes Sought | Reasons for Participation

PR-C-0196 29/08/2017 Peter F J

750

Comments

View on Land North and South of Milton Road is that…..Build in Bloxham, look at Middlesex

Changes Sought | Reasons for Participation

PR-C-0198 29/08/2017 Pete Marsh

752

Comments

View on Land North and South of Milton Road is that…. use Brown Belt sites and not Green Belt sites.

Changes Sought | Reasons for Participation

PR-C-0199 29/08/2017 Karin Downs

753

Comments

View on Land North and South of Milton Road is that …..Houses should be spread out across the District on brownfield sites, such as land north and south of Milton Road. Some of the GB around Kidlington should be maintained for children to play on.

Changes Sought | Reasons for Participation

PR-C-0200 29/08/2017 Lisa

754

Comments

View on land North and South of Milton Road is that….if there are Brownfield sites in the District, these need to be considered. Allocations need to be spread out more including areas like Bloxham.

Changes Sought | Reasons for Participation

PR-C-0201 29/08/2017 Rachel Pittick

755

Comments

View on Land North and South of Milton Road is that……Spreading out of additional housing. Also offering more services i.e. doctors, schools etc.

Changes Sought | Reasons for Participation

PR-C-0203 24/08/2017 Andrew Rugg

757

Comments

View on Land North and South of Milton Road is that…..Too much pressure will be put on the infrastructure in Kidlington, the traffic is a nightmare at peak times and that includes the A34.

Changes Sought | Reasons for Participation

PR-C-0204 24/08/2017 Susan

758

Comments

View on Land North and South of Milton Road is that…….Housing needs to be more spread out across the District. Kidlington can have some development but 4,500 is too much so Council should consider other sites.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0205 24/08/2017 Claire Larkin

759

Comments

View on Land North and South of Milton Road is that.....Local schools in Kidlington are overcrowded and underfunded. Road congestion is very bad in the mornings. Concerned about 4,500 new houses being added to Kidlington. The Council should consider other sites in the District.

Changes Sought | Reasons for Participation

PR-C-0206 11/09/2017 Richard and Ellen Winfield

760

Comments

Have lived in Yarnton for over 30 years and are extremely worried about the proposals, which will mean a further loss of GB after many changes to our village and the new houses built. It would merge Yarnton with Begbroke and add to the existing traffic problem on the A44 which is at a standstill at certain parts of the day. The proposed bus lane would not prevent the bottlenecks between the Turnpike public house and Peartree Roundabout, and if Sandy Lane is closed to traffic between Yarnton and Kidlington (used by many people) this will divert traffic onto heavily congested roads. Our property, in Rutten Lane, backs onto an open field and if houses or school premises are built on this land it could increase flooding here and elsewhere in the village. Government policy is that GB should only be considered where there is no alternative, but there is more suitable land within Oxford city to meet the housing need or other land within the district that is not green belt. Even with an amount of affordable housing many will still not be able to get on the housing ladder. Totally opposed to these plans.

Changes Sought | Reasons for Participation

PR-C-0207 24/08/2017 Denise Bright

761

Comments

View on land North and South of Milton Road is that..... too much housing is proposed for Kidlington. Traffic is already a serious problem. As are local schools and doctors. Green belt should be left alone.

Changes Sought | Reasons for Participation

PR-C-0208 24/08/2017 Jonathan Cowley

762

Comments

View on land North and South of Milton Road is that.... it would be a better option than building on the Green belt land in the Kidlington area.

Changes Sought | Reasons for Participation

PR-C-0209 24/08/2017 Sam Smith

763

Comments

View on land North and South of Milton Road is that.... there could be areas to do it. Instead of building all the homes around Kidlington.

Changes Sought | Reasons for Participation

PR-C-0210 24/08/2017 Thackeray

764

Comments

View on land North and South of Milton Road is that....know that housing needs to be built but should be spread out to better non GB sites in the District. Maintain the buffer between Kidlington and Oxford.

Changes Sought | Reasons for Participation

PR-C-0211 24/08/2017 Tony Bray

765

Comments

View on land North and South of Milton Road is that.... the promise of better road infrastructure for Kidlington did not materialise in the past - are the promises of improvement going to not materialise again? The infrastructure for 4500 houses needs to be up and running first and don't believe it will. The roads into Oxford will be completely overstretched at rush hour with additional houses.

Changes Sought | Reasons for Participation

PR-C-0212 24/08/2017 Mrs Reussell

766

Comments

View on Land North and South of Milton Road is that..... good to spread housing out to better sites like land North and South of Milton Road. Kidlington has been given too many homes and it's got enough now. Cherwell should consider these other site options.

Changes Sought | Reasons for Participation

PR-C-0213 24/08/2017 Sean Goff

767

Comments

View on land North and South of Milton Road is that..... Kidlington is supposed to be an village - there isn't the infrastructure to support more development. The Council should consider other sites in the District that aren't in the Green Belt.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0214 24/08/2017 Eliza Charlton

768

Comments

View on land North and South of Milton Road is that.... Kidlington doesn't have the infrastructure for more housing and schools are full. Land North and South of Milton Road is not green belt and could deliver a new primary school. Traffic in Kidlington is already at peak congestion, whereas Bloxham has better infrastructure.

Changes Sought | Reasons for Participation

PR-C-0215 24/08/2017 Anne Brook

769

Comments

View on land North and South of Milton Road is that.... development should be spread out across Cherwell and Bloxham is a perfect place for new homes. Bloxham has better infrastructure to cope with the housing. Kidlington is struggling with congested traffic already so can't cope with this number of new homes. This site needs to be considered by Cherwell.

Changes Sought | Reasons for Participation

PR-C-0216 24/08/2017 Becky Lindsey

770

Comments

View on land North and South of Milton Road is that.....Build outside of Kidlington

Changes Sought | Reasons for Participation

PR-C-0217 24/08/2017 Mr & Mrs Martin

771

Comments

View on Land North and South of Milton Road is that.....Housing should be built there instead of Kidlington. Better infrastructure in Bloxham as Kidlington schools are full and roads are terrible. The GB has lots of wildlife so why not build on non-GB land?

Changes Sought | Reasons for Participation

PR-C-0218 24/08/2017 April

772

Comments

View on Land North and South of Milton Road is that.....Kidlington is already jam packed, how can you fit more in? Land north and south of Milton Road is a better alternative.

Changes Sought | Reasons for Participation

PR-C-0219 24/08/2017 Haroon Iqbal

773

Comments

View on Land North and South of Milton Road is that.....The Council should consider other sites in the county, like Bloxham, that are not in the GB.

Changes Sought | Reasons for Participation

PR-C-0220 24/08/2017 Nick Todd

774

Comments

View on Land North and South of Milton Road is that.....believe this area to be under much less strain of high population and with a potential to improve infrastructure at a later date if required. Kidlington and Oxford are very densely developed and are in great danger of becoming a gridlocked metropolis.

Changes Sought | Reasons for Participation

PR-C-0221 24/08/2017 Ramesh Massey

775

Comments

View on Land North and South of Milton Road is that.....Kidlington does need more houses as there is far too much pressure on the existing homeowners. However, consideration must be given to building in other non-GB areas as well.

Changes Sought | Reasons for Participation

PR-C-0222 29/08/2017 Lena Hagan

776

Comments

View on Land North and South of Milton Road is that.....It should be considered as it will reduce traffic congestion and stop Kidlington being overpopulated.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0223 10/10/2017 John Darley

2252

Comments

Oppose the proposed planning policy to build 4,400 houses within Cherwell District Council in order to fulfil Oxford City's unmet housing needs which according to the recent local news may well be an overestimate! Why can Oxford not deal with their own requirement as they seem to be filling Headington with student accommodation which would be better suited for local residents. Understand that new legislation/proposals are coming from the government in the spring and feels it would be prudent to wait at least until then, before reviewing the current proposals.

Other concern is the closing of Sandy Lane - it is a vital link between Yarnton and Kidlington and if anything should be enhanced. From a personal point of view when on grandchild care, we will be adding at least 4 miles to our journey, twice a day for school runs which will help add to the traffic congestion with the other traffic generated by the extra houses! The A44 often cannot cope with the volume of traffic at certain times at the moment and with the introduction of another 3,000+ cars will make it even worse. Reference to the meeting at Exeter Hall.

Changes Sought — Reasons for Participation

PR-C-0223 15/07/2017 John Darley

5543

Comments

Writing as a resident of Yarnton to object to the proposed plan to build 4,400 new houses on the Green Belt around Yarnton and Begbroke; especially the 3,660 in Yarnton. Feels that the proposed developments would not be appropriate to the Green Belt policy set out by national guidance and the council's own plans in that it would
be contrary to a number of the basic purposes of the Green Belt policy. Notes that the council turned down a previous application - 14/00191/OUT - to develop new housing to the north of Yarnton on the east side of the A44 with access of Sandy Lane as "inappropriate development in the Green Belt.....would conflict with the key purposes....within the Green Belt. This was supported by reference to a ministerial statement " confirming the Government's intentions with regard to the importance of the protection of the Green Belt" Various examples were cited as being similar - Thundersley, Essex; Saltford, Somerset; Cheltenham and St Albans. Opposed to the closing of Sandy Lane as it would affect my wife and I travelling to Kidlington for grandchild care two days a week at least.

Changes Sought — Reasons for Participation

PR-C-0224 15/08/2017 Andrew Hadaway N

785

Comments

Underfunded Public services are already overwhelmed and will deteriorate further with an increase in population. Green belt development is wrong and in no cases has it ever been recovered once lost to developers. Building on them will destroy local habitats, views and footpaths. These areas are vital for our health and well-being and encourages the populace to get out and exercise, reducing the pressure on our medical services and the need to take time off work. The Green Belt must be preserved for us and for future generations. Must resist the urban sprawl that is threatening our Human Rights to live in a pleasant environment complete with it's green spaces and with an infrastructure that can cope. Concreting over our countryside will only exacerbate the local flooding we are already trying to prevent. In other areas in Oxford developers have promised 50% affordable housing but have not kept their word once approval for development has been given and the councils have not insisted that the make good on their promises. This is not acceptable. What is to say that the same would not happen in any new development in Cherwell? Is not affordable housing one of the very reasons that new housing is required? Oxford City instead of building more housing in it's own area wishes to push the problem out into the surrounding countryside causing more air pollution in those areas - something it has consistently failed to address within the City. The Cutteslowe and North Oxford junction redevelopment with the A40 has spectacularly failed to improve the traffic flow since it's inception and more housing to the North will only exacerbate the problem making journey times longer than they have ever been. This is a main route to the Headington Hospitals where traffic issues are already a major problem. There is a proposal to close Sandy Lane to motor vehicles due to the development PR8 but in the same sentence offers the construction of a new railway station at the Sandy Lane crossing. How is this sensible? How are commuters supposed to get to the station? This has been ill thought out and the new station is a carrot which will do nothing to offset the huge amount of extra commuters wishing to get to Oxford and Headington - the major areas for employment, or London via Oxford Parkway. Cherwell Councillors must act for the people of Cherwell and not for the developers and Oxford City landowners.

Changes Sought — Reasons for Participation

PR-C-0226 22/08/2017 Pamela Todd

788

Comments

Strong objection to Cherwell District Council's plan to build 4,400 houses on the Green Belt surrounding the villages of Begbroke, Yarnton and Kidlington. Reference to The NPPF (National Planning Policy Framework, para. 80). The NPPF emphasises that 'GB boundaries should only be altered in exceptional circumstances' and I do not consider that Oxford City Council's inability to manage their own housing needs as 'exceptional circumstances'. Cherwell DCs plan also contravenes the NPPF's policy on the GB and their reasons for 'exceptional circumstances' are not acceptable both to myself and to many other people. The main purpose of the GB is to prevent urban sprawl. Cherwell's Local Plan which has been adopted states that that "The Oxford GB was designated to restrain development pressures which could damage the character of Oxford City and its heritage through increased activity, traffic and the outward sprawl of the urban area." If these plans are instigated then Oxford City will engulf Begbroke, Yarnton and Kidlington creating 'urban sprawl' on an unprecedented scale. These villages, which have stood alone for hundreds of years, will become 'incorporated' into the suburbs of Oxford and the loss of the GB which separates them will also be lost forever in a mass of bricks and concrete. To prevent neighbouring towns merging into one another - Government policy states that development within the GB should only be the very last resort and should only be considered if there is no other alternative. I do not accept that Cherwell District Council has taken into account the above statement. If these plans were to come to fruition Yarnton and Begbroke would be consumed by Kidlington and all would then be engulfed by Oxford city. These villages have their own historical significance and have stood alone for hundreds of years as I've already stated. This 'independence' would be lost along with each village's history. In the plans Cherwell has allowed for a 50m strip of GB to remain in place separating Yarnton from Begbroke – 50m is the length of a swimming pool and hardly a 'separation'!! By making one large conurbation, the strain on local services would be untenable. The majority of the influx of people would not be working in the area but would be commuting elsewhere. The plans to upgrade the A44 and create a rapid transport system would not alleviate the increase in traffic this proposal would generate. The A44 already experiences high levels of congestion and has a number of pinch points which could not be changed under the upgrade thus exacerbating the congestion even further. The small surgery at Yarnton could not accommodate a further 10,000 people which alone are said to increase the population by. Although the surgery is linked to Kidlington, they too would see their population explode and they too would be unable to cope with the influx. Loss of GB in this locations does not safeguard the countryside - it would result in the loss of rural habitat, Wildlife - deer/buzzards/woodpeckers, owls/bats/etc., agricultural land, trees and hedges, farms - poultry and venison. There would be an increase in carbon foot print, CO_2 emissions, carbon monoxide levels, nitrogen dioxide levels, lead levels, population, traffic, noise levels and energy usage. There would be a strain on local amenities, (surgery in particular) and local transport routes.

Changes Sought — Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0226 09/10/2017 Pamela Todd N Y

1231

Comments

Opposes the plans for the following reasons; Loss of GB forever & Impact on villages & surrounds, losing 'village life': The NPPF para 80. states the existence of GB is to check unrestricted sprawl of large built up areas - The plan means Oxford City would engulf Begbroke, Yarnton & Kidlington creating unprecedented urban sprawl, losing GB under bricks & concrete. To prevent neighbouring towns from merging into one another - CDC hasn't taken into consideration the Government's. statement that developing on GB should be the last resort & be considered if no alternative. Leaving a 50m strip of GB is hardly 'separation'. To assist in safeguarding the countryside from encroachment - Losing GB would mean losing wildlife & their habitat, agricultural land, recreation for health & well being, an increase in CO2, CO, NO2, Pb, pollution, traffic, noise levels. To preserve the setting & special character of towns - Yarnton & Begbroke would lose their identities & history, dating back to 2700BC. CDC is contravening its statements in The Cherwell Local Plan 2011-2031, Pt 1 adopted 20/07/15, Policy ESD 14: Oxford GB. Yarnton & Begbroke are covered by 'Policy Villages 1'. To assist in urban regeneration by encouraging the recycling of derelict & other urban land - The NPPF states "GB boundaries should only be altered in exceptional circumstances". Oxford City Councils inability to manage their own housing need shouldn't be considered 'exceptional circumstances'. They should be using their own brownfield sites & switching land earmarked for business to housing. EG. Northern Gateway. The population increase will put strain on local amenities. The inadequate transport infrastructure will not cope with increased traffic, (already lost Yarnton to Kidlington bus link). Pollution increase will impact on health. The increase in carbon footprint. The SHMA figures are flawed & inflated to accommodate the proposal. Yarnton has already seen expansion in 2011. Over 200 homes built. The development could be place on sustainable sites CDC has already identified within their jurisdiction. The increased impact of flooding in Yarnton & Begbroke. Am personally opposed to these plans for the following reasons:• The loss of the Green Belt forever • The huge impact this development will have on the village and surrounding areas • The population increase and the strain it will put on local amenities • The inadequacy of the transport infrastructure to cope with the increase in population and
traffic (we have already lost our bus link to Kidlington) • The increase in pollution and the impact it will have on health
• The increase in the carbon footprint • The environmental impact it will have on the wildlife • The loss of the agricultural land • The loss of the 'village life' • Because the SHMA figures are flawed and inflated to accommodate the proposal • Because Yarnton has already seen an expansion with over 200 homes being built in 2011 • Because the planned development could be placed on sustainable sites Cherwell DC has already identified elsewhere within their jurisdiction • Because of the increased impact of flooding in Yarnton and Begbroke. The Green Belt is meant to preserve the countryside for all and should not be sacrificed to meet development needs. The Green Belt is needed to aid the health and wellbeing of people living in an urban environment so that they can spend time enjoying nature in a peaceful setting. Once all these things have been taken they cannot be replaced and this would be a crime. Urge you to reconsider your plans and leave the Green Belt boundaries alone to let future generations enjoy the rural setting and village life this area offers.

Changes Sought

Reasons for Participation

Would like Begbroke and Yarnton Green Belt Campaign to act as my representative during the Examination by the Planning Inspector.

PR-C-0227 12/09/2017 Julie Priest

789

Comments

Not bothered about building more housing. But feels bothered that a good proportion of the new residents will have cars, and want to travel into Oxford in the mornings. It doesn't matter how excellent the public transport is, if it can't get to the bus lane for the weight of traffic, then it will take longer to get into work.

Changes Sought

Reasons for Participation

PR-C-0229 24/08/2017 Alys Thomas Cushman & Wakefield on behalf of Royal Mail Group

791

Comments

The Local Plan (Part 1) Partial Review Consultation document makes provision for an additional 4,400 new homes over the plan period, to be delivered through 7 strategic sites. These sites are focused on a geographic area extending north from Oxford to south Kidlington, along the A44 corridor to Yarnton and Begbroke, and up to Woodstock in West Oxfordshire. Any increase in the number of dwellings is likely to have an impact on the capacity of Royal Mail's operations and its ability to provide universal postal services within the District. It is considered that the expected growth will have capacity implications for existing Royal Mail properties, particularly those within the Kidlington area where the majority of the proposed growth is concentrated. As a consequence Royal Mail, as a statutory provider, may seek the expansion of existing assets or new sites, particularly where housing developments are concentrated and where existing properties are nearing capacity. A rule of thumb is that for every 400 new dwellings, one additional postal round is required, and for developments approaching 1,000 new dwellings in one area, an increased footprint or new delivery office may be required. It is imperative that this is kept in mind in the preparation of the Local Plan (Part 1) Partial Review, particularly in the context of Royal Mail's statutory duty to provide efficient mail sorting and delivery for the Council's administrative area. Royal Mail must therefore continue to be informed about proposals for strategic locations, planned expansions and growth areas, and would welcome further engagement with the Council to ensure appropriate business development and planning and to safeguard future operations in the District.

Changes Sought

Reasons for Participation

PR-C-0231 31/08/2017 Kate Nash Hanwell Parish Council

802

Comments

The planned housing for Woodstock will put undue stress on local infrastructure and services, threaten the World Heritage Site project, damage the rural environment and risk turning this historic town into an Oxford suburb. The Local Plan Review should instead protect historic Woodstock from inappropriate development.

Changes Sought

Reasons for Participation

PR-C-0231 31/08/2017 Kate Nash Hanwell Parish Council

799

Comments

In the adopted part of the Local Plan and in this Review the Council wastes land by proposing to build at very low densities. This is not only an unsustainable waste of a vital resource, but higher densities would produce the more affordable houses people actually need. The Council should set much higher density targets.

Changes Sought

Reasons for Participation

PR-C-0231 31/08/2017 Kate Nash Hanwell Parish Council

801

Comments

Any new high-tech employment sites in the district should be focused at Banbury and Bicester, where large numbers are already being built/have been provided for on the basis that high-tech employment would be provided. This has not yet been forthcoming.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0232 13/09/2017 Thomas Bulford Y Y N

803

Comments

Strongly disagree with proposal to build houses on the North Oxford Golf Club. This is a vital recreational facility, a green lung, a home for trees and wild-life and a beautiful property that should not be desecrated. It is a vital recreational facility. It is madness to simultaneously house more people while restricting recreational facilities. The Club is successful, has a long and valued history in the City and, if left alone, will have a bright future and should still be flourishing in 100 years time. The proposal to re-site the golf club to Frieze Farm is nonsensical. Why go the trouble and huge expense of moving the golf course a couple of miles when you could just build the required homes at Frieze Farm????? If the North Oxford Golf Club has to close down it will be a sad day for the City and a stain on the record of the planning committee. Don't let it happen.

Changes Sought

Reasons for Participation

PR-C-0234 25/09/2017 Gareth Miller

805

Comments

Objects to the proposals in the Draft Plan and fully concurs with the arguments made by CPRE. It is vital to conserve the village nature of Yarnton and Begbroke and to preserve the green belt to the north of Oxford.

Changes Sought

Reasons for Participation

PR-C-0235 22/08/2017 Mrs L Tomline

806

Comments

Have three concerns regarding the proposed development of farmland surrounding Begbroke and Yarnton. Main concern is an increase in flooding in the area if large areas of farmland are built on. Properties in Fernhill Road, in particular the eastern end, have a very high water table and the gardens flood after a period of heavy rain, reaching around two feet in the middle of the gardens. Not had flooding in the house but have had water only a few inches below the floorboards. If properties flood as a result of building on these natural floodplains will Cherwell District Council take responsibility and compensate for damage caused to properties? The large number of houses is meant to provide homes for people working in the Oxford area, but the Water Eaton rail station provides a fast link to London and the additional housing will attract London commuters. What method will be put in place to ensure the new housing goes to local workers? Our property is quite a distance away form the Begbroke Science Park but any south-easterly wind carries the continuous high-pitched humming produced by the cooling system used in their computer room. This causes sleepless nights. This will affect residents of the proposed housing around the Science Park.

Changes Sought

Reasons for Participation

PR-C-0240 29/08/2017 Ken Roper N

826

Comments

Objection to the proposed development of 4400 houses, as it would effectively meld Kidlington, Yarnton and Begbroke together turning the countryside of North of Oxford into another Milton Keynes. The infrastructure doesn't support that number of houses being built, the roundabouts at Wolvercote and Cutteslowe barely able to cope now. The whole plan is unsound, has not been properly thought out or prepared, neither is it justified and it will not be effective, as soon as they are built there will be a proliferation of "To Let" signs throughout the development. If these are deemed necessary, and to impose on the green belt then why not create a new village either side of the Banbury Oxford road north of Sturdies Castle, and the other side of the road north of Tackley, this would also make it more viable for the bus companies to reinstate bus services to villages such as the Bartons.History shows us that despite the promise of affordable housing none of them will materialise, a three bedroom house on the new Barton development going for a proposes £600000. Oxford with the new station at Water Eaton is turning the north side of Oxford into a dormitory for Londoners wishing to commute. If green belt has to be sacrificed it should be with miles between the current developments of the three villages most affected by the proposal, and with an infrastructure to support it, doctors surgeries, shops, a pub and churches. Oxford City needs to look at the vast number of empty properties under their purview, and stop building vanity science parks that require housing to support them.

Changes Sought

Reasons for Participation

PR-C-0241 30/08/2017 Sue & Colin Sherwood

827

Comments

Disgusted and horrified at the proposed destruction of the GB and the associated environment and communities of Yarnton and Begbroke. Moved from Oxford two years ago leaving behind traffic and noise, light, air and environmental pollution. The proposals will remove forever the rural atmosphere and have a catastrophic effect on the environment for generations to come. There will be other unpleasant aspects of the proposals but wish to concentrate on the effect the proposed development will have on the current rural environment and communities. Urge you to reconsider your proposed eradication of our GB.

Changes Sought

Reasons for Participation

PR-C-0243 22/08/2017 Dr Karlijn Morsink

829

Comments

Strongly against the proposed development on the Green Belt around Yarnton, Begbroke and Kidlington. 1. Understand that the land in question is designated as Green Belt land and should not be developed. Important to keep the villages of Yarnton, Begbroke and Kidlington separate.2. The extra traffic would make the existing congested roads at peak times considerably worse. 3. Has Oxford City Council made enough effort to provide their unmet housing need within the city? Can they not use existing derelict business/commercial sites within the city boundary instead? Are there not alternative sites surrounding Oxford?4. Is it really necessary to provide an extra 4,400 houses in/around Oxford, especially in view of Brexit?5. It is often difficult to get a doctor's appointment here and the extra houses would impose extra pressure on the existing stretched service.6. We would lose the rural feel surrounding Yarnton and it would be terrible for local wildlife and farmland.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0244 08/09/2017 Michael Groves N N N

830

Comments

Strong disagreement to proposed plans. GB enables and encourages distinct identities and characteristics for towns and villages whilst providing valuable space for exercise and enjoyment of the countryside. This long held tradition that has been enshrined in law is put at risk, riding roughshod over planning laws and local inhabitants. Houses are needed for local young people doing vital work in the caring, emergency and low paid industries but, as in the case of Barton where affordable housing was used as a pretext for gaining planning permission - there is now no affordable housing for local young people. It is feared that this vast development will become a dormer town for the better off/well paid in Oxford and London. To help local people the landowners could donate portions of their gifted lands to help local councils with smaller and less divisive developments. Whilst people employed by these landowners may well receive subsidised accommodation, this will not help our hospitals, schools, nursing homes or council workers who are vital to support the local infrastructure and are currently being forced out of the locality in order to be able to afford to rent or buy their own property. These people far away from friends and families will not be able to give or receive help from their families at time of need, thus impacting further on social services. Development of this size is horrific when the A34 and A44 are currently totally inadequate and overwhelmed. Local schools, nurseries, GP surgeries and hospitals are all overstretched and unable to cope with current numbers. Cherwell District Council has a duty of care to plan responsibly for the inhabitants of Cherwell and not become a dormer city for the convenience of Oxford City.

Changes Sought

Reasons for Participation

PR-C-0245 07/10/2017 Neil Sadler

1844

Comments

The plans to build 4,000 homes north of the Cutteslowe area are deeply worrying and threaten the natural environment that separates Oxford from Kidlington. It also sets a very worrying precedent for councils grabbing green belt and other natural areas for urban sprawl. How can there not be a more suitable site which doesn't risk changing the feel of the entire area as much? These houses are also likely to be extremely desirable as being next to the train station, so I am not sure how they can be described as social or affordable housing.

Changes Sought

Reasons for Participation

PR-C-0247 01/08/2017 David C Hinde Begbroke & Yarnton Green Belt Campaign (2)

834

Comments

Multiple documents have been submitted with this representation. These are summarised as follows. Appendix A: Baseline Data and Evidence. Relevant information gathered through the baseline review is presented on the plans provided in Appendix A. These plans provide a record of the issues & constraints that have guided the development of potential design options. The key points & themes to emerge are summarised in this section but the Appendix A is missing. Appendix B: Stakeholder feedback. The feedback & comments from stakeholders are provided in Appendix B. The key themes to emerge after analysis of the feedback are summarised in the report but are not available for review as Appendix B is missing. Appendix C & D: Design Overview. Plans showing the preferred corridor design are provided in Appendix C. It is unclear if this is the information provided in PR36b. The operation of selected junctions has been modelled for a future year scenario (2031). The findings are discussed in context below, & presented in detail in Appendix D. Appendix D is missing. Appendix E: Design decision. Further to the design notes provided in the report, a record of all design options considered throughout the corridor is provided in Appendix E. This appendix is missing & would seem relevant given the residents of the area may consider aspects of the other options more appropriate given local knowledge. Hard to achieve this if the information is not provided for review & comment. Appendix F: Full Cost Estimates. The main body of the report provides a summary of the total scheme costs. The full cost estimate calculations are provided in Appendix F which is omitted. The report acknowledges the proposed schemes are costly and therefore it would be appropriate to have access to these detailed costs to understand better which elements of the proposals could be cut. As the plans remain unfunded understanding these detailed costings is again very important. The relevance of the above is related to CDC alleged Exceptional Circumstance 9 on page 66 of the Proposed Submission Plan: "The improvement of transport infrastructure in the north Oxford / A44 corridor area." Document PR36 is also included in PR52, Transport Assessment in Appendix 6. The six appendices are again omitted. The inclusion of PR36 in PR52 further underscore its relevance & importance to the process. Without these documents the general public are simply not able to participate in a reasonable and meaningful Consultation as they should be. This is again plainly unacceptable and quite unreasonable & puts in doubt the genuineness of the Consultation. It is quite unreasonable & procedurally unfair for the CDC Submission Plan Consultation to proceed unless & until the missing documents are made available to the general public.

Changes Sought

Reasons for Participation

PR-C-0247 01/08/2017 David C Hinde Begbroke & Yarnton Green Belt Campaign (2)

833

Comments

BYG are concerned that CDC's consultation is not compliant with statutory framework, not procedurally fair & not reasonable as a matter of law for the following reasons: 1. Insufficient time for review of documents. There are vast numbers of documents to consider comprising thousands of pages & yet CDC have given only the bare statutory minimum period for the Consultation of 6 weeks. (Oxford CC provided 8 weeks for its consultation). This is unreasonable. 2. Consultation taking place over the Summer Holidays. The timing could not be worse as it coincides with the school Summer Holiday season when many people are away on holiday. Indeed we note that the Options Consultation on the proposed CDC PR also coincided with the Christmas holiday season. This is unreasonable & we conclude that both consultations were deliberately timed to avoid the maximum number of relevant residents who will be most affected by the Partial Review being able to participate in the process. 3. Very important documents are missing. As if points 1 & 2 were not serious enough it turns out that important documents which should have been made available by CDC are missing from its evidence base documents suite which has been put out as part of the Consultation. We are still identifying missing documents but at the very least the following important documents are not available when they plainly should be: (provided in table form) PR54 Housing and Economic Land Availability Assessment (HELAA). The HELAA provides important evidence for the development of a Local Plan. The HELAA is required by the NPPF. The HELAA enables planning policy to be devised on the basis of available sites. It is important to the Consultation because the HELAA should include detailed assessments of all sites considered within the Cherwell search areas & will enable a review of rejected sites in comparison with those put forward for development, which in turn is important to respondents in seeking to recommend alternative options. PR36: A44 & A4260 Corridor Study. This document was commissioned by Oxfordshire CC to review the A44 & A4260 corridor & key cross link roads bounded by the A4095 & the A4260 Frieze Way/Peartree Interchange. 5 of the 7 selected sites are either within this area or are located on the boundary. The study takes account of planned development in the area included in the CDC LP. At the time of writing, CDC is working on growth options for a partial review of the LP relating to Oxfords un-met housing need, some of which lie on the A44/A4260 corridor study area. Depending on the growth options taken forward from this partial review, some aspects of the proposals in PR36 may need to be revisited.

Changes Sought

BYG demands that the CDC Submission Plan Consultation be suspended immediately. In order to ensure a reasonable and fair Consultation CDC must: 1. Provide to the general public the documents which we have identified as missing;2. Confirm that there are no other documents missing which are relevant to the Consultation; 3. If there are any such documents missing, in addition to the ones we have identified, provide to the general public those additional documents as well; 4. Upon the provision of all the missing documents; re-start the clock for the Submission Plan Consultation to run from the day after the provision of the missing documents for a period of 8 weeks to take account of the Summer Holidays which is consistent with Oxford City Council's Local Plan 2036 Options Consultation which started prior to the School Holidays and runs for 8 weeks. Please confirm by return that you will ensure as Leader of Cherwell District Council that the above entirely reasonable demands being made by BYG will be met.

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0248 03/08/2017 Iain Geddes

835

Comments

Request Cherwell District Council to suspend the consultation on Cherwell's Partial Review of its Local Plan on the following grounds:• Insufficient time for review of documents• Consultation taking place over the Summer Holidays• Very important documents are missingThere is very strong feeling at grassroots level about the unacceptable level of mass housing being proposed in Oxfordshire. It is a great disappointment the your Council, along with others, have conceded to the unverified demands of housing allocation being promulgated by Oxford City Council to meet their so-called 'unmet housing need'.On top of this scenario, it would appear that Oxfordshire is to bear the brunt of Central Government's 'vision' to develop the Cambridge – Milton Keynes – Oxford 'corridor' at the expense the quality of life and place currently experienced by those of us that live in Oxfordshire, and also at the expense of the depletion of wildlife and the natural environment. Your vision seems to be more concrete, more traffic, more pollution – the doom laden scenario of 'business as usual'. Instead of economic growth, you as a Council should be planning for 'sustainable growth / smart growth' where the qualities of the natural environment are placed at the heart of planning.I trust you will immediately respect the request / demand from the Begbroke and Yarnton Green Belt Group for the immediate suspension of the proposed submission Plan for Consultation.

Changes Sought

Reasons for Participation

PR-C-0250 08/10/2017 Caroline Briden N N Y

1210

Comments

Should be read in conjunction with Begbroke and Greenbelt Campaign. Not compliant with Duty to Cooperate - video evidence from the Cherwell District Council website indicates that members of the Executive felt forced to approve the initial plan. Subsequently at village meetings it appeared that Executive members felt they had been intimidated by the power of landowners and developers. Positively Prepared - No. Proposals in the document have not addressed their impact on residence or infrastructure. Justified - No. There are other sites that could be used: such as that designated for Northern Gateway, other brownfield sites within the City and sustainable sites in Cherwell District. Oxfordshire's Strategic Housing Market Assessment should be updated. A more modest growth target for each community would be more acceptable than the near tripling proposed for Yarnton/Begbroke. New economic forecasts and new Government guidelines make the figure of 4,400 units unsound, not positively prepared and unjustified. The City Council should do more to meet it's own needs. National Planning Policy Framework requires "very special circumstances" which have not been demonstrated. The transport proposals have not been "tested" or funded thus unsustainable. Closure of Sandy Lane would be highly detrimental to local residents, whose roads are already clogged by daytime parking by car owners commuting by bus to Oxford. Effective - No. Rushed proposal to accommodate Oxford's unmet housing need prepared before the City has prepared it's own Local Plan. There would need to be cast-iron powers to ensure affordability for locals. Consistent with National Policy - No. Total disregard to National Planning Policy Framework guidelines. Proposed housing coalesces three villages with loss of individual characteristics/history. Oxford City Council has 40% GB which it zealously guards, understanding the need for a Green Lung. The proposed plan would create a vast urban sprawl - a sufficiently rigorous case has not been made for destruction of GB. Housing figures must be further recalculated taking into account Brexit and revised forecasts of lower economic growth.

Changes Sought

For the reasons I have given above AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

Would like the Begbroke and Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-0251 09/10/2017 Antonio Corbi N N N Y

2049

Comments

The CDC's Proposal does not consider the impact of flooding. The CDC knows flooding in the area is an issue. There are pictures showing the impact to flooding on Yarnton and Begbroke village. If the CDC have been unable to meet their residents' needs in this area now, it would be irresponsible to propose the growth in housing in this way. The CDC is completely irresponsible proposing these plans. The proposal is also irresponsible as it does not consider the impact on wildlife. The countryside that surrounds our two villages is rich in wildlife. The loss of this habitat for housing will have a massive negative environmental effect. Therefore the CDC's Proposal is irresponsible.

Changes Sought

For the reasons given AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which are additionally supported, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

Would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-0251 17/09/2017 Antonio Corbi

863

Comments

Unhappy & concerned about short consultation period being held over the summer months. Oxford City Council should meet their own unmet needs, not their neighbours. Their needs have been overstated & the council will have all powers to cover these. Passing their responsibilities to other councils is a good strategy but it is irresponsible. It seems that CDC is more interested in meeting the request of Oxford CC than hearing its own people. An additional 4,400 houses for the district by 2031, over & above that allocated in the adopted part of its LP is outrageous! 1. The LP Review is intended to only accommodate Oxford's "unmet need", but this is substantially overstated & Oxford has not satisfactorily identified the amount of it they might not be able to meet. Oxford is capable of accommodating all or almost all of it by switching land earmarked for businesses to housing instead. It is premature for CDC to even start the process of accommodating it. 2. The Council's LP Review is not just to build in the GB, but to attack the core principles on which GB's depend. Even if Oxford's inability to accommodate its own housing need was real & had been properly quantified Oxford could and should meet it elsewhere than in the GB, which 3/4 of its own voters want to see protected. 3. Sustainability - Although you say the most sustainable option is to build on the GB, to it is the very definition of unsustainability. It should be located the sustainable sites it has identified elsewhere in the district. 4. Density - In the adopted part of its LP & in this Review you waste land by proposing to build at very low densities. This is an unsustainable waste of a vital resource, & higher densities would produce the more affordable houses people actually need. 5. Transport - You say the housing could be supported by a new railway station 'between Kidlington & Begbroke' but this is unlikely to be deliverable. The plans should be put on hold until the Oxford to Cambridge Expressway route is settled, the East-West railway is re-opened & the full extent of the expansion of Bicester is agreed, with its possible new transport infrastructure. 6. Any new high-tech employment sites in the district should be focused at Bicester where large numbers of houses are already being built/have been provided for on the basis that high-tech employment would be provided, but this has not yet been forthcoming. 7. The planned housing for Yarnton will put undue stress on the rather weak local infrastructure & services, which are practically non-existent & damage the rural environment. Many neighbours are already abandoning this area.

Changes Sought

The Council should set much higher density targets on building properties.

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0251 09/10/2017 Antonio Corbi N N N Y

5622

Comments

The CDC's Proposal should be amended. CDC has not given time to develop a parallel proposal but I can highlight the following points that should be considered to amend the CDC's Proposal: • Cherwell DC should consider other sites: Bicester is one example of a place that is easy reach of Oxford by train. • Oxford City Council should use its own brownfield sites. Oxford could prioritise solving its own housing problems by using sites like the Northern Gateway or its own golf courses. The CDC should look after their residents and is irresponsible to pass the Oxford Council's responsibilities to the CDC's. • Oxford City Council should consider building taller buildings. • Oxford City Council should consider using sites located closer to the major employment areas: the City Centre, Headington and Cowley (recall these last two areas employ more people than the City Centre does) . Any sites on Green Belt land would need to avoid undue urban sprawl or merging villages together – two points that the Cherwell proposals fail on. • Reviewing the housing forecasts. These are based on the 2014 Strategic Housing Market Assessment or SHMA and are overstated. The forecasts used historical data and was undertaken before the European Union referendum happened.

Changes Sought

For the reasons given AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which are additionally supported, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

Would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-0251 05/10/2017 Antonio Corbi

1180

Comments

Addresses Cllr Barry Wood & thanks him for attending the Kidlington Parish Council public meeting on 21/09/17 & for taking questions on the proposed changes to the LP. Your frank responses reinforced my view ,shared with many others, that CDC does not intend to take the public consultation seriously. That it is listening only to the development lobby & running scared of litigation. Tellingly, most of the reasons given in the LP for building on the GB North of Oxford read as if they have been copied & pasted from some Local Enterprise / Oxfordshire Growth Board strategy document for capitalising on cashing in the land value. You dismissed suggestions to wait on the outcome of the current Government consultation that could well show that the current SHMA housing targets are perhaps double what is needed. You seemed remarkably unconcerned by the possibility Cherwell is committed to many more homes than it really needs & seemed determined to compound the error by building homes that Oxford City doesn't need in the most inappropriate and vulnerable part of the Green Belt. Your defence was twofold: that the SHMA target doesn't need to be accurate so long as it has been approved via the correct process, if a new formula were introduced that slashes the existing target you were confident in the Council's ability to find ways to keep housing need projections at the current level. Do you really think that this is an appropriate & professional response to serious & legitimate concerns? Never saw such a blatant display of official contempt for both the probity of the Council's conduct of an evidence based process & for public scrutiny. It is most important to be sure the housing target is as accurate as possible. Recall the initial LP Examination in Public saw Cherwell's case thrown out for not meeting newly revised SHMA targets. It had to go back to the drawing board to double the housing numbers. Is that not a clear pointer toward the need to stop & rethink – to apply your vaunted ingenuity to bring the numbers down? This requires making a clear separation between need (which is finite) and demand (which is massive & almost infinite). Cherwell already has a massive new build commitment & a LP in place. It need not rush to add more. It certainly should not progress a process designed to take land out of the GB against a background of heightened uncertainty magnified by Oxford City not having a LP in place. I urge you to take a principled stance in your role as Leader of the Council & our representative on the Growth Board. Please do everything in your power to apply the safety brake. I think the 400+ members of the public present at Exeter Hall on Thursday made their feelings clear & gave you a mandate to change direction. It is time our elected representatives acted to re-open the housing need question. CDC should work with the Growth Board to withdraw support for allocating Oxfords unmet housing pending an urgent review of the underpinning housing need projections. If you really are unwilling or powerless to Stop Oxford's Sprawl and save our GB then perhaps it is time to resign. No one of principle would want to preside over the urbanisation of Oxford's GB. History will not forgive you.

Changes Sought

Reasons for Participation

PR-C-0251 09/10/2017 Antonio Corbi N N N Y

2038

Comments

Cherwell District Council (CDC) is barely able to cope with the needs of the population and therefore the proposal to more than double the number of houses is irresponsible. Access to Oxford by road has not completed. The roads are not paved, the traffic is overwhelming, the services provided by CDC are insufficient to meet the needs of the population, there is a problem with flooding is some areas and the CDC is unable to give timely response to all the demands of their residents. The proposal is also irresponsible because merging the populations into a single large conurbation in Kidlington does not make sense and is unreasonable. The proposed development is entirely on green belt land and would result in there being only a narrow gap separating the villages of Yarnton and Begbroke. This new development crosses the parish boundaries and we estimate that the physical gap between Begbroke and Yarnton will only be approximately 50 metres. There is also only a small gap between this enlarged development and Kidlington , meaning in effect that the three villages are merged into one large conurbation. We estimate the population would be around 30,000. The proposal is also irresponsible because it is against the purposes of the Green Belt as define in the National Planning Policy Framework (NPPF). Highlights five points in the NPPF that have not been met in the proposals from Cherwell DC that are irresponsible and is quoted in the letter. The proposal is irresponsible because if it is approved CDC could not comply with the approved own policy on the Green Belt: Local Plan 2011-2031 adopted 20 July 2015. Policy ESD 14 states the points given in the letter. Yarnton and Begbroke are covered by "Policy Villages 1" - as referenced above. This means only certain types of development can happen in such villages and is limited to the following:• Minor development• Infilling• ConversionsIt is breath-taking reading the above when reviewing the proposals for 4,400 new houses on the green belt land around our villages. It is clear these proposals from Cherwell contravene their ownLocal Plan policy on the Green Belt. Therefore the CDC's proposal is irresponsible!

Changes Sought

For the reasons given AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which are additionally supported, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

Would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-0253 10/10/2017 Layla Moran, MP Y Y N Y

1988

Comments

The estimate of housing need published by the Government in the Planning For Homes consultation (published on the 14th of September 2017) are so significantly lower than the figures this plan is based on that the only reasonable course of action is for Cherwell DC to halt the current process and reassess. The new figures not only suggest that a much lower target is needed for Cherwell DC, but also for Oxford and other neighbouring districts. This may have a substantial effect on what the level of Oxford City Council's unmet need is. Until the case for the unmet need is unequivocally made, given the huge public opposition, a more cautious approach should be taken. The proposals will cause significant coalescence between Yarnton, Begbroke and Kidlington, undermining one of the key principles of national planning policy. Cherwell DC have failed to set out 'exceptional' reasons why there is a need to build on the Green Belt on the scale proposed when there are other sites available in the district. In light of the Government's consultation on its new approach to housing assessment, Cherwell DC should halt the current process and reassess its figures before continuing.If or when the process does continue, housing development on this scale is not justified on Green Belt sites around Kidlington, Yarnton and Begbroke and alternative sites in the district should be reassessed. Local residents strongly express the view that should building happen on the Green Belt, it should be a last resort, meet local need, is fully supported by infrastructure and be affordable to the community.This plan meets none of these criteria.

Changes Sought

In light of the Government's consultation on its new approach to housing assessment, Cherwell DC should halt the current process and reassess its figures before continuing. If or when the process does continue, housing development on this scale is not justified on Green Belt sites around Kidlington, Yarnton and Begbroke and alternative sites in the district should be reassessed. Local residents strongly express the view that should building happen on the Green Belt, it should be a last resort, meet local need, is fully supported by infrastructure and be affordable to the community. This plan meets none of these criteria.

Reasons for Participation

In my role as Member of Parliament for Oxford West & Abingdon constituency, which includes Kidlington, Yarnton & Begbroke, it is my job to represent the views of my constituents at the Examination.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0254 19/09/2017 Denise Greenspan

841

Comments

Complete and unequivocal objection to Cherwell District Councils plans to build Oxford City housing on the Yarnton and Begbroke GB. Objections to the threat to wildlife and creeping urbanisation of our cities and further objections to consultation process. Suggests approaches to ribbon development. The plan is based on flawed and out of date information (pre-Brexit data and a discredited SHMA). With regard to increase in traffic a CDC representative at the exhibition in Begbroke village hall felt that there would only be a 1.2% increase, there is simply no way that tripling the size of the village will lead to only a 1.2% increase in traffic. Objections are: 1. The loss of vast swathes of countryside and wildlife around Yarnton 2. Irreversible harm to the history and identity of the village 3. Traffic gridlock on the A44 – it already takes one hour to get from Yarnton to Cowley each morning and no amount of bendy buses will improve that because there is only room for one lane in each direction over the bridge. 4. Air pollution from said increased and gridlocked traffic 5. Lack of water supply – Thames Water has informed me that water will be brought in from Wales. The reservoir that South Oxford is trying to build is to support the water supply in London – only 20% of it, if it is ever actually built will be allocated to South Oxford. 6. Ironically then – this proposal would also lead to an increased flood risk. 7. Closure of Sandy Lane – this is a busy thoroughfare between Yarnton and Kidlington, its closure would require a 3 – 4 mile detour in either direction - leading to even more traffic on the A44 8. Since this is housing for Oxford City it should be said that this is just too far for public transport in to the city; it would take me more than 2 hours each way, by bus, to get to my office in Cowley. It takes 2 hours to get to London. This plan would end up being London housing, not Oxford City. Oxford City should be exploring other non-greenbelt sites closer to the city. As well as having higher density targets within the inner city or perhaps building where better infrastructure has already been provided, such as Bicester.

Changes Sought

Reasons for Participation

PR-C-0257 05/09/2017 Irene Dachtler

844

Comments

Objection to Oxford City Council's actions in building more commercial properties on land that could be used for housing. Should be protecting the green belt which gives residents of Oxford somewhere to escape from the polluted air of the city. Whether they are concerned about the environment I begin to wonder having seen the building on what thought was green belt, namely Barton Park. These were lovely green fields with cattle and ponies grazing and as mentioned before it is such a sad sight to see our green spaces disappearing around the City. Concern lies with the Plan and the destruction of North Oxford Golf Club. I have been a member there for over 30 years and not only has it kept me fit and healthy, I have met some lovely people there who have helped me through some difficult times. It is a breathtakingly beautiful place to be with mature trees and interesting bird and animal life and it pains me to think what would happen to the area if building is permitted on this land. The Club provides recreation which we are pressed to take part in by the health authorities and is also a social hub for members and their friends and lives would be destroyed and long held friendships would be difficult to maintain if these opportunities were not available. We are told that loneliness is the worse illness we can experience and I believe that the breakup of the club would inflict this upon some of the most vulnerable of our members.

Changes Sought

Reasons for Participation

PR-C-0260 10/10/2017 Rhian Pye N N N Y

5561

Comments

This area is rich in wildlife and the loss of habitat which will result from the release of Green Belt land for the purposes of house building will drastically and adversely affect the local environment.

Changes Sought

For the reasons I have given above AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

I would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-0262 10/10/2017 Richard Pye N N N Y

5530

Comments

Consider that the proposed submission plan is Unsound, Not Positively Prepared, Not Justified and Not effective for the reasons given in the specific objections described in the document appended to the end of this cover letter. Also provide comments on certain procedural aspects of this consultation process.

Changes Sought

For the reasons I have given above AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

Would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-0262 10/10/2017 Richard Pye N N N Y

5579

Comments

The closure of Sandy Lane is cited within the TA (PR52) and the A44 Corridor Study (PR36, incorporated into PR52 as an appendix). Sandy Lane is a minor road but provides a crucial link between Yarnton and Kidlington villages. It is the only such link outside of the two main corridor roads at Langford Lane and Frieze Way. Its strategic importance is highlighted by it being salted in winter. It is estimated that 190-240 cars per hour use the road at off-peak times with near-equal flow rates in both directions (personal travel survey data). This further highlights its importance as a link between these two villages. It provides access to local schools (the catholic primary school for Yarnton and Begbroke is located in Kidlington, along with a secondary school) and health services (the GP surgery at Exeter Close Kidlington and Rutten Lane Yarnton are part of the same practice). The closure of Sandy Lane is classified as 'crucial' within the PSP, with a cycle / pedestrian shared use path being created in its place. Having greater provision for pedestrians and cyclists is a sensible proposal and is welcomed. This however could be done in parallel to retaining it as a key link for car journeys. The closure of Sandy Lane will affect the length of car journeys. It is 2.4km from the A44/Sandy Lane roundabout to Kidlington Village Library on Oxford Road. If Sandy Lane is closed, the distance is 5.0km via Langford Lane or 6.0km via Frieze Way, increases of 110% and 150% respectively. With no public transport options, the closure of Sandy Lane will result in increased journey times and generate more congestion on local corridor roads. This is will be an issue with the plan in PR36 that would see traffic being diverted away from the A4260 onto the A44. The closure of Sandy Lane would add more traffic onto the A44 corridor so exacerbating congestion. The closure of Sandy Lane as proposed in Policy PR8 is therefore unsound.

Changes Sought

For the reasons I have given above AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

Would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0262 10/10/2017 Richard Pye N N N Y

5582

Comments

The Policy Sites PR8 and PR9 provide an attractive environment around the villages of Yarnton, Begbroke and Kidlington. Use these regularly for leisure activities including running. The sites are largely used for agricultural purposes and are well tended. The loss of access to this open space would affect the quality of life for the existing residents of these villages. The land set aside within the PSP would not provide any compensation for the loss of this open, beautiful Green Belt land. Sandy Lane provides a vital link for getting my young children to school and its closure would have a substantial effect on family life. The road is well used but not busy. Not experienced delays at the level crossing and Canal Bridge. Not witnessed any accidents on this road. Do believe better provision for cyclists and pedestrians should be provided, but not at the expense of road users. Yarnton and Begbroke villages have their own unique character. It is without question that if the PSP is implemented that this village character, and associated history, will be permanently lost. Bats are regularly seen in the garden. Live close to Policy Site PR8 and would be concerned about impact of this development on the local wildlife.

Changes Sought

For the reasons I have given above AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

Would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-0262 10/10/2017 Richard Pye N N N Y

5581

Comments

The transport strategy relies heavily on the use of the existing road network. The A44 is used as part of my daily commute. It is regularly congested from Sandy Lane to Pear Tree at peak times. Traffic frequently queues rom Pear Tree towards Oxford with the recent upgrade of Wolvercote and Cutteslowe roundabouts appearing to have provided little benefit to reducing congestion. Additional traffic monitoring would be advised to confirm the lack of improvement on this important stretch of the corridor. The addition of 4,400 houses can only exacerbate this situation. The A4260 through Kidlington is regularly queued from Bicester Road to Kidlington Roundabout, including the service roads. Journey times at peak time are poor. Accessing Oxford Parkway at peak times is difficult due to the traffic congestion. With no safe cycle access (and no direct provision is made within the transport strategy from Yarnton) this makes one reliant of using cars. The A34 is heavily congested during the working week. This road is used as part of my daily commute to Milton Park. The journey from Yarnton can take on average between 45 to 60 minutes at peak-times which equates to an average speed of 20-30 mph. The addition of 4,400 houses will exacerbate this congestion.

Changes Sought

For the reasons I have given above AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

Would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-0265 09/10/2017 Ellis Davies N N N Y

5555

Comments

For the reasons given AND the representations made by the Begbroke & Yarnton Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Changes Sought

Reasons for Participation

I would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-0267 09/10/2017 John Burford N

1654

Comments

Considerable amount of local concern and real anger across Yarnton, Begbroke and Kidlington not least because of the manner, bias and timing afford the consultation. Difficult to put together a more misjudged set of proposals which has created a total solution to fit the desired objectives of Oxford City, University land owners, the U turning of Cherwell District Council and commercial house builders. In following a process based on the assumption that economic growth is paramount then they are guaranteed to fail in the same way as previous models of urban growth in the South East have done in the UK. Oxfordshire is unique in that its population is primarily centred on one location, Oxford, with the next biggest 6 towns' total population still not equalling that of the city. As such the very last place one would wish to develop is by extending into the GB outside Oxford. The future has to be with brand new communities built alongside the required infrastructure and looking forward to new employment opportunities in areas with, or capable of attracting both the employers and the skills/labour needed. This requires plans based on creating new opportunities in areas of the UK outside the SE not adding sprawl to heavily congested towns and cities. To fully challenge these plans would require considerable time spent on all of the elements.....housing assumptions/estimates, GB, wildlife loss, unworkable transport schemes, Brexit impact, Oxford City's failings. I choose however to delegate my voice on these matters to the Begbroke Yarnton Green Belt Campaign who will represent the totality of my concerns. Proposals are contrary to existing policies firmly in place. Findings of the review have no democratic justification

Changes Sought

Reasons for Participation

PR-C-0269 23/08/2017 Andrew Pitts

856

Comments

When we moved to Yarnton had solicitors look into the field adjacent to our house because of the fact that it is some 7 feet higher than the position of the houses in our road. Would never have spent this amount of money if ever thought there was a chance that houses would be built that would look overlook our houses and gardens. It also would present a tremendous flood risk because our site used to flood and there had to be extra measures put in place for our development. Add to that the fact that we wanted to be in the country, surrounded by fields that would not be built on. Were advised that the land could not be built on and fought hard a few years ago when Oxford University wanted to put a road through the field. This was turned down. The infrastructure in and around Yarnton, especially the roads cannot cope with the level of traffic we have now and measures need to be put in place just for the status quo, not for thousands more cars to be trying to get in and around Oxford through the same small road system. Our sewers are constantly blocked due to too much stress being put on them, please check with the water authorities. There are so many field in and around the Oxford Ring Road that would be far more suitable and would place workers much, much closer to the jobs they will be working in. Need to reduce traffic, congestion and commuting times. There is absolutely no logical reason apart from pandering to Oxford University and their want to expand the Science Park for more houses in and around our village. The council should not be willing to place the lives of local villagers over one of the world's richest Universities. They have acres of land in and around Wheatley that is far, far more suitable, with much better roads systems and facilities. Also, please advise why a failing golf course in the centre of Oxford is not being used rather than green belt fields. Nobody wants a rich man's sport like golf anymore, it is not sustainable and is much better suited to a site outside the ring road for the few that want to and can afford to play. This site would be right in the middle of where the job needs are. Are organised and willing to place a great deal of money to fight this along with ensuring there is no collusion between staff at the council and the University. Will be asking questions about this and will hire private investigators to look into anything that may not be deemed legal, professional or correct in any way including collusion and conflicts of interest. Will also be highlighting any planning that has been turned down in Oxford both now and in the future, where circumstances would be much better than building on fields that look over other's houses.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0273 29/08/2017 David & Sarah Thornhill & Ablett Y

860

Comments

Strong objection to the proposed erection of 1950 dwellings in Begbroke and 530 dwellings in Yarnton. Both Yarnton and Begbroke are dispersed settlements: infilling could ruin the character of the village while estate development would overwhelm it. The protection of Begbroke and Yarnton's visual, historic and archaeological qualities is also supported by the National Planning Policy Framework, which states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. Building what amounts to be the largest high density development in the area; merging the sizeable town of Kidlington with the villages of Begbroke and Yarnton will destroy the unique character of these villages entirely, with the loss of the surrounding GB areas which give the villages their identity, rather than becoming part of yet more urban sprawl. Whilst pressure from Oxford DC for the development in Cherwell DC is considerable, mainly for housing city commuters, it has been successfully resisted in similar cases by Vale of the White Horse DC re the large area of brown field land adjacent to the BMW plant, amongst other areas. The reasons for rejecting those schemes included the inadequacy of the local lanes to accommodate even small increases in traffic, and because road widening would destroy ancient field boundaries. There is concern about Cherwell DC's proposals to increase bus services in order to facilitate the proposed developments by closing one lane of the already busy dual carriageway (note: traffic surveys have been averaged over a 12 hour period, ignoring the rush hour bottlenecks that occur at the Turnpike roundabout / following bridge and roundabout on the A44 prior to Pear Tree interchange) as a dedicated bus route. As cyclists, we are increasingly aware of the poor quality of both the road surfaces in the area due to volume of traffic and poor repairs, and the badly maintained cycleways. Increasing traffic through already congested roads will not improve this, and will most likely lead to more RTA's in the area. The proposed siting of the developments are particularly ill-considered: they are on greenfield sites used by many villagers and tourists for recreation and walking dogs. Building here would both diminish the striking views available to locals and new developments would be prominent from many areas of the village. Furthermore, there is no need for this kind of 'open market' housing in the village, which has already seen several 'new' estates being built in recent years. Cherwell DC has more than five years' supply of housing land in other larger areas (Bicester, Banbury, Kidlington etc.) to meet the requirements of its emerging Local Plan's policy. The villages of Begbroke and Yarnton already have enough housing developments: the only identified need is for affordable housing for residents who work locally, as recently confirmed by your Housing Department's Housing Needs Survey. As an alternative to this proposal, we would support the construction of further housing developments for both Oxford and London commuters (making use of Oxford Parkway Station) on, or near to the proposed Northern Gateway site, or other brown field areas which could be identified within the Oxford area, rather than build on GB land merging villages in to greater conurbations.

Changes Sought

Reasons for Participation

If this proposal is to be decided by councillors, please take this as notice that we would like to speak at the meeting of the committee at which this application is expected to be decided. Please let us know as soon as possible the date of the meeting.

PR-C-0275 26/08/2017 Mr & Mrs K Evans N

862

Comments

Strong objection to building on GB. Overwhelming housing development is unsustainable and unacceptable. Detrimental to health care, schools, traffic/roads, pollution and wild life. Loss of identity for villages of Yarnton, Begbroke and Kidlington whose history date back to the Domesday Book. Inexcusable legacy for future generations GB will be lost for ever.

Changes Sought

Reasons for Participation

PR-C-0277 07/08/2017 Andy Carey

864

Comments

Please consider incorporating something like Rennie's Mill in your plans. It would be awesome to be the Hong Kong of North Western Europe, and you wouldn't have a shortage of places to live for nurses constrained by national pay scales.

Changes Sought

Reasons for Participation

Page 25984

PR-C-0278 08/08/2017 David Pratt Y Y Y N

865

Comments

No further comments

Changes Sought

Reasons for Participation

PR-C-0282 16/09/2017 Deborah Davies N

5075

Comments

Traffic - Anybody who travels in the Kidlington area knows that the system has already reached capacity & it regularly gridlocks. Adding construction traffic to the mix & you have recipe for chaos. Unaffordable homes - The Barton development is an example that promises in this regard simply cannot be trusted. So called affordable homes are either blatantly priced out of the reach of first time buyers or not delivered at all.

Changes Sought

Reasons for Participation

PR-C-0284 29/08/2017 Mrs N K Wallace N

876

Comments

General objection on grounds of urban sprawl, unaffordable homes, public services to get worse, traffic gridlock, sites rejected by Cherwell this stage are still vulnerable.

Changes Sought

Reasons for Participation

PR-C-0285 03/08/2017 John & Helen Stevenson

877

Comments

Live in Bladon and every time we want to join the A4095 which runs through the village, we wait ages then risk life and limb joining the constant stream of traffic. Whatever will it be like with all these extra houses, especially with the huge development happening in Long Hanborough? Surely the roads need improvement and more village traffic lights, before extra traffic is added.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0286 29/08/2017 Mrs C A Bevis

878

Comments

View on Land North and South of Milton Road is that….. Think other sites should be considered before building on the GB.

Changes Sought — Reasons for Participation

PR-C-0287 29/08/2017 Lisa Hill

879

Comments

View on Land North and South of Milton Road is that….. I am against building on GB land and it's a large volume of houses that are under consideration in Kidlington. It would be better if the housing is spread across the District on sites such as land north and south of Milton Road.

Changes Sought — Reasons for Participation

PR-C-0289 29/08/2017 Naomi Cooper

881

Comments

View on Land North and South of Milton Road is that…… Would rather housing was built on greenfield sites first before considering GB. Housing is urgently needed and everyone is going to say not in my back yard. If there is better transport links housing could be built further from Kidlington itself.

Changes Sought — Reasons for Participation

PR-C-0290 29/08/2017 Blackford

882

Comments

View on Land North and South of Milton Road is that……Cherwell should spread their housing allocations across the District. Why put so many houses in one area when other more suitable sites such as this can come forward for housing.

Changes Sought — Reasons for Participation

PR-C-0291 29/08/2017 C H Adams

883

Comments

View on Land North and South of Milton Road is that….Object to the suggestions of building on the green belt when there are other sites available. Having been to a public meeting , would like to put my views as strongly as possible.

Changes Sought — Reasons for Participation

PR-C-0292 29/08/2017 Linda Baker

884

Comments

View on Land North and South of Milton Road is that….This site means we can preserve GB in Kidlington.

Changes Sought — Reasons for Participation

PR-C-0293 29/08/2017 David Jones

885

Comments

View on Land North and South of Milton Road is that…… Its non GB and is lied all, compared to other sites being considered.

Changes Sought — Reasons for Participation

PR-C-0294 29/08/2017 Josh

886

Comments

View on Land North and South of Milton Road is that……The roads are so congested in Kidlington. Why not consider other sites to spread the housing more evenly in Cherwell and relieve the pressure on one village's infrastructure.

Changes Sought — Reasons for Participation

PR-C-0295 29/08/2017 Tom Butler Bowdon

887

Comments

View on Land North and South of Milton Road is that….. It's fine go ahead only if the developers to get local and county council to improve transport infrastructure otherwise just more problems are created.

Changes Sought — Reasons for Participation

PR-C-0296 29/08/2017 Alexandra Zmau

888

Comments

View on Land North and South of Milton Road is that…. Enough houses in Kidlington.

Changes Sought — Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0297 29/08/2017 Nowracki

889

Comments

View on Land North and South of Milton Road is that…. There is a need for housing but not greenfield.

Changes Sought | Reasons for Participation

PR-C-0298 29/08/2017 M Bicknell

890

Comments

View on Land North and south of Milton Road is that…..agree that non GB land should be seriously considered before building on GB.

Changes Sought | Reasons for Participation

PR-C-0299 29/08/2017 Karen Clack

891

Comments

View on Land North and South of Milton Road is that…. Agree that this should be considered.

Changes Sought | Reasons for Participation

PR-C-0300 29/08/2017 Justin Reay

892

Comments

View on Land North and South of Milton Road is that….Object to building on GB land as it is unnecessary. Also strongly object to stretching the services in Kidlington and Yarnton.

Changes Sought | Reasons for Participation

PR-C-0301 29/08/2017 Rupert Page

893

Comments

View on Land North and South of Milton Road is that…. It's a bit short sighted to put homes in all one place as the local infrastructure in Kidlington will not be able to cope with the influx of people especially from a traffic and the local service point of view. Other sites in Cherwell should be considered.

Changes Sought | Reasons for Participation

PR-C-0309 04/09/2017 Graham Jennings

920

Comments

As a resident of Kidlington for 2 years (Yarnton for the previous 5+) and as a commuter using the A40 and M40 on a daily basis I am extremely concerned that the proposed 4400 homes in the Kidlington / Yarnton area will cause near gridlock on local roads. The revisions at the Cutteslowe roundabout have had limited effect relieving congestion for the current volume of traffic. There is queueing on a daily basis on the A40 from before the footbridge. The new lights have created a lot of stop start traffic which must be having a negative affect on air quality not to mention frustration for road users. As well as congestion, supply of schools, doctors and flooding risks also need to be considered. Do not object to some new housing being built, it is required. However do object to the amount being concentrated in the Kidlington area. Oxford city needs to do more to solve their own problems; one idea would be to build flats for students allowing many of the city's houses to return to family homes rather than being used as multiple occupancy student accommodation. Building such a large quantity of new homes on the GB surrounding north Oxford's village isn't fair, it should be protected to preserve the wildlife. Turning the area into one massive housing estate will destroy what makes the area desirable in the first place.

Changes Sought | Reasons for Participation

PR-C-0310 04/09/2017 Ronald & Bonnie Nettler

921

Comments

Do not agree that there is a definite need for more housing (especially affordable housing) on the site of the proposed plan, as there is in most of the county and the City of Oxford. Think that the proposed plan is generally too ambitious with regard to the size and nature of the planned development. Particularly concerned about: 1. Volume of traffic on the A44 causing severe disruptions to public and private transport. 2. High density estates. 3. Potential shortages in basic services such as schools and medical facilities. 4. Urbans sprawl. Fear that the proposed plan in its present form will cause these issues to materialise, to the detriment of all who live in the area. The safeguard measures to prevent these problems discussed in the Plan booklet are too often vague and unclear in attempting to allay such concerns. However, do recognise the need for more housing do support that, it is the scale of the proposal that causes concern.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0311 06/10/2017 Miss Helen Tyas N

922

Comments

As a resident of Kidlington object to the proposed plans to build 4,400 houses in and around Kidlington, Yarnton, and Begbroke. These plans are unsound and ill-considered, and irrevocably risk the future outlook for Oxford and its immediate surrounding area. Concerns around how the Oxford road network can withstand the additional traffic volume this level of development will inevitably entail. This needs to be considered alongside other development around the city perimeter. Given the mediocre success of the new roundabouts at Cutteslowe and Wolvercote to manage the current traffic congestion, cannot see how a level of development reaching near 35,000 homes will not lead to gridlock. There is the concomitant increase in air pollution and impact on the health of the residents. Oxford already regularly exceeds maximum levels of air pollution, with woeful preparation for the population increase in terms of infrastructure and facilities. Schools, GPs, and policing, already pushed to the limit, will be stretched to unsafe levels and require additional resourcing. There are serious questions why Oxford City is not able to do more to meet its own housing need. through use of brownfield, empty retail, or by reducing student numbers etc. East Oxford housing stock has been dramatically reshaped by family homes being used as student housing - such student housing could be found by purpose-built properties. The residents of Kidlington, Yarnton, and Begbroke deserve a district council that will do more to challenge the City Council and encourage more innovative solutions to its own housing problem than that the city has so far been able to identify. The City has not adequately prepared for, or responded to, a housing crisis that was easily predictable, and Cherwell and other districts should not have to come to the rescue. It is doubtful that these homes will also be affordable based on the area's track record for 'affordable' housing, the Barton Mosaic's development and Templars Square two examples of this . These new properties are likely to attract domestic and foreign buy-to-let investors, and a target of 50% being affordable is too low. Green space will be lost forever and this will impact on local biodiversity and habitat, as well as mental and physical health. The increase of built space will further stress an already stressed flood defence system. The GB was conceived as a permanent designation and I object to building on it in principle. The loss of this green space will also irretrievably change the character of the city and surrounding area - a city once characterised as green and historic will become a bland contemporary urban sprawl. These villages should not be allowed to coalesce. Particular concerns about Stratfield Brake as well as the area around Sandy Lane.. The plans are unposted and funds are unidentified and the residents deserve better. Urge Cherwell to give very serious consideration to these plans and do their utmost to challenge the City planners and developers to provide a more sustainable solution for the area that better balances the urgent need to provide affordable housing with the equally urgent need to protect the environment, public services, and character of the city and its immediate vicinity.

Changes Sought

Reasons for Participation

PR-C-0315 03/10/2017 Tony Puffer

1648

Comments

I understand the need to build more houses in the Oxford area and accept that many of them need to be based around Kidlington. Further to my mail in August, I now understand that a developer (Bloombridge) is pushing to further develop the land behind the Moors, Kidlington. Personally I'm not so bothered about the GB argument, however I do object the building more houses if transport infrastructure is left in its current state. The current roads cannot accept any further traffic without bringing the whole area to a standstill, plus the additional pollution impact will make living in Kidlington significantly worse for the allergy sufferers. Specifically, the Moors is already used as a cut-though and any further traffic would not be a good idea. So before any further housing in the Kidlington area can be acceptable, an integrated transport infrastructure needs to be proposed (quicker bus services, better cycle routes in to Oxford (use the canal) and bypass the traffic passing through).

Changes Sought

Reasons for Participation

PR-C-0315 29/08/2017 Tony Puffer

926

Comments

The need to build additional housing is recognised. This is not NIMBY. The key issues are to do with infrastructure and the types of houses being built. Infrastructure - the current roads cannot accept any further traffic without bringing the whole area to a standstill, plus the additional pollution impact will make living in Kidlington significantly worse for the allergy sufferers. New roads linking Kidlington to the A34 and M40, that would take the traffic away from the Kidlington, Cutteslowe and Wolvercote roundabouts are required. Also need to make if far safer for cyclists to get into Oxford to reduce traffic. Need to consider new schools, sports facilities and healthcare provisions. Housing type. Developers like to build big houses to gain most revenue, but that is not what we need. Need affordable housing particularly for our health and educational workers. Let's move away from traditional houses and start building apartment blocks, as the majority of EU cities do. In fact the majority of private developments in Kidlington are already knocking down houses and building apartments.

Changes Sought

Reasons for Participation

PR-C-0316 01/08/2017 Sandra Cockburn N

930

Comments

Be brave, be proud of our Cherwell Valley, and do not allow Oxford to swallow up our beautiful countryside and villages. Finally, I appreciate the extension of the consultation deadline. Six weeks wouldn't have been long enough for folk to digest the proposals and respond, particularly over the summer vacation.

Changes Sought

Reasons for Participation

PR-C-0318 19/08/2017 Judy Davies

956

Comments

Object to the way this consultation process has been delivered. The timings and opportunities to be able to respond we're unfair. Many people are not aware of the proposals.

Changes Sought

Reasons for Participation

PR-C-0320 22/08/2017 Dr Maria Carmen Giraldez N

943

Comments

Objection to unreasonable consultation process. Complexity of consultation and timing over the school summer holidays. Not a fair opportunity for members of the public to read, understand the proposals and make their views known.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0322 15/09/2017 Christine Lea

954

Comments

Objection in the strongest possible terms to the proposals for Cherwell to approve 4,400 homes to assist Oxford's 'unmet housing. 1. Need not proven - Oxford City Council requires more than 24,000 houses for projected population growth (40%). Oxford already has full employment, so why encourage more business/new ventures which necessitates a massive house building programme? New jobs/opportunities should be going to more deprived areas of Britain. If Oxford wants more jobs it should find space within its own boundaries. 2. Urban sprawl - Large areas of open countryside will be sacrificed. Incursions will be made into GB and 'exceptional circumstances' cannot be demonstrated to support this. The GB was designed to prevent exactly what is proposed. This will completely change villages and historic towns like Woodstock. The rural character of small towns/villages need to be protected. Local communities should not be forced to take Oxford's overspill. Woodstock will become like Iffley and Headington – a historic heart lost in a huge housing estate. 3. Lack of infrastructure - Infrastructure will not be able to cope. The A44 traffic between Woodstock and Oxford is very heavy at present, particularly in the rush hour and when Blenheim has special events (most weekends nowadays). 300 houses have already been approved south east of Woodstock and the Strategic Development sites proposed would add 410 more. Woodstock has an excellent bus service but most people choose to drive. At the consultation exhibition planners spoke of a 'rapid transit' system. The chances of getting funding are very slim, and the chances of anyone using it are slimmer still. The local roads be in gridlock, and pollution levels will be unacceptable. Woodstock surgery has been named the second worst for facilities in the county. It has 9,000 patients and very limited space. It will not cope with at least 1,500 more patients? More schools would be needed. Who is going to pay for these? It is impossible to park in Woodstock at any time of day, which seriously affects retailers, restaurants, pubs etc. West Oxon's parking survey of Woodstock showed that spaces were already 99 per cent full throughout the day. 4. Affordable housing is needed in the area. Developers have no interest in providing this as it reduces their profit margins. 50% affordable housing required for the 310 approved houses south west of the town currently cannot be met. Once developers have planning permission they claim it is not 'sustainable' to meet the quota. The 4,400 new homes will not meet the needs of many lower paid workers wishing to get on the housing ladder. Most would almost certainly be purchased by London commuters. So much for meeting Oxford's perceived housing shortfall. Cherwell should not allow Oxford to impose its housing need on its neighbours. Instead, Oxford should look to solve its problems within its own boundaries.

Changes Sought

Reasons for Participation

PR-C-0323 20/08/2017 Chris Moore

959

Comments

Objection to the complexity of the consultation and its timing over the school summer holidays. The council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. Underfunded public services, already struggling, will deteriorate further. Waiting times to see your GP will be even longer and school class sizes will rise.

Changes Sought

Reasons for Participation

PR-C-0324 02/09/2017 Sue & Philip Beuzeval

960

Comments

Living in Yarnton major concern is the amount of traffic this will add to the already very busy A44. There are particular problems with major events at Blenheim (of which there seem to be an increasing number). Trying to exit from Yarnton at the Cassington Road or Rutten Lane roundabouts, where we have to give way to the right, it is almost impossible to get into the endless flow of traffic heading for Woodstock. Yarnton increased considerably in size not so long ago when numerous houses were built on fields just off the Cassington Road, which increased traffic. It will only get worse if there are 2,480+ additional cars (i.e. assuming just one per household). Also concerns about flooding if local fields become covered in concrete. Yarnton is low-lying and prone to flooding already. A few years ago our next-door neighbour (an elderly lady) had 2 or 3 inches of muddy water inside her back porch. Water was coming over the ditch alongside her house, flooding our gardens, and just stopped short of coming over our front step. Part of the problem is that ditches are not maintained and people have been allowed to incorporate them into their gardens, install pipes and build over them. Complaints to the Parish Council fall on deaf ears! More building around Yarnton will only make matters worse. Closure of the link road to Kidlington will cause Yarnton residents inconvenience. It would be better to upgrade it. We use that route several times per week. Having to go the long way round will just add to traffic and pollution on the A44. Please think again.

Changes Sought

Reasons for Participation

PR-C-0325 08/09/2017 Christina Milner

961

Comments

Against further development in the Oxford Green Belt as proposed as part of the Cherwell Local PlanThe claimed unmet housing need has to be properly quantified. I cannot agree to it in the way it is being presented. Total figure is overstated, unmet need not properly quantified. All housing needs could be met if housing was created on sites earmarked for business. The density of the proposed plan defies all claims of trying to meet any housing needs sustainably. Building in the Green Belt is the very essence of unsustainably; it destroys much needed recreational space important for the environment and the health of the citizens. Proper multi story (about three and up to five stories) townhouses should be built in appropriate places. The example of the Castle Mill development is a good example for good functional town housing, however, great care should be taken where to build such housing. Building outside the ring road also means that public transport options are reduced and transport issues increased. Again, inefficient and unsustainable. The Green Belt is an important structure that must not be destroyed. It sustains wildlife, creates oxygen and gives the citizens an important recreational space to stay happy and healthy in their town. It must not be destroyed or undermined.

Changes Sought

Reasons for Participation

PR-C-0326 17/09/2017 Sally Thompson

962

Comments

Main concerns are:A) the obliteration of the Green Belt.B) the sheer density of the proposed number of houses.C) the inevitable traffic congestion and resulting air pollution.A and C : The obliteration of the Green Belt and resulting congestion and pollution. As recently as July 2016 the Secretary of State Sajid Javid was quoted as saying ' the Green Belt is absolutely sacrosanct'. I am aware the caveat to that is ' unless under exceptional circumstances', but as is pointed out by the CPRE , there is high availability of brownfield land in the centre of Oxford ' which has the potential to meet the current housing needs of the city'. This last point has enormous bearing on the whole issue of reducing commuting and thus cutting down on the major source of pollution, which the inevitable road widening and greater load of traffic will be the result of the current plans.B) High Density of Housing.It is well understood by those of us living in this area that this whole project is being driven by the University of Oxford's need to construct a Science Park which can compete on the global stage, and, more specifically, with Cambridge University. Feel that those aims are intentionally being played down against the more eye-catching (and government-driven) 'Oxford's Unmet Housing Need' . Point is that were the city's housing needs met to a much greater level within its own boundaries, the need for such a huge and disruptive development here in the Green Belt would and could be far less, without compromising the University's plans for a viable Science Park. Surely it is important fully to exploit the housing potential of Oxford city before irrevocably ripping up the precious Green Belt and creating further anonymous urban sprawl, traffic congestion and pollution. There must be a better way forward.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0328 28/08/2017 Phil & Anne Hayes

964

Comments

Object very strongly for the below reasons: 1) Traffic grid lock on A44; this is already bad morning and evening and so will be even worse also causing greater air pollution. 2) There will be high density estates with 50% social housing - who will control this Oxford? 3) Possibility of more crime and disorder 4) The Green Belt will be abolished - why are they not built in Oxford 5) There are flooding and sewerage risks - these are already in place in Yarnton so additional homes will cause even more problems 6) Vague infrastructure plans 7) Unproven housing numbers 8) Will this cause closure of the link road to Kidlington 9) An urban sprawl will be created from Oxford northwards to Woodstock - additional housing was denied in Woodstock recently so why has it moved towards Yarnton and Begbroke 10) Damage to local wildlife 11) A need for better bus services and a bus lane on A44 12) Greater issues with the supply of G.P.'s - there is already a shortage in supply of these so cause even more problems in obtaining appointments - do not say further surgeries will be opened because we do not have doctors to fill the ones currently. These are only a few of the many issues this will cause. Fed up with the traffic issues we have currently especially with all the events at Blenheim when traffic restrictions are put in place with police support - does The Duke pay for any of this out of his vast profits from the event? Lived in the village since 1978. We both work locally so do not want to be forced to move even though these additional homes creating an urban sprawl will mean house prices decreasing. We say NO to these plans especially on such a huge scale - Oxford's housing should remain in Oxford. Those who have wanted to live in a village should not have that taken away from them. We object very strongly and need to be heard.

Changes Sought

Reasons for Participation

PR-C-0329 30/08/2017 Emma Wiggins

965

Comments

Strongly object to proposals for the development of urban sprawl to the west of Yarnton and to the area connecting Yarnton, Begbroke and Kidlington. The proposed development is completely out of proportion and instead of 3 separate, modestly sized centres, we would end up with a mass of mundane housing which would put even more strain on existing infrastructure and services. Understand there is a real need for more housing but building on precious green belt land should be a last resort and instead should be focusing on brownfield sites within or adjacent to existing centres. Large scale housing developments are not the answer, particularly when most of them contain 5-6 bed houses which struggling first time buyers cannot afford. The closure of Sandy Lane is also a bad idea. This road is used frequently getting from Yarnton to Kidlington and although it is seen as a small cut through, am always passed by at least 10 cars coming the other way. This is a deceivingly busy road and by closing it you would be putting even more strain on the existing infrastructure (already buckling under the pressure of increasing numbers of Blenheim tourists and commuters). Connections between Kidlington and Yarnton are poor as it is - to get a bus you have to go into town to go back out again (over an hour bus trip for a 10 minute car journey!). To summarise, the number of proposed houses is disproportionate, the ratio of affordable/social housing is far too high, services are already struggling and the character of 3 distinct areas will be lost within an urban sprawl. More onerous should be placed on Oxford City Council to rethink how we look to develop the centre by re-addressing brown field sites and being more open minded in regard to denser housing. Currently younger generations and people who work in Oxford are being priced out by London-based property developers. This means people are being pushed further out, forced to drive or rely on public services, which in turn places more strain on infrastructure whilst also being unsustainable. Rather than encouraging people to work on the outer peripheries, more incentive needs to be placed on finding affordable alternatives within the ring road. There is a reason Green Belt land is protected and it is not to be compromised for the sake of finding 'quick answers' because when it is lost there is no going back.

Changes Sought

Reasons for Participation

PR-C-0330 12/09/2017 Michael Westall

966

Comments

Oppose to the plan to build high-density housing on Green Belt land to the east & west of the A44 between Yarnton and Begbroke on the following grounds:1. The Green Belt is a valuable breathing space to prevent urban sprawl and in many cases is agricultural land. The Government is committed to protecting this green belt and development should only be permitted when no brownfield sites are available.2. Green belt should not be developed to meet any part of Oxford City's perceived unmet housing need when the city has brownfield sites within its boundaries. Sites around the Cowley area, and the Northern Gateway area are ready for development and the existing P&R site at Redbridge could be used for housing with the parking transferred to a site less suited to housing. These brown sites would have the advantage of being closer to residents' places of employment, so not further impacting on road congestion. 3. The impact of all these additional houses on the already congested A44 has not been adequately addressed. The suggestion of bus lanes is impracticable because no consideration has been given to the various pinch-points, chiefly south of Yarnton where the railway and the canal bridges restrict the width of the carriageway. 4. The ensuing traffic congestion will inevitably lead to longer journey times, increased pollution and further wear and tear on already deteriorating road surfaces, along with more missed hospital appointments, increased delivery costs as well as more potential for traffic accidents. 5. The suggestion to close Sandy Lane to through traffic will cause considerable inconvenience to residents who use this road to access the facilities in and around the High Street area of Kidlington: the Medical Practice, the Library, the Cherwell District Council Office as well as the shops and street market that many people value. The increase in journey times caused by using a longer route will add to the pollution and congestion. 6. Some of the residents of these houses will be travelling west towards the A40, through Yarnton village and Cassington village. This road is a narrow country road, also restricted in width by a railway bridge and already very busy with traffic doing a rat-run to avoid the Wolvercote roundabout or to access the A34. Additional traffic on this route will add to the dangers already experienced by the children at the local schools in Yarnton and Cassington and the users of Yarnton Park.7. Nowhere seen mentioned that several acres of land to the South side of Sandy Lane just before the sharp right-hand bend was, some years ago, a landfill site and although used now as agricultural land could be subject to subsidence and release of gases if the subsoil is disturbed by building. 8. Final point concerns the potential for flooding which could severely affect any houses built to the west of Yarnton on the lower slopes of Spring Hill. Heavy rain causes flash flooding and the water runs through the gardens of the houses on Rutten Lane and makes the road at the junction with Aysgarth Road impassable.

Changes Sought

Reasons for Participation

PR-C-0332 26/08/2017 Mrs Mercedes Wilks & Family

968

Comments

Very much against building of 4400 homes, the CDC is being asked to build within the District by 2031. Not an acceptable proposal for the residents of Yarnton and Begbroke. A lot of people are all very much opposed to this development. Not only the actual impact that would have in the lives of the residents but the actual impact that this will have in services such as Doctors, traffic, flooding and sewerage risks. The traffic has become a nightmare in the last past years. The tranquillity that one had has very much gone and your suggestion that this enormous amount of houses would not have a devastating impact not only to people but to the wildlife. My family and I are very much against your proposal and we would do the our utmost to stop it going ahead.You need to start listening to the concerns of people more seriously. Thought this sites were all green belt, so why are you proposing to build this properties in the green belt, I though that was to preserve no matter what.

Changes Sought

Reasons for Participation

PR-C-0333 24/08/2017 Fiona Thomas

969

Comments

Objections to the proposals to build new housing on the green belt land and surrounding Oxford to fill Oxford's anticipated housing need. Do not understand why Oxford was proposing to build new business parks, which would attract new workers who would need new housing. It seemed then and now to be a complete madness. Looked at CPRE web site and objections: Agree that proposals are "unjustifiable urban sprawl". Wondered why land is being prioritised in Oxford for jobs and not housing. S They suggest making better use of brown field sites and increasing housing density. Agree. This seems to me to be all about economic growth at the expense of quality of life. It is about money and not the environment. Reference is made to quotations of Herman Daly. Environment, health, biodiversity and no increase in commuting should be way, above considerations of economic growth The fundamental purpose of green belt is to prevent urban sprawl by keeping land permanently open.This means nothing given councils can constantly move green belt boundaries in their local plans. It is an absolute nonsense. Do we have a green belt or don't we? Do we have a green belt until the words "economic growth" are mentioned like some Hogwartian hex and suddenly councillor's eyes glaze over and they skip off into the sunset with some developer or other. Should absolutely not be looking at ANY plan which involves more commuting. The council and its' economic plan will find themselves on the wrong side of history. Sustainability has to be your guiding principal. Quality of life not eternal economic growth. Do not allow yourselves to become slaves to policy papers and £££££ signs.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0334 20/09/2017 Timothy Bravington

970

Comments

Unhappy about the possibility of building on green belt land. Need the lung for air quality. What happened to the idea of building pre-fabricated homes above the car park at Oxford Parkway station?

Changes Sought

Reasons for Participation

PR-C-0336 25/08/2017 Kevin Bezant

972

Comments

In the Summary booklet there are a number of references to the term "affordable", however, the terms are not defined in the booklet. Would be grateful if you could provide CDC's definitions of "affordable" with regards the following terms: 1. "affordable housing "2. "affordable and low cost housing "3. "affordable and sustainable transportation"

Changes Sought

Reasons for Participation

PR-C-0337 18/08/2017 Harry Carrier

973

Comments

Opposed to the CDC proposals to build 4,400 houses to meet the unmet housing needs of Oxford City with the preferred sites between Yarnton, Begbroke and Kidlington. Contravening the Principles of the Greenbelt: The purpose of the green belt is clear in checking the unrestricted sprawl of large built up areas – the proposed plans are a direct contribution to the urban sprawl of Oxford city and will have a permanent and detrimental affect the nature of distinctiveness of the surrounding villages. The unique character and communities of our villages will be lost in the proposed sprawl. The proposal does not safeguard the countryside from encroachment and is therefore in direct contravention to the government's greenbelt policy. A Place in History: Yarnton's history as an independent and distinct village goes back 5000 years according to Oxford University's research – this distinctive nature of the village should be preserved in perpetuity in light of its historical importance. Pollution: Oxfords pollution levels are amongst the highest the country. The proposals will prevent the council from focusing on addressing the immediate issue of pollution, which should be their primary focus. Building extra housing so close to the city will just exacerbate a problem that already needs urgent attention. Road Congestion & Closure of Sandy Lane: The heavy road congestion on the A44 is well understood and documented. The current transport strategy is not adequate to address the issue of congestion (particularly on the A44) and therefore the proposals will only make the problem worse. Sandy Lane is a main avenue relieving some congestion on the A44 and its closure would have a highly detrimental impact on the already congested A44. .Pressure on Public Services: Yarnton's housing population has recently increased by over 100 housing units – this has resulted in further congestion on the roads and roundabout on the A44, with increased pressure on local schools and other public services (e.g. it can take up to 4 weeks to get a GP appointment in Yarnton and Kidlington). Additional housing in the area will exacerbate these types of problems. The council has not been able to solve the issues even for the recent relatively modest increase size in the population of this area. In addition the maintenance of the internal roads has deteriorated resulting in many potholes, the two Yarnton A44 roundabouts are a mess and grass has been allowed to grow between the curb stones on the A44. This deterioration all leads to a looming expensive maintenance repair problem. Solution. Build on brown field sites around the County to ensure that the Green belt is maintained. Properly maintain existing facilities.

Changes Sought

Reasons for Participation

Page 2600

PR-C-0338 02/08/2017 Miss Sadie Paige

974

Comments

1. Welcomes the move from discussion about the validity of Strategic Housing Market Assessment (SHMA) data to more concrete proposals to tackle Oxford's housing shortage; also the agreement by Cherwell Council to its apportionment of 4400.2. Accepts that the Green Belt will have to be compromised to meet our housing needs, but am concerned that the Partial Review only covers 50% of the anticipated housing need of 28,000 by 2031. Will we be ravaging the Green Belt again when the next plan is developed?3. Re. the Vision (on page 6), would like to see specific mention of the use of technology to support working from home (this is part of the County's Transport Plan). Would also like to see a qualifier along the lines of "… whilst not degrading the quality of life for people in existing communities and neighbourhoods."4. Proposed Development Sites (page 14). Understand that Options A and B fall within Cherwell District, but the proximity to Oxford of PR6a and PR6b mean that it will feel like an extension to the Wolvercote Ward. The 2011 census reported 5847 people in 2593 households in that ward, suggesting an increase of approximately 45% in the number of households/homes… hence my concern for the quality of life for existing residents.5. Proposed Policies… (page 14). Since the purpose of the review is to meet OXFORD'S unmet housing need, I think Policy PR2 should specifically state this… and then you will need figure how/if this can be implemented. 6. Particularly concerned about increased traffic congestion and air quality further reduced, and to that end would like to see joined up thinking with regard to the provision of cycle-only paths. Major concern and that is with regard to the current lack of maintenance of the roads and the state of the roundabouts on the A44. In addition there are a considerable number of motorists who use Cassington Road and they complain of the major repair bills they suffer as requests for the humps to be removed or reduced and the pot holes repaired, seems to fall on deaf ears in CDC. It is not a case of reducing speed but the CDC's design which is at fault. Personally have just paid second bill for maintenance costs, both being in the region of two thousand pounds. Would appreciate it if you would pass these thoughts to the appropriate authorities in CDC. Main point concerning the Planning Initiative is that if the CDC do not have the means to maintain what they have now, how will they cope with an additional 2,500 houses in Yarnton?

Changes Sought

Reasons for Participation

PR-C-0339 03/08/2017 Peter Burrows

975

Comments

Finds the whole idea of building dwellings to support Oxford City in the outer regions of North Oxfordshire totally unacceptable because this creates further transport problems when some of the current problems have not and are not being satisfactorily addressed. Land should be found in the City to provide for the housing needs of the City. All that is being proposed will only increase traffic and therefore pollution.

Changes Sought

Reasons for Participation

Cancel the whole idea.

PR-C-0342 14/09/2017 Alan Plumb Milton Parish Meeting

978

Comments

Whilst Oxford's recent Plan consultation advises that there is space to accommodate Oxford's housing needs within it's boundaries, utilising some limited GB land release, if the need has to be served by Councils with land adjoining the City through GB release there, then it is clear that for Cherwell District Council, the Kidlington option has to be the most sustainable. There can be no logic to expanding villages further from Oxford to meet Oxford's unmet housing requirements - were this feasible then District Councils further away such as in Gloucestershire, Northamptonshire or Buckinghamshire which are just as accessible to Oxford would have to be included in the prospective list of options. Logic demands that Oxford's needs should be met very close to Oxford for traffic, infrastructure, journey to work, cultural, availability of local facilities and locational "belonging" reasons.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0342 14/09/2017 Alan Plumb Milton Parish Meeting

979

Comments

Many local villages are losing their character as large housing estates have recently been and are being built on greenfield sites adjoining them – Adderbury, Bodicote and Bloxham have suffered particularly in this regard. In regard to this, it has been brought to the attention of the Parish Meeting that Taylor Wimpey is suggesting building 250 houses on Milton Road, Bloxham, in order to attempt to address the issue of Oxford's Unmet housing need. Bloxham to Oxford is 25 miles centre to centre; Chipping Norton, Burford, Lechlade, Faringdon, Watlington and even Aylesbury and Buckingham are closer and with greater linkage to Oxford- clearly this proposal is opportunistic nonsense led by this developer's existing land interests rather than being based on any thought-through realistic solution to Oxford's problems. Milton Parish Meeting strongly objects to this Taylor Wimpey proposal.

Changes Sought

Reasons for Participation

PR-C-0342 14/09/2017 Alan Plumb Milton Parish Meeting

980

Comments

Whilst Milton Parish Meeting believe that Oxford should find a solution within its boundaries, if this is not possible then it agrees with CDC's proposals that Oxford's unmet need should be met within as close proximity to Oxford as possible and that some limited Green Belt relaxation by all adjoining District Councils should be considered to permit this. With these reservations, Milton Parish Meeting therefore supports the proposals for housing development close to Oxford City in the parishes of Kidlington, Begbroke, Thrupp and Woodstock. It agrees with CDC that this is the least damaging of potential options outside the City boundaries and is assisted by the presence of Oxford airport, the new Oxford Parkway station and improved rail links to Bicester together with established bus routes, providing close public transport connections to Oxford for residents who will work in Oxford and the industries situated nearby.

Changes Sought

Reasons for Participation

PR-C-0343 11/09/2017 Christine Inker

981

Comments

• Excellent idea about the new railway station at Begbroke, which would be on the Oxford Birmingham line as better rail links would help ease congestion on the roads. However was told that this station will only be built if there is an identified need for it in the future. Feels strongly that the infrastructure to improve travel links, both locally and to other parts of the country, together with providing extra parking facilities, needs to be addressed before extra housing is created. • Concerns that any houses built at North Oxfordshire Golf Club will command a premium price because of the close proximity to Oxford Parkway and the desirability of living in North Oxford, as it has good road links in all directions. Are not going to benefit local people or those who are trying to get on the property ladder. Was told that the creation of a new golf course next to Stratfield Brake will go ahead if it is felt it is needed at a later date. Have a concern that the proposed new golf course will never happen and that instead this land will be used for more housing. • Affordable housing: Aware that Oxford has an increasing number of homeless people on the streets. Was wondering how the planned development in Oxfordshire will help those people and how the planning of new homes links in with the social care system. Difficult to understand where all the people will come from to move into all the houses being planned.•Can't see that there will be a significant increase in employment in the area, where will all the people purchasing the houses work? The only extra jobs being created are at the Begbroke Science Park and the Technology Park being built at Langford Lane. These are specialised areas of employment, which means that people working here may not live in the local area, thereby creating a need for people to travel into work, causing more congestion. Other main concerns are: • The traffic around Oxford is already horrendous, particularly during rush hour. The A44, A40, A34 and other major routes are already gridlocked at certain times of the day and this will only get worse with an increased number of houses and more cars. Unfortunately public transport is often not practical because direct routes are not possible and cycling is hazardous. • It is becoming increasingly difficult to exit side road due to the steady stream of traffic in both directions.• There will be increased pressure on local health centres and the hospitals in Headington. Waiting times to see a doctor can already be over a week, so how are the health centres going to cope with the increased number of patients on their registers? Also thinks that the development will have a huge impact on the primary and secondary schools in the area.• The planned developments will have an impact on the environment and the people already living in the area's quality of life. At the moment the suburbs of Oxford are fairly green and have pockets of space for walking, cycling away from the traffic and enjoying other leisure activities. The amount of development planned will eat into these green spaces and make the area a less pleasant place to live. • Have resources, such as water, been considered in these plans? Apparently this is often overlooked when new housing developments are being planned and there could come a time when there is no water in the taps. Careful thought needs to be given to how Britain is being developed. It may be better to build new towns.

Changes Sought

Reasons for Participation

PR-C-0344 22/08/2017 Prof John Batchelor N

5295

Comments

With regard to the timing of the consultation process, it is symptomatic of the underlying cynicism implicit within the
management of the Cherwell Local Plan that the timetable was originally timed to coincide with the school holidays. Am encouraged by the fact that Cherwell has been forced to back down over this and extend the deadline.
In summary and underpinning my arguments above, is that the proposed use of Green Belt land
is wholly unacceptable. Green Belt legislation in the south of England has been invaluable in protecting historic
cities and villages and ensuring that there is NOT one huge urban sprawl with Oxford as its centre. The
Green Belt area surrounding Kidlington is beautiful recreational land dotted with historic villages and ancient
buildings, in particular St Mary's Church in Kidlington. The spire of St Mary's has been a landmark for hundreds of
years and is visible standing within an uninterrupted green landscape from footpaths cycle tracks and fields to the
north of Kidlington, through Hampton Poyle, Hampton Gay, Bletchington and beyond towards Kirtlington, and these
areas harbour and conserve a wide variety of beautiful wildlife. The Green belt legislation is an essential safeguard in an overpopulated country. The policy states that it should be violated only in 'exceptional circumstances.' The present circumstances are not 'exceptional'. Kidlington is not part of Oxford, and there is no case for forcing Kidlington to help solve Oxford's problem. The Plan as a whole is not sustainable. I would like to add today, 22nd August, that
I would echo George Osborne's fresh intervention this week in which he seeks to revive the pressure
for improved transport and business stimulus in the north of England. If this wholly sane policy were to
be adopted the present intolerable pressure on the south of England would be eased.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0344 02/10/2017 Professor John Batchelor N

499

Comments

Objections follow on from two developments: firstly, the very welcome news that Oxfordshire's unmet housing needs have been over-estimated, and that the figure for new housing need in the county is nearer 68000 than the 100000 previously estimated, and secondly the Campaign for the Preservation of Rural England renews is clear and principled argument which can be summed up in the following quotation from its press release 'Government Policy requires development in the Green Belt to be the very last resort, only to be considered if there is no alternative. Cherwell has stood that Policy on its head by making building in the Green Belt its very first choice, rejecting what it accepts were reasonable alternative.' Further, the CPRE points out that the Green Belt's proximity to Oxford is directly in line with a key feature of Green Belt legislation: the protection of historic cities. Cherwell District Council, as the CPRE says, 'by declaring that proximity to Oxford is itself an exceptional reason to build on the Green Belt which surrounds the City, fundamentally undermines its very purpose.' None of the arguments offered in the plan for building on the Green Belt are valid. The submission plan is unsound, not positively prepared, not justified, and not effective. I would add that there is no adequate planning or provision for the improvement of roads, the provisions of schools and medical services. The impact of Cherwell District Council's policy would be to worsen the air pollution in these communities and cause relentless and steadily increasing traffic congestion. Finally, Layla Moran, MP for West Oxford and Abingdon, memorably advised at the public meeting attended by over 400 people in Exeter Hall, Kidlington, that the plan should be put on hold, and all progress towards a decision on the plan should be stopped, until the revised calculation of housing need in the county has been carried out. This is obviously right. It is astonishing that any member of Cherwell District Council and Oxford City Council should think otherwise.

Changes Sought

Reasons for Participation

PR-C-0346 19/09/2017 Eric Baldwin

462

Comments

Was pleased that this crazy plan has gone for further consultation. The idea that the Begbroke and Yarnton area can just absorb thousands of houses onto our GREEN BELT without having a major affect on our lives is nonsense. The A44 is already operating to its maximum with at times severe congestion, adding a few thousand extra cars is not going to help an already difficult problem. Why build on the GREEN BELT when there is ample Brown Field space in the area, Upper Heyford has enough space to swallow this assumed need. What happened to Bunkers Hill ECO village? all we seem to have is masses of lorries spewing dirt and rubbish onto the highway! On a final note as a taxpayer who has paid Cherwell tens of thousands of pounds in Council Tax over the last 40 odd years I had thought you guys were looking after my needs not the supposed needs of Oxford City and some greedy Oxford College looking to cash-in on the GREEN BELT. A very concerned council tax payer.

Changes Sought

Reasons for Participation

PR-C-0347 06/09/2017 Jill O'Brien

463

Comments

Disappointment that this is even being considered. Surely Oxford City Council have enough land around the Kassam stadium to build and instead of using University land around Yarnton, is there no University land that could be built on in the City? The traffic situation is already dire around the A44. Sometimes have to wait nearly 6 or 7 mins to pull out of Rutten Lane and onto the A44. Building more houses will simply make us prisoners in our own village. It is already nearly impossible to get a Dr's appointment. I know the plans state there will be a new surgery, but as there don't appear to be enough doctors to go around, I doubt this will solve anything. At the public meeting a few years ago regarding the Cresswell/Hayday close development, we were assured by Michael Gibbard that no further large scale development would take place in Yarnton/Begbroke. Yet again, councils break their words to the very people who vote them into position. The most stupid idea is the suggestion to close Sandy Lane. This is a perfect short cut for local people to get to Kidlington and beyond, especially if the A44 is blocked with things taking place at Blenheim Palace. Understand that there is a possibility of closing one of the lanes on the A44 and making it into a bus lane. Do the people who come up with these hair brained ideas actually visit the places at peak times, or go in the middle of the night? I think we in Yarnton/Begbroke already feel that decisions have been made and that we are simply going through the motions by lodging our feelings as traffic lights are already in place at the Science park and now that Yarnton Nurseries has apparently been sold, we all feel we are being sold down the river with this. Please, please, please, Cherwell Council, put your foot down about this and refuse to go along with it.

Changes Sought

Reasons for Participation

PR-C-0350 23/09/2017 Dr M J Wallace N

469

Comments

Urban Sprawl. Kidlington will become part of a vast urban sprawl encompassing north Oxford, Cutteslowe, Wolvercote, Begbroke, and Yarnton. Unaffordable Houses. Very few of the new houses would be ‘affordable’ in reality. Developers across the country consistently default on their affordable housing quota. Predicted prices for so called starter homes at Barton Park are already beyond the reach of first-time buyers. Most of the new houses are likely to serve the London-commuter and buy-to-let markets, and Kidlington's young people and the county's key workers still won't get the truly affordable housing they need. Public services to get worse. Underfunded public services, already struggling, will deteriorate further: waiting times to see your GP will be even longer and school class sizes will rise. Traffic Gridlock. Traffic congestion and air pollution will undoubtedly worsen due to thousands more vehicles on our roads. This is in addition to the extra traffic from the 22,000 houses already approved elsewhere in the District by Cherwell, and over 10,000 more houses to be built in the other Districts just for Oxford overspill. Construction traffic and road works will add to this chaos for years while the development takes place. Sites rejected by Cherwell this stage are still vulnerable. Sites all around Kidlington were initially identified for possible development. Cherwell has now rejected some of these sites, but the developers will be making strong representations to have them reinstated. They are still at risk. You could say that you support Cherwell’s rejection of these sites. Mention any these sites of particular concern to you and say why you think Cherwell was right to reject them.

Changes Sought

Reasons for Participation

PR-C-0350 23/09/2017 Dr M J Wallace N

5068

Comments

Urban Sprawl - Kidlington will become part of a vast urban sprawl encompassing north Oxford, Cutteslowe, Wolvercote, Begbroke, and Yarnton. Unaffordable Houses - Very few of the new houses would be ‘affordable’ in reality. Developers across the country consistently default on their affordable housing quota. Predicted prices for so called starter homes at Barton Park are already beyond the reach of first-time buyers. Most of the new houses are likely to serve the London-commuter and buy-to-let markets, and Kidlington's young people and the county's key workers still won't get the truly affordable housing they need. Public services to get worse - Underfunded public services, already struggling, will deteriorate further: waiting times to see your GP will be even longer and school class sizes will rise. Traffic Gridlock - Traffic congestion and air pollution will undoubtedly worsen due to thousands more vehicles on our roads. This is in addition to the extra traffic from the 22,000 houses already approved elsewhere in the District by Cherwell, and over 10,000 more houses to be built in the other Districts just for Oxford overspill. Construction traffic and road works will add to this chaos for years while the development takes place. Sites rejected by Cherwell this stage are still vulnerable - Sites all around Kidlington were initially identified for possible development. Cherwell has now rejected some of these sites, but the developers will be making strong representations to have them reinstated. They are still at risk.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0351 06/09/2017 Stephen Franks

470

Comments

It is incredibly difficult to work out what the current plans are as the websites for both Cherwell and Oxfordshire are incredibly opaque. However we understand that there are up to 90 houses planned for the field behind our house behind Banbury Road to be accessed via Green Lane - by what is currently a single gate to the field. Obviously are concerned from a visual point of view that this is being considered - destroying the green spaces within Woodstock. What also concerns us is that this seems completely inappropriate in terms of what restricted access there is. Green Lane - as its name would suggest is a single track lane - in part. Where it is wider there are cars parked - essentially making it all a single lane. The road is used to access Owen Mumford - a major employer. Over 100 cars use this road to get to Owen Mumford - along with trucks and large lorries - in the morning and evening as well as throughout the day. At the top of Green Lane - In Shipton Road there are two schools. Parents use Green Lane to bypass Woodstock to get to these schools. This is on top of all other residents getting about. From all the above - to add to the pressure on this very congested area to add what could be 180 cars using Green Lane at peak times would create a complete log jam - as only one car can travel down Green Lane at a time. The suggested access through the small gate to the proposed development would also only allow a single car at a time. Access beyond Green Lane is also very restricted with Union Street and Brook Hill being both single lanes, and Hensington Road being a very difficult narrow entrance from Oxford Road - already causing difficulties. Assumed naturally that the new houses would continue along Banbury Road from the new houses. This would make more sense, It makes no sense however to squeeze in any number of houses with such tight access in and out from Green Lane. A better place by far is 'Woodstock East' for any new houses - with easy access to the dual carriageway with the option of avoiding Woodstock town. Your proposal for the development with access through Green Lane will create havoc.

Changes Sought

Reasons for Participation

PR-C-0352 19/08/2017 Tony East

984

Comments

The respective locations of Kidlington, Begbroke & Yarnton will be lost forever. With Oxford Parkway they will become commuter homes serving London which cannot be in Cherwell DCs objective. Other objections include loss of Green Belt, open countryside, views and walks, impact on nature, implications for flooding and drainage, the impact on local road traffic. The proposed recent changes to Heyford vehicle park were rejected due to traffic infrastructure. What is proposed here is far worse and in no way addresses traffic. All this proposal will do is invite London commuters with the new station so be useless for the respective council aims.

Changes Sought

Reasons for Participation

PR-C-0352 19/08/2017 Tony East

983

Comments

The Consultation has been very poorly publicised. Cherwell should have done more – via Cherwell Link article and all other means available, to raise public awareness of the possible loss of Green Belt via this revision of the local plan. It was very difficult to find the consultation details on your website. The consultation papers are long and difficult. I understand that the Council does have discretion on the timing of a public consultation. Choosing to hold the consultation and public exhibition in Kidlington over the Christmas period is not reasonable.

Changes Sought

Reasons for Participation

PR-C-0352 19/08/2017 Tony East

Page 2603

982

Comments

Object strongly to development in the Oxford Green Belt. The Green Belt around Kidlington, Yarnton & Begbroke is mainly pleasant and unspoilt countryside with many well-used footpaths and 'green spaces'. It is much appreciated and enjoyed by large numbers of local residents. It also helps to protect the historic city of Oxford from the effects of over-development. I understand that Green Belt is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the Green Belt. The Government's Manifesto promise and Cherwell's existing policy to protect the Green Belt must be upheld. . The proposal to develop in the Green Belt is based on incorrect assumptions about the growth in jobs in Oxford. Thinks that there are alternatives to housing development in the Green Belt including making better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead. It is not reasonable to develop within the Green Belt.

Changes Sought

Reasons for Participation

PR-C-0352 19/08/2017 Tony East

471

Comments

No! An extra 4,400 houses north of the city is not sustainable and will mean that: traffic problems will get much worse; schools and health services will be even more stretched; open countryside in the green belt will be sacrificed; countryside walks and views will be lost; natural habitats will be destroyed; our quality of life will suffer, air, noise and light pollution will increase. The 4,400 is based on dubious calculations which have been heavily criticised since they were made public. They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county. The locations are identified are located close to Oxford Parkway - 55 minutes from Marylebone- making it a commuter target and will keep property prices high. The government is keen to provide new housing as affordable. It is therefore nonsensical to choose such a high priced location.

Changes Sought

Reasons for Participation

PR-C-0353 30/08/2017 Sara Lewis

985

Comments

Remember what the green belt was intended for - exactly to control growth and urban sprawl. Land has already been released in the past for development. If the framework specifically states the green belt is protected to keep a check on unrestricted sprawl of large built up areas; Prevent neighbouring towns from merging into one another and assist in safeguarding the countryside from encroachment - then surely there is no argument otherwise might as well give up now and lapse into anarchy. Must bear in mind who is driving this and for whose personal benefit and not those who will actually have to suffer more land/road works in an already thriving housing and employment market in Oxford. More emphasis should be placed on development of disused office space and industrial units that are standing empty rather than new builds that we all know will not be affordable to young people from the area. If any of these councillors actually had to experience a commute in or around the city they would definitely have not supported these consultations. All know it starts very early in the morning and the thought of more cars, motor bikes, buses, lorries, taxis, bikes etc. is unfathomable and cannot understand how they believe another train station would resolve this - where will the cars be parked that the commuters will drive to the station in? The A44 Woodstock Road, Yarnton is becoming increasingly dangerous around the two garages - Texaco and the Budgens store. The service road is particularly busy and is an accident waiting to happen. What would happen to the Daltons Road - a bridleway/footpath between Yarnton and Begbroke and the historic Frogwelldown Lane footpath between the villages. Would these just enter into dispute and end up on the 10 year waiting list with the councils countryside services?

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0356 15/08/2017 Naomi Heydon

991

Comments

Understands the need for more housing particularly genuinely affordable and part buy part rent houses for the young people who have grown up in the area. However thinks the proposal is too dense and will cause a huge amount of increased traffic. If these houses are to go ahead the area needs sufficient infrastructure to support both the new and existing residents. Yarnton Scout group is thriving but needs to move to a bigger building we are basically full now and would not be able to accommodate any new families. The scout group owns the building and the land it stands on so is in a position to negotiate with the council and developers. The new plans show provision for 3 new schools so clearly there will be many young people wanting scouting and guiding.

Changes Sought

Reasons for Participation

PR-C-0358 06/08/2017 James Fishwick

993

Comments

Supports the building of new housing in the so-called green belt. The Oxford area desperately needs more housing, this is a much-needed and sound proposal that in my view doesn't go far enough. It is very much justified, and the areas identified seem well-chosen. Sure this will be an effective scheme.

Changes Sought

Reasons for Participation

PR-C-0359 07/08/2017 Alison Leech

994

Comments

Opposed to the proposed plans by Oxfordshire County Council to build 4400 houses on our green belt. 1. The already- saturated roads in our area can in no way cope with any extra traffic. 2. Local services are already stretched beyond capacity i.e. Schools, hospitals, water supply, utilities.....how can they cope with having to serve 4400 more households? 3. Oxfordshire County Council are proposing to build on Cherwell County Council greenbelt land. This is NOT theirs for the taking.

Changes Sought

Reasons for Participation

PR-C-0361 09/08/2017 Malcolm Honey

996

Comments

Objects to the inclusion of North Oxford Golf Club for housing development within Cherwell DCs proposal plan to address Oxfords housing need. North Oxford Golf Club is a very mature park land golf course with many varied and mature species of trees that provides an ideal green belt break between North Oxford and Kidlington, the land scape also supports a varied amount of wild life, Animals & Birds. The local area has many congested roads with the A34,A44,A40 and Banbury road with traffic queuing at times all around the golf course, the open space with over 1000 trees provides a chance for clean air to be replaced. The golf course provides a sport facility for all ages from young children to senior's at a time when the government are trying to encourage all ages to take on more exercise it does not make any sense to destroy a 110 year old golf course to build houses which will cause more traffic congestion and less open spaces for people to take part in sport. The proposal of a 18 hole Golf course within the plan for a replacement site at Frieze Farm does not make sense as it is only 600yds from present site, it does not look to be big enough. In addition the Government's National Planning Policy Framework states specifically that sports facilities should not be built on unless equivalent or greater provision is made elsewhere. Is this being adhered to?

Changes Sought

Reasons for Participation

PR-C-0362 06/09/2017 Mark Simms

997

Comments

Being a resident from Yarnton and having been for 10 years with my wife and 2 children, my wife and I are really not happy with the proposal of over 2000 houses being built on land between Yarnton, Begbroke and Kidlington for many reasons especially when its Oxford City Council's problem and their promise to fulfil the house building numbers. The roads (especially the A44) just won't cope and to be honest there are so many areas in Oxford that they could build on. We want our village to remain a village and NOT turn into a town! Sure half of these or high percentage would have to be social/council housing too which doesn't float our boat either. There's also the environment and pollution to consider as Yarnton being fairly rural has some lovely wildlife that lives and visits the area. Believe they are building on green belt land too which isn't acceptable.

Changes Sought

Reasons for Participation

PR-C-0363 29/08/2017 Angela Rumble

998

Comments

The shortage of housing highlighted by the government is understood, but it is not understood why Oxford's need should be forced upon village residents when there are large areas of unused and brown sites within Oxford that can be developed before encroaching on peaceful communities in the vicinity. The proposed development of around 4,400 houses in or near to Yarnton village is horrific and absolutely excessive. Yarnton offers peace and tranquillity separated from the urban sprawl, this would be lost forever.. The main aspects of protected Green Belt land are being ignored and abused in this proposed development. It will in fact merge neighbouring villages into the town of Kidlington. It is said that the Green Belt is part of our National Heritage, a most favourable idea, which is being ignored and destroyed around Begbroke and Yarnton with the development proposal. With easy access to Oxford, another feature which will be lost due to excessive traffic and demands on public transport. The latter point on transport is at least poorly, or even barely addressed

Changes Sought

Reasons for Participation

PR-C-0365 08/08/2017 Anita Watson

1000

Comments

Horrified to hear of the proposal to build 4,400 houses on the Green Belt around Yarnton, Begbroke and Kidlington. for the following reasons: Building on green belt land would mean there is no distinction between the 3 villages. The extra housing would create further traffic problems. Impact on local services such as GP surgeries. Losing farm land would damage the character of the area and would completely destroy the local wildlife. A large new estate has already been built in Yarnton of dense housing. In view of the strain on the infrastructure, It is not believe we need this level of extra housing here and there must be other areas which are not on Green Belt land and are either within Oxford City boundary or on Brown Field site surrounding Oxford. Totally against the proposal in its present form.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0366 12/09/2017 David Peddy

1001

Comments

The plan for the building of 650 houses between Cutteslowe Park and Oxford Parkway station is very ill considered for the following reasons: It is a naturally attractive view and home to much wildlife. The highway infrastructure in that area is completely unsuited to the additional traffic that would be generated and there are no plans to improve it . Banbury Road is already busy on that stretch and the Banbury Road roundabout, Sunderland Avenue, Five Mile Drive and Elsfield Way /Northern Bypass are congested now. It will also slow down traffic and increase pollution levels. Much of the proposed housing could be sold to commuters into & out of London with no links or real contribution to Oxford/Oxfordshire and the Community. For these reasons the plan is inappropriate and should be stopped.

Changes Sought

Reasons for Participation

PR-C-0367 12/09/2017 Charles Pickers Y Y Y

1002

Comments

The Local Plan is sound and justified. 1) Oxford's 'unmet need' being unproven: The need for additional housing in Oxfordshire is clear, and the affordability of housing in and around Oxford relative to average incomes is one of the worst ratios in the country. As a result in recent years both house prices and private rental prices have risen significantly, making a stable home unaffordable for many on average incomes, which is simply not possible for the vast majority of young people or new house buyers. 2) Green Belt: The sheer number of new houses required suggests that some land currently used for farming may need to be converted to housing. Sure that the council have considered measures such as converting brownfield and industrial sites where practical. 3) Sustainability: With suitable infrastructure improvements (i.e.: drainage and road access) the additional housing should be sustainable. These improvements are presumably already in the proposal. Density: Suggesting that higher density housing be built to reduce urban areas simply forces young people and their families into cramped and unsuitable housing in order to protect the houses of those who have been able to afford the existing housing stock. 5) Transport: Additional housing will require some investment in the local transport routes to accommodate the additional traffic. This includes both local access roads and if necessary improvements to the larger access routes. Presumes that the Local Plan recognises and makes suitable proposals to address this need. 6) Employment: As a high skilled employee of a business based in Begbroke, acutely aware that the cost of living is a significant hindrance to hiring the workers that my company needs. The additional housing is needed to meet current employment needs, regardless of additional business growth in the area.

Changes Sought

Reasons for Participation

PR-C-0371 03/08/2017 Mrs Sue Pollard

1006

Comments

The development you are proposing is unacceptable for the following reasons: 1) It will destroy the wildlife in our area including barn owls and bats which are protected species 2) There will be at least another 4000 more cars on an already congested road, at the moment the traffic is bad especially when there is an accident on the A34 or the M40 or an event at Blenheim palace, where is all the traffic going to go. 3) Our village and Yarnton will lose there identity and the safe environment. All these houses and social housing will mean our villages will not be safe there will be an increase in crime as has been proven on other developments. 4) Building two primary schools and a senior school will also bring in more traffic as well as an significant increase in pollution in the whole area. 5) The area you have suggested is also prone to flooding which will mean an added risk to flooding to our houses in the existing village. 6) This housing is Oxford cities problem and not Cherwell's and they should use there own land not take away green belt land and destroy an area with extensive wild life. Due to all the points this development of green belt land is totally unacceptable and should therefore not progress.

Changes Sought

Reasons for Participation

Page 2605

PR-C-0372 20/08/2017 Ryan Crowe

1007

Comments

Strongly object to the planned housing proposals for the Kidlington, Yarnton and Begbroke areas on the grounds of unfounded reasoning, loss of green belt, lack of infrastructure planning and unaffordability. The 4000+ houses that are being consulted on do not address the chronic shortage of affordable housing and will do nothing to limit increasing prices on the surrounding housing supplies. I have seen no evidence to suggest the same pricing scheme would not be applied to the Kidlington, Begbroke and Yarnton developments and so have no faith that the affordability criteria for these new builds will be over the required 50% affordable housing for this area. As a 22 year old worker in Oxford and having grown up in Kidlington, I feel that these proposals will do nothing to increase my chances of house ownership over the coming years and will lead to me being gradually priced out of the area. I would also like to draw particular attention to the planned building on the green belt land around the Yarnton and Begbroke area which would be a significant loss of habitat and scenery for the local area. This would also lead to a loss of individuality for Yarnton, Begbroke and Kidlington by joining them in an ‘urban sprawl’. A removal of these areas would deprive the chances of future generations enjoying the surrounding countryside. Finally, there is very little guarantee of investment in the local infrastructure, in particular for the local GP surgeries and secondary schools. The addition of nearly 2000 houses to the Kidlington area would be disastrous for the local GP surgeries in Kidlington and Yarnton. One of my largest concerns is in regard to the increases in school needs. It is well known that Gosford Hill Secondary School is one of the largest and only providers of secondary education in this area of Oxfordshire and already faces pressures from increasing intakes. It may also force many of the local children to seek secondary schools further away which adds to unwanted commuting and traffic concerns. Unless there is a clear guarantee of new local schools being constructed to accommodate these new families, I feel that these plans do not provide for the local area’s infrastructure needs.

Changes Sought

Reasons for Participation

PR-C-0376 21/09/2017 Barbara Luckhurst

1011

Comments

Would like to record my support for the building of 1,180 extra houses in the green Belt gap between North Oxford and Kidlington, provided that the majority of these houses are small, first-time buyer type homes, or small houses / flats which young people could afford to rent. I would like to add that I greatly value the concept of the Green Belt, but that I think it sometimes has to be sacrificed for the 'greater good', especially when Wolvercote Common is so close at hand.

Changes Sought

Reasons for Participation

PR-C-0388 27/08/2017 Julie Kyle N

1024

Comments

It is considered that the proposed submission plan is unsound, not positively prepared, not justified and not effective due to the following reasons: increased traffic, lack of schools for the extra children to go to, extra pressure on already full GP and dentist surgeries.

Changes Sought

Reasons for Participation

PR-C-0390 17/09/2017 Toby Shelley

1026

Comments

Unhappy with the planned development which will block great views from Cutteslowe Park. These developments do not help the Community.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0392 03/09/2017 Gary & Janet Bull

1028

Comments

Concerns regarding the following points: 1. Traffic gridlock on the already congested A44, Cassington Road and Sandy Lane. 2. The destruction of the existing green belt areas which are integral to the environment we have chosen to live in. 3. Unknown and possibly increased risks of flooding, sewerage risks as the infrastructure plans seem to be too vague. 4. Damage to Wildlife and fauna. 5. Impact of high density estates in terms of infrastructure impact.

Changes Sought

Reasons for Participation

PR-C-0399 14/08/2017 Michael Codd

1035

Comments

Objection and concern to the proposed plan objection to build over 4,000 new houses on the green belt land around Kidlington, Begbroke and Yarnton. The green belt land in this area is not suitable for development as it will significantly alter the landscape and the character of these villages. This precious land should be preserved for future generations as once it is built upon it will be lost forever. It is also extremely concerning about the impact on traffic in the North Oxford area and these roads are already gridlocked at peak times. They simply would not be able to cope with the amount of traffic that would be generated by such a huge development. The plans for a bus lane and a Park and Ride are not practical due to the 'pinch' point between The Turnpike and Stratfield Brake. It is the local resident's lives and futures that will be changed forever so our views deserve to be taken into consideration.

Changes Sought

Reasons for Participation

PR-C-0400 29/08/2017 Cyril Rumble

1036

Comments

The shortage of housing highlighted by the government is understood, but it is not understood why Oxford's need should be forced upon village residents when there are large areas of unused and brown sites within Oxford that can be developed before encroaching on peaceful communities in the vicinity. The proposed development of around 4,400 houses in or near to Yarnton village is horrific and absolutely excessive. Yarnton offers peace and tranquillity separated from the urban sprawl, this would be lost forever.. The main aspects of protected Green Belt land are being ignored and abused in this proposed development. It will in fact merge neighbouring villages into the town of Kidlington. It is said that the Green Belt is part of our National Heritage, a most favourable idea, which is being ignored and destroyed around Begbroke and Yarnton with the development proposal. With easy access to Oxford, another feature which will be lost due to excessive traffic and demands on public transport. The latter point on transport is at least poorly, or even barely addressed. GB is part of national heritage and a very favourable concept which is being ignore with the development around Begbroke and Yarnton.

Changes Sought

Reasons for Participation

PR-C-0401 29/09/2017 Deborah Cadd

1037

Comments

Objection to building on GB, there is only 13% of it left. The sanctity of GB must be respected, once it's gone it is gone. Concerns with regard to wildlife (which is fighting for survival and does not have a voice), loss of open spaces and enjoyment of countryside, overpopulation, traffic congestion (roads are already gridlocked) and pollution. This is not wanted in Oxford. England's green and pleasant land should be respected and replenished, not destroyed. Locals have a right to enjoy the countryside. Once the countryside has been destroyed no amount of money can put it back with wildlife intact. Also concerned that locals are unable to afford to buy housing due to high prices resulting in them being pushed out. Keep Oxford rural, beautiful, with its identity, heritage and countryside intact. Woodstock is an example of an old historical town with a real community, our villages are too valuable to de-grade with urban sprawl. Our GB is needed. Leave it alone.

Changes Sought

Reasons for Participation

PR-C-0402 29/09/2017 Chris Harrison

1038

Comments

Strong objection to many houses on Golf Course which has been GB for more than 100 years and will lead to urban sprawl from South Oxford to north of Kidlington.

Changes Sought

Reasons for Participation

PR-C-0403 29/09/2017 Prof. Todd Huffman

1496

Comments

Completely against the plans, as they stand:1). CDC state that there "could be" affordable housing "up to" 90% of the home built. How come the planning materials do not say there WILL BE affordable housing of AT LEAST 90% of the homes built?Without real, tight, unbreakable commitments to a high percentage of affordable homes (not apartments...real live homes) that are sold to first-time buyer exclusively the housing crisis in Oxford will continue. We need legal contracts that severely penalise builders and companies that violate the affordable housing rules. Indeed, penalize them so severely that they would go out of business and so that the council can use the money so gathered to rectify the mess by creating more council estates. 2). Parking of cars OFF STREET needs to be considered in the FIRST instance...not as an afterthought. Now is the time to demand that every home built has space for off-street parking. Kidlington really wins with its free parking. We will not be able to sustain that economic boon if parking spaces for all the new people coming in are not at the top of the agenda. 3). Road and street access and infrastructure. This was another area that looked like an after-thought in the plans. some 4000 new homes require a street and access layout such that 10,000 people can easily access the area. Emergency services must be able to enter and leave easily and with relative ease. We should not put lives and property at risk just because we can squeeze a few more square-box houses into the space. Not opposed in principle to the construction of many new homes in the region, but opposed to these plans and for the reasons stated above. Not seen any of these issues taken seriously, therefore completely oppose the plans presented so far.

Changes Sought

Reasons for Participation

PR-C-0403 27/09/2017 Todd Huffman N

1043

Comments

Objection to no (or few) controls or incentives to enforce any kind of affordable housing rules. Documentation all states "could have up to 90% affordable housing..." unable to support loss of GB without strict, deep financial penalties for any builder that reneges on a commitment for a 90% build of affordable homes.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0404 28/09/2017 Dr Hilary Maddicott N

1044

Comments

Objection on grounds that proposal is unsound and unjustified.

Changes Sought | Reasons for Participation

PR-C-0404 28/09/2017 Dr Hilary Maddicott N

1045

Comments

New Government calculation shows the country only 'needs to build around 68,000 houses' over the next twenty years. The figure of 4,400 houses was derived from the SHMA which estimated that 100,000 houses were needed. Therefore the need for 4,400 houses in the area in part or in total; indicates that planning proposals are based on ill-founded and therefore unsound information. They should be reconsidered in their entirety.

Changes Sought | Reasons for Participation

PR-C-0404 28/09/2017 Dr Hilary Maddicott N

1047

Comments

Concerns over density. Question mark as to whether the low cost 'affordable' housing for first time buyers regarded as priority for Oxford's 'unmet housing needs' will be provided by the homes planned for the 'Kidlington Gap' site. Prices of £600,00 for three bedroom houses on the Barton Park site suggests that the Kidlington, Begbroke and Yarnton sites with their equally convenient access to the Oxford Parkway train link to London will benefit the London commuter market rather than local and younger purchasers.

Changes Sought | Reasons for Participation

PR-C-0404 28/09/2017 Dr Hilary Maddicott N

1046

Comments

Proposed area of development is land designated as GB, consisting largely of good agricultural land crossed with a number of public rights of way. Once built on, this valuable resource will be lost to farming and wild life as well as to the public for recreation for ever. Stated Government policy is to preserve the GB, unless circumstances are 'exceptional'. No exceptional need has been brought forward. These houses could be built elsewhere on brown field sites or in Oxford itself. The proposals are unjustified and should not have been accepted by Cherwell District Council which has a duty to follow Government policy to protect GB.

Changes Sought | Reasons for Participation

PR-C-0404 04/10/2017 Dr Hilary Maddicott N

2344

Comments

Oxford's unmet need is based on the SHMA, however the recent Government's consultation document suggest that the housing need is lower. Housing need to be reconsidered. Government's policy is to protect Green Belt unless exceptional circumstances can be demonstrated, which CDC cannot. Low density proposed in the Kidlington Gap which risk not providing low cost affordable housing for first time buyers. New homes will benefit the London commuter market rather than local and younger purchasers. Proposals will merge the three current separated villages of Kidlington, Begbroke and Yarnton into one. Traffic congestion on the Woodstock and Banbury roads into Oxford at peak times will worsen and with it air pollution for both drivers and residents of those roads. The closing of Yarnton.Sandy Lane from Kidlington to Yarnton will make traffic worse from Begbroke and Yarnton (or Kidlington to those villages). No indication that developers will be responsible for essential new infrastructure such as water supplies, sewage, schools and medical facilities to cope with the new developments.

Changes Sought | Reasons for Participation

PR-C-0404 28/09/2017 Dr Hilary Maddicott N

1048

Comments

The proposals do nothing to build sustainable communities, indeed they threaten their quality of life. The infilling of the fields which divide the villages (currently with their own separate communities) as well as from Oxford will lead to a vast undifferentiated and characterless urban sprawl. Traffic congestion and air pollution, which is already bad enough will worsen. The proposal's plan to close the convenient short cut, the Yarnton/Sandy Lane from Kidlington to Yarnton will only make matters worse. There is no indication that the developers will be responsible for the essential new infrastructure, namely the water supplies, sewage, schools, and medical facilities that will be needed to cope with a population of at least 10,000 if not 15,000 added to the limited resources available at the moment. Lack of sustainability.

Changes Sought | Reasons for Participation

PR-C-0405 03/10/2017 Christopher Haigh Y

1523

Comments

Congratulations to Cherwell District Council for excluding this area from its planning proposals, as it is clearly unsuitable for development: The Moors and Mill Street could not cope with the traffic generated by a housing development. It would also be contrary to the public interest, depriving local citizens of one of the most-used open green spaces in the whole Kidlington area. A development proposal is therefore unsound and unjustified. Since this space was not included in the District Council's planning policy documentation, it has not been considered in the public consultation. The proposal has become public only a short time before the close of the consultation, and few people know about it. It would be disgraceful if the proposal were to be approved without having been available for proper public scrutiny.

Changes Sought | Reasons for Participation

PR-C-0406 10/10/2017 Sara Sheppard

4634

Comments

Concerned regarding the proposal of 4,000 new houses around the Kidlington area. Lives off Templar road & works in Kidlington. Getting on to the Banbury road during morning rush hour is currently a hazard due to the amount of buses, cars, cyclist & pedestrians using the road. The danger will only increase if the proposal goes ahead as there will be more people using the Banbury road.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0407 14/09/2017 Jane Leech

1054

Comments

Opposed to proposed development of 4400 houses in Yarnton, Begbroke and Kidlington area. Objections as follows: 1. Completely excessive number of houses. In fulfilling Oxford's needs, the size of Yarnton will be tripled. 2. Together with northern gateway housing, this huge development will merge Yarnton, Begbroke and Kidlington to Oxford. This will create urban sprawl and change the character of the individual villages and more importantly the historic City of Oxford forever. All of which are against the key principles of GB. The GB around Oxford should not be destroyed - it has to be protected for future generations. 3. Volume of traffic on UK roads continues to grow. Congestion on the A40 will potentially be relieved by a link road to take traffic to the A34. However, this will simply move the congestion, and effectively cause even longer tail backs on the approaching A44. Extra developments in Woodstock and Eynsham will compound this. The A34 is one of the main transport links from the Midlands to the South of England. Queues at times go from the M40 junction back to North Abingdon in both directions. The proposed bypass round Oxford is years away. The suggestion to close Sandy Lane except for bicycles is ludicrous - why block off a way that already relieves congestion? 4. The density of the housing is concerning. It will have a major impact on utilities and local public services. The wait to see a doctor is already too long. The idea of people occupying these houses using public transport is feasible if they live within Oxford City Centre, but out of the city centre people use their cars - where are they going to park them when they are not in the traffic jam on the A44? 5. The high density of housing will directly affect my property which is situated adjacent to the deer farm. There will be many, many houses overlooking my property, compounded by the fact that the planned development is on land which is several feet higher. It is completely unreasonable for Yarnton to take on Oxford City's housing needs. Why not re-develop their golf courses. Density of housing would be more manageable and key workers would be nearer to work with the public transport and services already in place. If you really have to build a significantly reduced number of houses, build them at Frieze Farm - closer to Oxford and transport links, and if you have to encroach on Yarnton, put the proposed golf course where the deer farm is. The protection of the GB is paramount and needs to be protected for future generations. Urban sprawl has to be prevented and we have to retain the historic character of an internationally renowned city.

Changes Sought — Reasons for Participation

PR-C-0408 18/08/2017 Linda Nicholls

1055

Comments

People are objecting to this because it has been years in the planning (having seen all the soil testing, etc. that has been going on) and it was all kept quiet. Why has it been done on the quiet and sprung on us as a fait accompli? What right has the council got to do this without asking any of the people it would affect? What has been going on in the background that we are yet to find out about?

Changes Sought — Reasons for Participation

PR-C-0409 10/08/2017 Mrs Valerie Moyses

1056

Comments

The arrogance of the Oxford planners is equalled only by their hypocrisy. They have suitable spaces within the city boundaries, but will not use them. There is (at least) one currently useless open space which could permit the building of nearly 200 dwellings (or more if they would only let their height limits rise a little, and maybe increase density a little). The planning requests for the afore mentioned plot - have been turned down because a number of rich influential Oxford inhabitants do not want construction vehicles going past their expensive doors, or the noise of building work near them. Is Oxford really justified in holding on so jealously to this kind of useless space whilst small towns and villages within commuting distance of Oxford have to accept (often huge) developments which their residents don't want ? If Oxford needs more homes, its powers-that-be should look less selfishly at their own spaces. Forcing Oxford's housing needs onto distant areas will only turn the city's already-hideous traffic into gridlock. It appears that Oxford planners want to have their cake and eat it – let lots of workers provide for Oxford's needs, whilst denying them homes anywhere near their work. For Oxford workers to live in Banbury would entail at least two hours a day travelling. You'd be far better off commuting to London/Reading/Birmingham. It is quite clear that Oxford's powers-that-be have in mind the eventual imposition of a congestion charge. Having created the congestion themselves by forcing so many people to live far away and commute, they will profit again by charging for parking and the use of buses. Could it be excessively cynical of to suspect that the Oxford planners are the same people who don't want noisy developments to spoil the peace of their executive homes in their executive areas ?

Changes Sought — Reasons for Participation

PR-C-0411 04/09/2017 Steve Brooks

1058

Comments

Kidlington will lose its identity and become a suburb of Oxford. Existing infrastructure will not be improved. Already the roads are gridlocked during rush hour times, and the sewage system is already at maximum capacity. Existing schools, doctors and dentists are already full. The current building of flats where bungalows were demolished has proved to be unnecessary, lots are still unoccupied. Why should Kidlington become an overspill area for Oxford.?

Changes Sought — Reasons for Participation

PR-C-0413 10/10/2017 Theresa Goss Bloxham Parish Council

1972

Comments

Bloxham Parish Council supports the proposals of this Partial Review of Cherwell Local Plan Part 1 to provide dwellings to meet Oxford's unmet housing need close to Oxford where there will be access to convenient and affordable transport. It would complement Oxfordshire County Council's plans to improve access to sustainable transport options such as the ' Rapid transit network' or a new tram system and to reduce the pressure on the county's road systems. The extent of Oxford's need for affordable housing makes this access to transport extremely relevant.

Changes Sought — Reasons for Participation

PR-C-0413 10/10/2017 Theresa Goss Bloxham Parish Council

1973

Comments

Bloxham is not well connected to Oxford by public transport and any further development here would continue to encourage reliance on private cars. Research for the Save the Horton campaign has shown how difficult access to Oxford is by car and how long it takes. BPC commented on the Issues Consultation in January 2016 on the proposal by Taylor Wimpey to put forward their site on Milton Rd, Bloxham to meet Oxford's housing need. We commented that further housing on Milton Rd would increase traffic on an already overloaded rural road and road network and would add further that sites such as the one put forward would not provide the easy access to sustainable transport options that sites closer to Oxford would. In addition, it is noted that this particular site has not been assessed as having the potential to deliver the 250 houses suggested and is of course contrary to Bloxham's Neighbourhood Development Plan and Local Plan 2011-2031 Part 1 Villages 1.

Changes Sought — Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0413 17/09/2017 Theresa Goss Bloxham Parish Council

1065

Comments

Oxford's unmet housing need is for affordable housing in close proximity to the city and its employment opportunities with access to convenient affordable and sustainable travel options. Cherwell District Council propose to provide houses to meet Oxford's need in locations close to Oxford and Bloxham Parish Council fully support them in this sensible plan.

Changes Sought

Reasons for Participation

PR-C-0414 03/08/2017 Eileen Lukes

1067

Comments

Objection in strongest of terms to huge number of houses which will more than triple the present population for the following reasons: Cherwell District Council's unmet needs should come first. Liability to flooding in the area, coming from Spring Hill. Infrastructure: The A44 already has huge tailbacks. A bus lane would be to the detriment of the dual carriageway, and most importantly of the cycle track, which is much needed in the interests of health and anti-pollution. Environment: There are bats (protected species) present in some locations. Many of the fields grow much needed crops. Many footpaths in the area have been used by Yarnton inhabitants for decades. I have been a Yarnton resident for over 42 years. Employment: Most of the growing employment is in the south of the county. Tripling the population here would lead to even more road congestion as people travel to work in the south of the county. Does not believe that exceptional circumstances can be demonstrated to cause the destruction of the GB in this area. More care should be taken to find Brownfield sites (particularly within Oxford City boundaries).

Changes Sought

Reasons for Participation

PR-C-0415 10/09/2017 Mrs Louise Gray

1070

Comments

Traffic on the A44 is totally gridlocked now in the mornings during rush hour - what will it be like when there are even more cars, bikes and buses. Trying to get to Headington for hospital appointments or to visit family/friends is a waste of time, this will be even harder and more stressful. To even think of closing off a lane to allow a bus lane is another ridiculous idea, along with the closure of the link road to Kidlington. It is used as a rat run but it does keep the A44 a little clearer of a lot more cars, and its not just to Kidlington it goes, Banbury and Bicester to name but two.

Changes Sought

Reasons for Participation

PR-C-0415 10/09/2017 Mrs Louise Gray

1072

Comments

Facilities in the local villages: The nurseries are visited from far and wide. The doctors surgery would be unable to cope and building a new surgery would be a waste of time and money as there would be difficulties recruiting GPs and Nurses. There is one shop left in the village now, and this is handy for the locals who are unable to get to other shops since the regular 'little' bus was taken away. But there is only so much a little shop can take (it is also used by passing trade). A lot of people have turned into recluses now they are unable to get to Kidlington on a regular basis. People like village life and care enough to try and protect then now and for the future.

Changes Sought

Reasons for Participation

PR-C-0415 10/09/2017 Mrs Louise Gray

1069

Comments

Yarnton has a habit of flooding, mostly due to the fields from Spring Hill behind Rutten Lane. Sewage risks - last year there were lorries 24/7 pumping out sewage from drainage ditches. The fields were unsafe due to sewage leaking over the surface of the fields.

Changes Sought

Reasons for Participation

PR-C-0415 10/09/2017 Mrs Louise Gray

1071

Comments

Wildlife - already barns and buildings have been knocked down for housing in Church Lane where you regularly see families of owls, foxes and deer. Fields are being ploughed up constantly sending all ground nesting birds away.

Changes Sought

Reasons for Participation

PR-C-0415 10/09/2017 Mrs Louise Gray

1068

Comments

This is Oxford's unmet housing needs, not Yarnton, Begbroke or Kidlington's. Yarnton needs its GB, there is plenty in Oxford - including golf courses that could be used for the unmet needs. High density estates with 50% social housing. Yarnton already has this with the new build opposite the old SEB building.

Changes Sought

Reasons for Participation

PR-C-0416 14/09/2017 Theresa Goss Milcombe Parish Council

1077

Comments

Milcombe village is less than 2 miles from Bloxham with whom it shares many of its facilities, such as schools, Doctors, Dentist, Post Office, etc. Taylor Wimpey has now brought in a proposal for a further 250 houses on the Milton Road in Bloxham with land available for a school claiming to help ease Oxford's unmet housing needs. Milcombe is in close proximity to the villages of Bloxham, Bodicote and Adderbury who have all had more than their fair share of development over the past few years. Making a piece of land available for a school will not solve any issues and should not sway CDC planning into granting the application. Taylor Wimpey are not going to build it, so who do they expect will and what type of school do they envisage? Schools need areas for playgrounds and sports facilities. It is very doubtful that they would allocate enough land for the facilities that a school would require. Milcombe Parish Council definitely objects to the Taylor Wimpey proposal.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0416 14/09/2017 Theresa Goss Milcombe Parish Council

1073

Comments

Local authorities have a statutory duty to consult and co-operate with their adjoining authorities, hence the need for consultation on Oxford's Unmet Housing needs. CDC has obviously worked hard in the preparation of this consultation. Milcombe Parish Council has concentrated on the effects this will have on the Cherwell area. MPC did make a response to the initial consultation of November 2016, making known its objections as it was felt that the proposal for Cherwell to take on another 4400 houses is too high and was not viable and how many houses are likely to be affordable for first time buyers which is a need for the Cherwell area without adding Oxford's needs as well.

Changes Sought

Reasons for Participation

PR-C-0416 14/09/2017 Theresa Goss Milcombe Parish Council

472

Comments

Wildlife – Protection of flora and fauna, preservation of the natural environment and areas of outstanding natural beauty in and around Cherwell as well as retention of existing agricultural land which diminishes year on year with few remaining farms in which was once an area of farming communities. We must consider our heritage and conserve and preserve wherever it is possible.

Changes Sought

Reasons for Participation

PR-C-0416 14/09/2017 Theresa Goss Milcombe Parish Council

1074

Comments

Milcombe does not have the infrastructure or facilities to cope with any further development. Downgrading of the Horton General Hospital will not have helped with regard to additional housing in Cherwell and additional traffic travelling to Oxford by road will add to the time for journeys. There will also be a need for improved road and rail links. The addition of a further 4400 houses in Cherwell district is totally unviable and unsustainable and Oxford needs to re-consider and prove that it cannot accommodate more housing. Close monitoring will be required at all stages on everything that is likely to affect Cherwell and surrounding districts.

Changes Sought

Reasons for Participation

PR-C-0416 14/09/2017 Theresa Goss Milcombe Parish Council

1075

Comments

An amount of green belt land and brownfield sites could accommodate some development given the amount of GB land surrounding Oxford, and also conversion of empty buildings.

Changes Sought

Reasons for Participation

Page 2610

PR-C-0416 14/09/2017 Theresa Goss Milcombe Parish Council

1079

Comments

Infrastructure – As well as the roads, also of high importance is updating utilities to accommodate any additional housing. Parking and shopping is a huge concern in Banbury town and will need to be addressed for the additional numbers expected to visit the town centre when Banbury's own housing needs are met. They need to be encouraged to shop in the town as well as the out of town retail outlets and supermarkets. Education – Additional housing requires additional school places and many schools are already overstretched trying to accommodate the needs of those who already live here. New schools from early learning pre-schools to 6th form will need to be built or present schools extended. Integration – Building sustainable communities with sports halls and playing fields. These and schools will need land, so land is not just required for housing. Healthcare – The District needs additional provision for health care. Some areas are already struggling due to a lack of Doctors (General Practitioners) and all that goes with the well being of the general public. It goes without saying that downgrading the HGH was a particularly bad move when Oxford wants to send its overspill to live in the Banbury area and then take them back to Oxford to hospitalise them. It may be too late for the Horton, but still needs to be said.

Changes Sought

Reasons for Participation

PR-C-0416 14/09/2017 Theresa Goss Milcombe Parish Council

1078

Comments

Transport and Employment – To avoid already heavily congested roads, provision should be made for employment where houses are to be built. Will Oxford's overspill be looking for employment in Oxford, already working in Oxford, or looking to find employment in the Banbury/Bicester areas? Highways – Already congested and full of potholes making many roads unsafe particularly in rural areas. Many rural villages are already used as rat runs by heavy goods vehicles and the A361 is particularly dangerous.

Changes Sought

Reasons for Participation

PR-C-0419 15/08/2017 Kenneth Porter Cropredy Parish Council

478

Comments

The Review is intended to accommodate Oxford's need for housing but, as far as we are aware, Oxford has not satisfactorily identified its requirement and appears to be doing little to meet the challenge itself. It appears inherently wrong that the city should simply pass the burden to the districts and we note that South Oxfordshire has not agreed to its proposed apportionment. We deprecate any diminution of the Green Belt and believe that Oxford's stated needs should be thoroughly tested before any changes are made to Cherwell's Local Plan. However, if a need for substantial housing outside the city is proved, of the alternatives proposed by CDC we strongly reject options C to I and reluctantly agree to accept options A and B. However we also feel that the density levels proposed should also be reassessed in order to damage the Green Belt as little as possible.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0420 08/08/2017 Walter Bayer

479

Comments

Objection to proposed development as it would not prevent neighbouring towns merging together. Yarnton and Kidlington would become a single, large suburban sprawl. Referral made to Oxford Green Belt Study. The character of Yarnton would be changed and would lose the beauty of the countryside that residents and visitors enjoy. There would be little green belt land separating this new large conurbation from Oxford itself. The Local green belt was designed to prevent this urban sprawl that is now being proposed. We have a duty to safeguard the countryside from encroachment and should preserve this heritage for future residents. Another concern is the roads around Yarnton. They are already subject to considerable queues, most notably the A44 and A34, though problems are not limited to those roads alone. Even if we accept the necessity of building so many houses so close to this area, which is questioned, to do so would without significant development of these roads be folly, however the current plans do not address this issue adequately. It is urged that you preserve the setting and special character of historic towns and check the unrestricted sprawl of large built up areas.

Changes Sought

Reasons for Participation

PR-C-0422 17/08/2017 Dennis W Long N

481

Comments

Comments about the proposed railway station at Sandy Lane. Having lived in Kidlington all their live, they have seen it grow from a relatively quiet village to the sprawling mess that it now is. It is virtually gridlocked, especially between -7.00 - 09.30 & 15.15. - 18.00. Parking is a problem with residents parking controls and more and more cars parking further up Banbury Road, then either cycling (they take their bikes off their cars) or jumping on a bus. Very often vehicular access to our own properties is blocked. There should be focus on a bypass and make the heavies use it. No HGV's (over 7.5 tons unless for direct home delivery/access) and stop the 18 wheelers using Kidlington as a rat run. Planning authorities should stop greedy developers building on any postage stamp size land to take advantage of the rail station access and increased property prices. Closing Sandy Lane (when the canal bridge was done) caused chaos even then when the traffic was a lot lighter. Forcing that rat run to close will push even more traffic onto the Oxford/Banbury Road. Obviously there has been no open publicly (sic) for general consultation. It is clear to me that the people making these unsound decisions do not have to endure the current gridlocks to get to work and back everyday.

Changes Sought

Reasons for Participation

PR-C-0423 03/09/2017 Daniel Clacher N N N

482

Comments

This procedure and requirement to comply with overly complex administrative requirements is wholly inappropriate and flawed. The proposal seeks to effectively make Kidlington and Yarnton into one 'super village/town' which if accepted will become one very large suburb of the City of Oxford. This is a fundamental breach of the planning process. The purpose of our GB reflects national policy. This proposal flies in the face of the National Planning Policy Framework, para. 80 which clearly states that the GB exists to: 1. Check the unrestricted sprawl of large built up areas. (precisely what is being proposed) 2. Prevent neighbouring towns merging into one another. (As above) 3. To assist in safeguarding the countryside from encroachment. (This proposal destroys it) 4. To preserve the setting and special character of historic towns. (as above) 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land. (This is the most egregious aspect of the proposal - there has patently been insufficient consideration by Oxford City Council to fulfil its obligations under this section. They currently have around 42% of their own open space which has not been fully evaluated.) There is nothing within the proposals which suggests there are 'exceptional circumstances' for encroaching on GB land. The proposed transport and infrastructure plan is far from adequate. Having lived in Yarnton/Kidlington for the past 32 years I am very well acquainted with problems accessing Oxford City from the north. The current road, rail and bus provision cannot cope with existing levels of commuter and leisure traffic. Recent changes at the two key pinch points in North Oxford have failed to have any significant impact on traffic flows at peak times. There is already a huge strain from traffic congestion and pollution at peak times on the A44 in Yarnton. It is frankly staggering to add to this mayhem. This is not NIMBYism just a fact of physics that the proposal to feed Oxford City's housing needs from the north just won't work. It doesn't work now. The addition of schools, shops and other amenities in the area merely exacerbates matters further. Movement of pupils, parents and teachers in an already heavily congested area, alongside additional commuter traffic is utterly unsustainable. The air pollution in the proximity of the schools alone would be beyond anything we've witnessed so far. There is an abundance of wildlife in this GB area. The destructions of their habitat has not been fully considered and needs further examination. IF there were clear and sensible proposals for the building of significant road/bus/rail links from the Kidlington and Yarnton area into and around Oxford it is conceivable that some development in this area could be effective and sensible. Whilst the obviously pinch points remain within the single carriageway sections and roundabouts in the North it is inconceivable as to how these proposals can remotely work.

Changes Sought

Reasons for Participation

PR-C-0424 14/09/2017 Sarah Lopez-Rubio

483

Comments

Opposition to proposal to building 2,480 houses on GB land adjacent to Yarnton and Begbroke. Has lived in Yarnton for four years, after moving from North Oxford in 2013. Yarnton was chosen as the perfect place to raise young family, with its Ofsted rated preschool and primary school, good transport links and immediate access to some beautiful countryside. It is enjoyable to live here because it is peaceful, with a village feel and good community spirit. The proposed development would completely change the look and feel of Yarnton and Begbroke. Large swaths of countryside would be lost, whilst there would be increased traffic congestion, air pollution, noise, pressure on local amenities such as shops and schools, as well as significant damage to local wildlife and countryside. This is for Oxford City Council's own unmet housing needs and would result in a conurbation nearly three times the current size of Yarnton and Begbroke. It would be incredibly damaging to the villages and would change the face of the irreparably.

Changes Sought

Reasons for Participation

PR-C-0426 02/08/2017 Bill & Penny Trumble

1081

Comments

Strong objection to build 4400 houses around Yarnton and Begbroke. The large area of high density housing and it's infrastructure will completely destroy the distinctive, separate character of the villages and convert them into part of a large suburban sprawl. It will destroy, permanently, a large area of countryside which is a tragic mistake and a betrayal of future generations. The development is contrary to all five stated purposes of GB - safeguarding the countryside (and the natural environment); preventing urban sprawl; encouraging redevelopment of existing areas in the city; checking urban sprawl; and preventing the merging of communities. GB is there for a reason and must be protected. It is appalling that the benefits of GB can be casually thrown away. Please halt these plans.

Changes Sought

Reasons for Participation

PR-C-0428 14/09/2017 Emma Wright N

1086

Comments

Please don't build on our lovely green spaces, I beg you please don't, we need as much green space and lovely nature as possible, these spaces are essential to our health and wellbeing.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0429 25/09/2017 Mr Peter F W Lea

1087

Comments

Objection for following reasons: 1. Plan is based on Strategic Housing Management Assessment for Oxfordshire but the accuracy and validity of these requirements has long been disputed, and the government has now revealed they are significantly overstated. Actual requirement is now calculated at about two thirds of the previous one, and this too may well prove an over-estimate. Therefore Cherwell's plans are based on erroneous and invalid assumptions, and must be withdrawn and re-formulated on a much more modest basis. 2. The A44 and A4260 are already choked with traffic at peak times. 4,400 houses will add 10,000 - 12,000 new residents, most of whom will have cars. Cherwell's presentation says they will apply for a central government grant to develop a 'rapid transit system', to encourage people to use public transport and bicycles; however such schemes have been shown to have little effect on people's travel habits. The amount Cherwell intend to apply for is a significant proportion of total funds government has set aside for this purpose across the whole country, there is no guarantee (and little likelihood) that it will be wholly or substantially granted. Until it is known precisely how much will be made available, it is folly to plan large-scale new housing. There is virtually no scope for effectively improving traffic flows through Kidlington, and creating a bus lane along the dual carriageway section of the A44 will slow traffic to a crawl, and worsen the bottleneck of the single carriageway section south of Yarnton. 'Rapid transit' will be a sick joke and that is if the money is made available. 3. Lack of essential facilities in the area proposed for development. The NHS cannot afford to build a new doctor's surgery and the existing surgery struggles to cope satisfactorily with its current patients let alone the additional homes already approved in Woodstock by the West Oxfordshire District Council. Funding needs to be secured for the necessary improvement to essential facilities before plans are finalised. 4. The plans specify 50% affordable housing. Past history of developments in the area suggest that it is very doubtful whether this will be achieved. While Oxfordshire in general and Oxford in particular need affordable housing, no plans should be agreed without cast-iron assurances from prospective developers that the 50% target will be met. 5. The government has re-stated it's commitment to preserving the GB, and Cherwell District Council should structure it's plans to do so, not nibble away at it.

Changes Sought

Reasons for Participation

PR-C-0431 20/09/2017 Donna Resek

1089

Comments

Object to having any housing development built on our much loved green belt. In Yarnton we struggle with Yarnton Manor and what they have done to our fields. We don't have that much more land to be able to freely roam, to either just go for a walk with the family or the daily dog walks we enjoy. The is one of the reason I purchased my house here, it is such a quiet and friendly Village, this development will destroyed that. The surgeries are already stretched and having problems, how long do you think is acceptable to obtain a Doctors appointment? Believes this is going to have a negative effect on our house prices as well. The A44 is already at breaking point on many days, not to mention the increase in air pollution. Yarnton also suffers from flooding on Rutten Lane, this will only increase the problem. One of my big concerns is also the wildlife, how beautiful it is to see the deer and rabbits running around, where are they going to go? I don't understand what you are all thinking, to destroy such Countryside is ludicrous. I don't think this has been thought through properly. Understand that a few people on Sandy Lane have written in with their support. The reason being, they have already been offered a huge amount of money to sell their properties to the developers. They will be moving out of the area, so they really don't care what happens. The bottom line for them is the huge pay-out. Please do not ruin the life we have all come to love here!

Changes Sought

Reasons for Participation

PR-C-0433 18/08/2017 Ruth Astall

1091

Page 2612

Comments

Object to the plans to build 4400 houses in the Woodstock, Yarnton, Begbroke and Kidlington area, in addition to the 22000 already proposed for the District as a whole in the Cherwell Local Plan. It would appear from the review that 14850 houses are proposed, so why is there the necessity for this additional 1850? Of the total of 4400 proposed for the Woodstock, Kidlington, Begbroke and Yarnton area, a total of 2480 are planned for land to the east and west of the A44 between Begbroke and Yarnton. This is an excessive proportion of the total and, despite what the review states, will result in the amalgamation of Begbroke and Yarnton with Kidlington, to the detriment of the existing local communities. Appreciates that more housing is desperately needed in the Oxford area, but to put such a large number of dwellings in one area will totally change the character of the area. Much of the land to be built on is Green Belt, and although the percentage of Green Belt which will be lost is only very small, there is no guarantee that further expansion into it will not happen in the future if Oxford City or Cherwell decide that more housing is needed. The Local Plan states 'the character of Oxford in a rural setting cannot be maintained without the protection of the special relationship of Oxford and nearby settlements and the maintenance of the character of the intervening countryside'. Is all this to be ignored? The residents of the new houses owning cars and using the A44 and other roads in the area will travel into Oxford for work on public transport, but in their leisure time they will use cars, and not all residents will work in Oxford itself. Parents with younger children at school in Oxford will not want them to travel alone by public transport and will still use their cars. To prioritise the A44 over the A4260 as the route for motor vehicles into and out of Oxford will cause yet more congestion on the road, particularly where the dual carriageway ends by the Turnpike pub and traffic converges into one lane in each direction. And if a bus lane is created southbound on the A44 from Woodstock to the Loop Farm roundabout, then all other traffic will be squashed into one lane, causing congestion and hold-ups, particularly at peak times. The creation of a bus lane in addition to the current dual carriageway would seem to be an impossible and costly operation which is extremely unlikely to happen. The proposal to shut Sandy Lane to motor vehicles except for access to the houses and Yarnton Nurseries makes no sense at all. Those of us from Yarnton who use Kidlington for our shopping, banks, the library, the market, etc. will be forced to travel several miles via either Langford Lane or Frieze Way in order to get there, causing more congestion and pollution, as well as additional costs for us in fuel and wear and tear on our cars. We are not all able to cycle or walk that distance, and in any case cycling or walking is no good if you have shopping to carry home. There is mention in the review of improving Kidlington centre, so surely people should be encouraged to get there easily, not made to travel further. If the proposed railway station is built by the Sandy Lane crossing, how are people from Yarnton and Begbroke supposed to get there? We certainly can't walk or cycle with luggage, and it is a very long way round to go by the A44 in either direction. There is also the question of impact on the environment, drainage, flood prevention, wildlife, natural habitat, etc. Not against change, but cannot see any benefit to the existing communities of Yarnton, Begbroke, Kidlington and Woodstock, of building such a large number of dwellings in such a relatively small area. It will totally change the character of the villages and the lives of those of us who have made our homes here for many years.

Changes Sought

Reasons for Participation

PR-C-0435 01/10/2017 Mrs Christine Bower

1095

Comments

Object to the proposed building of 4,400 houses on Oxford's green belt. Plan should at least be put on hold until the government decides how housing targets are calculated, which are likely to slash Oxford's unmet housing needs and lower the total needed across the county. At recent meeting in Kidlington, councillor Mr Barry Wood dismissed this recent announcement as rubbish and seemed committed to go ahead with the proposed building of these houses despite the feeling of local resident and the in-eversible loss of valuable green belt. Therefore it makes me suspicious that CDC are hiding behind the need that Oxford City Council need these houses and in fact CDC want these houses as they think London commuters will buy them. Living in Oxford and commuting to London is more expensive than living in London itself and if these houses are built they will not be gaining from living in the country, because Oxford will be just one big sprawl of houses, making it worse than Living in London. There will be a higher pollution as the roads will be congested with even more traffic than there is already and the infrastructure in general will be near to bursting. Read nothing about more schools being built and we already have to wait weeks to see a doctor. So with the possibility of 10,000 + additional people surgeries wilt be packed. Also as you are building on all possible land, flooding would also be a risk. Taking away green belt land and the golf course is also taking away peoples chance to exercise and enjoy the country air which is again a risk to health. The golf course has been on that site for 110 years and is a welcome green space to break Oxford from Kidlington. This should not be moved to an unsuitable piece of land, which is also being looked at for housing, meaning that the golf course could be lost forever. Neither Kidlington or Oxford residents, want to be joined together to make one large urban sprawl as it will down grade Oxford residents to be joined to Kidlington, and Kidlington residents enjoy being part of a village and do not want to be part of Oxford. As a long standing Kidlington resident, urge you to rethink your plan to build these houses, as it is not justified or a proven requirement and it is unsustainable. Object to the proposal of removing green belt which preserves open spaces which is appreciated by local residents and protects the historic city of Oxford.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0437 06/10/2017 Louise Dale Ministry of Defence

1106

Comments

The Ministry of Defence (MOD) received notification through Devplan. The MODs principle concern relates to ensuring that tall structures especially tall buildings do not cause an obstruction to air traffic movements at MOD aerodromes or compromise the operation of air navigational transmitter/receiver facilities located in the area. As you will be aware air traffic approaches and technical installations at MOD aerodromes are protected with statutory safeguarding zones which identify height consultation zones in the area surrounding MOD aerodromes relative to topography and distance from the sites. The aerodromes are also protected with statutory bird strike safeguarding consultation zones. Therefore, DIO Safeguarding is concerned with the development of open water bodies, the creation of wetland habitat, refuse and landfill sites. These types of development have the potential to attract large flocking bird species hazardous to aviation safety. The MOD statutory aerodrome height, technical and bird strike safeguarding zone for the district of Cherwell is for the main operational base RAF Weston on the Green and Dalton Barracks. On reading the Cherwell Local Plan 2011-2031 (Part1): Partial Review Proposed Submission Plan, it can be confirmed that the MOD has no statutory safeguarding concerns subject to any development which includes the creation of open water bodies, nature parks, SUDs schemes etc. should be referred to this office for review. Please note the above comments are purely related to the DIO Statutory Safeguarding interests.

Changes Sought

Reasons for Participation

PR-C-0438 07/10/2017 Jim Briden N

1116

Comments

Consider that the proposed submission plan is Unsound, Not Positively Prepared, Not Justified, and Not effective for the reasons given in my specific objections above and in the emphasis by both CDC and Oxford City on new science, business and industrial parks ahead of housing.

Changes Sought

Reasons for Participation

PR-C-0443 10/10/2017 Linda Browning N

5837

Comments

Object to the Plan building on the sites between the villages of Yarnton and Begbroke and onto the village of Kidlington over Green Belt land.

Changes Sought

Reasons for Participation

PR-C-0444 08/10/2017 Peter Hainsworth

1124

Comments

Strong disagreement with the Cherwell Council plans for building on green belt land to the north of Oxford. Firstly, though some social housing is promised, around 4000 houses within easy reach of, and fast and efficient services from Oxford Parkway to Marylebone will be mostly bought by London commuters and not people working in Oxford. Secondly, traffic will increase enormously. Such planning for road improvements is sketchy with little serious thought for anything but new bicycle paths, bus lanes and additional park and rides. This is understandable as it is hard to see how the infrastructure can be seriously improved without mammoth investment and coordinated vision. Thirdly, a part of the green belt is to be destroyed in favour of a building project that will not benefit Oxford or Cherwell and will simply create urban sprawl. The Oxford colleges and OUP who own land in the designated area appear to have no thought for the effects on the environment and on life around Oxford but are pursuing narrow financial interests. They all have a duty to think of wider issues.

Changes Sought

Reasons for Participation

PR-C-0445 08/10/2017 Andrew Varney N N N Y

1125

Comments

These comments should be considered in conjunction with the Representations made by the Begbroke & Greenbelt Campaign "BYG". The plan needs to be considered in the context of the many proposed building projects circling Oxford, which threaten to inflict permanent damage on the Oxford environs. Eating into the GB land in such a substantial way is non-reversible and make a mockery of the whole concept of GB in protecting the countryside from encroachment in order to protect wildlife, maintain space to 'get away' from the urban environment (e.g. walking on rural footpaths) and to keep settlements as separate entities. From a personal viewpoint we settled in Yarnton due to its semi-rural character with a close-knit sense of community and countryside right on our doorstep. Being away from the city, in a village situation with access to footpaths has been essential at time for my mental health. Even the thought of the permanent loss of this resource for me, my family and the wider community has caused me significant anxiety to the point where it has been hard to respond in a meaningful way. To take away this resource permanently in response to a perceived need which appears to have been significantly exaggerated cannot be prudent.

Changes Sought

For the reasons in my representation AND the representation made by the Begbroke & Yarnton Green Belt Campaign which I additionally support and adopt as part of my own representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

PR-C-0446 08/10/2017 Catherine Henderson N N N Y

1126

Comments

This response though separate, own should be read in conjunction with the Representations made by the Begbroke & Greenbelt Campaign. "BYG". 1. This expansion is due to Oxford City Council's unmet housing needs which currently is not substantiated and should be revised in the light of Brexit and the government predicted housing requirement adjustment. 2. The GB is a designated area even declared by CDC in The Cherwell Local Plan 2011-2031, and should be protected at all costs. These plans do not constitute exceptional circumstances for building on GB land. There are many other identified brownfield sites in and around Oxford that could be used. 3. Traffic on the A44 is already dire without an increase of a further 8000 plus vehicles on the road. Traffic jams occur at different times of the day caused by sheer weight of traffic which is confined by the railway bridge and canal causing bottlenecks. 4. The closure of Sandy Lane is diabolical. The road is used on a daily basis and the increased route caused by closure does not comply with the need to be conscious of air pollution, which is already a problem in Oxford and the surrounding areas. 5. Doctors and schools are already struggling, with a shortage of doctors and teachers unable to afford housing in the area. This will only get worse. The amount of affordable houses developers build is just a token gesture. With amazing wildlife the GB areas are regularly utilised by villagers for fresh air, peace, nature watching, exercise, farming, etc. Obesity is on the rise in this country and wildlife is in decline and it is our duty to protect these valuable areas of our countryside. Without these beautiful green spaces we will become one large suburb of Oxford without the need for local councils!

Changes Sought

Reasons for Participation

I would like the Begbroke and Yarnton Green Belt Campaign to represent me at the Examination should it take place.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0447 09/10/2017 David Hipkiss N N N Y

1127

Comments

There are many failings in the proposed submission but most of all it is clear that the submission is based on out of date data, a gross misrepresentation of fact of there being any form of exceptional reason to build on the Green Belt, and a collusion between Developers, the University of Oxford and the Councils of all kinds to use the purported exceptional reason of unmet housing need in Oxford, purely to expand the Begbroke Science Park which in itself it can not do without a change in the designation of the Green Belt it sites within. Of course if changed, the designation changes forever with mass high density housing in the form of a 'New Urban Neighbourhood' to follow which is neither needed wanted or desired or necessary. It is worthy to note that this linked outcome is highly contingent on land becoming available IF the Green Belt designation is changed. Ergo as it stands there is no actual land available for development and it only would become available if the designation is changed. That such a submission could be based on a contingent tithe that was likely entered into many years ago without wider consultation and consideration of local impact is itself unsound. This so called contract which apparently exists between the University and landowner(s) should be made public and available for update and critique. I need not repeat the valid objections of BYG but I must put significant complaint to the proposed closing of Sandy Lane. It is plainly ridiculous. It is a key arterial communications for my family and all who live in Yarnton to access the services of Kidlington on which we rely. Doctors, Dentists, Banks, Supermarkets, Libraries, Leisure Centres are key items we need to live. Such services will simply not be replicated under the proposed submission. The notion of closing it or turning it into ' a pedestrian/ cycle / wheelchair access route' is quite frankly fanciful. Closing it will mean extended daily journeys of more than 6 miles round trip each way. I suspect however the real reason to propose a close to Sandy Lane is for the Universities desire 'for their researchers not to be disturbed during the building process', it being sufficiently far away from the Science Park as for the vibration of 30 tonne lorries making hundreds of journeys, interfering or ruining their sensitive analytical equipment. The impact on traffic on the A44 in peak hours will result in gridlock. The scheme is unsound and unfunded and wholly contingent on additional capital funding that has not been applied for or won from central government. It is also Unsound to claim that the proposed submission will result in housing for key workers in Oxford City. The vast majority of people passing through the A44 corridor do not work in Oxford City, they work to the South of the City and toward Didcot and Harwell. In closing, I would like to record that Yarnton is in the Green Belt. The Green Belt is special and has to be protected in the interest of all. It is not an 'Urban Neighbourhood' as the submission proudly trumpets the new developments will be nor should it become one. Time and time again we in Yarnton are sacrificed on the basis of that we are in the wrong part of Cherwell (too far south) and too close to Oxford. We get caught in the middle and end up with the worst of both from sporting provision to public transport

Changes Sought

For the reasons I have given above and the Representations made by the Begbroke & Yarnton Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore not be submitted for Inspection.

Reasons for Participation

I would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place

PR-C-0449 09/10/2017 Lynne Tighe

1132

Comments

As a local resident of 30 years there has been a huge rise in the volume of traffic and congestion on local main roads. Every work day morning traffic is backed up between the Banbury Road and Sainsbury's roundabouts. The situation is similar between the Pear Tree and Woodstock roundabouts. The proposed road infrastructure plans are scanty and superficial, centring upon extra bus lanes and cycle paths. Traffic will simply grind to a halt. There has been insufficient thought given to the infrastructure needed to support a development of this magnitude. This includes schools, GP and hospital services. It is virtually impossible to park at the JR Hospital. These problems will be exacerbated with the addition of 4000 new homes. It is strongly objected to building on the Green Belt and the creation of a vast urban sprawl between Oxford and Kidlington. It is refuted that this scheme will produce enough affordable housing by Oxford's workers.

Changes Sought

Reasons for Participation

PR-C-0450 08/10/2017 Kate & James Hamilton

1133

Comments

Oxford City Council needs to radically rethink its housing and transport strategy. Any further development without adequate provision of essential services threatens social cohesion. 1. One of the doctors in the Key Practice, Exeter Hall, Kidlington, told me that 4,400 houses would require an entire new surgery with 6 full-time GPs, and the requisite ancillary staff, its building and access. The current provision is already at breaking point, with waiting lists for appointments from personal experience, standing at up to 6 weeks. 2. As a Senior Citizen I am proud to use the bus services, but it is not always possible. Last Tuesday, driving into Oxford for an 8.45 am appointment took 50 minutes, this is the norm, despite two years of road works at the roundabout at the Banbury Road end of the inner-ring road, itself originally built to ease congestion in the City. A tram-system or monorail such as link Manchester or Porto to their far extended suburbs is feasible: the Banbury and Woodstock Roads provide the perfect loop with St Giles and Frieze Way at head and tail. 3. There are four primary schools already in Kidlington, yet provision for Reception infants this year was wholly unacceptable in one or two of them. With effectively only one secondary school (which our child attended from year 7 to year 13), the provision was skeletal, and even in her time the scaling down of important aspects of the curriculum, and extra-curricular activities was in process, as the school resorted to draconian responses to numbers. There is a sense of defeatism attached to objecting to the sheer scale of development. The issue is a national one, and as such it is highly political. Consultation becomes an agent of anger and frustration when deployed, as it is locally perceived, with cynicism, and there is very little faith in an inspectorate appointed by government. Housing for whom, we ask? The suspicion generally is that this will not be starter homes for young families working locally, who belong in the community with a network of family support who rely on parental and grandparental support to raise young children. The anxiety is that with the coming of the railway it is not so much Oxford's but London's unmet housing need, as has proved to be the case in Bicester. Few people would argue there is not a housing shortage, though when properties stand empty because their intrinsic value is greater as real estate for outside investors, when potential dwellings above commercial properties in town centres remain unused for false economic and health and safety reasons, and students live in accommodation designed for families (a particular problem in Oxford), the shortage is self-inflicted and remediable, and not by building – the easier, more profitable solution - on the Green Belt.

Changes Sought

Reasons for Participation

PR-C-0451 06/10/2017 Elaine Titchmarsh N

484

Comments

The Green Belt was designated there to prevent urban sprawl of large built-up areas and the coalescence of settlements. The villages of Yarnton, Begbroke and Kidlington are of very different identity and character and from the outbursts of emotions that your proposals have caused they have each expressed that they want to remain as a separate village with their surrounding countryside. The proposed loss of the large area of countryside (the fields, plants and animals, the waterways, etc.) is non-reversible and would deprive people for ever from enjoying this countryside, its walks and nature.. It is not considered that the provision of housing for Oxford City Council to be an 'exceptional circumstance' or an acceptable reason for this loss of Green Belt. The extra traffic from the proposal to add 4400 houses to our locality will greatly impact traffic movement on local roads, particularly the A44. Whilst considering Cherwell DC's road and traffic proposals in this area it looks to be an extremely slow entrance to and exit from North Oxford. Traffic noise and air pollution have greatly increased and the road surfaces have suffered badly. It should be noted that Yarnton suffers from flooding of roads and houses in certain rainy conditions due to water running off land on the west side of Yarnton, within PR51 on Cherwell Local Plan. There is an increasing number of London commuters living in the Oxford area. The recent opening of the Oxford Parkway station is likely to encourage more to this area. If this housing proposal were allowed to materialise, the housing is most likely to provide numerous homes for London commuters rather than for Oxford city workers. Oxford City Council should provide for its people's housing and it should do so without impinging on the Green Belt. We rate-payers in the Cherwell District expect and hope that the District Council which we elected as our representatives to oversee the area will make decisions to the advantage and support of the population in this district. Please re-think this issue and give priority to the views of the District's inhabitants rather than accommodate the unmet housing needs of Oxford City Council.

Changes Sought

Reasons for Participation

Proposed Submission Plan - General Comments

PR-C-0452 04/10/2017 Mary Lunn

485

Comments

Having already made an earlier response to the planned new build in Kidlington on grounds of lack of infrastructure, crowded roads for people working within the ring road travelling from Kidlington to Oxford and reduction of Green Belt with effect on wildlife and local people. The points clearly apply in connection with the land behind the Moors also. However an added key point is the use of land which drains on to the Cherwell river flood plain, thereby exacerbating problems with flooding lower down in the more southerly reaches of the river within Kidlington. Any new housing reduces the capacity of the land which it stands on to absorb rain water and this is particularly difficult in such an area already vulnerable to flooding.

Changes Sought | Reasons for Participation

PR-C-0453 03/10/2017 Alan Dear

486

Comments

It is believed that the unmet housing needs of Oxford are unproven and that this is currently being recalculated, using new figures issued by the government. There is land that could be used within the Oxford City area. The plans would totally take away the single villages of Yarnton and Begbroke to form an urban sprawl with no identity. The traffic at the moment is horrendous in the mornings and evenings at the pinch point between the Turnpike Public House and Frieze Way in the plans there is no improvement in this section of road.

Changes Sought | Reasons for Participation

There is land that could be used within the Oxford City area. Peartree Park & Ride, if a new one is built at Bladon. Also Showmans land and the Oxford side of the Northern Bypass. Adjacent to Redbridge Park & Ride.

PR-C-0454 22/08/2017 Hilary Lord N

319

Comments

Appreciate that more houses are needed - especially for low-earning families, but the proposal for 4,400 is too high and developers do not make enough low-price housing, but are generally more concerned to make high profits. There is already a strain on medical services in Kidlington. The loss of GB land, widely used and appreciated in the Kidlington area, is also a particular concern. Vulnerable wildlife will be at risk and will probably disappear.

Changes Sought | Reasons for Participation

PR-C-0454 02/10/2017 Hilary Lord

487

Comments

You propose to build 4400 houses in this area for Oxford overspill. It is believed that this is a highly inflated estimate of our housing needs. The government has said recently that this number is not a necessary requirement, and we don't want it for several reasons. As a local Kidlington resident for 44 years, it is known how difficult it is to get medical appointments. Our surgery struggles to accommodate us and appointments are not easy to make. The local schools here are struggling with higher numbers in classes than is recommended. Roads around Kidlington are frequently choked with traffic and many extra houses will compound the situation. Loss of the green belt by building on it causes me the greatest distress. Once we have lost these spaces they can never be recovered and it cannot be stressed enough how necessary they are for the well being of the community. We shall become a vast urban sprawl instead of distinctive ancient and historical villages.

Changes Sought | Reasons for Participation

PR-C-0455 02/10/2017 Bernard E Braley

488

Comments

The plan proposed by Bloombridge Development Partners to develop land behind The Moors, Kidlington, is completely unacceptable, especially as the land is in the Green Belt, which should be preserved to prevent urban sprawl. Having moved to Kidlington in 1970 it was considered that this was an excellent place to bring up a family as it was close to shops, schools, medical care and other amenities as well as being able to walk across the fields, through the woods and along the river. To lose such an amenity does not bear thinking about. Much of the land is subject to flooding and extra development would surely increase the risk of this happening. The extra traffic from such a development would have a severe impact on the roads serving the area. Cherwell District Council must continue to exclude the area behind the Moors, Kidlington from any development plan and it is urged that you do so.

Changes Sought | Reasons for Participation

PR-C-0456 29/09/2017 Anthony Frankland

489

Comments

Confirms strong support for Cherwell's decision not to include the Moors land for development. It was the right decision for Kidlington . Is dismayed that Bloombridge still considers the land appropriate for development as it is not for the following reasons: The land is in Green Belt. This is an important landscape for the oldest part of the village. There is risk of flooding. The area is already has a stretched infrastructure. This area is rich with wildlife, putting them at risk. The area is well used by local residents and a reason why many of us choose to live there.

Changes Sought | Reasons for Participation

PR-C-0460 02/10/2017 Danielle Greenspan

495

Comments

Complete and unequivocal objection to the Cherwell District Councils Plans to build Oxford City housing on the Yarnton and Begbroke greenbelt. In the beginning, it was thought to be an actual consultation and hours were spent exploring greener and more creative options to the housing shortage. Ways were found of using old fashioned 'Ribbon Development' ideas that would allow us to preserve masses of green belt but also free up some areas for eco housing and even self-build plots: all with a nod to smaller and more affordable homes too. Then it was found that this wasn't a consultation at all, there is no discussion; there isn't even a tangible plan. It is just something that you are going to do to us and we have no choice! Even worse, it is based on flawed and out of date information (pre-Brexit data and a discredited SHMA). Objections are: 1. The loss of vast swathes of countryside and wildlife around Yarnton 2. Irreversible harm to the history and identity of the village 3. Traffic gridlock on the A44 – it already takes one hour to get from Yarnton to Cowley each morning and no amount of bendy buses will improve that because there is only room for one lane in each direction over the bridge. 4. Air pollution from said increased and gridlocked traffic 5. Lack of water supply – Thames Water has informed me that water will be brought in from Wales. The reservoir that South Oxford is trying to build is to support the water supply in London – only 20% of it, if it is ever actually built will be allocated to South Oxford. 6. Ironically then – this proposal would also lead to an increased flood risk. 7. Closure of Sandy Lane – this is a busy thoroughfare between Yarnton and Kidlington, its closure would require a 3 – 4 mile detour in either direction - leading to even more traffic on the A44 8. Since this is housing for Oxford City it should be said that this is just too far for public transport in to the city; it would take me more than 2 hours each way, by bus, to get to my office in Cowley. My husband gets to his office in London in 2 hours. This plan would end up being London housing, not Oxford City. 9. Oxford City should be exploring other non-greenbelt sites closer to the city. As well as having higher density targets within the inner city or perhaps building where better infrastructure has already been provided, such as Bicester.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0461 02/10/2017 Mark & Angela Prosser

1134

Comments

Objection made to Bloombridge's proposals to push for planning on the land behind The Moors. All the wildlife which is behind The Moors which includes the great crested newts etc. Also this area is renowned to flooding and it is therefore not practicable. The development would exacerbate the flood risk to adjoining housing and land. In particular objection made to Broadfields application to build housing and industrial units behind The Moors, (particularly behind us in Moorlands) this is absolutely ridiculous, the traffic congestion that this would create would be catastrophic.

Changes Sought

Reasons for Participation

PR-C-0462 03/10/2017 Alan & Margaret Bowers

1135

Comments

The decision taken not to include the land behind the Moors (Sites PR14 and PR27) was correct. The number of houses and business units proposed would alter the general area and drastically increase the amount of traffic along The Moors Road. Over time The Moors and Mill Street had considerable work carried out installing larger pipework connected to the over worked and overloaded foul drainage system. The increase in volume from the proposed sites would once again increase the chances of having the overflow from the drainage system coming out onto the surface again. The sites that are also in the Green Belt which should be preserved to prevent the sprawl of urban development. The fields which would be used for these sites are a well used amenity by villagers and visitors and this area has long been looked on as a local green space.

Changes Sought

Reasons for Participation

PR-C-0464 05/10/2017 Mrs & Mrs C Stevens

1137

Comments

Strong support for The Cherwell District Council decision not to include The Moors land for development by the developer Bloombridge. Too much land in this area has already been taken away from wildlife and any development will only exacerbate the problem. As an example, the development of the Lincroft Meadow Residential Home on land adjoining The Moors and Banbury Road has already displaced a herd of deer, which, in trying to find new 'homes' have frequently been roaming at night around our cul-de-sac and many other streets in the vicinity. This is a sad consequence of too much land being taken away from wildlife for building development, with minimal consideration for the effects.

Changes Sought

Reasons for Participation

PR-C-0466 01/10/2017 Philip Blackman

1141

Comments

Referral to the Cherwell Local Plan 2011 - 2031 regarding the proposed development by Bloombridge LLP with reference to the land behind The Moors. Full support is given to Cherwell District Council by the following submitted objections: The site is in the Green Belt which must be preserved to prevent urban sprawl. To preserve village status and as this is part of the oldest areas of the village, we must retain it's landscape and rural outlook. increased risk of flooding as the surrounding area floods regularly. The increased impact on the infrastructure which is already over burdened due to recent developments in the past 10 years. These being the impact on roads and junctions, surface and foul drain and increased traffic around local schools. The damage to our countryside would also mean the loss of our Short Eared Owl, Great Crested Newts and the ever diminishing Skylark.

Changes Sought

Reasons for Participation

PR-C-0467 06/10/2017 Louis Borucki

1142

Comments

Objection made in the strongest terms to the proposed development on land behind The Moors by Bloombridge developers for the following reasons: This Green Belt land is used by countless local residents for leisure and recreational purposes and is one of the few areas left untouched in Kidlington. The proposed 300 plus dwellings and small business units could conceivably create an additional 1000 plus daily traffic movements along The Moors. The Moors is already difficult to navigate at peak times, this proposal would make The Moors a gridlocked no go area for large periods of the day. The proposed entry/exit road completely cuts through and will destroy the protected pond which has been proven to be a Great Crested Newt habitat. The proposed entry/exit road will create a complex and very busy junction with The Moors and Benmead Road. The increased traffic volume from such a development will choke The High Street, Green Road, Benmead Road, Evans Lane, The Moors and Banbury Road as new residents travel to their places of work, school etc. These roads are already congested and cannot cope with such increases in volume.

Changes Sought

Reasons for Participation

PR-C-0467 06/10/2017 Louis Borucki

1143

Comments

If approved, this development would cause many years of disruption during the construction phase with heavy plant and building supplies lorries using The Moors and surrounding roads to access the single entrance to the site. There is no need for this area to be developed as Cherwell have already earmarked enough land to more than meet current housing requirements of the overestimated Oxford unmet housing need. An objection is also made to the overall plan to build 4400 houses in Kidlington, Yarnton and Begbroke areas on the grounds that the proposed development is far in excess of the Government's latest growth forecast and question the need for development on this scale. It is also felt that the proposed housing density figures for new houses are far too low and that higher density building would result in more affordable housing for local people and cut the number of sites required. This would therefore reduce overall disruption to our local communities greatly.

Changes Sought

Reasons for Participation

PR-C-0469 01/10/2017 Frank G Salter

1145

Comments

For all of the reasons put forward objecting to the development of this land at Kidlington, these objections are fully supported and this objection to the proposed development is to be included. This land is unsuitable for development and the exclusion by the council in their Proposed Submission Plan (July 2017) to meet Oxford's Unmet Housing Need was is considered the correct one.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0470 05/10/2017 Michael Cahill

1147

Comments

It is also felt strongly that Cherwell council should be resisting any pressure being brought to bear with regard to satellite villages becoming swallowed up as part of a 'Greater Oxford'; an action that in the main can only benefit developers and land owners - principally Oxford University. Anyone living in the Kidlington area is acutely aware of the chronic lack of effective road systems in North Oxford area, despite significant recent expenditure in improving the Oxford ring road to meet current transport difficulties. To inflame this problem by adding significantly more traffic to this already congested area can only further antagonise the local communities. Finally, I do not accept that the planned housing development will do anything significantly to address the key factor of building houses at a cost that will enable new, young individuals to be able to afford to purchase housing and remain in their communities, i.e. Yarnton, Begbroke, Islip, Kidlington, Cutteslowe etc.. If additional housing is required in Oxford City (and undoubtedly it is) then it should be done in a way that strictly precludes the inclusion and adoption of any and all green belt and recreational land, wherever that might occur, and first and foremost must be achieved within the City council's boundaries. No council should be able to sidestep their obligation to meet a planned housing development within their own jurisdiction with the ease in which Oxford City Council have been able to.

Changes Sought

Reasons for Participation

PR-C-0470 05/10/2017 Michael Cahill

1146

Comments

As someone who was born in Yarnton and lived in the Kidlington area all my life, It is extremely concerning that Cherwell council are proposing to use Green Belt land to help meet the shortfall in Oxford City's proposed land allocation for new housing development. To compound this situation Cherwell council are also proposing to allow the inclusion of recreational sports ground namely, North Oxford Golf Club. In addition, several thousand more use it weekly as an occasional sports facility, with both young and old enjoying the peace and tranquillity offered by this 110 year old institution. This golf course is believed to match all the purposes of the Green Belt as set out in the Government's National Planning Policy Framework. So why are Cherwell council proposing actions that to go against this policy?

Changes Sought

Reasons for Participation

PR-C-0471 08/10/2017 Richard Whitlock N N

1149

Comments

It is understandable why Cherwell DC is reluctant to change its recently adopted Local Plan and wants to deal with the question of Oxford's housing needs as a separate and distinct issue to be addressed in the area immediately around Oxford, but no evidence is produced in the draft Review Plan to justify the claim that additional allocations at Bicester would prejudice the adopted Local Plan's proposals. Furthermore, ring-fencing the area around Oxford reduces the options available, inevitably means housing development in the GB, and limits the prospect of achieving the best strategy for the District as a whole. In paragraph 3.18 of the Review Plan the Council says "The Partial Review has been prepared with the understanding that a development strategy based mainly on the 'country towns' approach would not be sufficient to meet both Cherwell's and Oxford's needs." However there is nothing in the Plan that justifies or explains such an "understanding". Also, the statement is made on the basis of the Oxfordshire SHMA figures. If the Government's current proposals for assessing housing need are now followed, the "need" figures for Cherwell District will be significantly lower and the Council's present "understanding' would have to be re-assessed. Ultimately, the question is whether the draft Plan has demonstrated beyond doubt that exceptional circumstances exist for building in the GB and that no alternative option could possibly meet the Plan's objectives. This has not been demonstrated and, as a result, the Plan is unsound.

Changes Sought

Reasons for Participation

Page 2617

PR-C-0471 08/10/2017 Richard Whitlock N N

1150

Comments

The foreword to the draft Review Plan says "We are of the view that development must be provided so that it is well connected to Oxford and supports the city's economy, universities and its local employment base. In addition, growth must ensure that people have convenient, affordable and sustainable travel opportunities to the city's places of work and to its services and facilities." I agree generally with this broad aim, but the issue is whether there is only one option for meeting it. The Plan goes on to say "We have considered options across the district for achieving this and are of the view that there are clear, exceptional reasons for providing development within the Oxford GB." I most definitely do not agree with this conclusion because, in my view, - at least one other realistic option exists which does not breach GB policy, so exceptional circumstances to allow development in the GB have not been demonstrated; - more housing on the edge of Oxford will cause further harm to the character and setting of an important historic city through increased traffic and pressure for additional facilities in the historic core; - it will lead to urban sprawl and the coalescence of the built up area of Oxford with adjoining settlements to the north, with consequent loss of their separate and unique character; - the scale of housing proposed exceeds local housing needs as calculated by the latest Government advice; - the housing figures proposed are largely based upon an ambition and desire for future employment growth, which is unrealistic and would be harmful to the area; - its sustainability would depend upon significant investment in ambitious alternative means of transport and in other community infrastructure which is unlikely to be forthcoming; - the majority of the developments proposed will be private housing, sold by developers at high market prices and only meeting a general demand for expensive houses in or near to Oxford rather than meeting the real need for social housing.

Changes Sought

Reasons for Participation

PR-C-0471 08/10/2017 Richard Whitlock N N

1148

Comments

Cherwell Council's reasoning for its preferred strategy is crucial in justifying the Plan's soundness, but the six bullet points set out in paragraph 2.14 of the draft Partial review are brief giving little detail. The Sustainability Appraisal gives more information but is not the clearest of documents. Its findings are not conclusive with some options performing in a similar way and with subjective judgements playing a part. The wording of both the draft Plan and Sustainability Appraisal give the impression, albeit perhaps unfairly, that a decision on the Plan's strategy involved some subjective or political input, rather than being a result of an objective and rigorous planning appraisal. I am not at all convinced by the Plan's analysis of the options. The six reasons in paragraph 2.14 for the choice of strategy are all simplistic, not particularly clear in their meaning, and open to interpretation. I do accept that many of the reasons would apply to some of the options considered by the Council - for example the options for dispersing development around the District or locating it around Banbury - but I don't agree that they would apply to others, particularly development in and around Bicester. The Plan's suggested allocations for housing in the GB would not perform well against some of the points in paragraph 2.14, particularly numbers 2, 3, 4, and 5. The proposed allocations are scattered around the edges of existing communities and it is difficult to see how, compared with Bicester, they would be; - better situated "to assist with the delivery of the Oxford Transport Strategy, in terms of existing sustainable travel connectivity and the opportunity for sustainable commuter travel behaviour"; - more likely "to result in a higher level of commuting to Oxford by private motor vehicle"; - more likely "to result in less affordable transport options for accessing Oxford for potential occupiers of affordable and low cost housing"; and - better at providing "the opportunity for strategic infrastructure investment (e.g. transport and education)". The draft housing allocations might be 'closer' to Oxford, but access from them to the City would be more problematic because of poor transport links. Proposals to improve these links are little advanced, their practicability untested, and are reliant on significant new funding. The draft allocations are also in settlements that are not as well provided with other facilities as Bicester and future residents of these sites would be likely to use their cars to access employment, schools, shopping, and entertainment in Oxford. Reason 6 in paragraph 2.14 seems to be the main reason why the Council has decided to reject the option to locate new development in and around Bicester, saying that "significant new development could not be built at ….. Bicester by 2031 in addition to that in the existing Local Plan" (about 10,000 dwellings resulting from the SHMA process). However, the Inspector's report on Cherwell's 2011-2031 Plan confirmed that the strategy of focusing most new development on the two towns of Bicester and Banbury, rather than it taking place in the smaller settlements, was "clearly the most sustainable strategy for the District". Given the role that Bicester plays already in central Oxfordshire it seems logical to build upon the District's current sustainable strategy when considering how best to meet Oxford's housing needs, especially as the housing need figure both for the District and for Oxford should almost certainly be reduced under the Government's new proposals, leading to fewer houses being needed in Bicester.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0472 05/10/2017 Andrea Duffy

1155

Comments

Previous reply to consultation on 8th January 2017 still reflects current opinion: Q1: Don't know, it completely depends of the projected increases in population. This itself depends on the development policies of the council. If the council encourages the growth of jobs, then it will require more housing to house the workers attracted by the employment. Q2: No, don't think that we have that obligation. Oxford City Council has promoted the increase of employment unrelated to its traditional industries, which are in the main linked to the university, by building business parks . Oxford City Centre is already an over congested place, too small to be the centre of a large urban sprawl. Commuting into central Oxford already takes a long time. I am a key worker who could not afford the Oxford prices when I took up my job, Central Oxford's main street environment is very much like that of a large central bus station. My concern is that options A and B will be preferred¸ focusing on Kidlington which will be chosen as being closer to Oxford hence more attractive to developers. The GB will be destroyed to build more housing developments stuck between arterial roads and rail lines, essential workers deserve better than that. Kidlington is not in an area of outstanding natural beauty, but there are spots just outside the village which must enhance the quality of life of its residents, in particular the nature park along the Cherwell river. Some developments have already encroached on its edge, more would transform it from a nature park to a suburban park visited by an excess of dogs. Q10: We should seek to re-use brownfield sites, some of which may be small, rather than concrete over green fields, therefore smaller sites should be considered. When I referred to Oxford's traditional activities, I omitted to mention the BMW factory which provides non academic and non medical employment to the local population that need it. I believe that this drive to expansion of Oxford is mainly driven by developers who could make a considerable profit from developing land around Oxford. I am not convinced that the housing provided would go to the workers of more modest means who need it the most. Even if there is a respectable proportion of "affordable housing" provided by housing associations, because of the Right to Buy, this housing will be sold off by its resident, and be transferred to the open market, and in a further 30 years, more social housing will be wanted. Oxford should cease to plan for the development of business parks which draw more population, and devote the space to housing for the Oxonians.

Changes Sought

Reasons for Participation

PR-C-0473 05/12/2017 Dianne Jones

4987

Comments

Has been a member of North Oxford Golf Club for 22 years. Sad to hear that the site is to be used for building of 650 homes - supposedly 50% of that is affordable homes. There are well over 450 members some are in their later years who enjoy the game of golf and to socialise with members. We are all encouraged to become active in sport for health and well being and here you are taking it away from us. It is a beautiful course and you want use to relocate to Frieze Farm (PR3c) a flat uninteresting, no trees field, which is about 300 yards as the crow flies. Why can't the houses be built on Frieze Farm? Understands the owner of Frieze Farm wants to sell the land for building. The amount of houses to be built in the area and Yarnton, Begbroke and Kidlington is NOT acceptable. The roads in this area will not be able to cope with the amount traffic.

Changes Sought

Reasons for Participation

PR-C-0474 09/10/2017 Dr Igor Dyson

1157

Comments

It is believed that the Green Belt's principle must continue to be respected, for the long-term, for overall health of the country. It's been one of the most important, post-war acts, to defend both the "green & pleasant" quality of the land, & the identities of communities. This promotes society's welfare in many more ways than can be defined purely economically. Having been born in Oxford, & growing up & settling in Kidlington, the Green Belt's always been a fundamental part of my identity. While undoubtedly, there's a need for affordable housing, essentially, this is being presented to the public as a done deal; whereas the obvious ambition's to grow commercial opportunities, at the expense of both our natural heritage, & the distinct identities of our villages. What's being argued by Oxford as its "unmet housing need", is really predicated on a corporate desire to grow both business, & the population to service it.

Changes Sought

Reasons for Participation

Page 2618

PR-C-0475 29/09/2017 Kay Bicknell

1158

Comments

Protests strongly about the ridiculous plans to build houses on the golf course. If you must build on green belt land in Kidlington, why not build on the opposite side of the road?

Changes Sought

Reasons for Participation

PR-C-0476 08/10/2017 Marjorie Bradley N Y

1161

Comments

Impact on Begbroke & Yarnton: The proximity of Kidlington to Yarnton and Begbroke, and the proposed development plans, would ultimately lead to a merger of the three. Residents would be living in an urban environments rather than in village setting with countryside surroundings.

Changes Sought

Reasons for Participation

Would like the Begbroke and Yarnton Green Belt Campaign (BYG) to act as my representative during the examination by the Planning Inspector.

PR-C-0476 08/10/2017 Marjorie Bradley N Y

1160

Comments

Transport: The A44 corridor is already congested. As a resident of Yarnton I have frequently experienced lengthy delays, indeed it can literally be impossible on occasions to get out of Yarnton by car towards Woodstock and Oxford. At these times the only possibility is to travel to Kidlington via Sandy Lane. The closure of Sandy Lane to through traffic would have an impact on many Yarnton residents who use it on a frequent basis to access shops, banks and other basic essential services in Kidlington.

Changes Sought

Reasons for Participation

Would like the Begbroke and Yarnton Green Belt Campaign (BYG) to act as my representative during the examination by the Planning Inspector.

PR-C-0476 08/10/2017 Marjorie Bradley N Y

1159

Comments

The proposed submission plan is unsound, not positively prepared, not justified and not effective. Green Belt: The plans challenge, indeed contravene the very purposes of Green Belt as defined in the NPPF. In addition, Cherwell's own policy on Green Belt development (Policy ESD14: Oxford Green Belt) specifically states that ribbon development and urban sprawl are to be checked and that the coalescence of settlements is to be prevented. Exceptional circumstances are unproven in this instance for the proposed removal of land from the Green Belt.

Changes Sought

Reasons for Participation

Would like the Begbroke and Yarnton Green Belt Campaign (BYG) to act as my representative during the examination by the Planning Inspector.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0478 28/09/2017 Janet Bull and Family

1163

Comments

As a concerned resident of Yarnton it is extremely disturbing of the thought of thousands of houses being built on our doorstep, sucking up the Green Belt. It is felt that you have turned your back on the many requests and opinions of the many residents in your ward. 100% Support is given to Linda Ward's open e-mail dated 25th September 2017.

Changes Sought — Reasons for Participation

PR-C-0479 28/09/2017 Carolyn Hicks

1164

Comments

Absolute endorsement is given to the views of all the Yarnton and Kidlington public. It is abominable to even think of taking away the Green Belt.

Changes Sought — Reasons for Participation

PR-C-0480 05/10/2017 Elizabeth Leckie

1165

Comments

The SHMA figures for Oxford 'unmet housing needs' are far too high and this is being confirmed by the government's new method for working out levels of housing need. In these circumstances, irresponsible plans to build on the Green Belt north of Oxford should be scrapped or, at the very least, subjected to a moratorium pending a rethink. This is a matter of major and long term importance and you have a responsibility to stand up to the developers and have a genuine rethink.

Changes Sought — Reasons for Participation

PR-C-0481 06/10/2017 Mark Rowan-Hull & Family N

1596

Comments

My family and I have lived in and around Oxford for 25 years, raising our family in Begbroke. Both my wife (a Research Scientist) and myself (an Artist) who work at home and at the University, are alarmed and feel well qualified to offer a passionate plea on the proposed development. As a family we are involved in preserving wildlife in Begbroke, looking after woodland taking great lengths (both financially and via employment) to reinstate the natural surrounding landscape. Whilst understanding the need for housing (though the statistics are questionable with no explanation offered within the document) the 'unmet' need is most certainly within the City of Oxford. This failing rests firmly with the City Council and especially with the University, who have spared no expense in the erection of many new university buildings, some of which are little used. They also own many buildings which could be used for housing and are not. Large swathes of GB land, including the landscape around Begbroke, are also owned by the University. It is wholly unfair that they are trying to put pressure on all surrounding areas in an attempt to cover up their own short sightedness and failings. The University estates have resolutely refused at all times over many years to entertain any possibility of selling land, citing the land as strategic for the college, looking after the GB , surrounding area, and character of the village of Begbroke. This document and the previous one show this as duplicitous and contradictory to these assertions and actions. Therefore questioning the motives for countenancing even the possibility for this development around Begbroke Science Park, changing the precious infrastructure for generations to come, and suggest that motive is financial gain rather than unmet housing need. "Affordable housing" itself currently a term in question, as the wider economic landscape renders the term redundant. Proposals in this plan are mistaken and would completely undermine the natural beauty and fabric of the area (documented in the Doomsday Book). It places great strain and unnecessary pressures on its infrastructure, biodiversity and its unrivalled, unfettered views across ancient ridge and furrow land surrounding Begbroke Wood containing beautiful rare untouched meadowland with hedges and streams for a huge variety of animals and wildlife, enjoyed by many local walkers. With regard to Begbroke being fully connected to Oxford, the cycle path from Begbroke to Oxford is woefully inadequate and dangerous, involving crossing the A34. Even if it were to be updated, Begbroke is 8 miles from the centre of Oxford and travelling in each morning is extremely difficult. At present, the cycle path is largely unused. The A44 is Jammed each and every morning suggesting overwhelmingly that the area is not coping with traffic. Development of the scale suggested would place an even greater burden on what is already a great problem. Begbroke itself offers the first area outside of Oxford of complete protected GB. To develop on this land would set an unprecedented danger to the character of the landscape in such close proximity to Oxford. This beautiful, special and unique place should be vehemently protected. It is a unique place to look over Oxford and out to the Chilterns. There is no other place like it and this is the wrong place to consider developing.

Changes Sought — Reasons for Participation

PR-C-0481 28/09/2017 Mark & Dr Autumn Rowan-Hull

1166

Comments

Increasing concern of the initial plans to make way for development around the village of Begbroke. The existing plan allows for encroachment into this very sensitive site which contains much beautiful wildlife and is a refuge for visitors to Oxford and its surrounds. There is indeed much land immediately surrounding Oxford and around the airport and indeed elsewhere which are far more suitable. This reasoning seems to show scant regard for extremely important matters such as existing Infrastructure (the A44 is currently jammed every day), the Green Belt (where surveys have shown rare ecology and wildlife.

Changes Sought — Reasons for Participation

PR-C-0482 28/09/2017 Harry & Nancy Carrier

1167

Comments

Support given to the open letter of (KDW by Linda Ward). It is felt that after attending the open meeting at Kidlington Parish Council public meeting on 21st September, the leader of CDC has no concern for the problems and fears that exists by residents of the subject villages. This lack of concern, and the half baked solutions proposed, goes against CDC's original plans to recognise and protect the Green Belt.

Changes Sought — Reasons for Participation

PR-C-0483 29/09/2017 Jonathan & Dr Felicity Greenspan & Miller

1168

Comments

Strong opposition to the current plans to increase the number of houses in the Yarnton and Begbroke areas. Suggesting that there would be a 1.2% increase in traffic on the A44 is a foolish and indefensible number that shows not only is the data incorrect but there has been no actual thought that has gone into this plan. There has been no concerted effort to protect the Greenbelt and building thousands of houses in a small area will turn the roads into gridlock. Further concern is given to the lack of adequate water supply, damage to the air quality, the depreciation of existing properties and the inconvenience to residents and commuters. It is hoped that the opinions and concerns of the locals who will be affected by the plan are listened to.

Changes Sought — Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0484 27/09/2017 Dr Michael Greenspan

1169

Comments

Objection to Cherwell District plans to increase the housing in Yarnton and Begbroke areas. The entire case appears to be based on assumptions about oxford's unmet housing need that it is believed was based on a flawed SHMA methodology which it is understood has been revised down thereby invalidating the entire basis of the plan. Specific objections made for the following reasons: 1) Reduction of greenbelt leading to less wildlife 2) Overly optimistic assumptions about traffic and infrastructure-based remediation 3) Inadequate local water supply

Changes Sought | Reasons for Participation

PR-C-0485 02/10/2017 Stewart Patience Anglian Water Services Ltd

1170

Comments

Anglian Water Services Limited is the sewerage undertaker for the parishes of Ardley, Cottisford, Finmere, Fringford, Fritwell, Godington, Hardwick with Tusmore, Hethe, Mixbury, Newton Purcell with Shelswell, Somerton, Stoke Lyne and Stratton Audley within Cherwell District. It is noted that Part 1 Partial Review identifies 7 specific sites for delivering 4,400 homes. However it appears that these sites are located in parishes outside of our area of responsibility. Therefore we have no comments relating to the content of the Local Plan 1 Partial Review.

Changes Sought | Reasons for Participation

PR-C-0488 06/10/2017 John Pilgrim N

1230

Comments

The Consultation on the Proposed Submission Plan has, like its predecessor, been poorly publicised. Planning the consultation process for the main holiday period was very disappointing and the public (which the council exists to serve) only had the opportunity to comment due to intervention by our local MP and Kidlington Development Watch which forced Cherwell to extend the consultation period. Cherwell should have done more – via Cherwell Link article and all other means available, to raise public awareness of the possible loss of Green Belt via this proposed revision of the local plan. The consultation papers are over long and difficult to assimilate in a short time. It is understood that the Council does have discretion on the timing of a public consultation. Choosing to hold the consultation and public exhibition in Kidlington over the summer holiday period was unreasonable. Cherwell District Council appears to be more concerned with following the process of consultation than considering the views of local residents and acting on what people are telling them. This was borne out by Councillor Wood's shameful performance at the Kidlington Parish Council public meeting on 21st September. Councillor Wood appears to have no regard for the probity of the Council's conduct of an evidence based process and for public scrutiny. It is most important to be sure the housing assessment estimate is as accurate as possible. So much relies on it. The initial Local Plan Examination in Public saw Cherwell's case thrown out for not meeting newly revised Strategic Housing Market Assessment targets. Not one of the Council's twenty four questions mentioned the GB or asks about the acceptability of development in the GB – perhaps the most important matter of all. The Council must act professionally this time and take account of new lower government estimates of housing need. In conclusion wish to emphasise that object in principle to building on the Green Belt and consider that the excessive and overwhelming housing development proposed is unjustified, unsustainable and totally unacceptable. There are alternative sites available in Oxford which are more suitable for Oxford's requirements and their development will have the benefit of assisting in urban regeneration in the city by encouraging the recycling of derelict and other urban land.

Changes Sought | Reasons for Participation

PR-C-0490 28/09/2017 Peter Green

1176

Comments

Complete agreement is given with everything stated by Linda Ward in her letter of the 26th of September. The Green Belt land north of Oxford must stay as Green Belt land as it is the future of further generations. Being a resident of Yarnton it is not understood why the residents should lose all that they enjoy here to alleviate the so-called problems of Oxford City Council.

Changes Sought | Reasons for Participation

PR-C-0491 29/08/2017 Geoff Herbert

880

Comments

View on Land North and South of Milton Road is that….The reasons for not including this land should be fully explained.

Changes Sought | Reasons for Participation

PR-C-0491 28/09/2017 Geoff Herbert

1177

Comments

Endorsement given to the views as stated in the open letter sent by Linda Ward of KDW.

Changes Sought | Reasons for Participation

PR-C-0492 03/10/2017 Karl Bushell

1178

Comments

Full support is given to the letter/email sent by Linda Ward suggesting that you need to put a stop to the current plan and start listening to the individuals that live in Kidlington, Yarnton and Begbroke. The information provided clearly shows that the development is not required.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0495 05/10/2017 Bridget & John Watson & English

1181

Comments

Totally against any erosion of the Green Belt in this area as it was to preserve the individual identities of settlements and prevent urban sprawl. It seems questionable that the projected housing need in Cherwell to "meet Oxford's unmet housing need" is an accurate assessment of the requirements in view of the latest government calculations indicating that the projected numbers of new houses required is not as great as originally suggested. Regarding the "unmet housing need of Oxford City Council", it appears that there is more than sufficient 'brown field' land within the city boundaries where housing development could take place, using land for housing rather than giving this over to the ever increasing office/commercial development within the city. Concern is also the impact a development of this scale would have on the already heavily congested road system and the pressure it would place on local services, doctors' surgeries, schools, local amenities, etc. Urge you to reconsider the scale of the Proposal and ensure that our Green Belt is protected.

Changes Sought

Reasons for Participation

PR-C-0497 08/10/2017 Philip Towler N

1186

Comments

The proposed developments will do little or nothing to address the evident need for 'affordable' housing in and around Oxford. CDC claims that its 'vision' is for half of all houses built on the GB to be 'affordable'. However, experience has shown that CDC and other councils all too easily renege on their promises for 'affordable' housing when developers offer even lame excuses. The fact is that developers are interested in serving the profitable London commuter and buy-to-let markets. OCC Leader, Bob Price, has even admitted (possibly in an unguarded moment) that new housing in the proposed areas would be very attractive to London commuters. OCC should be doing all in its power to create new, truly affordable housing for its key workers, but fails to do so: for example, OCC accepted just 20% affordable units at Templar Square. Heard CDC Leader Barry Wood say recently on television that there must be at least 30% affordable housing in all new developments in Cherwell. However, the Council's own figures show that it has consistently failed to meet this 'target', under pressure from developers.

Changes Sought

Reasons for Participation

PR-C-0497 08/10/2017 Philip Towler N

1187

Comments

I have become increasingly vexed by the public pronouncements of local councillors relating to this matter. CDC councillors in particular appear to be focused chiefly on showing that they have followed proper procedure, rather than discussing in an open manner the merits of their proposals. At a recent public meeting at Kidlington's Exeter Hall, CDC Leader Barry Wood defended the Council's position by stating: "You have to understand we're up against very rich developers who employ extremely good lawyers", and encouraged anyone who wanted to object to focus on proving that CDC had not followed the correct procedure when drafting its proposals. This tells the public that Cherwell councillors are mostly concerned with protecting themselves from official/judicial criticism in the event of a legal challenge by developers. It is extremely disappointing that councillors seem to have little interest in (a) looking at the wider question of whether the proposals are actually necessary or desirable for their local communities, or (b) taking seriously their responsibility to act in the interests of the residents whose interests they are supposed to be representing. . If you nevertheless proceed with these ill-conceived proposals regardless, you will risk destroying forever the special environment of Kidlington, Yarnton and north Oxford, leaving behind a bitter legacy which future generations will neither understand nor forgive you for.

Changes Sought

Reasons for Participation

PR-C-0498 09/10/2017 Audrey O'Mahony Banbury Town Council

1188

Comments

Banbury Town Council have no further representations to make at this time on the proposed submission documents.

Changes Sought

Reasons for Participation

PR-C-0501 29/09/2017 John Hughes

1193

Comments

Strong agreement in decision not to include the Moors land for development. Many reasons include flood issues, inadequate local infrastructure and damage to countryside and wildlife.

Changes Sought

Reasons for Participation

PR-C-0502 08/10/2017 Mr Berwyn Jones N N N Y

1194

Comments

Main concern is around the destruction of countryside and the effect this will have on both wildlife and local residents. The green belt around Oxford supports a diverse range of plants and animals, who rely on the hedgerows, woods and fields that would be lost as part of this development. In addition to this, having open countryside in close proximity to villages such as Kidlington, Yarnton and Begbroke (as well as North Oxford) is an important factor in supporting local residents' mental health and well-being. The local footpaths and lanes are well used by walkers, riders and cyclists and without these, local residents will be left with nowhere to go to enjoy the great outdoors.
Understanding is that the green belt can only be built on in exceptional circumstances. However, recently read an article in the Oxford Mail saying there were 4,400 unoccupied homes in Oxfordshire, with the number on the rise. Surely with this being the case, it is impossible to argue that an exceptional circumstance should be made for the proposed developments around Kidlington, Yarnton and Begbroke! Furthermore, as has been widely reported in the press recently, the number of new houses put forward is based on an old calculation method. The new method means that Oxford needs half as many houses as previously thought. Therefore there is absolutely no justification to build on the green belt and there are certainly no exceptional circumstances to allow this. Potential for flooding
am concerned about the potential for flooding as a result of large scale development in the area. Both a river and canal go through the proposed sites near Begbroke, Kidlington and Yarnton, as well as a brook. Know from speaking to neighbours that some gardens in Begbroke already flood as a result of the brook and large-scale development could make this catastrophically worse. Destruction of important historical sites Begbroke is an incredibly old village (mentioned in the Domesday Book) and the proposed developments will essentially merge this historic village with Kidlington and Yarnton, hence destroying its identity. Severe negative impact on local services Have lost a number of bus services over the past few years and the cycling infrastructure in and around Begbroke, Yarnton and Kidlington is in desperate need of regeneration. As a result, the traffic in and out of Oxford can be extremely heavy during peak periods and any new development will only make this worse. In addition to this, our local Health Service is already stretched. My neighbour had to wait three weeks for an appointment recently and given his age and poor health, this is not good enough. Again, any new development will only make this worse.

Changes Sought

Plan cannot be made legally compliant or sound and should therefore not be submitted for inspection.

Reasons for Participation

I would like the Begbroke and Yarnton GB campaign to represent me at the Examination should it take place.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0504 06/10/2017 Mrs Heddwen Hewis N Y

1198

Comments

Strong opposition to building on GB to meet Oxford City's unmet housing need based on a gross over estimation. There are many reasons to oppose these large scale development proposals: 1. Loss of valuable GB. 2. Inadequate infrastructure - detrimental impact on already congested roads. 3. Flooding. 4. Health grounds - serious concerns on this issue. GB land is paramount for health and well-being of residents. Fundamental aim of GB is to prevent urban sprawl with essential characteristics of openness and permanence. GB provides our vital "breathing lungs" World Health Organisation listed Oxford City amongst the top ten most heavily polluted cities across the United Kingdom. Absence of heavy industry in the area attributes toxic pollutants directly to volume of traffic. More houses will increase this significantly bringing serious health implications. Air pollutions of this nature is responsible for over 40,000 premature deaths per year in our country. Is this the legacy you wish to hand down to future generations of this "Green and Pleasant Land"? It is now your responsibility. If you wish to retain our green belt and respect our environment act responsibly and give serious considerations to the future health and well being of its residents.

Changes Sought

Reasons for Participation

I would like the Begbroke and Yarnton GB Campaign to act as my representative during the Examination by the Planning Inspector.

PR-C-0506 07/10/2017 David Blowers N

1205

Comments

Kidlington, Gosford and Water Eaton will become part of a vast urban sprawl encompassing north Oxford, Cutteslowe, Wolvercote, Begbroke and Yarnton. Very few of the new houses would be 'affordable' in reality. Predicted prices for so called starter homes at Barton Park are already beyond the reach of first-time buyers. Most houses are likely to serve the London commuter and buy to let markets, Kidlington's young people and the county's key workers won't get affordable housing. Underfunded public services, already struggling will get worse. Traffic congestion and air pollution will worsen. Construction traffic and road works will add to the chaos for years. Sites rejected by Cherwell at this stage are still vulnerable. Support for the sites Cherwell has already rejected around Kidlington, particularly those on flood plains - the developers will be making strong representations to have them reinstated. Water supplies will be overstretched and infrastructure plans are not positively prepared regarding this. The people of this area are firmly against these plans.

Changes Sought

Reasons for Participation

PR-C-0507 08/10/2017 Bridget Atkins

1209

Comments

Support for Cherwell District Council's decision that the land behind the Moors in Kidlington should not be developed on. This site is in GB which should be preserved for the wellbeing of residents and the countryside (thereby the wellbeing of the wider population, wildlife and climate). Fields are used by Kidlington residents for walking, cycling, enjoying the countryside. Have all seen the fields being the Moors flood regularly. Further development would increase the risk of flooding. The views need protecting (property developers are already guilty of putting up new rapid growing tall hedgerows to deliberately obscure views across the countryside). The area is one of natural beauty and a conservation area - with listed buildings including St Mary's Church. It must be conserved. It is not for this generation to spoil it for the next.

Changes Sought

Reasons for Participation

PR-C-0509 06/10/2017 Laura, John & Benito Wainwright

1213

Comments

Strong support for Cherwell District Council's rejection of countryside that extends from behind the Moors as a development site. It is GB land and is described in the Inspector's Report of 1991 as "an area of High Landscape Value". The Kidlington Framework Masterplan (2016) designates this area as a 'green corridor' which it annotates "Protect high quality setting" on the accompanying plan (11.0/12.0,p.79). The Oxfordshire Wildlife and Landscape Study declared these meadows and woodland to be national priority habitats for nature conservation. They shelter several protected habitats; badgers and their setts, great crested newts. They are also home to roe deer, muntjac deer, foxes, grass snakes and many priority bird species: bullfinch and song thrush. As well as many wild flowers, some quite rare. These fields are prone to flooding which would seriously affect any houses built there as well as aggravating the flood risk to existing houses nearby, including those in the conservation area near St. Mary's Church. The volume of traffic generated by development would completely destroy the character of this pleasant semi-rural road. Residential Benmead Road would also become a major traffic thoroughfare. This is a narrow road and the large increase in traffic would present major danger to children at the primary school and nursery.

Changes Sought

Reasons for Participation

PR-C-0509 08/08/2017 John, Laura & Benito Wainwright N

2523

Comments

4,400 houses is unrealistic. Oxfords growth figures based on the SHMA report are inflated. If Oxford thinks it has a housing problem, it shouldn't be developing new business parks such i.e. Northern Gateway providing 8000 new jobs when unemployment isn't a problem in this area. This will exacerbate housing demand! If there is a housing problem, this land should be used for housing. Green Belt should be protected and to meet the 5 purposes of the Green Belt. It would be a tragedy to destroy this around Kidlington, depriving locals of beautiful countryside and walks, and destroying habitats for wildlife and increasing pollution. Once Green Belt is built on it, it's lost forever. It would be the thin end of the wedge in developing even more Green Belt. An environmental tragedy. CDCs 2016 Kidlington Framework Master Plan itself refers to "this high quality & varied landscape character" of Kidlington's Green Belt (para 3.7). An urban sprawl would result around North Oxford and Kidlington. There is no infrastructure in place to cope with doubling Kidlington's population. Traffic congestion on Kidlington's main road, already bad, would worsen. There would be pressure on Schools and health services, already stretched, and air pollution from more vehicles would be a serious health threat. It is inevitable on past form that many of the homes would be bought by buy-to-let landlords and London commuters, rather than locals, due to Oxford Parkway station.

Changes Sought

Reasons for Participation

PR-C-0509 06/10/2017 Laura, John & Benito Wainwright N

1215

Comments

Houses affordable for local people? Past form shows that new homes would not be affordable for young people or local workers. Developers are consistently allowed to renege on affordable housing quotas. Local GB would be ravaged to benefit London commuters and opportunist buy-to-let landlords. Kidlington Framework Masterplan describes Kidlington's "distinctive character as a village set in the landscape" (12/2). This would be irredeemably lost if these proposals to build on local GB ever came to fruition. Proposed submission plan is unsound unjustified and potentially an environmental tragedy for Kidlington and the surrounding areas.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0510 08/10/2017 Rachel Walton N

1222

Comments

Suggested sites are currently prone to flooding and sewerage and water supplies are already at full stretch with current population usage. Proximity of Oxford Parkway Station makes it likely that houses will be brought by London commuters, not local people who will not be able to afford the prohibitive prices. Previous developments suggest that any affordable housing targets will not be met by developers. Objection as the impact of this housing development has not been quantified and will amalgamate these villages into one huge urban sprawl changing the way of life of current residents. Accessibility of Local Plan is difficult for ordinary people to wade through with complex planning jargon. This will have put off may residents who may have wished to respond.

Changes Sought

Reasons for Participation

PR-C-0511 25/09/2017 Steven Daggitt

925

Comments

Objection - An extra 4,400 houses north of the city is not sustainable and will mean that: - traffic problems will get much worse- Health, Social and other services will be stretched beyond breaking point- open countryside in the green belt will be sacrificed- countryside walks and views will be lost - natural habitats will be destroyed- our quality of life will suffer, air, noise and light pollution will increaseThe 4,400 is based on dubious calculations which have been heavily criticised since they were made public. They rely on assumptions of very high growth in jobs around Oxford requiring many people to move into the county. The Green Belt around Kidlington is much appreciated and enjoyed by large numbers of local residents. It also helps to protect the historic city of Oxford from the effects of over-development. Understand that GB is a permanent designation and that Government guidance states that unmet housing need is not a reason for building in the Green Belt. The Government's Manifesto promise and Cherwell's existing policy to protect the Green Belt must be upheld. The idea of "Green Belt Review" makes a mockery of the concept and purpose of the Green Belt. How can the Green Belt stop urban sprawl if its boundaries can be moved when they are considered inconvenient? There are also better alternatives to housing development in the Green Belt including making better use of previously developed land in Oxford and using some proposed employment sites in the city for housing instead.

Changes Sought

Reasons for Participation

PR-C-0514 02/10/2017 Dr Stephen Lunn N

1232

Comments

Everyone knows that the housing targets were invented by committees dominated by construction industry appointees and do not represent reality. There is no demonstrated need for these GB Housing developments and to this extent the Plan has no foundation in reality. Thus it is unsound.

Changes Sought

Drop development of GB land.

Reasons for Participation

PR-C-0515 06/10/2017 Jeffrey Wright Begbroke Parish Council N Y

1256

Comments

A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions are quoted in the letter.The proposals are none of the mentioned exceptions..The exceptions may be acceptable if limited. (Limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development) Certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These are:● mineral extraction● engineering operations;● local transport infrastructure which can demonstrate a requirement for a Green Belt location;● the re-use of buildings provided that the buildings are of permanent and substantial construction; and● development brought forward under a Community Right to Build Order. Housing and extension of Begbroke Science Park are not in the acceptable list. These proposals are unsound and cannot be justified. Removal of parts of and building so extensively on the Green Belt cannot be justified. There are no exceptional reasons for doing so when alternative sites are available. Employment and housing are inappropriate developments. National Planning Policy - The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness andtheir permanence.d. It will mean coalescence of villages ruining their identities. These proposals are unsound and cannot be justifiede. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.f. A local planning authority should regard the construction of new buildings as inappropriate in Green Belt.

Changes Sought

Reasons for Participation

Please review our PowerPoint presentation for the comments of Begbroke parish council. This is necessary as we believe Cherwell Executive will ignore any representations as they have already made their mind up. We believe that The Planning Inspectorate will take more notice of what we have to say.

PR-C-0515 06/10/2017 Jeffrey Wright Begbroke Parish Council N Y

1259

Comments

Flooding can be a major problem. Despite assurances – additional building is bound to increase pressure on streams such as Rowel Brook and the ability of fields to drain. 1853 Sanitary survey of Yarnton was carried out for several reasons – one of which was low lying land subject to flooding. Mead Farm of 272 acres was susceptible to flooding After the last housebuilding off Cassington Rd – tankers were regularly pumping water from ditches to prevent flooding Detailed Flood Risk Area map is provided as are pictures of Rowel Brook overflowing in to Oxford Canal. Flood pictures are provided for Begbroke Pumping Station FP 7 and Science Park - Begbroke East and a house in Begbroke west - Begbroke Roundabout and local fields - Extreme flooding Footpath 5 and Churchyard.

Changes Sought

Reasons for Participation

Please review our PowerPoint presentation for the comments of Begbroke parish council. This is necessary as we believe Cherwell Executive will ignore any representations as they have already made their mind up. We believe that The Planning Inspectorate will take more notice of what we have to say.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0515 06/10/2017 Jeffrey Wright Begbroke Parish Council N Y

1250

Comments

Gives pictures in the letter to demonstrates Sites PR9 PR8 & PR3e together rather than in isolation and the devastating effect on the green belt. Does policy PR3e protect Begbroke? No.

Changes Sought

Reasons for Participation

Please review our PowerPoint presentation for the comments of Begbroke parish council. This is necessary as we believe Cherwell Executive will ignore any representations as they have already made their mind up. We believe that The Planning Inspectorate will take more notice of what we have to say.

PR-C-0515 06/10/2017 Jeffrey Wright Begbroke Parish Council N Y

1266

Comments

What does Begbroke gain?Absolutely Nothing.- A loss of green belt and open spaces that have existed for many years (recorded in BPC minutes February 1957)- No controlled pedestrian crossing in the village on increasingly busy roads.- More problems for residents with access/egress to the A44- Difficulties getting to work.- The proposed local centre has been placed in Yarnton parish near to old entrance to science park and a great distance from Begbroke Village.- No nearby retail or facilities for Begbroke – but two in Yarnton.- The loss of existing green space- Loss of habitat for wildlifeWhat benefits are there for Begbroke?None.- Loss of Green belt- Loss of views in every direction- Development encroaching on the village- Begbroke Science Park expansion- Worsening traffic - everywhere- Increased nearby populations resulting in pressures onservices.- Increased pressure on reduced open space.- Increased pollution- Pressure on the Oxford Canal. Begbroke are mostly against these proposals. We feel there are some limited opportunities for small housing developments in line with the NPPF e.g. Yarnton Nurseries, brownfield site off Begbroke Crescent, possible flat type rental accommodation for workers at Begbroke Science park and Vans for Bands site in Begbroke. Conclusions:This Cherwell Local Plan 2011-2013 (part 1) partial review is a clear message to the various site proposers to build on Green Belt.There is no guarantee of future green belt erosion – see page 151 policy PR12b – "CDC has taken a formal decision that additional land beyond that allocated in the review is required to ensure the requisite housing supply"Well Begbroke, its residents and neighbouring villages are sending you a message– These plans are unsound, not justified and will forever change the local landscape, lifestyle and amenities for our descendantsNo building on our Green Belt - withdraw the proposal N OW

Changes Sought

Reasons for Participation

Please review our PowerPoint presentation for the comments of Begbroke parish council. This is necessary as we believe Cherwell Executive will ignore any representations as they have already made their mind up. We believe that The Planning Inspectorate will take more notice of what we have to say.

PR-C-0517 25/09/2017 Malcolm Goodspeed

1235

Comments

Concern as a Kidlington resident about the possible housing development, not least in GB south of Kidlington. 1. Chief concern is that the proportion of affordable housing is far too small and the developers do not build affordable houses even to the percentage required by government. Houses are needed for key workers and other essential operatives, who cannot currently afford to enter the property market even with low interest rates, to sustain and increase the infrastructure of our communities. 2. This loss of GB will lose the distinction between Kidlington and Oxford and the village will simply become a suburb of Oxford. 3. The merging of Kidlington, Begbroke and Yarnton will considerably diminish the distinct character of the villages. 4. Oxford City should provide more units to meet it's own needs. There are numerous sites they could build on, particularly if they used the college sports field. These are used to a minimum level and doubling up could release acres of land for building.

Changes Sought

Reasons for Participation

PR-C-0517 24/08/2017 Malcolm Goodspeed

1004

Comments

As a resident of Kidlington, asks for the following points to be considered: Developers indicate that they cannot afford to build affordable housing while making exorbitant profits by building luxury houses. So, they paid a sum of money to local authorities in lieu of such housing, who in turn do not build affordable housing. Affordable housing is necessary for key workers in the area who currently cannot afford the costs of mortgages or rents. Key workers include nurses, teachers, care workers and public transport operatives. This is not an exhaustive list. It is accepted that some green belt areas may need to be sacrificed to meet housing needs. However, before agreeing to any figure, Oxford City and particularly the University need to demonstrate that they have made similar sacrifices. Their current estimate of 500 houses within the City boundary is abominably low; have they considered building on some playing fields owned by the colleges? The impact of 4,400 houses on this village would be to add over 70% to the size of the village. Would the infra-structure be built to match this in an area where there is already pressure on primary school places. The amount of housing would radically change the nature of the village and make us just another suburb of the city.

Changes Sought

Reasons for Participation

PR-C-0520 27/09/2017 Emma Mundy

1246

Comments

Object to building 4,400 new homes on GB in Yarnton, Begbroke & Kidlington. The reasons being; Green Belt - The villages will blend into one urban sprawl. The development, as per attached map, has gone over the Yarnton-Begbroke boundary! Have Oxford City & CDC exhausted all possibilities to find the final area to build on? References made to a previous consideration of a new development in Heyford regarding the urbanisation of rural areas. Flooding - this major issue occurs most years, filling the gardens in Fernhill Rd (photos attached). Wildlife - Rushy Meadows, is an SSSI. Our fields have skylarks, bats & great crested newts. These are important wildlife protection sites. Our Roads won't cope with 2K more cars & only 2 exits onto the A44. Our bus service was reduced due to worsening traffic around Oxford. The additional P & R's & new bus routes from Woodstock completely miss out the A44 at Begbroke/Yarnton. Oxford City should build on it's own GB & brownfield sites & use its 2000 empty homes! There is nothing in place for GP's & Schools & where the extra teachers will come from. Barton Park has shown that there will not be affordable housing. When I asked the Cherwell staff what his thoughts on the proposals he said 'it's like a football team, you want your team to win' Really?? These are our homes and they will be here forever not a 90 minute football match! And the staff had no idea about how bad the traffic was during peak times! Once this area has been developed then there's it no going back and once it's gone it gone. What a shame that this Law was put into place generations ago to stop this actual thing happening, to protect our countryside, wildlife and landscapes and you are allowing it.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0523 08/10/2017 John & Elizabeth Begley

1270

Comments

As residents of Woodstock for the past 26 years it is felt that the planned additional housing for Woodstock would put further undue stress on local infrastructure and services which are already under pressure. This development is out of all proportion with the size of the town and would destroy the approach to a World Heritage Site, the rural environment, and the historic town of Woodstock would be turned into a suburb of Oxford. This is totally unsustainable. The need for affordable housing for key workers and ease of 'connectivity' are reasons given for developing the A44 corridor - but this will funnel a massive increase in traffic down an already congested road. It is disappointing that Oxford's/Oxfordshire's planning decisions seem at odds with providing for the pressing unmet need: Application for 83 flats providing 73 residences for tenants from the Council's approved list of key workers at a site off William Morris Close in Temple Cowley (inexpensive and easy 'connectivity' for Headington hospitals) - Council recommendation to turn this down. Whereas development of 8 luxury homes just outside the City boundary on the A44 (clearly being marketed to London buyers) was approved by Cherwell. It is unacceptable that rural towns and villages are being asked to accommodate Oxford's unmet need when incoherent decisions such as these are being taken. It is shocking to see the extent to which the National Planning Policy Framework is being allowed to be played and driven by land owners such as Blenheim Estates and Oxford University and developers for their own financial gain, with little consideration for providing the affordable housing that is actually needed in the right location. The scale of this need is based on shifting and nebulous housing numbers, as evidenced by the recent down forecast of Oxford's housing needs. Is this destruction of rural Oxfordshire the legacy we wish to pass on to following generations. If opportunistic landowners and developers continue to dictate planning decisions this will cause irreparable harm to local communities.

Changes Sought

Reasons for Participation

PR-C-0524 27/09/2017 C G Woodforde N

1271

Comments

Submission that the plan as presently proposed is unsound for the following reasons: 1. The sites currently proposed for development are all clustered round Oxford Parkway station. Therefore attractive to households who want to move out of London on cost grounds. The breadwinners in these households will commute to London for work. Therefore the plan will not fulfil its stated purpose of helping to relieve Oxford city's housing shortage. 2. There appear to be no plans to support the development with appropriate public services - adequate roads, schools, doctors etc. In particular, the continuing problems with the Banbury Road and Wolvercote roundabouts will get much worse, thus making the development unattractive to residents working in Oxford. 3. The wish of an overwhelming majority of Kidlington, Yarnton, and Begbroke residents to remain as individual communities, split from Oxford by Green Belt land, has been largely ignored. This is surely unsound on democratic grounds.

Changes Sought

Reasons for Participation

PR-C-0527 08/10/2017 Steven Morris Y N N N

1290

Comments

"The duty to co-operate is not a duty to agree".. However, it is evident from the video put up on the Cherwell District Council Website of June 2017 Cherwell District Council Executive Committee vote on the proposals, that many voting members felt obliged to agree despite having voiced reservations. By not showing worst/mean/best case scenarios within the consultation documents (e.g.. the Transport Assessment) there is a clear bias in the proposals which is not addressing adequately their true impact. That is NOT being 'positively prepared' but is instead misleading. Justification is lacking across 3 key underpinning documents: The Strategic Housing Market Assessment uses outdated economic data that is now discredited post-Brexit. It has grossed up 40%+ the housing need (para 3.39) to cater for economic growth which is no longer reasonable or defendable according to IMF, HM Treasury and Office for Budget Responsibility data post-Brexit. The National Planning Policy Framework has been abused. The proposals couldn't be further from the principles of para 80 regarding the GB and there is insufficient justification to cite the "very special circumstances" warranted per para 34 of the National Planning Practice Guidance for such scale of development on the GB. The Transport Assessment (July 2017) has modelled its scenario on the successful delivery of ALL the proposed critical investments listed in Table 8-2, assuming for example that a full bus lane is achievable from Begbroke to Loop Farm roundabout Yarnton (TA Appendix 5.2.2), whereas it admits there is no feasibility study and that it "has a very high cost". TA 8.1 refers to the investments as 'considered necessary and proportionate, if CDC and the eventual site promoters/developers are to support sustainable mobility', yet the absence of a feasibility study renders it very likely a failure to deliver ANY investment in full will cause the Plan to be unsustainable - given the constraints of 1 railway bridge, 1 canal bridge and private properties aligning that proposed new bus lane (A44 Southbound bus lane to Loop Farm Roundabout) it seems highly unlikely that the transport proposals can be met as proposed and that therefore the Plan is unsustainable and unjustified. The effectiveness of the submission is then negated by the lack of proper investigation and feasibility study for all the elements being proposed. It has been done with too much haste. Consistent with National Policy - No. The abuse of the National Planning Policy Framework means that the proposals are NOT consistent with national policy.

Changes Sought

The Plan takes root in the 2014 SHMA which was based on data from 2013. The economic claims of the SHMA were already considered optimistic but have since been overtaken and discredited by Brexit and the consequent downturn in the economy, Unmet housing numbers for Oxford accordingly require a material correction. The scale of the proposed development is excessive and coalesces the villages of Begbroke and Yarnton to form an urban neighbourhood. This is neither necessary (given the overstated unmet housing need) nor an appropriate use of the green belt (per NPPF guidelines for "limited" development which benefits the "local" community). Plans need toning down significantly or dropping altogether. The Transport Assessment (July 2017) makes critical investment recommendations without which the proposals are unsustainable. A key critical investment being the A44 Southbound bus lane from Begbroke to Loop Farm Roundabout has not undergone any feasibility study yet has the constraints of 1 railway bridge, 1 canal bridge and adjacent private properties, making it a very unlikely or otherwise significantly disruptive and costly investment to provide. I suggest a formal feasibility study and costing is a pre-condition before any shovel breaks the dirt on development build. Finally, it is clear that Councils lack power to commit developers to the level of affordable housing that is needed, yet the Local Plan has no merit or credibility if in the end it fails to deliver the requisite level of affordable housing (after adjustment for SHMA correction). The Council and the developers need to be held to account to deliver the mix of affordable and other housing that the public eventually sign up to so, unless Councils are given authority to build for themselves, appropriate Performance Bonds for 5% of development value in favour of the affected parishes should be a pre-condition of any allocation of affordable housing quota in those parishes.

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0530 08/10/2017 Derek Taylor N N N N

1303

Comments

The proposals will have a major impact on transport with extra pressure being placed on already congested roads. The plans for new transport infrastructure deal with the existing needs and do not model the impact of the additional 4,400 houses. These plans will also cost millions of pounds and are currently unfunded. The Rapid Transit system will not pass through either Begbroke or Yarnton but will instead go from the new proposed Park & Ride site at Bladon roundabout to Kidlington along Langford Lane. Traffic that normally passes through Kidlington will be encouraged to use the A44. This means our villages will not be served by the Rapid Transit system and will suffer increased traffic, and that is before considering the new houses. There are hold-ups at the two Yarnton roundabouts during morning and evening times making travelling into Oxford and returning home horrendous. Any additional motors along this route will add to these existing problems. 4400 new houses in these modern time equates to at least 4400 additional cars being used for commuting, travel to the shops, Doctors, schools etc. which will in turn, affect any bus routes/movements. I have trouble daily getting from Cassington Road onto the A44 and have to arrange my travelling time accordingly now. There is insufficient money to mark the road lines or repair potholes and yet consideration is being given to adding more traffic to the already over-burdened roads. The proposal of shutting the road between Yarnton Roundabout and Kidlington (Sandy Lane) is ridiculous. This road is used daily by numerous people as an alternative to going along the A44 and over to the Sainsbury's roundabout (which is often very busy). It is the most direct route from Yarnton & Begbroke to the centre of Kidlington. The transport plans indicate that Sandy Lane will be closed to through traffic at the level crossing. Sandy Lane, by the admission of Oxfordshire County Council and Cherwell District Council, is a well used road. It provides a valuable link between our two villages and Kidlington. There is no public transport option planned to link these villages together with the only option being to travel further by car (which is already being discouraged) or walking or cycling. This is not an option for many people.

Changes Sought

For the reasons I have given above AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, I am of the opinion that the Plan cannot be changed to make it legally compliant or document sound and should therefore NOT be submitted for Inspection

Reasons for Participation

I would like the Begbroke and Yarnton Green belt Campaign to represent me at the Examination should it take place.

PR-C-0530 08/10/2017 Derek Taylor N N N N

1304

Comments

Flooding in the area is an issue. There are pictures showing the impact to flooding on Yarnton and Begbroke village. If the fields are concreted over, where will the rain water that falls be absorbed? The areas on the edge of the site form part of the flood areas for the Oxford Canal and Rowell Brook. Removing important GB land will only exacerbate the risk and misery that flooding brings to families. Much of Yarnton village relies upon the operation of Sewage Pumps to get rid of foul wastage. There have been problems in the past due to the sewage pumps becoming inoperative, causing flooding of sewage. Have the new properties being envisaged been planned, so as not to add to these problems?

Changes Sought

For the reasons I have given above AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, I am of the opinion that the Plan cannot be changed to make it legally compliant or document sound and should therefore NOT be submitted for Inspection

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PR-C-0530 08/10/2017 Derek Taylor N N N N

1296

Comments

Impact on Begbroke & Yarnton: Increase in population Yarnton is a village with a population of approximately 2,550 and Begbroke is a village with a population of approximately 780 based on the 2011 Census. There are approximately 1,350 houses in Yarnton and 390 houses in Begbroke. The proposals from CDC will be to build 2,480 new houses on the Green Belt land that currently separates our two villages I DO NOT think that this development is appropriate, especially given its size compared to the current size of Yarnton and Begbroke villages.Merging of villages: The proposed development is entirely on green belt land and would result in there being only a narrow gap separating the villages of Yarnton and Begbroke. This new development crosses the parish boundaries and we estimate that the physical gap between Begbroke and Yarnton will only be approximately 50 metres. There is also only a small gap between this enlarged development and Kidlington, meaning in effect that the three villages are merged into one large conurbation. We estimate the population would be around 30,000. I DO NOT think it is right that the villages of Yarnton and Begbroke are merged together with Kidlington to form a single large conurbation.

Changes Sought

For the reasons I have given above AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, I am of the opinion that the Plan cannot be changed to make it legally compliant or document sound and should therefore NOT be submitted for Inspection

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PR-C-0530 08/10/2017 Derek Taylor N N N N

1299

Comments

Housing Density. The housing density of the new developments will be 45 houses per hectare on the main site to the east of the A44. This is 50% higher than the density of the Cresswell Close/Pixey Close/Hay Day Close development in Yarnton a few years ago. Indeed, Cherwell stated when given planning permission that the number of houses on that site must be restricted to prevent over development. I do not understand why the Policy has changed. I DO NOT THINK that this is consistent with the existing community and think that this so called 'landmark development' will jar with the historic villages of Begbroke and Yarnton.

Changes Sought

For the reasons I have given above AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, I am of the opinion that the Plan cannot be changed to make it legally compliant or document sound and should therefore NOT be submitted for Inspection

Reasons for Participation

I would like the Begbroke and Yarnton Green belt Campaign to represent me at the Examination should it take place.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0530 08/10/2017 Derek Taylor N N N N

1300

Comments

The five purposes of the Green belt as set out in the NPPF are 1. To check the unrestricted sprawl of large built-up areas - Relevance preventing Oxford City from expanding beyond it's current boundaries and becoming an urban sprawl. 2. To prevent neighbouring towns merging into one another - Relevance the villages of Begbroke and Yarnton would be merged together and also with the village of Kidlington. 3. To assist in safeguarding the countryside from encroachment - Relevance the sites proposed are part of the countryside that currently surrounds our two villages and are high grade agricultural land that is also use for recreational purposes. 4. To preserve the setting and special character of historic towns - Relevance Yarnton and Begbroke have long histories and the proposals threaten their identities and history. 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land - Relevance There are other sites within Cherwell and the neighbouring districts, including Oxford City, that could accommodate these new houses without needing to remove precious land from the GB. Once GB land is removed, it is lost forever. These plans contravene the purposes of the GB. Cherwell District Council have not considered their own policy on GB development. It is clear that comparison of Policy ESD 14 extracted from The Cherwell Local Plan 2011-2031, Part 1 adopted 20 July 2015 and these proposals are in direct contravention. In particular Yarnton and Begbroke are covered by "policy Villages 1" meaning only certain types of development can happen and is limited to, minor development, infilling and conversions. It is breath-taking reading the above when reviewing the proposals for the new houses on the green belt land around our villages. It is clear these proposals from Cherwell contravene their own Local Plan policy on the Green Belt.

Changes Sought

For the reasons I have given above AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, I am of the opinion that the Plan cannot be changed to make it legally compliant or document sound and should therefore NOT be submitted for Inspection

Reasons for Participation

I would like the Begbroke and Yarnton Green belt Campaign to represent me at the Examination should it take place.

PR-C-0530 08/10/2017 Derek Taylor N N N N

1302

Comments

Land can only be removed from the GB if exceptional circumstances can be demonstrated. None of the twelve points listed by Cherwell District Council in their Proposed Submission Plan constitute the 'exceptional circumstances' needed to remove land from the Oxford GB. Many of these points (such as the strengthening of Kidlington village) have no connection with meeting Oxford's unmet housing needs with these 4,440 houses. Others are spurious. When reviewing the twelve points, consider that these houses are to meet the 'unmet housing need of Oxford'. If this is correct, it is important to look at where the jobs are within Oxford. It is clearly stated within Cherwell's documents that the three major employment areas are focussed on the City Centre, Cowley to the South and Headington to the East. Cowley and Headington combined employ more people than the City Centre. It is also noteworthy that jobs are migrating AWAY from the City Centre to the eastern and southern fringes of the Oxford urban area. The representation lists Cherwell's twelve "exceptional circumstances" as listed in the Proposed Submission Plan commenting that these arguments reverse the Cherwell District Council's own stated policies on the protection of the GB, as well as failing to conform with national guidelines. Cherwell DC has not provided the "exceptional circumstances" needed for removing our GB land as it makes NO sense to locate Oxford's unmet housing needs to the north of the city when the major employment centres are in the east and south. These "exceptional Circumstances" will have a disastrous impact on Traffic movements.

Changes Sought

For the reasons I have given above AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, I am of the opinion that the Plan cannot be changed to make it legally compliant or document sound and should therefore NOT be submitted for Inspection

Reasons for Participation

I would like the Begbroke and Yarnton Green belt Campaign to represent me at the Examination should it take place.

PR-C-0537 06/10/2017 Joan Tossell N

1330

Comments

It has been frustrating to watch CDC's response which has been compliance in accepting Oxford's claim now shown to be unjustified. The resulting has not given proper consideration to alternatives; it is not supported by any meaningful research; it has not addressed appropriate funding and flies in the face of national guidelines on the GB. Councillor Barry Wood addressed a packed hall of Kidlington residents and his best advice seemed to be that we should engage expensive legal teams if we want to fight this plan. In my naïve way, I had thought it was CDC's role to support and defend its constituents but it seems that we have to fight CDC as well as developers and Oxford city. I hope to see a change of approach and that Cherwell District Council's response will match that of South Oxfordshire in supporting the wishes of its constituents and oppose Oxford City's demands that are based on outdated and highly suspect research. Hope you will suspend this review in the light of the recent Government announcement and seek greater clarification before any more money is wasted on this matter.

Changes Sought

Reasons for Participation

PR-C-0537 06/10/2017 Joan Tossell N

1324

Comments

Even if some new homes have to be built, GB means GB: A large number of new homes cannot be built in Kidlington for the simple reason that there isn't any room left for expansion. The boundary of the village has grown in recent decades and it now meets the edge of the GB. The Partial Review assumes that Kidlington must surrender large areas of its GB but National Planning Policy Framework is clear that "The fundamental aim of GB policy is to: • "prevent urban sprawl" - and more specifically "to prevent unrestricted sprawl of large built-up areas" (e.g. Oxford City); • "prevent neighbouring towns merging into one another" (e.g. Oxford, Kidlington, Begbroke and Yarnton); • "preserve the setting and special character of historic towns" (e.g. Kidlington Conservation Area). Your proposal is urban sprawl in the GB on a massive scale which will inevitably connect Kidlington to Oxford and other settlements and destroy the historic setting of the most delightful parts of our settlements. It is not just the National Planning Policy Framework that argues against it but also central government policy as the 2015 Conservative Party Manifesto proclaimed "We will protect the GB" (p54). If those aren't sufficient by way of statements of protection, CDC's very own Kidlington Framework Masterplan, prepared as recently as March 2016 recognises that "The protection of the GB has prevented coalescence of settlements and preserved the integrity of the village and ensured the retention of Kidlington's landscape setting" (p17). It further states that it is a strength of the village that the "GB has prevented urban sprawl and coalescence" (p24) and that, "pressures for development in the GB" would be seen as a weakness. It concludes that, "the Local Plan's housing requirements and development strategy can be achieved without the need for a strategic review of the GB in the District" (p63) and that "the village is surrounded by GB and physically separate from Oxford and the surrounding villages of Begbroke and Yarnton. It is keen to remain so, retaining its independence as a settlement rather than becoming a suburb of Oxford" (p80) and that, although "landowners have promoted land within the GB for development … it has been determined that the District's objectively assessed needs as identified in the SHMA can be accommodated without a review of the GB boundary and no sites have been allocated in the Local Plan Part 1" (p95). In short, the Government's election manifesto that is little more than a year old and the newly adopted Kidlington Framework Masterplan have both presented strong statements supporting the NPPF to protect Kidlington's GB. Oxford City is not willing to part with its green spaces for housing development - University Parks, South Park, Christchurch Meadows, Port Meadow, Cutteslowe Park, Shotover Country Park or South Oxfordshire Golf Course - so why should they expect Kidlington to surrender its green spaces? The plan is again unjustified but also contravenes national policy.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0537 06/10/2017 Joan Tossell N

1322

Comments

If there really is an unmet housing need in Oxford city, it appears to have been created by the policies of the city council. Over many years we have witnessed successive building projects within the city that have favoured retail and commercial development over housing - particularly low cost housing - for the workforce required to support such developments. The most recent example of this is the Northern Gateway plan which, it is claimed, will generate 5,000 new jobs but contains no plans for housing the workforce. There is no reason why these new industries have to be sited in Oxford when there are areas around Banbury and Bicester which are better suited by way of motorway and other transport links and also have the facility to include affordable housing on nearby non-GB land. That Northern Gateway land should be used to meet any city housing need before any declaration of unmet need. On this basis alone, the city's claim is not justified and CDC's response is not sufficiently thorough in its research. Even where land has been made available within the city for housing, developers have been allowed to backtrack on agreements to build quotas of affordable housing. The most recent example of this is the Barton Park development where 885 homes are currently being built on the north-eastern edge of the city which it is estimated will cost £300,000 (one bedroom), 360,000 (two bedroom) and £600,000 (three bedroom). These are properties that will be bought by the buy-to-rent sector or people moving out from London and the south-east, attracted by the recently built Oxford Parkway Station with its direct line to London. Again, the city's claim must be regarded as not justified due to its continued policy of not allocating land for the purpose of meeting its own housing needs and CDC has not been sufficiently robust in its response The result of Oxford's policies has been to generate higher rateable properties rather than the "affordable homes" that local people, especially the low-paid workers, which Oxford claims will need to be housed. The city is now invoking the statutory duty for other councils to cooperate in solving a problem of its own creation. Yet it can be shown that this "problem" is largely a myth.

Changes Sought

Reasons for Participation

PR-C-0537 06/10/2017 Joan Tossell N

1323

Comments

The claim by Oxford City Council that it has an unmet housing need of 28,000 homes by 2031 is flawed. This estimate was reached by the Strategic Housing Market Assessment (SHMA) after an "independent" review. However the review was not carried out by a truly independent body: GL Hearn Ltd, in their own words, exist to provide "property advice to the public sector, developers, investors and occupiers" and surely this is a far too cosy a relationship between reviewer and those with an interest in property development with an inflated figure clearly beneficial to the latter party. This seems far from "independent" and the resulting flawed estimate has been finally exposed for what it is: within the last month the Government has revealed its own method for calculating housing need which has shown that the county as a whole, which had been planning for 100,000 new homes by 2031, actually needs to build only 68,000 and Oxford city's perceived need has been halved. There are two factors which will reduce the newly calculated city housing need to nil. Firstly the Office for National Statistics has calculated that there were 4,300 people resident in the city and a further 15,400 resident in the county actively seeking employment during the period July 2015 to June 2016 (the most recent available figures) who need jobs but already have homes. Secondly, research produced by Oxford city itself in February 2013 showed that there were 1,800 unoccupied dwellings within the city and yet the council has done little over the subsequent 4 years to bring these back into use with over 1,300 dwellings still remaining unoccupied. Thus an unmet housing need now estimated at only 14,000 homes could easily be met by employing a significant proportion of the 19,700 already resident job seekers in the county and by using the existing 1,300 unoccupied properties within the city. Far from an unmet housing need, the city could, with a change of policy, have a housing surplus! But the city's response to the Government findings appears to insist that it must follow policies like the Northern Gateway that require an influx of workers from outside the county who are able to afford the highly priced homes that it is hell-bent on building in neighbouring councils especially in the GB. This exercise is a very transparent cover for a land-grab by the city to incorporate nearby communities into its boundaries. The city's policies are thus unsustainable and the resulting unmet housing need not only suspect but unjustified. Once again CDC's response has been compliant rather than investigative.

Changes Sought

Reasons for Participation

PR-C-0537 06/10/2017 Joan Tossell N

1326

Page 2628

Comments

Many initiatives are planned or have been recently put in place to make such traffic capture possible. It is already proposed that the existing Peartree Park and Ride be replaced with one located to the north of Kidlington - presumably with the route into Oxford down the dual carriageway from Woodstock to Pear Tree Roundabout and the Woodstock Road. The Government has recently announced that a "Garden Village" will be built near Eynsham - near to one of the other proposed new Park and Ride termini. A new rail link which opened recently takes commuters from Bicester into Oxford and, if a spur road could be built off the A34 into the new railway station in Kidlington, it would further take the pressure off existing congested roads by drawing in traffic from the north which is currently deterred by the current congestion in Kidlington to reach the existing entrance. Therefore it is not logical to locate new homes within the ring of railway stations and proposed new Park and Ride termini and expect commuters to drive away from the city to reach them! It makes more sense to build the homes outside that ring and to encourage a daily public transport commute into the city by strategically locating Park and Ride and railway stations with easy access and free parking where commuter traffic will be captured before it is funnelled into the already congested traffic closer in to the city itself. It would also incidentally go some way towards addressing the rising concerns about exhaust emissions. • 4,400 homes would almost double the population of Kidlington. We have seen the effects of successive big housing developments in this village over the past 40 years - Dogwood Green, Grovelands and Park Farm. Each time land has been set aside in the plans for such things as shops, medical centres and schools but every time the allocated land has ended up covered with houses and not the promised services. Currently in Kidlington, our primary schools are full, our secondary school had a full year 7 intake in 2017 and it takes over 2 weeks to get a non-urgent appointment with one's GP. Expansion of the current services is already difficult because house prices discourage teachers, doctors and other public service professionals from living in the area. Kidlington cannot afford to be twice the size and sustain the support network it needs. The "It must be Kidlington" argument falls because more affordable homes can be built further away from the city and outside a ring of public transport options and where public services stand more of a chance of coping with the influx. On this basis the plan is once again unjustified but also unsustainable because of its poor research.

Changes Sought

Reasons for Participation

PR-C-0537 06/10/2017 Joan Tossell N

1325

Comments

Even if there has to be some new homes and it was deemed to constitute "exceptional circumstances" sufficient to justify trashing the GB, Kidlington is not the answer. It is a false logic that the best place for any new dwellings is close to Oxford for the following reasons: • According to Rightmove the average selling price of a Kidlington residential property over the past year was £341,000 - a rise of 19% over the previous three years. By comparison, Rightmove gives the following residential selling prices for search areas that you initially identified but quickly dismissed in your research - £308,000 (a 3 year rise of only 16%) for Bicester and £237,000 (a 3 year rise of only 13%) for Banbury. The least affordable properties are in the city and surrounding areas like Kidlington but the further you move away from the city, the greater is the possibility of building affordable homes. Homes built recently in Kidlington have, in the main, attracted property developers, the buy-to-rent market and London commuters. There is no reason to suppose that any new houses built here in the near future will meet any supposed local shortfall. The proposed low house building density per hectare in your plans will not produce "affordable homes". • Had you done any surveys and costings you would certainly have concluded that the transport network in and around Kidlington will not support the massive developments proposed. Already we have daily traffic congestion through the village into and from Oxford, made worse during school term time when children are ferried to and from city schools to add to the commuter traffic. There is also frequent congestion in streets off the main roads in the village as commuters park close to bus routes into the city rather than pay to use the Park and Ride. 4,400 new homes in Kidlington for Oxford commuters means a minimum of 4,400 more traffic movements in each direction on each working day - more during school terms. We are not coping now: we cannot cope with a doubling of the problem. Recent measures to accommodate more traffic in and around Oxford have demonstrated the futility of such schemes - the recent expensive and 18 month period of roadworks to speed the peak flow of traffic around the north of the city has resulted in journey time improvements which have been measured in only a few minutes. So how would Oxford City workers get to work if new homes were built further away from the city than Kidlington? The answer is already in your very own Cherwell Local Plan 2011 - 2031 (Part 1) Summary Leaflet in which you say: "The County Council's strategy is to move Park and Ride facilities further away from Oxford to improve the operation of the A34 and other roads it intersects. Its Oxford Transport Strategy states that future housing and employment growth within Oxfordshire is set to further exacerbate congestion on the A34, the outer ring road and other corridors that feed into the city, unless traffic can be captured before it reaches them". The "It must be Kidlington" argument therefore falls because a true logic is that more affordable homes can be built further away from the city and outside a ring of public transport options and where public services stand more of a chance of coping with the influx. On this basis the plan is once again unjustified but also unsustainable because of its poor research.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0539 04/10/2017 Frank Vreede

1333

Comments

Objection to: 1. Sacrificing GB without showing clear "exceptional circumstances" Protection of GB is a critical point laid down in law. 2. Oxford's "unmet housing need" is speculative, based on out of date, inaccurate figures, which are wildly overestimated. 3. Whilst Oxford is prioritising land for business development over housing, Kidlington is expected to sacrifice GB for housing. If Kidlington has to sacrifice GB is should be for the benefit of Kidlington residents, more employment in Kidlington would mean less commuting to Oxford. Transport measures included in the proposal are laughable. 4. The Council should be carrying out the wishes of the people they represent. These proposals have proved to be VERY unpopular in earlier consultations, with only lip service paid to them. Councillor Barry Wood suggests that Cherwell residents may need to take professional legal advice if they wish to successfully challenge the Council's plans. I would propose that more houses are built in Oxford City using available land for housing (at higher density) rather than business development, and development is targeted to centres not constrained by GB. Kidlington should be allowed or even assisted to develop as Kidlington.

Changes Sought

Reasons for Participation

PR-C-0540 08/10/2017 Sophie Hyndman

1334

Comments

Plan has been developed as a consequence of the Oxfordshire Strategic Housing Market Assessment which is unsound in it's methodology. The Government is consulting on 'Planning for the right homes in the right places: consultation proposals,' which presents a different method for calculating need. It is inappropriate to go forward with the Cherwell Plan as it stands with the current method for calculating need under review. Cherwell Council should await the result of this new consultation, as new estimates of housing need may be substantially reduced, thus rendering the current plans unnecessary. Cherwell Plan is based on SHMA and flaws in that document are: 1. Any 'strategic' thinking on development should be at national level. Oxfordshire is linked to the rest of the country. It seems the Government has completely give up on drawing development away from the South and South East (with the possible exception of the controversial HS2) and yet there are towns elsewhere which need economic expansion. Prosperity should be shared not hoarded in one place. 2. The basis of the SHMA appears to be driven entirely by an economic growth model. Other stakeholders - heritage, environment, residents etc., appear to have had very little input. The SHMA did not ask, 'what overall vision do all stakeholders want for Oxfordshire?' instead it has simply asked, 'what does business want for Oxfordshire?' It is likely that most stakeholders would want some economic growth - but not at the expense of everything else that matters to them. 3. The consultancy firm which compiled the SHMA was following guidance which states that in making their predictions, they 'should not apply constraints to the overall assessment of need, such as limitations imposed by the supply of land for new development, historic under performance, viability, infrastructure or environmental constraints' (p.7, SHMA) presumably to get a 'pure' idea of need. The guidance also says, however, that 'these considerations will need to be addressed when bringing evidence bases together to identify specific policies in development plans'. (P.7). The SHMA is also clear that these issues are important and that 'They are very relevant in considering how much development can be sustainably accommodated and where new development should be located'. (P.183). It appears, though, that the councils of Oxfordshire have chosen to interpret this not to mean 'actually it might not be sensible or sustainable to build all these houses', but 'we'll try and put them in the least offensive places.' (4) As one reads through the SHMA, the numbers of houses get bigger and bigger with a series of 'what ifs' which are by no means certainties. Since its publication, there have been changes which could easily influence the likelihood of predicted economic developments, the most significant of which is Brexit. (5) How can you possibly increase the numbers of dwellings by more than one third and not expect a significant impact on the landscape and life in the county? According to the SHMA (p.15), in 2014 there were c. 272,000 dwellings in Oxfordshire. The adoption of the most extreme prediction, of an additional 100,000 homes by 2031, appears to have been done with no 'sense check' as to the ridiculousness of this number. (6) The SHMA makes hardly any reference to the significance of London in the Oxford housing market. The peculiar idea that North Oxford Golf Course should be moved a few yards down the road so that its current site can be developed, is only acknowledgement of this fact. The new station was not open at the time of the SHMA, but a report that predicts many things seems not to predict a potential impact of improved transport links to London. To talk of solving Oxford's 'unmet housing need' by building is short-sighted. We will be catering, in addition, for London's unmet housing need, and any local person wishing to buy a house on the open market in Oxfordshire may well be competing with people on London salaries. (7) The 'Predict and Provide' model used in the SHMA has been shown to be unsound. It would be better to say what we want, and then to achieve that vision with appropriate planning carrots/sticks? (8) Building on GB land is surely wrong. GBs were invented to prevent this type of development? The Oxford GB was put in place to stop precisely what is happening now? The SHMA has been roundly and more 'professionally' criticised by sensible organisations such as CPRE. If the new approach to determining housing need, currently out for consultation, is accepted, we would still have to wait and see how Oxfordshire Councils respond to it, e.g.., whether they wish to extend the baseline numbers relating to household growth and affordability by considering employment growth etc. Any proposed development in Cherwell may well be influenced by this new formula and its interpretation. The latter may also be flawed if any of the criticisms of the SHMA can be applied to the new approach. . We trust councillors to make decisions for us. Most busy people only notice housing developments when they appear on the doorstep. It is essential that decisions made that will irrevocably change Oxfordshire are based on sound data and a sensible national strategic approach to development.

Changes Sought

Reasons for Participation

PR-C-0543 03/10/2017 Lynn Pilgrim

1346

Comments

Cherwell District Council appears to be more concerned with following the process of consultation than considering the views of local residents and acting on what people are telling them. CDC does not appear to be taking the public consultation seriously and the leader Mr Barry Wood has stated that the SHMA target doesn't need to be accurate as long as it has been approved via the correct process and that the council is confident that it will find ways to keep housing need projections at the current level. Is this serving the people of Cherwell district or fuelling the greed of the development lobby?

Changes Sought

Reasons for Participation

PR-C-0546 06/10/2017 John M Titchmarsh Y Y N N

1353

Comments

The alleged need for 4,400 houses was made by the SHMA of 2014. This assessment method was discredited on 14/09/17 in a Govt. white paper. It proposed a new calculation method will be implemented in March 2018. Also, CDC's proposal was made before Oxford City Council (OCC) completed its future housing needs. Thus, it is non sequitur that CDC's assessment is even logical. Comparing results of the SHMA & the new method show OCC's & CDC's estimates are incorrect. Building on GB. GB directives state building on GB should only be permitted under 'exceptional circumstances'. References made to NPPF's 5 purposes of the GB. CDC's proposals clearly contravene these. The plans encourage urban sprawl, merging Begbroke, Yarnton & Kidlington with Oxford. Begbroke & Yarnton are distinct, characteristic villages. The CPRE have identified numerous brownfield sites within Oxford City suitable to build high density, affordable housing, closer to major employers. The development is the opposite side of the city to BMW & major hospitals. CDC's plan reverses/contradicts statements in its own Cherwell Local Plan pt1 (2014). Reference made to A11 & B.260 of this LP. This demonstrates a frivolous & inconsistent approach to long term planning. Proposal of 'rapid transit system' through Kidlington & dedicated bus lanes on A44. The vague promise of such schemes would require huge infrastructural funding to overcome the railway & canal bridge obstacles. Funding needs major Govt. commitment & is not readily forthcoming. Closing Sandy Lane would inconvenience residents of Yarnton & Kidlington, consequently causing longer journeys and further overcrowding the A44. The transport proposals are UNSOUND.

Changes Sought

Reasons for Participation

I would like the Begbroke and Yarnton Green Belt Campaign to act as my representative during the Examination by the Planning Inspector

PR-C-0547 09/10/2017 Hilary Fletcher

1359

Comments

Cutteslowe Park is Oxford's largest, used by tens of thousands p.a. It gives easy access to these people & gives views across the GB. People walk, use public transport & cycle to it. It is used for sports & recreation, as well as nature & river areas. It needs to be extended to include woodland, not restricted. We need a guarantee of the assigned areas of the park extension & arable land shown on guidance map 27.09.17 as a minimum.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0548 09/10/2017 Clive McDonnell N

1365

Comments

Objects to proposed plan & sustainability appraisal. It is inconsistent with the NPPF because it fails to provide sustainable development, ensuring a better life for current/future generations. It fails to: Promote realistic sustainable transport; Protect GB; Meet the challenge of climate change & resultant flooding; Conserve and enhance the natural and historic environments. The consultation process has been unreasonable. I object to the complexity of it, with the demand that representations are made on a specific form, and being timed over school holidays. CDC failed to give the public an opportunity to digest the proposals & make their views known. Considers the proposed submission plan, associated policy maps and sustainability appraisal to be unsound, not positively prepared, not justified and not effective for the reasons detailed in specific objections and comments.

Changes Sought

Reasons for Participation

PR-C-0550 06/10/2017 Jacqueline Orton N N N Y

1367

Comments

Poor planning, research & proposal development making plans poor for these reasons: 1. Unjustified permanent removal of GB. 2. Lack of justification for CDC having to take Oxford City's unmet housing needs. Further investigation needed in how Oxford City should be developed if it can't meet it's own housing need. Allowing Oxford to sprawl into its surrounds is not a long term solution. Oxford City should provide housing to meet it's own requirements, prioritising housing over commerce. If it increases employment but doesn't build housing within, this impact transport issues. More people will travel in from outside, further congesting & polluting roads. 3. Unjustified removal of recreation areas (e.g.. Golf Course), adding congestion & pollution. 4. Merging villages,Begbroke/Yarnton/Kidlington. 5. Lack of supply of facilities for the additional population, i.e.. Schools, GP's etc.

Changes Sought

Reasons for Participation

Begbroke and Yarnton Green Belt Campaign to represent her at the examination

PR-C-0551 04/10/2017 Jackie and David Hoyle and Bryan N Y

1368

Comments

It is Unsound for these reasons; 1. Traffic on A44 a. The roads are saturated with traffic at peak times & heavy at other times. Building a dual carriageway will be difficult, increasing noise & air pollution. b. Many workers in the Oxford vicinity need to get other parts of the city as well as the centre, and to other local towns. Public transport isn't adequate for these commuters. Any reassurances regarding improvement of the public transport infrastructure are unacceptable. Plans should be put on hold until sustainable transport solutions, including enhanced cycling provision, have been properly identified. 2. Closing the road to Kidlington, forcing more traffic down the A44 is unacceptable. 3. The extent of Oxford's unmet need hasn't been properly established. More should be done to provide it within Oxford City, e.g.. the golf course to provide housing for public sector workers, with prices pegged to ensure on-going affordability. Oxford is failing to prioritise house building. e.g.. the decision to develop the sports park at Horspath. Horspath would be an ideal site for hospital workers in Headington, & various business & industrial sites to the East of Oxford. 4. The damage to the GB & to the identity of Kidlington & Yarnton from building either side of the A44 can't be justified. It hasn't been established that this is a "last resort" that can justifiably be pursued. 5. Any building (to be justifiable as a last resort) must be on the East side of the A44 alone, reduced in scale & be combined with measures set out above if the effects are to be acceptable & sustainable.

Changes Sought

Reasons for Participation

I should like the Begbroke and Yarnton Green Belt Campaign to act as my representative during the Examination by the Planning Inspector.

PR-C-0552 02/10/2017 Alexandra Gallaher

1369

Comments

The proposal destroys NOGC, the most vulnerable & important part of the whole GB. The land on which NOGC sits precisely matches all the purposes of the GB set out in the Government's. NPPF. It prevents the merging of communities with urban sprawl & loss of identity. 110 year old NOGC is an attractive landscape supporting a variety of wild life, with over 25 different tree species & 55 different bird species & pond life including the Great Crested Newt. It is a green lung, counteracting pollution in a high traffic area. It is a thriving, vibrant club, open to all, with 475 regular playing members. Some have been members for over 50 years. Around 3,000 visitors play there every year. The club also hosts social/ sporting events, e.g. Pilates & yoga. Members come from all ages & walks of life & regard it like we might regard our family. The Junior section fosters an interest in sport from an early age. Many senior members consider it to be their life blood, having led active sporting lives but are now of an age where they need to pursue less physically demanding sports. It is a community of people. If it were to disappear then members would lose all of the above benefits. What would they do for socialising & exercise whilst another course is being developed? Because of its unique layout the course is ideal for those learning to play & developing their skills, & the older players who find other courses around Oxfordshire too long & challenging. Apparently CDC has not spoken to the Golf Club. A replacement site at Frieze Farm has been suggested. Where is the logic in destroying a magnificent course & moving it across a dual carriageway to an unsuitable site? Why not build houses there instead of creating this mindless destruction? A new 18 hole course could not be fitted into the smaller Frieze Farm site. Who would pay? It takes many years & lots of money to build & develop an 18 hole golf course. It is far more than just a piece of land. Why not come and visit the Course? I would be delighted to arrange for you to be driven around so you can really see what they are planning to destroy.

Changes Sought

Reasons for Participation

Proposed Submission Plan - General Comments

PR-C-0555 01/10/2017 Chris Skinner

1380

Comments

1. Any building on the Oxford side of Oxford Parkway is likely to bridge any perception of Kidlington/Yarnton as separated from Oxford. It would dilute the value of the GB more than any other aspect of your proposals. Once continuous building is in place along the Kidlington to Cutteslowe Rd it is then likely that decision making will continue until Kidlington is subsumed within Oxford's boundaries. This may be 20-30 years away but it should be resisted. 2. The building at Water Eaton Lane makes only a small contribution to the proposed dwelling target but would significantly change the feel of that area & increase the loading in the signal-controlled junction at Bicester Road, increasing delays on the flow of traffic at peak times. 3. A significant emphasis is made of the importance of environmentally friendly transport, particularly a cycle super-highway to Headington. I strongly urge that any planning approvals are made wholly contingent on providing this & that an improved traffic-free, more direct cycle & walking route is considered including bridges across the Bicester Road, the A34 & the railway & then on a new, dedicated route running east of Cutteslowe park before swinging round via a new bridge to join the A40 cycle route to Headington. A significant investment & focus on prioritising cycling will be required to truly change the transport choices made. 4. Filling in around Begbroke Science Park, between the railway & the A44 is the least worst solution to providing the number of homes. It is imperative that this must not be watered down in the commitments to the new bridge to Stratfield Brake, the closure of Yarnton Lane to motor traffic & the provision of the new railway halt. All should be made a mandatory requirement of any developer. The costs should be part of the developer's & neither the CDC's nor the community's. CDC should set standards & hold all to them. 5. Strongly oppose development on land to the NE of the Moors/St Mary's Fields. This pushes the developed boundary into open land [as opposed to infill between Yarnton/Kidlington] & removes a linking community amenity to the Cherwell valley. 6.Improving rapid bus transit to the hospitals & Headington should be considered. References to this are non-specific. I would encourage that these are made mandatory to any plan & costs or contributions from developers expected. The current 700 bus route is very slow, diverting into Oxford Parkway & waiting 5-10 mins, then diverting into the JR & back out again. I would suggest this is re-routed directly from Cutteslowe, along the A40, leaving at the new junction, using the rear entrance into the JR, avoiding Summertown & Marston completely [already served by bus services]. A target journey time of 30 mins from Kidlington centre to the Churchill would not be unreasonable, even at peak times. Without a real focus on providing easy, fast, non-car journeys to Headington, the proposal will not be a viable choice for the workers [hospitals, university].

Changes Sought

* Provision of an improved traffic-free, more direct cycle & walking route should be considered including bridges across the Bicester Road, the A34 & the railway & then on a new, dedicated route running east of Cutteslowe park before swinging round via a new bridge to join the A40 cycle route to Headington. A significant investment & focus on prioritising cycling will be required to truly change the transport choices made. * Improving rapid bus transit to the hospitals & Headington should be considered. I would suggest the current 700 bus route is re-routed directly from Cutteslowe, along the A40, leaving at the new junction, using the rear entrance into the JR, avoiding Summertown & Marston completely [already served by bus services]. A target journey time of 30 mins from Kidlington centre to the Churchill would not be unreasonable, even at peak times.

Reasons for Participation

PR-C-0557 06/10/2017 Lorna Campbell N Y

1383

Comments

Object to the proposed submission plan. It is unsound, not positively prepared, not justified and not effective for the reasons given in specific objections below.The size of the development proposed is totally inappropriate. Begbroke and Yarnton would lose all sense of supporting village life. The impact on our villages would change forever our separate identities. The number of homes proposed means we would become one huge conurbation. The type of housing and density proposed is not consistent with the existing community and would jar with the historic villages of Begbroke and Yarnton. The GB is part of our village environment and personally enjoy walking and cycling from my village to various points that I can reach on foot or bicycle. This area is good for our health and it's one of the attractions of living in a village.There are other sites within Cherwell and Oxford City where new houses could be built without needing to remove land from the GB. The proposals would leave little opportunity to enjoy our countryside any walks and paths would be lost for ever. When commuting to work in Oxford I have endured many years being stuck in traffic jams I am appalled at the proposals. The idea that any adaptations to the infrastructure could cope with increased traffic the development would create. We live and work so close to Oxford a beautiful historic town which is extremely difficult to navigate by car. Also very dangerous to tackle using a bicycle.
Delays are a common occurrence on normal days and that does not take account of the increased traffic on Event days at Blenheim Palace. The closure of Sandy Lane would add to traffic delays and problems. Has witnessed many times when traffic is at a standstill between the roundabouts in Yarnton on the A44 drivers mounting the grass verge to cross and escape to the other carriageway. Sandy Lane does give an alternative to this procession of sitting cars and escape route and allow some chance of taking a different route. Sandy Lane is a frequently used road for access to Kidlington by residents of Yarnton. The closure would mean a longer journey and also increased traffic on the A44. Kidlington is where I access activities shopping and friends on a daily basis. Flooding and drainage has been an ongoing problem at the bottom of Rutten Lane near Cassington Road for many years and I have complained in the past with no success or resolution. Therefore the proposed Development can only add to an existing problem. Cannot understand how concreting over such a large area makes any sense when the existing infrastructure is unable to cope.

Changes Sought

Reasons for Participation

I would like the Begbroke and Yarnton Green Belt Campaign to act as my representative during the examination by the Planning Inspector

PR-C-0559 09/10/2017 Keerpa Patel South Oxfordshire District Council

1389

Comments

Our comments are similar to those submitted in the last consultation response. Although we recognise that more detail has been provided in respect of some of the points we were seeking clarification over. We acknowledge the approach in meeting unmet need in the latter part of the plan period & having a stepped trajectory would be useful in terms of delivering Oxford's unmet need. We also understand that any planning permissions granted for housing that will be delivered beyond 2031 & which results in the requisite 4,400 homes for Oxford being exceeded, will be taken into account in meeting Cherwell's housing need in the next LP Review. However, whilst we understand that the 7 sites which have been identified to meet Oxford City's unmet need require reasonable 'lead-in' times, together with the need for the district to maintain their own 5 year housing land supply, it may be possible that some of these sites could be delivered earlier. Any over delivery in the earlier part of the plan period could be counted towards Oxford's unmet need & it is considered that further clarity should be provided in respect of this point. This may be particularly useful as presently, a significant portion of unmet need is due to be delivered later in the plan period, between 2026-2031. SODC also notes that approximately 3% of the existing GB land in Cherwell is proposed to be removed to accommodate the development of the strategic sites other than land to the south east of Woodstock. We note that justification for this has been presented but that fundamentally, this mainly relates to meeting Oxford's unmet need. This itself is not an exceptional circumstance to release GB land and we are cautious of this approach.

Changes Sought

Reasons for Participation

PR-C-0560 04/10/2017 Anna Isles

1392

Comments

Has lived in the Village of Yarnton her whole life. Has chosen to buy a house here and bring up her children in a small village surrounded in countryside. Feels utterly devastated that this could all be lost on the whim of Oxford City Council and Cherwell District Council.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0561 09/10/2017 Andrew Smith Hampton Gay and Poyle Parish Meeting N N N N

1415

Comments

Plan Summary Booklet Page 30 - In respect of Duty to Co-operate, our question is whereas the districts have clearly committed to contributing to a solution to Oxford's housing need, has the city really exhausted all possibilities to meet it's own needs? After all the best place for housing for the City is in the City-that possibility should be re-examined

Changes Sought

Regarding the Duty To Co-operate, we think the plan consultation should be delayed while that duty is discharged in respect of: - basic re-evaluation of the assumption that other communities and their GBs should be decimated to accommodate the city's needs. - re-assessment of housing needs across Oxfordshire and the south east. -requirement for Oxford City to fundamentally review their housing estimates.

Reasons for Participation

PR-C-0563 05/10/2017 Dennis Price

1430

Comments

Serious objection to development in the Oxford GB especially around the Kidlington area.The GB was introduced to preserve Oxford's iconic city landscape. To build here would be to destroy a unique area and open the way for continued development in the future by destroying even more GB. The number of houses originally proposed was based on very way out guesses not a detailed analysis. It looks as it has fallen at the first hurdle as the Government now states the figures for Oxford's needs are now only half the number originally proposed. This alone should mean the withdrawal of the plan to destroy the Kidlington area and local countryside. The plans should thus be reconsidered as I believe is being done in South Oxfordshire. Considers that many of the houses proposed are not for local housing need but to allow for more commuters from London.

What is needed is a careful rethink of the reduced need and to cater for it with a little more imagination. Explains the housing situation in Copenhagen in the letter. This allows for better public transport and a very high bicycle usage. Higher densities would allow similar solutions relieving the awful transport chaos that Oxford and the surrounding area suffers from and that will be made even more impossible by the type of development proposed.It is obvious that this is what the local people want I expect we will suffer from the usual democratic deficit and the crazy current plans will be pushed through and we will become even more disillusioned with our politicians.Please think again.

Changes Sought

Reasons for Participation

PR-C-0566 10/08/2017 A Watson Y

2089

Comments

This country currently needs a lot more houses. Here is an excellent place to build them. Near to 2 rails stations and a good road network. The Green Belt is hardly the South Downs. The little that would be lost will be well worth it. If there had not been similar expansion in Kidlington in the past, we would not have the amenities we have now. Three supermarkets, 2 Post Offices, Swimming Pool, many Schools and Surgeries, plus a number of developments for the elderly. This development will raise over £3,000,000 in Council Tax, might bring down/stabilise house prices in the area.

Changes Sought

Reasons for Participation

Page 2632

PR-C-0567 09/10/2017 Dr Ian Scargill Oxford Green Belt Network N Y

1444

Comments

See reasons for participation

Changes Sought

Reasons for Participation

OGBN was established in 1997 to help to protect the Oxford GB and to support those wishing to resist proposals for inappropriate development within it. It comments regularly on planning applications in the GB and in planning policy consultations, particularly on matters affecting the GB. OGBN has made representations on all stages of the Cherwell Local Plan Part 1 and participated in the Public Examination in December 2014. We have also commented on earlier stages of this Partial Review.
The membership of OGBN includes many of the Parish Councils whose areas include GB land. The OGBN fully supports the aims of GBs as set out in the NPPF and earlier planning guidance and in particular it strongly endorses the fundamental principle that GB is a permanent designation.
We consider that our participation in the examination is necessary and justified because of our longstanding interest and understanding of the Oxford GB.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0567 09/10/2017 Dr Ian Scargill Oxford Green Belt Network N Y

1443

Comments

This policy as worded, is largely meaningless as it describes an “approach”. It might as well say “We hope that the necessary infrastructure will be provided”. The infrastructure schedule in Appendix 4 has no costs identified and very few sources of funding. Where funding sources and ‘partners’ are identified there seems to be an excessive reliance on developers. Without information on costs it is impossible to assess whether the proposed development will or will not be able to meet the contributions needed, bearing in mind the requirement for it to also subsidise 50% affordable housing. The policy is therefore not justified, not positively prepared and not effective. The projects listed in Appendix 4 do not include any significant proposals to increase capacity on the highway network, indeed it is possible that public transport improvements would reduce capacity for other vehicles. However, traffic movements are likely to increase substantially because many journeys cannot be made by public transport and there appear to be no proposals to cater for these additional movements. Furthermore traffic will also increase as a result of the developments planned for the other Oxford Districts, as well as that planned elsewhere in Cherwell. There is no evidence that this has been taken into account or catered for. Clearly this needs to be addressed at a wider spatial level than either the area covered by this plan or Cherwell District. The draft Oxfordshire Infrastructure Strategy is an attempt to do this, but this document admits to a historic deficit in infrastructure provision and shows that only £500million of the £9 billion of infrastructure funding deemed necessary has so far been identified. It seems highly unlikely that this gap will be bridged, so the plan will be ineffective as it can not be supported by the necessary infrastructure. Regardless of this, we consider that some of this infrastructure, particularly road building, would in itself be environmentally damaging to the Oxford GB, and we would not support it, even if it could be funded. Our argument remains that an overall spatial strategy for Oxfordshire is needed, including infrastructure provision, that is (a) based on realistic levels of growth and (b) directs much of that growth away from the city of Oxford, retaining the GB and protecting the historic city.

Changes Sought

The plan should be withdrawn and an overall and realistic spatial strategy for Oxfordshire developed, including infrastructure provision, that is (a) based on realistic levels of growth and (b) directs much of that growth away from the city of Oxford, retaining the GB and protecting the historic city.

Reasons for Participation

OGBN was established in 1997 to help to protect the Oxford GB and to support those wishing to resist proposals for inappropriate development within it. It comments regularly on planning applications in the GB and in planning policy consultations, particularly on matters affecting the GB. OGBN has made representations on all stages of the Cherwell Local Plan Part 1 and participated in the Public Examination in December 2014. We have also commented on earlier stages of this Partial Review.
The membership of OGBN includes many of the Parish Councils whose areas include GB land. The OGBN fully supports the aims of GBs as set out in the NPPF and earlier planning guidance and in particular it strongly endorses the fundamental principle that GB is a permanent designation. We consider that our participation in the examination is necessary and justified because of our longstanding interest and understanding of the Oxford GB.

PR-C-0568 02/10/2017 Mrs D Hanson Bailey

496

Comments

Totally agrees with the plan to put these houses in the area running from Kidlington to Woodstock. It is the natural corridor as Kidlington has never been a conventional village but rather a suburb of Oxford. Also it would obviously be convenient for the local Airport. Cannot see how one can provide the housing required to meet Oxford's needs without building on some areas in A and B that are presently Green Belt. It would be counterproductive to build further afield than A and B as the houses will not be used for Oxford's unmet needs but for local needs instead or commuters to London (as is already the case). Totally against these houses coming to Bicester or any of the areas designated as C through I inclusive. Is also against any of the South Oxfordshire “quota” coming to Cherwell. Assumes that by not agreeing to take any houses, South Oxfordshire hopes to shunt them onto other areas – i.e. ours! I.e. NIMBY! This is the reason we already have everything in this part of Cherwell (or just over the border) that no-one else in the South wants – i.e. 2 waste recycling plants, thousands of houses, no infrastructure, no decent shops, roads that weren’t fit for purpose many years ago (let alone with over 20,000 extra houses!) and a shopping “village” that would appear to “run the show” and has taken over the better half of Bicester's rail service! My initial thoughts regarding the proposed Submission is that for once common sense has prevailed and that the houses are best placed in Areas A and B.

Changes Sought

Reasons for Participation

PR-C-0570 08/10/2017 B A Hughes N

504

Comments

For these reasons the proposed submission to be unsound, not properly prepared, not justified and not effective.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0572 05/10/2017 Julie D Walters

506

Comments

Absolutely devastated and extremely upset to hear of your plans to build on our beautiful and agriculturally productive Greenbelt. Lived in Yarnton for over 50 years.MP Layla Moran pointed out that the Government's consultation on a new method of calculating housing need, halves the housing requirements for Oxford and reduces Cherwell's by one third. However, this appeared to have fallen on deaf ears judging by the response given. Therefore this plan now needs to be scrapped or at least reconsidered as to the number of houses necessary. Rep goes into detail in her letter concerning life as it was, in Yarnton in 1966.To the west of the main road on Spring Hill where you propose to build nearly all the ancient hedgerows have been grubbed out to create enormous fields where crops are grown to feed the Agrivert Food Digester to the left of the Yarnton to Cassington Road. Spring Hill is called that for a very good reason that it has springs all over it which cause flooding in the village and on the main A44 already without concreting over even more. Yarnton residents have also had to put up with the destruction of our land between us, Worton and Cassington with extensive gravel workings we can no longer walk near, despite promises. These have already wrecked 5000 years of our village history and now the licence for more has now been extended for further years by Hansons. Also in that area a huge dusty and potentially hazardous Recycling Plant has been built which you have to walk past on the footpath/permissive path which was made next to the railway line. This on the site of Yarnton Halt where the old historical railway turntable has been destroyed to re-route the path. Therefore Yarnton has lost many of our footpaths and bridleways already on the west side of the A44. Now you propose to build 2500 houses on land to the west and east of the A44 while will mean ours, Begbroke and Kidlington Parishes will be merged into one great blot on the landscape of urban sprawl. You also propose closing Sandy Lane to through traffic making a 9 mile detour necessary to get to Kidlington by car.From our house we can see the traffic on the A44 absolutely stuffed and moving at snails pace and the building of so many houses will only create move traffic problems all round. Without the infrastructure being put into place first, a housing development of this size will make the traffic situation even worse and we'll never get out of the village. Rep refers to public transport in Yarnton in her letter. The productive agricultural fields you propose to build on to the East of the A44 are, like Spring Hill fields to the west, an absolute quagmire in the winter months, which we will also lose if this ridiculous, unnecessary and ill thought out housing plan goes ahead. Once the Greenbelt is built on here it will open us to the threat all over the country which is an unbearable thought.Yes, people need affordable housing with the sky high prices around this area, but my boys cannot afford to live and work here and have had to move away meaning we cannot see them or our grandchildren that much. However, to wreck our greenbelt here for Oxford's Unmet Housing Needs is criminal especially when Cherwell can't even meet its own. Oxford has plenty of land and brownfield sites it could use first, not to mention the stock of houses belonging to them which have fallen into disrepair and should be refurbished. Also to the north of the city between Woodstock and Peartree Roundabouts there is plenty of land for housing rather than more industrial units and science parks. The same could be said for both sides of Frieze Way where you propose to build a golf course on our side. However many golf courses do we need with people having to work longer hours, into their seventies when they might have more leisure time? Please reconsider and rethink or resign as Councillors as you as not acting in the interests of us the people who elect you. Wait until the end of the consultation by the Government and PLEASE PRESERVE AND PROTECT OUR GREEN BELT AROUND OUR TWO VILLAGES AND PRESERVE THEIR HISTORY AND INDIVIDUAL CHARACTER.

Changes Sought

I have delayed sending my Representation against until now as I wanted to attend all the meetings and read all your expensive literature and hear your representations regarding it first. I have now done this and following the meeting at Exeter Hall on the 21st September when our MP Layla Moran was in attendance. and pointed out that it is clear that the Government's consultation on a new method of calculating housing need, halves the housing requirements for Oxford and reduces Cherwell's by one third. However, this appeared to have fallen on deaf ears judging by the response given. Therefore this plan now needs to be scrapped or at least reconsidered as to the number of houses necessary.

Reasons for Participation

PR-C-0578 06/10/2017 Cllr Carmen Griffiths

1522

Comments

Strong support for Cherwell District Councils decision not to include the Moors land for development. The land is well used by local residents, having views towards the Historical St Marys Church in the oldest part of the village. The land is currently in GB and should stay in GB. The area is often flooded so any building will increase the risk of flooding to existing homes in the area. There is already a stretched infrastructure along with a rich wildlife which will be put at risk. I do not want to see any development which has been sought by Bloombridge.

Changes Sought

Reasons for Participation

PR-C-0578 07/10/2017 Cllr Carmen Griffiths

1461

Comments

Objection to the Local Plan Partial Review and the proposed 4,400 Homes.1. Green built should only be built on in exceptional reasons. Oxford City's unmet housing needs is not exceptional. Not only has Oxford City failed to meet it's own needs by not using all land available to them, they have also not demonstrated that all avenues have been pursued.2. The Green belt preserves open spaces that protect the historic City of Oxford and also serves to prevent coalescence.3.Oxford City have a huge number of sites where they have not reached the agreed affordable housing figures. Despite this they want CDC to comply with a 50% affordable housing figure. This is not commercially viable for the builder and cannot be enforced. This is therefore not acceptable 4. Oxford City has huge parcels of land ear marked for employment. These sites could in fact be used for housing outside the green belt. Oxford does not have a problem with employment, in fact we have a problem finding employees 5. There is no infrastructure delivery plan, merely a wish list and this is not acceptable. Has little faith in the proposed plan after suggestion in the plan was made that North Oxford Golf course could be replaced with a new Golf Course at Frieze Farm. CDC has had no consultations with the Land owner of Frieze Farm and the statements made are therefore unfounded. The Landowners of Frieze Farm actually want to build houses and have no inclination or desire to build a golf course!All new allocated developments should not proceed until certainty of an off site infrastructure has been established.

Changes Sought

Reasons for Participation

PR-C-0579 02/10/2017 L G Kennell

1462

Comments

Objection to the below planning proposals: 1. We need an environment for future generations which allows space for recreational activities. Green Belt around Kidlington is ideal for all ages to keep fit and enjoy the countryside. The need for new housing is not a priority in this area for the following reason: 2. The assessment of the number of new houses to be built has now been shown as incorrect at government level. The infrastructure case has not been tried and tested for validity if so much housing is to allowed. 3. The green areas around Kidlington are rich in wildlife, including deer, many bird species including owls, ducks, kingfishers, swans (black swans have appeared from time to time). Many of us in Kidlington believe that these natural habitats should not be interfered with by introducing huge amounts of concrete buildings. 4. The water table in Kidlington (actually in the village) is very high. Flooding is a constant threat and often becomes a reality for many homeowners in Kidlington. Sandbags are frequently seen in a number of roads in the village, which illustrates the point. New homes will also be vulnerable to flooding if the above proposals go ahead, 5. The high numbers of proposed houses to be built will increase the population of Kidlington and surrounding areas by more than 50%, which will require a huge amount of infrastructure to cope if the proposal goes ahead. Do not believe that enough funds will become available to meet the need, which will lead to a poorer quality of life for all who live in this area.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0580 03/10/2017 Lorna Bennett

1465

Comments

If the proposal for so many houses goes ahead on this land, with the density proposed, everyone would be living in each others pockets and paying a premium for the privilege. There will be no space for people. In the proposal I note there is so called “affordable housing”. That phrase does make me laugh. How can 20% or whatever off the asking price be affordable to local people. If I thought for one moment the likes of my son and everyone else’s children etc. could afford these houses I may have a different opinion. Obviously my definition of affordable is not the same as that of the Council. To me, affordable means affordable. Appreciate more homes are greatly needed but feels we are building the wrong types of home. We have plenty of luxury 3-4-5 bed houses and larger. What we need is cheaper homes or indeed going back to the days, council houses, to enable the younger generation and indeed some older people who are stuck in rented due to not being able to afford the houses in this area. Surely there has to be a scheme whereby they are affordable and if the house increases in price to put a cap on it so as others can then climb the property ladder. The people more likely to be buying these houses (boxes) are more than likely going to be people from London/commuters who are on a much higher wage and can therefore afford to purchase these houses but probably not quite purchase houses in London therefore putting up the prices even more in this area. Also is expecting a lot of these houses to be bought as investment properties to rent out.

Changes Sought

Reasons for Participation

PR-C-0580 03/10/2017 Lorna Bennett

1468

Comments

It would be an extremely sad day if this proposal was to continue. Never bought my house to live in such an environment but now cannot even afford to move away because there are no “affordable” housing for me to buy. If I wanted to live in a town I would go to a town. I wanted to live in a village as this is where I was born and grew up and I now feel you are pushing the likes of me out. I am sure, without too much thought, the Council could find far better and sustainable sites for this development and indeed probably make a whole new community. Please leave our green belt alone. We don’t have a lot here and this means so much to so many people.

Changes Sought

Reasons for Participation

PR-C-0585 08/10/2017 Edwin Southern

1480

Comments

Let Oxford solve its own expansion problem.Who wants the expansion of development into the greenbelt surrounding Oxford?It seems to have been initiated by Oxford City Council. Rep refers t news paper article to support the question in the letter.The council argues that Oxford city will need 12000 new homes by 2030 to meet its need for expansion. On what is this based? It must be a desire to meet the ambitions of the major employers, the university and companies in Oxford. Does Oxford itself have space to meet their expansion? Evidently not in the view Oxford's residents, who have expressed strong objections to building in aesthetically sensitive areas. See the outrage generated by the student accommodation built around Port Meadow. Rep refers to website to support the student accommodation issue.A second, and related, reason for the lack of space is the height limitation placed on buildings in Oxford – the so-called Carfax rule – which limits buildings to four stories. But the council is considering relaxing this rule to allow a height of up to six stories. This would have a large positive impact on the city’s capacity for accommodation and housing, especially of the type needed by the university and high tech companies. There are ways in which Oxford could address its space problems and, surely, this makes more sense than shifting the burden onto neighbouring towns and villages, the great majority of whose residents are appalled by the planned intrusion into their greenbelt, and all the attendant impact on infrastructure.

Changes Sought

Reasons for Participation

Page 2635

PR-C-0588 28/09/2017 Andrew Mundy

1483

Comments

OBJECT to plans on the green belt of 4400.00 homes in Kidlington Begbroke and Yarnton. The reasons to this are as follows...: Green belt – this not an exception circumstance and planning should be declined purely on this issue.
If the Oxford CC planning application was rejected purely on these ground, then CDC should also be rejected, there is no difference. All villages will blend into one and I can’t believe that Cherwell and Oxford for that fact have exhausted all possibilities and thus is the final area they can build on. Also the parishes boundaries between Yarnton and Begbroke is clearly shown on the attached map and you can see that the development has gone over the boundary! Showing that the villages are far too close together and the villages will just blend into one urban sprawl.
This was quoted by Oxford regarding the development on the Heyford site that said However … the County Council is opposed to the development of a large new settlement due to … the threat of urbanisation in a rural area. There are numerous brown field sites that could be Developed in front of green belt land. Flooding. We live next to the Rowel brook, which surrounds the proposed fields earmarked for development. The brook floods most years and the flooding extends to gardens in Fernhill Road and the field behind Fernhill road. If this area is developed, this will push more water in the brook and provide further flooding risks to my and my neighbours properties. I have attached photos Wildlife: We have array of wildlife skylarks nest in these fields as well as bats and also I've seen great crested newts in the local brook. We are very close to Rushy Meadows site which is also an important area and is under the SSSI and local wildlife protection sites. Deer constantly roam the fields and gardens. Roads: There going to be another 2000 homes with 2 to 4 thousands cars approx. and only 2 exits leading on to the A44, how will the road network cope with this influx of cars. Our bus service into oxford has been reduced to make the service better and this was due to the worsening traffic around Oxford. This was quoted by stagecoach. This is before the extra 2000 + cars added to this journey. The additional park and rides and new bus routes from Woodstock go via Kidlington from the airport and miss the A44 at Begbroke and Yarnton completely. The council have already admitted the new roads will not be able to have a bus service, how can you have a planning application with no transport links?
Housing:I am hugely disappointed in CDC agreeing to meet Oxford City Council unmet hosting needs without any thought for their own residents. The only reason Oxford City Council is not bolding on their own land is that they are run by both Oxford University and Oxford colleges. Why wasn’t the old Radcliffe site used for housing? Did we really need another university building clogging up the echo of Oxford? Why isn’t the Tuck Wells site in Headington being used for housing, this is a perfect location. I can't understand that Oxford City cannot build on some of their green belt and the fact that there is 2000 empty homes in oxford! Why are these not being used?? And also there are free brown belt sites that could be built on. There is nothing in place for doctors and the school. Where are all the teachers coming from as there will not any affordable housing as this has clearly show on the Barton site! Once this area has been developed then there's it no going back and once it's gone it gone. What a shame that this Law was put into place generations ago to stop this actual thing happening, to protect our countryside, wildlife and landscapes and you are allowing it.

Changes Sought

Reasons for Participation

PR-C-0592 07/10/2017 David Wintersgill N N N

5449

Comments

Opportunity for improvements to the quantity and quality of new public open space, green infrastructure, sport and recreation facilities and in terms of access to the countryside. Access is now available to wide open areas not just narrow corridors of green that will inevitable become busy. The Green Belt has got many footpaths that are accessible to the general public including recreational facilities. This is just a ruse and it is not an exceptional reason for building in the Green Belt. Once can understand that if the merging of the three villages with North Oxford then green spaces will be needed and so will the recreational facilities for the extra population and give the impression of protected Green Belt.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0592 07/10/2017 David Wintersgill N N N

5448

Comments

The unique place shaping potential of land near the University of Oxford's Begbroke Science Park and Oxford canal. Do not know what "shaping potential of land" means. However existing industrial development of Langford Locks has forever altered this stretch of the Oxford canal alongside Rushy meadows which are a group of canal side meadows at Kidlington. They have escaped agricultural improvement through ploughing and reseeding or using fertilizers and herbicides. Consequently Rushy Meadows has a rich variety of grassland wildflowers. They are wet and in places tall wet and vegetation with reeds and tall sedges has developed. Meadows such as this are a national priority for conservation. Do not see "shaping the potential of the land" in the greenbelt an improvement. It's not a valid or an exceptional reason for building in the greenbelt. It will have an adverse effect on the Greenbelt. The planning consent in the past for Begbroke Science Park did not allow or envisage for further development outside the perimeter of the existing Science Park.

Changes Sought

Reasons for Participation

PR-C-0592 07/10/2017 David Wintersgill N N N

1487

Comments

Whilst there is a need for affordable housing in Oxford, the figures are exaggerated and not as great as suggested. With BREXIT the local economy will have less students and European workers from the EU which will drop the demand for new housing. Also there is no guarantee that the housing will in the long term be for the benefit of Oxford and its local communities. Many of the current stock is being used by commuters from outside Oxfordshire and mainly from London region. The idea that they will be for local residents and those who work in Oxford is to mislead as current legislation does not prevent new housing going to outsiders. Affordable housing also means that it is only those that can afford the 80 percentage of the market rate which for Oxford means that it is unaffordable for the lower paid. The clear inability for Oxford to fully meet its own needs. They have not tried hard enough. Oxford could have built at higher densities which has not been doing. It needs to be more innovative in their development plans so as to obtain greater densities. They should use Compulsory Purchase Orders on sites where the landowners have resisted on building of housing. It should not be encouraging more business activity when it doesn't have the ability to house more people. The absence of sustainable, deliverable and appropriate alternative sites. Untrue - There are identifiable sites that Oxford could build on, such as Showman's field and Marston Saints Sports field, in addition to their own Green belt. Housing in Oxford will not be sustainable when the cost of housing is out of reach for most of the lower income groups. Also there is no current legislative barrier of preventing people from outside Oxfordshire buying or renting these additional housing. Homes for outsiders should not be provided so that they can commute to London etc. The relationships between existing communities and the proposed development areas and Oxford. This will generate housing need in this area – not Oxford. This "relationship" is more easily argued for Oxford and Littlemore Science Park as one example. Exceptional argument for developing in the Greenbelt, especially when people currently commute from Banbury and Bicester and elsewhere in Oxfordshire to work in Oxford cannot be seen.

Changes Sought

Reasons for Participation

PR-C-0595 09/10/2017 Mark Behrendt Home Builders Federation Y

1493

Comments

The HBF is the principal representative body of the housebuilding industry in England and Wales and our representations reflect the views of discussions with our membership of national and multinational corporations through to regional developers and small local housebuilders. Our members account for over 80% of all new housing built in England and Wales in any one year. As with our submission to the previous consultation on the partial review we agree with the conclusions of the Oxfordshire Growth Board that it is difficult to be categorical about the precise extent of Oxford City's unmet need. The exact supply of homes that can be provided cannot be predicted exactly and we consider a working figure of 15,000 homes to be reasonable. The approach taken by the Oxfordshire authorities in addressing unmet need is a clear demonstration of the effective and on-going cooperation within Oxfordshire. However, due to the uncertainty regarding the actual capacity of Oxford we consider the final agreed delivery outside of Oxford 14,850 homes should be considered as a minimum that will need to be accommodated. Oxford City's consultation on it Preferred Options continues to state that housing needs could be as high as 32,000 new homes by 2031 but in its Housing Needs and Supply Paper supporting the latest consultation document suggests that for the period 2011 to 2031 it is likely to deliver 8,484 units. Whilst the City Council have stated they will seek to maximise delivery this new evidence would suggest that the unmet need arising from Oxford City could be higher the previously considered.

Changes Sought

Reasons for Participation

Expresses interest inattending any relevant hearing sessions at the Examination in Public

PR-C-0606 10/10/2017 Bryant & Margaret Ambrose N

3397

Comments

Consultation Process - although this has now been extended, there has been a great deal of scepticism as to the intention, therefore side stepping the proper democratic process

Changes Sought

Reasons for Participation

PR-C-0609 27/09/2017 Mrs Joy Barrett

1517

Comments

Regret that land behind The Moors which was earlier stated unsuitable for development is now at risk of having a development of 300 houses plus business units, in spite of being in the Green Belt. Does nobody consider future generations when proposing these plans? The pond at Holmwell House was restored by an Environmental Group and was then, and still is now, a habitat for Great Crested Newts. The proposed access for the site would certainly destroy the pond. How will The Moors and Mill Street cope with all the additional traffic? How will the local schools accommodate the extra children? Not to mention medical services already under pressure. It would be appalling to cover this beautiful rural landscape in concrete. Plea to the Planning Inspector to refuse these proposals in the interest of Kidlington residents.

Changes Sought

Reasons for Participation

PR-C-0612 02/10/2017 Mrs G Pollard

1521

Comments

Support for decision not to include land behind The Moors in any development. Site is in the GB which must be preserved and protected to prevent urban sprawl as stated in the Conservative Government's manifesto. Loss of landscape and rural views towards the oldest part of the village would affect the setting of St Marys Church and the Church Street conservation area. Any development will exacerbate the flood risk to housing and adjoining land/conservations area. There is inadequate local infrastructure to support any development on the land behind The Moors. The fields are an important and very well used amenity for village residents and regular visitors providing walks and views of the village towards St Marys Church. The land should be treated as a permanent local green space.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0615 02/10/2017 Bridget Ronaldson Ronaldson

1524

Comments

Recently received notice re partial review of consultation on development of land to the back of The Moors. Have enjoyed walking in the fields since 1991, observing lots of wildlife and enjoying the views particularly of St Marys Church. Regularly used by locals and visitors. Recent large increase of cars parking on The Moors and surrounding roads for long periods of time. Noticeable increase of traffic in Benmead Road and The Moors is often bottlenecked between Benmead Road and High Street. Flooding has affected The Moors and any further building on this land would exacerbate the situation. The addition of Moorside has already impacted on the surrounding area. It would be disastrous for the community going forward to loose this land forever when it is an area of natural beauty in the oldest part of the village.

Changes Sought

Reasons for Participation

PR-C-0616 29/09/2017 Mrs SD & Mr P.L. Stock

1525

Comments

Land still at risk of development by Bloombridge. Please preserve this site in the GB thereby preventing urban sprawl. GB must be protected and preserved, preventing loss of landscape and the wonderful rural views which are so loved and appreciated, especially towards the older part of the village. Development as suggested would undoubtedly exacerbate flood risk, also increase traffic on already very busy roads, for vulnerable children and families. The fields are so important to village residents who thoroughly enjoy the abundance of the wildlife and the opportunity to walk in them. We most certainly do not want the development to take place, and wish this land to be left as a permanent green space.

Changes Sought

Reasons for Participation

PR-C-0617 02/10/2017 Gwyneth Stone

1526

Comments

Dismay at proposed development around Yarnton, Begbroke and Kidlington. Need for housing is appreciated and modest development of genuinely affordable housing between the three villages would be acceptable, these proposals go way beyond anything that would be acceptable. Proposals are presented as a plan to solve Oxford's unmet housing need. Latest reports indicate this need (and Cherwell's) has been considerably overestimated. Even if this is disputable Oxford should do more to meet it's own needs. It has land available for commercial development, but not housing. When land is made available for housing, the type of provision does not match the range of need. The new Barton development had the proportion of affordable housing cut and some properties are currently on the market for £600,000 plus. Elaborate plans in the scheme for transport systems ignore the problems which continue to exist around the north of the city despite the extensive and protracted "improvements" at Cutteslowe and Wolvercote roundabouts. The A44, A34 and A40 are already frequently congested which will become more acute by the Northern Gateway development. Whilst in favour of good public transport, it is not convincing that people will use it to the extent envisaged in the plans. Whatever type of transport people use to access Oxford they have to negotiate the bottle-neck on the A44 between Yarnton and Pear Tree. In this respect the proximity of the area to Oxford City is no advantage over areas further afield. While Yarnton, Begbroke and Kidlington are to become one big suburb, a main link between Yarnton and Kidlington (Sandy Lane) is to be blocked off to traffic. With no public transport provision between the villages there will be longer car journeys from one village to the other which is not environmentally sound. The area is surrounded by GB land designed, amongst other things, to protect the separate identities of settlements and to avoid urban sprawl. Planning regulations state that GB should only be used in exceptional circumstances which have not been demonstrated. The proposed separation between the villages is derisory and very unclear. Yarnton is selected for the most development, doubling the size of the village and changing it's character forever. Loss of GB is presented as being only 3%, whilst not disputed, it is feared that a precedent will be set resulting in yet more loss. This area offers a wide range of habitats for wildlife, greatly adding to the attractiveness of the area, which would be lost forever. Flaws in the plans should be seriously reconsidered.

Changes Sought

Reasons for Participation

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PR-C-0618 07/10/2017 Keith Johnston N

1527

Comments

Cherwell District Council accepted Oxford City housing needs which were based on growth proposals and calculations which are out of date (particularly post Brexit) and also subject to revised housing number calculations currently part of a HM Government consultation. No convincing argument showing that all other options have been explored and eliminated before allowing Oxford City to overspill into GB. CDC has not described exceptional circumstances that warrant development in the Oxford GB. The document does not respect the District Council's responsibility to uphold its own policies. Proposals are unsound and contradict national policy regarding Green Belt and CDC Local Plan 2011-2015 Part 1 regarding development in Category A villages. I am in full support of objections presented by the Begbroke and Yarnton Green Belt Campaign Yarnton Parish Council and Begbroke Parish Council but wish for my personal objections and comments above to be included at any further stage of planning process.

Changes Sought

Reasons for Participation

PR-C-0623 01/10/2017 Peter Finbow N

2362

Comments

This involves destroying the green belt around Yarnton and Begbroke in order to satisfy the so called Unmet Housing need of Oxford. CDC claim exceptional circumstances. This has not been proved. The Housing White paper and the NPPF categorically state that the green belt should be protected and not built on. Lived in Begbroke for over 30 years and for most of the time been a member of the CPRE. So has always put countryside protection at the top of my agenda. Is not a nimby. The countryside is not a sterile are where houses do not yet exist. It is a vibrant part of the ecosystem, supporting a rich variety of wildlife or supporting agriculture. In my area there are at least 20 species of butterfly. We also use the green belt to provide refreshing walks and space from noise and pollution. You are planning to destroy our community of 2 villages. Your claim that the development will enhance biodiversity is utter rubbish. Furthermore you have no viable plan to improve the infrastructure which would be vital to make the plan sustainable. We already have terrible congestion on the A44 and surrounding roads. Your plan would aggravate this. Traffic would grind to a halt, especially between the Turnpike and Peartree. It will be impossible to widen the road here because of the topography. CDC representatives seem to have no idea for the problems that we currently experience daily. Does a lot of voluntary work involving taking vulnerable people to appointments and this activity would have to cease. Your plan to close Sandy Lane, our only sensible route to Kidlington, is nothing short of vindictive and ill thought through. We would have to join traffic to Oxford or go via Sandy Lane. Both choices would cause chaos.

Oxford's unmet housing could easily be accommodated in the city if more effort was put into this by City Council. For instance Southfield golf course is a large area near places of employment. The city plan to build businesses at the Northern gateway should be scrapped and house built instead. Does not believe these planned 4400 house in the green belt are for Oxford. They would be occupied by people commuting to London from Oxford Parkway. The Colleges, CDC, OCC and others are conspiring to make large sums of money from developing land, currently held by the University at the expense of our villages. There would be continuous and ruinous sprawl from Oxford to Woodstock. In short your plan to develop land around Yarnton, Kidlington and Begbroke is UNSOUND in all aspects and you should stand up for the residents that pay your salaries. Your duty is to us, not Oxford and all it's cronies. We need our green belt and we object strongly to it being taken away.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0625 08/10/2017 Prof Martin Oldfield N Y

1547

Comments

Oxford's Housing Need is Overstated - is based on calculations made prior to the Government's recent new guidance which would reduce the requirement. Is flawed because Oxford City Council has prioritised commercial development over housing in the city, e.g. Northern Gateway, and wants to export their housing needs to surrounding Councils. It would be much better to maintain Oxford as circumscribed city with a medieval core and then develop commercial expansion outside the Oxford GB, with appropriate housing for workers. Oxford's GB is a resource for residents and should not be destroyed. The National Planning Policy Framework has listed the purposes of the GB: 1. To check unrestricted sprawl of large built- up areas (Oxford should not be allowed to expand into a larger urban sprawl). 2. To prevent neighbouring towns merging into one another (Begbroke, Yarnton and Kidlington would become one vast housing estate, with ridiculously small 'green' strips between them). 3. To assist in safeguarding the countryside from encroachment (These areas are both agricultural land and used recreationally). 4. To preserve the setting and special character of historic towns (Yarnton and Begbroke are historic villages - the proposal threatens their character). 5. To assist urban regeneration, by encouraging the recycling of derelict and other urban land (There are brown field sites and other unused land in Oxford and the surrounding area which could be used to accommodate a reduced housing need without ruining the GB). Policy ESD 14: Oxford GB in Cherwell's earlier local plan 2011 - 2031 recognised these concerns. The latest proposal runs completely counter to this, coalescing Begbroke, Yarnton and Kidlington into an extended urban sprawl and makes complete nonsense of the concept of the 'Kidlington Gap'. The A44 corridor is already running at peak capacity with long traffic jams daily, existing park and ride buses also suffer from the jams. The addition of 4400 houses will only exacerbate the problem. The solution of cycling/walking would only minimally help and be underused. Closing Sandy Lane will remove a well used link with traffic using Langford Lane or Frieze Way instead adding to the already severe traffic problems. The proposed new railway station is unlikely to materialize in time to alleviate these A44 problems, if ever. The new Oxford Parkway - Marylebone line is already heavily used by London commuters and will not help Oxford's housing need. Flooding in areas A and B would get worse. There has been periodic flooding in the last 12 years, particularly the bottom of Spring Hill as well as other parts of the chosen sites. Replacement of GB with impervious surfaces inherent in development will only make the flooding worse. Recent extreme weather events in USA have shown the impact of Global Warming increases the likelihood of torrential downpours adding to the extra flooding due to the proposed development. The "Exceptional Circumstances" cited for ruining the GB are not justified, easily refutable (reasons given) and should be voted down or subsequently refused. Affordable housing - Recent experience at Barton development shows the proposed scheme is unlikely to provide much affordable housing for Oxford residents. House prices are likely to be high and bought up by commuters to London using Oxford Parkway. Existing commercial activity in Oxford is in the South-East sector, that is where affordable housing should be built.

Changes Sought

Reasons for Participation

I would like the Begbroke and Yarnton Green Belt Campaign to act as my representative

PR-C-0628 03/10/2017 Andrew Drury

1550

Comments

Concerns and strong objection to proposed development on the Moors. Benmead is a very busy road, especially at school times with cars being parked on the road. Recent developments caused problems for residents when Benmead was the main access to the development.

Changes Sought

Reasons for Participation

PR-C-0629 09/10/2017 Mrs Rosie Lodwick N N

1551

Comments

Exercise in public consultation woefully inadequate both in the letter and spirit of the law. Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 states that: 1. A local planning authority must: a) notify each of the bodies or persons specified in para (2) of the subject of a local plan which the local planning authority propose to prepare, and b) invite each of them to make representations to the local planning authority about what a local plan with that subject ought to contain. This regulation has not been complied with. Each household was not notified in writing - the only method used to notify each person was to put an item in the magazine Cherwell Link. Only one edition refers to the plan (Winter 2016) - but unable to verify this as it has disappeared from the website. Reference consists only of shortest possible paragraph saying nothing more than that a Plan was being prepared, and giving a link to the website. In order to satisfy both Regulation 18 and their stated aim of engaging with the community, the produced short Summary Booklet for this Plan should have been sent to each household in the affected areas. Community engagement aims are: Information, Consultation and Participation. There has been almost no attempt to make anything other than the weakest of efforts to engage the community. Most community engagement was done by groups of volunteers. Consultation took place over the holidays and was carried out in such way as to minimise and discourage the involvement of the community. Derisory response from the Council to the Consultation in January - with many comments from the public being ignored, thus discouraging involvement.

Changes Sought

Reasons for Participation

PR-C-0631 02/10/2017 Ben Reeves

1559

Comments

Horrified at proposals for expansion of North Oxford/Cherwell district to develop new housing on the GB area and north of Cutteslowe. The need for affordable housing in the area is obvious, however planning seems to ignore the issues causing the massively inflated prices of property in Oxford. Stamp Duty is now so expensive that anyone wanting to relocate are prohibited from doing so, university colleges subsidising houses for employees who could never afford to live here means that price inflation gets worse, private landlords passing all charges onto tenants mean that opportunities to save towards purchasing a home are even more greatly reduced. What guarantee that these new planned developments will not simply be purchased by people commuting into London with no benefit to the local infrastructure or jobs on this area? As a resident of Summertown I have witnessed the disastrous transport planning around the Banbury Rd roundabout, for 2 years travel chaos was tolerated on the promise of an improved journey around this area. Millions of pounds and years of frustration have made the situation at best the same and at worst a total disaster. You now expect residents to put their faith in your ability to plan for even more journeys to be made around this vital junction into Oxford? The GB land is there to prevent urban sprawl. The idea that my children will grow up in one huge concrete jungle without the beautiful open spaces surrounding Oxford is horrifying. Where next? We must resist at all costs the transformation of Oxford in to one even bigger concrete city and the expense of all the things that make it such a great place to live and work.

Changes Sought

Reasons for Participation

PR-C-0632 08/10/2017 Christina Redfield

1560

Comments

Concerns about the proposed building of more than 1100 new houses between North Oxford and Kidlington. The existing transport infrastructure can cope with the additional houses. Every morning I either walk, cycle or take the bus from Wentworth Road to the South Parks Road science area and do the return trip in the evening. The traffic on Banbury Road moves at a snail's pace in the morning and the fastest way to get to Marston Ferry Road is to walk. The buses are also very full at rush hour and very slow moving. There is no way that the roads can accommodate more traffic. I have read the proposals to expand park & ride capacity and other measures for improving public transport. You need to actually implement these and show significant progress before approving the construction of new homes. Will building these houses meet the needs for housing in Oxford? The proximity of the planned development to the Oxford Parkway station will make these houses desirable for commuters rather than for key workers in Oxford (schools, NHS, university workers). There is no reason that we need to provide more housing for people who work in London.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0638 09/10/2017 Peter Bridges

1569

Comments

The loss of GB land is significant even if the percentage quoted is small. At the exhibition on Cutteslowe Park I asked if any account had been taken of the proposal to relocate the Oxford United stadium into this area by Oxford Parkway for which the Oxford City Council and the Club have discussed long term plans. There was complete ignorance of this which is worrying and shows a lack of awareness of what is going on. I suggested you speak to Oxford City Council to verify the position. Finally an added word about traffic. There seems to have been no traffic improvement plans suggested which must be in place before 4400 houses are built.

Changes Sought

Reasons for Participation

PR-C-0639 09/10/2017 Laura Walton N

1570

Comments

Objection to the consultation process which was unreasonable, unfair and unnecessarily complex. The council have produced a large number of documents in the hope that people won't read all of them and constantly using legal terms, so that you need a law degree to understand what is actually being proposed. At the public meeting held at Exeter Hall 21st September, Councillor Wood managed to anger local residents by not answering their questions. He presented a monologue of why the Oxford had to do this and skirted round the topic as to why villages had to take on Oxfords housing needs. He repeatedly tried to twist what people had been saying (specifically the issue of affordable housing within the development). He has said this is non-negotiable, that they have decided we are having Oxfords housing requirement. This is not consultation; our views are not being listened to. As a single person who has lived in Kidlington all my life, with a well paid job and not on minimum wage, I am unable to afford a house or flat of my own (even affordable housing). What Oxford needs is to build affordable homes within the city boundaries. Instead they are building estates like Barton park with houses that have extortionate prices tags, appealing to people commuting to London with London weighting. The actual percentage of affordable housing built always ends up being lower than the proposed percentage, but is still unaffordable for local people. The main reason put forward for building these 4400 houses is to provide affordable housing for local residents - the proposed plan will not do this. More unaffordable homes built to take London's housing issues at the cost of the GB and local villages are not needed.

Changes Sought

Reasons for Participation

PR-C-0640 05/10/2017 Carole Walton

1575

Comments

Unaffordable Houses. Very few of the new houses would be 'affordable' or 'social housing' in reality. Developers across the country consistently default on their affordable housing quota with impunity. Predicted prices for so called starter homes at Barton Park are already beyond the reach of many first-time buyers. Most of the new houses are likely to serve the London-commuter and buy-to-let markets, and Kidlington, Yarnton and Begbroke's young people and the county's key workers still won't get the truly affordable housing they need. If permission is granted there is a fear that local developers will then be granted permission at a later date to build even more houses on GB areas currently rejected, until no GB remains around Kidlington, Yarnton and Begbroke. So take action on the new Government formula and revise the plan cutting down the number and size of sites required using land not within the GB.

Changes Sought

Reasons for Participation

PR-C-0641 09/10/2017 Carole Pack

1580

Comments

Agreement with submission document over the retention of GB designation on sites on the north-eastern side of Kidlington (between the village and the river Cherwell), and the absence of development allocations in these areas. These sites, which lie behind the houses on the north side of The Moors, are part of the GB countryside. It is a priority to retain these sites as undeveloped land that contributes to the recreational amenity of local residents and the setting of Kidlington. It forms one of Kidlington's key countryside assets and helps to add an attractive rural dimension to Kidlington's largely urban identity. These sites are well provided by footpaths and they have become important areas for countryside pursuits walking and jogging. St. Mary's Fields is a conservation area on the eastern edge of these sites and would be damaged by development. Totally opposed to development of any kind on these sites.

Changes Sought

Reasons for Participation

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PR-C-0644 09/10/2017 Dr Autumn Rowan-Hull

1583

Comments

Strong opposition and objections to new developments surrounding Begbroke (west) and Yarnton. The development will destroy the countryside both the flora and fauna. The area is home to rare butterflies and unique grasses due to the natural wet springs (Springhill road was named after these springs). The areas outstanding beauty will be lost forever. England has a well deserved pride in protecting its rare flora and fauna. Why kill the animals and plants in this area after spending so many years protecting them. Personally passionate about preserving our amazing wetland flora and protecting our native butterflies\bats\owls to name a few of the animals that surround the area. An influx of people to this sensitive ecosystem that has taken thousand of years to develop would destroy this forever. Even large recreational areas would destroy this truly unique environment. It needs a large protection zone. It will also create unacceptable congestion in the area. The roads will be even more congested because there will be too many people, no amount of public transport could accommodate the different commuting patterns people have to travel.

Changes Sought

Reasons for Participation

PR-C-0646 09/10/2017 Mr David Somers N

1590

Comments

That Oxford is a popular and busy place is understood. However the solution to perceived housing shortages which reduce the quality of life for citizens (existing and new) is a backward step for the city and the inhabitants.

Changes Sought

Reasons for Participation

PR-C-0647 08/10/2017 Susan Doucas

1591

Comments

Objection to building on the GB around Yarnton, Begbroke and Kidlington: Traffic and the roads - already congested and traffic is forced to use side roads and lanes that are not suitable for heavy use. More cars will create complete log jams and add enormously to pollution. The new planned park and ride traffic will only attract cars from outside the area adding to this. There are also additional houses planned for Woodstock. Numbers of houses - Since Oxford doesn't even know how many houses they are going to need, why is CDC so keen to cover the GB with houses which might not be needed? The building spree will attract commuters from places like London where they can't afford to buy a house. Precious GB - In this very crowded part of the country the GB is a truly precious thing both for humans and for wildlife. It creates green space and lungs for the city and the surrounding villages. It is both beautiful, grows food and makes the area a pleasant place to live. The only ones to gain from this terrible idea are the land owners and the builders.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0658 09/10/2017 Giles Hughes West Oxfordshire District Council Y Y N Y

5418

Comments

Concern over the impact of the proposed Woodstock urban extension, including the potential adverse effects on the settings of important heritage assets. It is not clear that Cherwell have appropriately considered the cumulative impact of the proposed urban extension in combination with the proposals in the proposed West Oxfordshire Local Plan. The proposed West Oxfordshire Local Plan proposes 670 new homes on urban extension to Woodstock, including 300 homes to the immediate west of the Cherwell site which now have planning approval subject to a Section 106 agreement. The cumulative effects that need to be considered include the impact on the setting of the Blenheim Palace World Heritage Site. The site at present is a large open field, whose openness is readily apparent from the A44 as visitors travel towards Woodstock from the South, and this contributes to the setting of the World Heritage Site. A key issue to consider is the harm that the Cherwell proposal might cause in combination with the adjoining development in West Oxfordshire. Cherwell have not considered that already there is a woeful lack of parking available in Woodstock and there is a real fear that development of this site would create a satellite village whereby shoppers would use the private car to commute to and from Kidlington. Another important issue is the impact of the proposal on this setting of the Blenheim Villa Scheduled Ancient Monument which is within the site itself. Although the SAM itself will be protected from residential development, the proposed housing area would represent a significant change to the landscape just to the north of the SAM thereby adversely affecting its setting. There is a strong hedgerow feature on the western boundary of the site, which follows the alignment of a historic tract. The proposed urban extension would breach this natural boundary and extend development in an incongruous 'finger' to the east. As such it would not relate well to the existing urban form of Woodstock in this area. The proposed allocation is considered to cause harm to the settings of important heritage assets, it would also impact on the landscape and setting of Woodstock as a result of an incongruous urban extension which is poorly related to the characteristics of the location. The benefits of the proposed allocation do not outweigh these harms, given that there is scope to deliver housing to contribute towards Oxford's needs in alternative ways, such as through a modest increase in density on sites released from the GB, or by the development of the site Policy PR3a, which is to be removed from the GB but is not proposed for housing development in the proposed submission plan. More efficient use of the GB sites could deliver at least 410 additional homes and therefore eliminate the need for the proposed Woodstock urban extension As such the proposed allocation is contrary to the NPPF.

Changes Sought

Delete PR10 and the Woodstock allocation

Reasons for Participation

To address cross-boundary issues with West Oxfordshire

PR-C-0660 07/10/2017 Carol Matheson N

1627

Comments

Objection as Oxford's unmet need has not been justified, nor has it been proved. The Oxford Growth Board assumed a figure of 15,000 dwellings. “The Oxford Growth Board should note that the working assumption of 15,000 is a working figure to be used by the programme as a benchmark for assessing the spatial options for growth and is not an agreed figure for the true amount of unmet need”. More thought and detail needs to go into proposals reconsidering using GB land over available brownfield sites. Oxford has to get it's Local Plan in order and make provision for it's own needs, visiting it's own brownfield sites with it's own boundaries. Reliable, verified, up-to-date figures of housing needs are required before any allocation.

Changes Sought

Reasons for Participation

PR-C-0661 05/10/2017 David L R Adcock

1636

Comments

Strong objection to the proposed use of NOGC land for housing development. Agreement that Oxford needs additional housing to meet forecast population figures but many other areas highlighted in your review document are more suitable in terms of size, location and impact on the local community. These large swathes of land are just ripe for larger scale development so why pick NOGC whose land would yield a mere fraction of the housing units required? This magnificent 110 year old parkland golf course is a wonderful example of biodiversity and boasts over 25 tree species supporting a habitat for over 50 recorded bird species. Add to this, the great crested newt and it almost becomes a protected Site of Special Scientific Interest. The National Planning Framework certainly has mechanisms to prevent urban sprawl, so again your proposal contravenes Government guidelines. Kidlington joined with Oxford. Surely current policy prevents you from doing this? Section 8 of the National Planning Framework entitled Promoting Heathy Communities. Paras 69 to 78 give the distinct impression that the planning system can play an important role in the social, recreational and health of local communities by catering for such facilities in the planning process. This is exactly what we have at NOGC. Across all age groups. From teens to over 80's. Golf for members and non members from Oxfordshire and surrounding counties, social functions and a meeting place for members, non members and established societies, wedding receptions, Pilates classes. The list goes on. A club integrated into the local community and vice versa. I believe your plan to destroy this key local facility is a very significant violation of the National Plan and your proposal should be withdrawn on this point alone.

Changes Sought

Reasons for Participation

PR-C-0662 02/10/2017 Charles King

1637

Comments

Objection and concerns re proposal to build 4400 new houses in and around Kidlington. Infrastructure systems in Kidlington are already overloaded and there is no evidence of a credible plan to address issues such as: schools, sewage handling, health facilities, shops, community facilities, retaining open spaces in the Village, road parking, etc. Main roads into Oxford are already over-loaded through Kidlington and there is no space to increase capacity. Part of the recent increase in traffic is because many 3-4 bedroom houses in Kidlington have been converted to several flats, each now with one and two car occupants so that work recently completed to improve the Summertown ring-road roundabouts are again overloaded. The proposal is to build on GB land which currently makes for a reasonable life, but which infilled will make life for everyone less pleasant through no green spaces, facilities unable to cope and chronic traffic problems. Even the bowling green next to Exeter Hall appears at risk as it was on a 20+ year lease (ending Dec 2017) and is now being offered a 2yr lease, presumably to enable extension of the Exeter Hall Surgery to cope with some of the 10,000 extra people planned to use the Village. This approach if true, would remove a well-used and loved green space. If GB land is to be compromised and new houses built for residents to gain access to increasing work availability in the Oxford area it would be well to build a new Garden Village close to existing main road ways and build the necessary infrastructure to cope. Land on either side of the M40 between junctions 8a and 9 would give access to the motorway, A40 into Oxford or A34 north and south – The A34 particularly will need widening to cope with additional households already committed in Bicester. Tragic recent deaths and injuries from truck and car incidents on the A34 must in some degree be the effect of overloading this roadway and plans to increase the A34’s loading yet further by building new housing proximate to it, must look at the potential for increased accidents and fatalities (has a report been commissioned on this?) and offer credible mitigation, or seek to build elsewhere and so load other roadways better able to cope.

Changes Sought

Reasons for Participation

PR-C-0663 03/10/2017 Niels van Kuijk

1638

Comments

Objection to building 4400 houses around Yarnton/Begbroke/Kidlington. Proposed areas are part of GB and should not be used. The roads will not cope with addition of the extra traffic - they are already solid in the mornings and late afternoon/early evenings. The proposed changes to public transport are not sufficient. The bottle neck into Oxford is the single carriage road (A44) before Loop Farm Roundabout. No planned changes/widening will only mean that adding more buses will not make a difference but may make the problems worse. The proposed closure of Sandy Lane will be terrible. This road is a life saver for many people who need to get out of Kidlington/Yarnton. Closure for through traffic will force traffic to join the other roads, making the traffic problems even worse. There are already long waiting lists to see local GP's. The health services and schools will struggle to absorb over 10000 people extra.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0664 08/10/2017 Tom Butler-Bowdon N

1639

Comments

Objection to plans to build on GB land between Yarnton and Kidlington. There are many areas beyond Kidlington that are better for development, and which could be connected to Oxford via park and ride buses and trains. Please use these sites and stop the Oxford sprawl which lessens quality of life and damages ecosystems.

Changes Sought

Reasons for Participation

PR-C-0665 25/09/2017 Dr. Elizabeth and Professor David Fry and Stuart N

1642

Comments

Plan is Unsound, Not Positively Prepared, Not Justified and Not Effective on the following grounds: 1. Transport - With no safe way to cycle to work or use public transport (either it does not take us close enough, or takes substantially longer than is feasible), we need our cars for work. Like many households we have to run multiple cars and this won't change however much public transport is improved. Infrastructure does not support current traffic requirements encouraging 'rat runs' through the villages Traffic reaches a standstill on A34, A44 and A40 with traffic from Bicester impacting greatly to roads in the area. Many hours of work have been lost due to the current road situation and it is unthinkable to increase the amount of housing in the area without improving the road network. 2. The Unmet Need - figures based on unsound method and have been revised down. Proposal should be re-thought. Oxford City should increase housing density within the line as per most European cities. Private housing blocks should be built for student accommodations rather than letting out properties. 3. Employment - New jobs and high tech sites should be targeted to Bicester where the new housing has been sited. This would stop traffic congestion and air pollution caused by increased traffic in Oxford. 4. GB - GB supports much wildlife (barn owls n field adjacent to us). Destruction of these habitats, because we cannot build efficiently in the City, is upsetting. The farmland provides food, oxygen, a beautiful environment for us to walk in. Individual village identity will be lost with the area becoming an urban sprawl. There is land available within the city - GB should be preserved for future generations.

Changes Sought

Reasons for Participation

PR-C-0669 05/10/2017 Patricia Redpath

1646

Comments

Despite current time constraints, the new figures issued by the government are so significant that surely the District Council can put forward a strong case for deferring deadlines. The District Council has already had to redesign its approved Local Plan to increase numbers as dictated by the SHMA – figures for Cherwell District that are now suspect. To now be visiting even more houses in the District to take on a disputed (with now added strength) requirement is to say the least foolhardy. It is well known that CDC fought hard against the proposals of Oxford City for the Cherwell District to take on a duty of cooperation to cover the claimed "unmet need", and that CDC disputed the fact that if there was a need to cover an overflow that these should NOT be located closest to Oxford where it would take development into the GB, of which at that time CDC was a great defender. What has changed? Residents are being advised by lead members of Cherwell DC of the wonders of these proposals. Already there is an expressed defence of the existing numbers with no expression of relief that there is a strength to disputing their necessity. I believe that CDC has a duty to question the need. Residents set to be blighted by the imposition of this housing expect the Council to look after their interest. Arguments against the proposals are well-rehearsed and it was shameful that a packed public meeting in Kidlington where intelligent views against the proposals – including preservation of the GB, the real exceptional circumstances of ignoring GB policies, the density of the dwellings that would reduce the amount of land required, and many others, were taken no notice of by the leader of the council who failed to answer questions raised and made contradictory claims about the economic proposals in the county.

Changes Sought

Reasons for Participation

PR-C-0675 04/10/2017 Gill Davidson N

5419

Comments

Implore the Council to reconsider this Plan which is unsound, not justified and will be totally ineffective in resolving any of the issues in Oxford and it's villages. The area will just become even more attractive for wealthy London commuters and local people will still have nowhere to live and fewer recreational opportunities never mind services. The City and its environment will be destroyed and become even more congested and polluted. This is a heritage City! It's currently an absolute disgrace. Don't make it even worse!

Changes Sought

Reasons for Participation

PR-C-0679 09/10/2017 G P & JE Goddard N Y

1666

Comments

1. This is ancient GB Land widely used by both villagers and wildlife and provides the necessary separation between a tiny village like Begbroke and its much larger neighbours. Turning this into a conurbation with Yarnton, Kidlington, and Oxford, would simply demonstrate the total incompetence of the councillors/planners concerned who were duly elected to defend the wishes of their constituents. Explanation is required how merging 390 houses and 780 inhabitants of Begbroke into a conurbation of 30000 people is protecting the GB and open spaces that define this area. 2. Flooding has been a frequent problem for many residents in Begbroke with properties adjacent to Rowell Brook and any additional development to the south of the brook will simply ensure that a problem which has been partially alleviated over recent years will return with a vengeance. 3. Wildlife is an important feature of life in Begbroke as the land is traversed by both deer and foxes while rare species of newt breed here, and there are several bat colonies. 4. Transport is already a major problem as the queue that forms along the A44 frequently stretches back through Begbroke in the mornings yet ALL the traffic from the Banbury road through Kidlington will be diverted onto this overcrowded road! A Park and Ride is proposed at the Bladon roundabout adding even more buses to the queue. Adding thousands of new homes to this chaos will simply totally paralyze the entire transport system along the A44. The current traffic density already ensures that the vehicle pollution limits that the council should have monitored before making these proposals are regularly exceeded making Begbroke a dangerous place to live. 5. Elderly residents of Begbroke have a major problem in crossing the A44 from the bus stop as due to the intensity of the traffic it can take more than 10 minutes to cross the road at anywhere near rush hour times. There is no central reservation refuge so you have to stand in between fast moving traffic hoping that one of the many crashes will not occur while you are in such an exposed position. Even our bus shelter which is stone built and set well back from the road was flattened by one of these events recently. Yarnton bus service allows the elderly to safely alight and cross quite village roads, but in Begbroke we ALL have to cross the A44! When planning permission was granted to Oxford University to add a major highway from the A44 into the BEGBROKE Science Park ALL the Councillors, Planners, Oxford University Staff and Developers who attended the meetings in BEGBROKE village hall promised us that the 600 monies would be spent on ensuring that Begbroke would be given a traffic light controlled pedestrian crossing to solve this pedestrian problem. (Similarly when we all objected to this new road as it would simply open up our GB land for development we were assured that no such intent would ever exist!) Yet without any communication this pedestrian crossing suddenly appeared in Yarnton where it was not even needed as traffic on the A44 obeys the speed limit by then unlike in Begbroke. They also have a wide central reservation providing a pedestrian refuge and only a tiny number of villagers have to cross the road anyway!

Changes Sought

Reasons for Participation

As I am frequently not available I would like the Begbroke and Yarnton Green Belt Campaign to act as my representative during the Examination by the Planning Inspector.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0679 09/10/2017 G P & JE Goddard N Y

5420

Comments

6. A key safe and quiet corridor for all of us is provided by Sandy Lane between Yarnton and the shops in the centre of Kidlington as this avoids the hazards associated with the busy industrial area traffic in Langford Lane or the huge detour involved in going via Frieze Way and the busy roundabouts at each end, yet these plans eliminate this vital link.
7. So where should all the new housing go, well the first place is on all the available development sites including those earmarked as industrial sites in Oxford if indeed they need to add new housing for Oxford as it expands its industrial sites in Cowley and the southeast corner of the city. Then the people who wish to get there would already be in Oxford rather than simply clogging the roads into the city from the northwest. This would then persuade expanding companies or new businesses to move towards Banbury, Didcot, and Bicester where the vast new housing estates already being established are crying out for the addition of enlarged new local employment areas and could even attract traffic away from Oxford rather than towards it!. Oxfordshire including Cherwell should then look at all the villages including Begbroke and add additional housing in them all where sites can be easily identified e.g. on the rough land at the end of Begbroke Crescent / behind the "Vans for Bands" site where a limited development could easily be blended into the village. This if repeated throughout the County would generate many thousands of extra homes without destroying the total greenbelt within a single area or forming a sprawling urban spread that totally obliterates the boundaries of historic villages like Begbroke. 8.The greed of the University Colleges underpinning this application should be recognised as they simply want to destroy greenbelt and sell off land to further increase their salaries and have no interest in retaining the essential assets of the area. They will only succeed in this mission if enough corrupt councillors and planners take their side in return for the fees per house they will receive, and
we are therefore hopeful that the planners and councillors in Cherwell will recognise this and vote
against this application.

Changes Sought

Reasons for Participation

As I am frequently not available I would like the Begbroke and Yarnton Green Belt Campaign to act as my representative during the Examination by the Planning Inspector.

PR-C-0680 08/10/2017 Samantha Keates N N N Y

1667

Comments

I find this plan unsound because of the quantity of proposed houses, the traffic plans are not viable as the roads are already gridlocked into Oxford and the new plans proposed solve none of these problems. People will not cycle into Oxford as it is further than the normal cycle distance from home to work. Housing for Oxford needs to be nearer or inside Oxford. Building on GB land is not necessary when there are brown field sites available in Oxford where Oxford City could fulfil their own housing shortage. Green countryside is one of the main attractions of Oxford and building what will be an extension of Oxford and merging surrounding villages is something that can never be reversed. Given that the houses are being built near to the train station it seems to me these houses would be for London commuters and not for local first time buyers. This response should be read in conjunction with the Representations made by the Begbroke & Greenbelt Campaign which also form part of this representation.

Changes Sought

For the reasons I have given above AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

I would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

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PR-C-0681 07/10/2017 David Young Y

1668

Comments

I think it fair to say that the proposed allocation for housing development in the Approved GB to the north of Oxford represents a facile and lazy-minded response to the perceived problems of the City's housing need – and the proposal for the North Oxford Golf Course in particular, possibly the worst single planning proposal I have ever come across. I think that the strategic planning vacuum induced by the previous few governments, has allowed the City Council to perpetrate unsubstantiated growth on the surrounding Districts. The figures agreed by the Oxfordshire Growth Board are far too high and the City deliberately has inflated its projected employment growth, at the same time refusing to contemplate housing development on its vacant employment and other sites. Recently published government housing figures for Oxfordshire, substantially reduce the totals needed. In principle, all the Local Plan reviews currently predicated on the Growth Board figures should be put on hold until a County-wide re-assessment is carried out. Whereas successive County Structure Plans achieved a balance of growth needs against those of conservation, and the provision of the infrastructure to serve them, there has been no observable exercise here, and very little prospect of service provision to match. There are lots of arguments against an increasingly Oxford-centric strategy, but I believe the impossibility in today's economic climate (which Brexit will probably worsen) of achieving the necessary infrastructure at the right time to meet the resulting transport demand, is the most pressing.

Changes Sought

Reasons for Participation

PR-C-0681 07/10/2017 David Young Y

1669

Comments

I am on record, as saying that the Kidlington Gap is the most important part of the Oxford GB. As a whole it matches precisely all three original purposes and indeed the reconfigured five purposes of the government advice. It is also an area in which there will be huge pressure from landowners/developers not to provide so-called affordable or social housing. (A real problem of housing in Oxford is of course qualitative need). I find it difficult to think of any part of the OGB anywhere near as important as this. The analysis in the Partial Review seems to confirm this, yet the conclusion allocates huge tranches for housing which will remove almost all the observable gap.

Changes Sought

Reasons for Participation

PR-C-0681 07/10/2017 David Young Y

1671

Comments

Following publication of the revised housing need figures the whole process should be halted until a countywide review can take place. If this does not happen there should be a balanced assessment of the Kidlington Gap in relation to the points raised. The proposal for the Golf Course should be withdrawn immediately. I have some significant unease about the process that Cherwell has followed, not least the uncritical acceptance of some dubious Growth Board figures. On the golf course proposal I have even more procedural reservations. Cherwell talked to the Colleges/Agents, but it did not at any stage approach the Golf Club. I believe Exeter was not however spoken to about Frieze Farm.

Changes Sought

Following publication of the revised housing need figures the whole process should be halted until a countywide review can take place. If this does not happen there should be a balanced assessment of the Kidlington Gap in relation to the points raised. The proposal for the Golf Course should be withdrawn immediately.

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0682 08/10/2017 Tara J Prayag N

1672

Comments

Personal response to the local plan is that it has been a joke – you are laughing at the local residents in the areas concerned and you are laughing at us. This supposed 'public consultation' is insulting. There is no evidence that the previous consultation was listened to and there is evidence that you will not listen to the local evidence presented in this round. As evidence I direct you to Cllr Wood's disastrous appearance at the public meeting on the 27th September – he was very frank and the distinct impression we all felt was you think we're idiots and you have already made these deals.

Changes Sought

Reasons for Participation

PR-C-0682 08/10/2017 Tara J Prayag N

1688

Comments

Do not find this a lawful process in any shape manner or form. It feels like a deliberate chance to bamboozle local residents into giving up on objecting. The documentation you have provided and the response format has been done to deliberately put local people off of responding. There is no justification provided in this document to build on greenbelt land in this area. You need to go back to drawing board and find non-greenbelt land to build on.

Changes Sought

Reasons for Participation

PR-C-0683 08/10/2017 Matthew Keates N N N Y

1689

Comments

I do not agree that the housing proposed is necessary, especially as it is proposed on GB land when alternative solutions are available. The quantity of housing required is in dispute so should be put on hold until the number is officially clarified. The traffic is not managed now so how will cope with and extra 1-3 cars per new household, the transport solutions proposed are not viable. This response should be read in conjunction with the Representations made by the Begbroke & Greenbelt Campaign which also form part of this representation.

Changes Sought

For the reasons I have given above AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

I would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-0685 09/10/2017 Ian Drury

1691

Comments

Opposition to proposed plan to address predicted Oxford City Housing shortage. No confidence in accuracy of study indicating predicted shortfall and future requirements to eradicate the problem. Not enough has been done to identify land suitable within Oxford for housing and their proposed allocation is a joke. Decimation of GB bordering Kidlington, Begbroke and Yarnton is not justified. Good reason for protecting GB and any changes must be fully justified. Not the case with this proposal. Traffic is already a problem and development would make this worse. No solution to improve current difficulties let alone any additional problems. This will not solve Oxford's problems - it is more likely to assist London commuters with the access to Oxford Parkway. Whilst there is a need for additional housing, Cherwell should not be so readily volunteering to bail out Oxford City. Legislation says that neighbouring Authorities can assist but not that it MUST, certainly not until every other avenue has been examined which I doubt in this occasion.

Changes Sought

Reasons for Participation

PR-C-0686 08/10/2017 Gaynor White Y

1692

Comments

Saddened to find fields surrounding our house threatened by proposed development. Oxford City has 42% open space, why isn't some of this used for their unmet housing need. If development goes ahead I will have to travel to the other side of Begbroke to find fields to walk in. This will effectively join Begbroke and Yarnton villages together. The drawings do not show the parish boundaries, which are at the Science Park Road. The buffer zone is actually in Begbroke which is quite misleading and against your own policy of keeping the villages separate. Sandy Lane is a vital link with the joint doctors surgery, if the road is closed, people from Yarnton will have to go via either Pear Tree roundabout or the airport road. Neither would be acceptable due to gridlocked traffic resulting in missed appointments. Sandy Lane would become an access road to the new housing and is totally unsuitable for such a high volume of traffic. Air pollution will be horrendous. The A44 is congested and often at a standstill during the rush hour - how will it cope with all the extra traffic? The road is not wide enough to accommodate a bus lane from The Turnpike to the Pear Tree roundabout. If there is a bus lane from Woodstock, the one lane for cars will create even longer traffic queues. Infrastructure has not been thought through - who will pay for it? Why are the houses not being built on land within the city? There is a huge golf course within the city with direct access to Cowley and Headington, as well as many other courses. People on Oxford's housing list want to live in Oxford, not out in the country! The employment is not in the North of Oxford either. Who will manage the 50% social housing. Oxford University are pushing this through to make a fortune from the land sold. The local farm in Yarnton will lose their livelihood. This is a disgrace. I urge CDC to vote against this proposal.

Changes Sought

For the reasons I have given above AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

I would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0688 06/10/2017 Mrs Susan Knox N Y

1696

Comments

1. Loss of GB and the Consequences for our villages - Once GB has gone it can never be replaced. Oxford City Council's inability to plan for its housing needs is not an exceptional reason to allow building on GB land. Oxford City council now admits their numbers were over estimated. The proposed building will virtually join Begbroke and Yarnton. This penalises our villages with loss of individual characters with long historical connections. GB reasons are well established - breathing space between villages/towns; help in combating Air and Noise pollution; protection of the environment. Government and Cherwell policy is that GB should be preserved. Additionally Prime Agricultural Land will be lost which as a country importing more than 65% of our food we can ill afford to loose. There are already problems with flooding and more building with the accompanying tarmac will only increase this problem. We are fortunate to have wildlife around us- Barn Owls, deer, fox, red kites and hedgehogs- with many walks to enjoy the flora- all of which will be lost with building on GB. 2. Transportation: There is already traffic congestion trying to get in and out of Oxford/to the Park & Rides/or further South. If we have a 9 o'clock appointment at one of the hospitals, we must leave by 7 o'clock to be in time. There is no bus service to the hospitals from Yarnton and our regular bus service is only half hourly. 100's more cars will leave us sitting in traffic jams. 3. Closure of Sandy Lane - direct link to Kidlington and is a busy road gritted by the County in winter. Other routes to Kidlington are heavily traffic congested. There are no buses to Kidlington. Dentist/Medical Practices and Veterinary Surgeons are in Kidlington. 4. Pressure on GP and School Services - Regular check-ups require least 2/3 weeks advance booking. Likewise, our school is also full having just added more capacity. While new schools will provide places, the road traffic will increase, all adding to the difficulties here. 5. Development may be needed; but should not be located on the GB, there are brown field sites available exist even in Oxford City. Density targets for building could be higher providing more affordable housing. Councils are unable to hold developers to agreed social housing numbers, (Barton and Temple Square developments). Oxford City Council proposal for business at North Gate instead of housing only aggravates the situation. Yarnton with Begbroke and even Kidlington so that we will all be forced to live in an urban conurbation of some 30,000 people. Our GB is too precious and important to loose.

Changes Sought

Reasons for Participation

I would like the Begbroke and Yarnton Green Belt Campaign to act as my representative during the Examination by the Planning Inspector.

PR-C-0688 03/10/2017 Susan Knox

5660

Comments

Development may understandably be needed; but should be located on brown field sites and others that are not GB. Density targets for building could be higher providing more affordable housing. Councils are unable to hold developers to agreed social housing numbers. We have examples of this from Oxford City Council in the Barton and Temple Square developments. Oxford City Council proposal for business at North Gate instead of housing only aggravates the situation.

Changes Sought

Reasons for Participation

PR-C-0688 03/10/2017 Susan Knox

2199

Comments

Objection on following reasons: 1. Loss of GB. Once gone it can never be replaced. Oxford City Council's miss-management of it's housing needs do not make exceptional circumstances to build on GB. Furthermore, the Council now admits their numbers were over-estimated. This extra housing would join Yarnton to both Begbroke and Kidlington with loss of individual village characters. Reasons for GB are well established: breathing space between villages/towns; help combat noise and air pollution; protection of the environment. Building on this GB land will add to the flooding problems. Prime agricultural land is also at risk which, for a country that imports more than 65% of our food, we cannot afford to lose. Both Government and Cherwell policy is to preserve the GB. We do not wish to live in an urban sprawl, losing landscape, walks and the historical associations; our quality of life will suffer. 2. Transportation - already we are faced with traffic congestion trying to get in and out of Oxford and further South. 9 o'clock hospital appointments necessitate leaving by 7 o'clock to be in time. Our bus service is half hourly only into the city centre. We still face traffic problems if we try to go to Park and Rides. 100's more cars we leave us sitting in jams and make our lives miserable. 3. Closure of Sandy Lane. This is our direct link with Kidlington and is a busy road gritted by the County in winter. To get to other routes to Kidlington we face traffic congestion. There are no buses to Kidlington. Dentist and further Medical Practices, and Veterinary surgeries are in Kidlington. 4. Pressure on GP and School Services. Our surgery is very busy. For regular check-up visits it is necessary to book at least 2/3 weeks in advance. Such an increase in population will make things impossible. Likewise our school is also full having just added more capacity. While new schools will provide places, the road traffic will increase, all adding to the difficulties here. 5. Development may understandably be needed; but should be located on brown field sites and others that are not GB. Density targets for building could be higher providing more affordable housing. Councils are unable to hold developers to agreed social housing numbers. We have examples of this from Oxford City Council in the Barton and Temple Square developments. Oxford City Council proposal for business at North Gate instead of housing only aggravates the situation.

Changes Sought

Reasons for Participation

PR-C-0689 04/10/2017 Jill Drake N Y

1697

Comments

Objection in strongest terms to proposals to meet Oxford City's Unmet Housing Need. It is flawed, unrealistic and based on inaccurate, over-estimated figures which must raise a concern over its legal compliance. First, Transport Strategy has clearly been drawn up without local knowledge or experience. Already huge daily congestion and pollution on the A44 during peak times which is exacerbated when national events are held at Blenheim Palace. As this feeds onto the A34, already notorious, the implications are much wider than simply 'traffic through Yarnton and Begbroke'. This cannot be solved by installing a bus lane from Woodstock to Oxford: the A44 reduces to a single lane between Yarnton and Pear Tree Roundabout, already a pinch-point for the feeder roads onto the A34, and it is not obvious how this could be widened, so traffic will have to merge at one of the busiest junctions. Faith in local bus services is misplaced: the bus companies are driven by economics and it is not clear that the Council could insist on specific bus routes. Nor is it clear that this Strategy would be fully costed and funding guaranteed before building commenced. Second, pressure on facilities/infrastructure in Yarnton is already at breaking point: just this week, it has been reported that properties are suffering problems with drainage and sewers. The village could not cope with an increased population unless the existing infrastructure is vastly improved and expanded. Who would pay for this? What power does CDC have to force developers to provide adequate, additional facilities? Third, the destruction of GB in Yarnton. The Council claims that the plan proposes only a 3% reduction of GB across the District. Approximately 90% of that 3% is in Yarnton and Begbroke, in effect creating a new town, Yarnton and Begbroke would lose their village identity and become subsumed into a suburb of Oxford. Currently when entering Yarnton, there is a sign proudly stating that the village is one of the oldest settlements in the country, dating back 5000 years. The GB Policy is meant to prevent urban sprawl, to preserve the special character of such a village and it is shocking that it can be so lightly over-turned. Brownfield sites are more expensive to develop but at some stage, Council/Government is going to have to find a way of financing their development otherwise Oxfordshire will become a mass of urban sprawl interspersed with derelict land. There should be a strong challenge on why brownfield sites were discounted. Destruction of GB would involve a loss of recreation and farming land. It would do irretrievable damage to the local environment and wildlife, the GB is one of the 'lungs' surrounding Oxford city with all its attendant pollution. If destroyed and the GB Policy is in effect meaningless, I am fearful for the precedent this will set. If our objections are overturned and CDC's proposals come to pass, my final point concerns the likelihood of affordable housing being built. Developers do not want to build affordable or social housing, it is not a profitable undertaking, and Councils seem impotent in the face of their demands. In a recent television interview it was announced OCC negotiated with developers to build a small proportion of affordable accommodation on the new Barton development where 1-bedroom flats are being sold for £300,000 and small houses for £600,000. Can we really support a plan which will destroy our environment, our identity, our way of life, our values, in order to create unaffordable housing which will not meet the needs of young/local people?

Changes Sought

Reasons for Participation

I confirm I would like the Begbroke and Yarnton Green Belt Campaign to act as my representative during the Examination by the Planning Inspector.

PR-C-0690 08/10/2017 David Hemingway N

1698

Comments

Para. 80 of National Planning Policy Framework suggests that GB is intended "to prevent neighbouring towns merging into one another". The Plan appears to merge Gosford and Water Eaton with Oxford. Throughout the documents Gosford and Water Eaton are not referred to by name but described as "North Oxford". This is problematic.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0693 09/10/2017 Mrs Lisa Coulling N

1709

Comments

Objection to the plan to build 4400 new homes for Oxford City Councils unmet housing needs. Kidlington is a huge village with very limited amenities for our size. Increasing Kidlington's size will worsen this problem. With very little for local children to do, antisocial behaviour is likely to increase with damaging effects to our village and society. Doctors, schools, policing and council provided services are already under massive pressure and will not cope with extra housing. The plan is not positively prepared because it does not provide for necessary infrastructure. Building on the GB is an irreversible mistake. The GB and the beauty, wildlife and advantages it currently provides will be lost forever. It protects both the historic city of Oxford from overdevelopment and neighbouring villages from coalescence. Government guidance says that GB is a permanent designation and that unmet housing need is not a reason for building in the GB. The plan is therefore ineffective and not consistent with National Policy. Traffic congestion and air pollution will undoubtedly worsen due to thousands more vehicles on our roads. The area of road by Water Eaton Lane and Bicester Road has the highest level of pollution in the county, it will have damaging consequences on the health of local residents if the amount of traffic/pollution increases further. Very few of the new houses would be 'affordable' in reality. Developers across the country consistently default on their affordable housing quota. Most of the new houses are likely to serve the London-commuter and buy-to-let markets, and Kidlington's young people and the county's key workers still won't get the truly affordable housing they need. Affordable housing is needed but it must be proportional to the local areas. This number of houses will completely change Kidlington and the surrounding villages. They will all be consumed within Oxford City because there will be no boundaries.

Changes Sought

Reasons for Participation

PR-C-0694 09/10/2017 Elizabeth McDonnell N

5423

Comments

Objection to the proposed submission plan and sustainability appraisal which are inconsistent with the National Planning Policy Framework in terms of failing to provide sustainable development which ensures a better life for both current and future generations, this is on the grounds that it fails to: • Promote realistic sustainable transport. • Protect green belt land. • Meet the challenge of climate change and resultant flooding. • Conserve and enhance both the natural and historic environments. The proposed submission plan, associated policy maps and sustainability appraisal are unsound, not positively prepared, not justified and not effective for the reasons detailed in specific objections. The sustainability appraisal indicates that Cherwell District is expected to accept
and allocation of 30% of the unmet housing need for Oxford City, which in comparison to other neighbouring
districts is excessive. This is supportive the assertion that the City council has failed in its duty to co-operate,
whilst Cherwell District has failed to ensure the proposal is effective, positively prepared and justified.

Changes Sought

Reasons for Participation

PR-C-0694 09/10/2017 Elizabeth McDonnell N

1710

Comments

Objection to the proposed submission plan and sustainability appraisal which are inconsistent with the National Planning Policy Framework in terms of failing to provide sustainable development which ensures a better life for both current and future generations, this is on the grounds that it fails to: • Promote realistic sustainable transport. • Protect green belt land. • Meet the challenge of climate change and resultant flooding. • Conserve and enhance both the natural and historic environments. The proposed submission plan, associated policy maps and sustainability appraisal are unsound, not positively prepared, not justified and not effective for the reasons detailed in specific objections. Throughout the proposal no mention is made of the requirements for increased utility provision in terms of electricity, gas, communication and water/sewage infrastructures, this is despite each of these being highlighted as an issue in the sustainability appraisal. Failure to give due consideration to such essential infrastructure needs suggests the proposal is unsound and not effective. The consultation process has been unreasonable. Objection to the complexity of the consultation, with the demand that representation submission be made using specific Council pro-forma and the initial timing over the school summer holidays. The Council failed to give members of the public an opportunity to read and understand the proposals and make their views known.

Changes Sought

Reasons for Participation

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PR-C-0696 07/10/2017 Mr Joe Moore N Y

1722

Comments

For the sake of future generations cannot condone under any circumstances the permanent loss of GB. The countryside around Yarnton is rich in wildlife and the loss of habitat will have a massive environmental impact which cannot be rectified. This goes against the National Planning Framework guidance - To check unrestricted sprawl of large built up areas. - To prevent neighbouring towns merging into one another. - To safeguard the countryside from encroachment. - To preserve the setting and special character of historic towns. - To assist in urban regeneration by encouraging the recycling of derelict and other urban land. Has Oxford City Council proved beyond all reasonable doubt that there are not more suitable locations which could be used or regenerated with its own city boundary? Are there not more suitable locations around the county not requiring the loss of GB land? Why has Cherwell District Council ignored its own Policy ESD 14: Oxford GB? The Oxford GB boundaries within Cherwell District will be maintained in order to: Preserve the special character and landscape setting of Oxford. Check the growth of Oxford and prevent ribbon development and urban sprawl. Prevent the coalescence of settlements. Assist in safeguarding the countryside from encroachment. Assist in urban regeneration, by encouraging the recycling of derelict and other urban land. Development proposals within the GB will be assessed in accordance with government guidance contained in the NPPF and NPPG. Development within the GB will only be permitted if it maintains the GB's openness and does not conflict with the purposes of the GB or harm its visual amenities. A11: "Development in the open countryside will be strictly controlled. In the south of the District, the GB will be maintained, though a small scale local review of the GB will be conducted to accommodate identified employment needs at Kidlington." B.260: "It is essential that the impact on the GB is minimised, therefore priority will be given to locations that lie adjacent to existing development, avoid the coalescence of settlements, protect the vulnerable Kidlington Gap and otherwise have the least impact possible on the GB." Yarnton is a village with approximately 1,350 houses, Begbroke has just 390 houses. Building 2,480 new houses between the two villages is disproportionate to the size of both villages and will mean that each village loses its own unique identity and instead merges with Kidlington into one large conurbation. Public services are already stretched in the area and will be under even more pressure. Local businesses often experience difficulties getting to the office and going to meetings due to the congestion caused by traffic heading towards the Pear Tree roundabout and connecting routes. The additional impact is likely to mean that the A44 will be gridlocked during daily commuting times. Whilst Oxford's unmet housing needs may be met, anybody living in the area will face real difficulties actually commuting into Oxford - even allowing for the proposed new transport infrastructure (if the recent updates to the traffic system around Wolvercote roundabout which have had no impact whatsoever are anything to go by). If fields are concreted over for new housing developments how does Cherwell District Council propose that excess rain water will be absorbed? Will they foot the bill when villages become flooded? Cherwell District Council should be looking after the needs of its constituents.

Changes Sought

Reasons for Participation

I would like the Begbroke and Yarnton Green Belt Campaign to act as my representative during the Examination by the Planning Inspector.

PR-C-0697 07/10/2017 Ioana Davies N

1727

Comments

These plans are unjustified, ineffective and unsustainable.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0698 06/10/2017 Ms Frances Peck N Y

5425

Comments

The Transport Assessment is not based on any feasibility study and so is disingenuously optimistic about what can be achieved. It speaks of a bus lane from Begbroke to Loop Farm disregarding the fact that a railway bridge and a canal bridge would preclude this from happening on this single carriageway. It acknowledges that the cost of delivering the necessary road improvements would be very high but there is absolutely no guarantee that anything like the amount of money needed would be found. A cursory look round Yarnton at the state of the potholes and weeds growing along the road edges indicate that roads have been a very low priority for a long time. Furthermore, the closure of Sandy Lane to cars would mean drivers having to take a much longer route to our nearest shopping centre, Kidlington, thus adding to air pollution.

Changes Sought

Reasons for Participation

I would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-0698 06/10/2017 Ms Frances Peck N Y

1728

Comments

The Strategic Housing Market Assessment (SHMA) is based on data gathered pre-Brexit for growth which is no longer creditable post-Brexit. This fact alone should be enough to halt the plan. The proposed extra housing would effectively join up the 3 historic villages of Yarnton, Begbroke and Kidlington. Each village has its own unique character which would be destroyed were this amalgamation to proceed. The GB was introduced to prevent, among other things, urban sprawl. No better illustration of the phrase 'urban sprawl' than what has been suggested in this proposal. The green areas around the 3 villages are very important, not just aesthetically but also for the physical and mental health of everyone living here. At a time when we are constantly encouraged to walk and exercise more and when poor air quality is known to be a factor in ill health, getting rid of GB land is indefensible. The traffic build-up at peak times along the A44 is bad enough now. There is sometimes gridlock between the Sandy Lane roundabout going south towards Pear Tree and beyond. The Transport Assessment is not based on any feasibility study and so is disingenuously optimistic about what can be achieved. It speaks of a bus lane from Begbroke to Loop Farm disregarding the fact that a railway bridge and a canal bridge would preclude this from happening on this single carriageway. It acknowledges that the cost of delivering the necessary road improvements would be very high but there is absolutely no guarantee that anything like the amount of money needed would be found. A cursory look round Yarnton at the state of the potholes and weeds growing along the road edges indicate that roads have been a very low priority for a long time. Furthermore, the closure of Sandy Lane to cars would mean drivers having to take a much longer route to our nearest shopping centre, Kidlington, thus adding to air pollution. Oxford City, rather than thinking of growth, should reflect on the fact that it is blessed with beautiful buildings, lovely parks and a wealth of history, which millions of tourists come to see and enjoy every year. There is virtually no unemployment and so no need to draw in extra industry and consequent need for extra housing. Brownfield sites within Oxford City itself could be developed for 'truly' affordable housing for key workers and others which would offset some commuting, resulting in less road congestion/air pollution. The City Council should do more to help the homeless with day centres and night shelters - if not for humanitarian reasons, then for the shame it brings to our city.

Changes Sought

Reasons for Participation

I would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-0699 05/10/2017 Mrs. J A Burt N

1729

Comments

Very few of the new homes will be affordable for Oxford City workers. Oxford City have breached their own policies. The £60m Cowley shopping centre development has been approved with less than half of the housing set apart for social housing. The City Council approved no social housing to be part of the £440m Westgate Shopping Centre and Barton Park "affordable homes" have a £600,000 price tag. (The latter has delighted estate agents who say the price will further inflate Oxford house prices which presently average £400,000.) Barton Park was supposed to be the City Council's remedy for the chronic shortage of key worker housing. Oxford City Council have squandered far too much land on commercial use which earns them huge profits in rates and has not given enough thought to housing needs.

Changes Sought

Reasons for Participation

PR-C-0700 16/08/2017 Tony Churchill N

1738

Comments

The Green Belt keeps Kidlington and Oxford separate. The current road system has no space capacity and so further traffic will create major congestion. The local infrastructure: shops, car parks etc cannot cope with more residents.

Changes Sought

Reasons for Participation

PR-C-0702 02/10/2017 Angela Knowlden N

5394

Comments

Objects to urban sprawl and erosion of countryside between city and villages. The plan is unsound in specific terms of types of housing, density of housing per hectare and what land will be purchased for the building. There is also land available in the city. Not justified and not positively prepared. More expensive housing will be bought by commuters to London.

Changes Sought

Reasons for Participation

PR-C-0702 02/10/2017 Angela Knowlden N

5395

Comments

The plan is unsound in specific terms of types of housing, density of housing per hectare and what land will be purchased for the building. There is also land available in the city. Oxford should do more to meet its own needs. The plan is not justified and not positively prepared. More expensive housing will be bought by commuters to London. There is a need for more affordable and social housing but not to the extent included in the Plan.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0703 29/09/2017 Roger Prince N

1749

Comments

Consider that the proposed submission plan is unjustified and unsound for the reasons given in my specific objections. Local Services:If another 4400 houses were built in Kidlington and the surrounding area, services would be even more overstretched than they already are. The health services in Kidlington are already under stress and it can take over 4 weeks to arrange an appointment with a doctor of choice, for example if continuity of treatment is required over a period of time. The service will be unsustainable if there is a large increase to the local population. There will also be an adverse effect on schools in the area. Affordable Housing: Any study of significant housing developments in Oxfordshire (and many other places) will show that very few new houses are 'affordable' in reality. There is little reason to be optimistic in this case as developers consistently default on their affordable housing quota without much opposition from the planning authorities. Using the new Barton Estate development as an example, predicted prices for what are described as starter homes are already beyond the reach of first-time buyers. In reality, any development to the north of Oxford would attract many commuters working in London and would not really be meeting the needs of young people and the key workers in this area.

Changes Sought — Reasons for Participation

PR-C-0705 08/10/2017 Peter Trowles N

1757

Comments

Object because local experience shows that very few of the new houses would be 'affordable' in reality. Developers across the country consistently default on their affordable housing quota. Predicted prices for so called starter homes at Barton Park are already beyond the reach of first-time buyers. Most of the new houses are likely to serve the London-commuter and buy-to-let markets, and Kidlington's young voters and the county's key workers still won't get the truly affordable housing they need. Object because public services will get worse. Underfunded public services, already struggling, will deteriorate further: waiting times to see your GP will be even longer and school class sizes will rise. Object because traffic congestion and air pollution will undoubtedly worsen due to thousands more vehicles on our roads. Is concerned about the impact of additional pollution on the rep's health and that of family. This is in addition to the extra traffic from the 22,000 houses already approved elsewhere in the District by Cherwell, and over 10,000 more houses to be built in the other Districts just for Oxford overspill. Construction traffic and road works will add to this chaos for years while the development takes place. Support Cherwell's decision to reject some sites around Kidlington that were initially identified for possible development. Specifically, support rejection of land north of The Moors and land behind Webb's Way.

Changes Sought — Reasons for Participation

PR-C-0707 08/10/2017 Julia Trowles N

1764

Comments

Object because local experience shows that very few of the new houses would be 'affordable' in reality. Developers across the country consistently default on their affordable housing quota. Predicted prices for so called starter homes at Barton Park are already beyond the reach of first-time buyers. Most of the new houses are likely to serve the London-commuter and buy-to-let markets, and Kidlington's young voters and the county's key workers still won't get the truly affordable housing they need. Object because public services will get worse. Underfunded public services, already struggling, will deteriorate further: waiting times to see your GP will be even longer and school class sizes will rise. Object because traffic congestion and air pollution will undoubtedly worsen due to thousands more vehicles on our roads. Concerned about the impact of additional pollution on the respondent's health and that of family. This is in addition to the extra traffic from the 22,000 houses already approved elsewhere in the District by Cherwell, and over 10,000 more houses to be built in the other Districts just for Oxford overspill. Construction traffic and road works will add to this chaos for years while the development takes place. Supports Cherwell's decision to reject some sites around Kidlington that were initially identified for possible development. Specifically, support rejection of land north of The Moors and land behind Webb's Way.

Changes Sought — Reasons for Participation

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PR-C-0708 09/10/2017 Trevor Campbell N

1768

Comments

Considers that the proposed submission plan is Unsound, Not Positively Prepared, Not Justified, and Not effective for the reasons given in my specific objections below Motivation for developing the plan is described as response to Oxford's unmet housing need. In the first instance this is Oxford's responsibility. Oxford has not fully discharged this responsibility as yet because the City Council has not exhausted all options to meet this need within Oxford itself. The plan itself will not create sufficient affordable housing for Oxford or Cherwell. The cost to buyers of the housing described in the plan will be out of reach for most local people. The location of the majority of proposed development on green belt land is wholly inappropriate and destructive. Cherwell's responsibility to protect the local environment is being abdicated. Irrespective of the supposed safeguards, natural habitats and clean are will inevitably suffer from construction and population increase. The absence of sufficient associated development of transport and other infrastructure means residents will have the worst of both worlds: increased congestion and pollution without improvement in local communications.

Changes Sought — Reasons for Participation

PR-C-0710 27/09/2017 Katherine Pate N

1776

Comments

Consider that the proposed submission plan is Unsound, Not Positively Prepared, Not Justified, and Not effective for the reasons given in my specific objections. In addition, very few of the new houses would be 'affordable' in reality. Developers across the country consistently default on their affordable housing quota.

Changes Sought — Reasons for Participation

PR-C-0712 08/10/2017 Sonia Morgan N

1784

Comments

Accept that the country as a whole has not built enough homes over the last ten years at least. The desperate need is for affordable homes for key workers and young people. The greatest impact would come from enabling housing associations and councils to build homes to rent.

Changes Sought — Reasons for Participation

PR-C-0713 09/10/2017 Elizabeth Hallett N

1788

Comments

Kidlington will become part of a vast urban sprawl encompassing north Oxford, Cutteslowe, Wolvercote, Begbroke, and Yarnton. All these areas will lose their distinct character. Is not against building more houses in the right places that will provide low-cost/low-rent homes for local residents. But I need to be convinced that future plans take all the concerns outlined above into consideration.

Changes Sought — Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0714 05/10/2017 Mick Wilton

1792

Comments

What about affordable housing? Developers cannot be depended upon to provide a sensible number to house those in need. There is a danger of building 4000 houses that no one can afford. Any developments on sites north east of Kidlington are at risk because of flooding not only to the site themselves but areas further south because the loss of water run off areas.

Changes Sought | Reasons for Participation

PR-C-0715 21/08/2017 Dr Victoria Slater N

2763

Comments

No adequate funding has been identified for necessary infrastructure which means that there will be impact on schools, health services, road congestion and quality of life. The Plan will be detrimental to the health of local residents. Strongly object to building on the Green Belt. Oxford City Council should do more to meet its own needs.

Changes Sought | Reasons for Participation

PR-C-0716 04/10/2017 Nicola Barnetson N

1800

Comments

There is a need for social housing in Oxford. This should be a priority. However, the plans to meet Oxford's housing needs seem to be based on targets stemming from the building of new business parks in Oxford and significant new housing that is not social housing. The quantity of housing seems excessive and in the area near Oxford Parkway will mostly likely become commuter housing for London. Surely Oxford should first build social housing and not business parks. There is not an employment need but a housing need. Also, there should be better and more certain work done on the true need. If Oxford City Council altered its emphasis away from business property and towards building social housing it could meet a lot of its needs within its own boundaries and non-green belt areas. - Closing the Kidlington Gap will significantly transform both Oxford and Kidlington. Instead of separate communities there will be a large urban sprawl. This is exactly what Green Belt is designed to prevent. - If Green Belt boundaries are re-defined Local Authorities should define boundaries clearly using physical features that are readily recognisable and likely to be permanent. This is not the case on the area to the east of the A4165 (Oxford Road) because there are no such features and therefore no eastern boundary. This could therefore lead to unrestricted sprawl of large built up areas – exactly what the Green Belt is there to prevent. (National Policy Planning Framework, paragraph 85).-There does not seem to be plans to address the impact on traffic congestion and pressure on other amenities and public services. The roads surrounding this area are already under strain. Most of the infrastructure plans are to be unfunded so may not happen. -Would request that consideration be given to the light and security of the houses bordering the area. We are next to the site in question and would be adversely affected if housing were built too close or were tall constructions. Requests a green area between the new development and existing area be maintained.

Changes Sought | Reasons for Participation

PR-C-0721 02/10/2017 Pauline Wyman

1811

Comments

Outrageous that CDC considers it practicable to build 40000 houses and kill the green belt and the golf club when there is an obesity epidemic and problem with air quality. There is a lack of infrastructure and too much traffic already.Cowley is suited to key workers at the JR and much of it is only used for 55% of the year. There should be compulsory purchases in this area to supply affordable homes for key workers; and student accommodation - flats - could be built fairly near the universities, high rise not being suitable for families but for the young. This would stop landlords making money from the housing crisis and the council and the universities could rent direct.There are many other brown sites available in the city, which suit those wishing to use public transport.At present, Oxford is just about a discrete city although it's constantly encroaching on the green belt. The garden suburb proved an excellent model and it could be effective to build new garden cities at say Great Milton or Middle Barton to enhance the feeling of community. If Oxford becomes an urban sprawl, it will be a victim of its own success.

Changes Sought | Reasons for Participation

PR-C-0722 29/09/2017 Steve Handsley

1816

Comments

The Government has released "Planning for the right homes in the right places: consultation proposals", setting out a revised methodology for estimating housing need. In the Housing Need Consultation Table, the housing need requirements, based on the new methodology, for both Cherwell DC and Oxford CC were reduced by between a third and a half from those previously calculated (presented in the SHMA). Since the 4400 homes being proposed by Cherwell are based on the previous methodology, the whole basis for the Partial Review is now flawed. The Partial Review should be halted until new, lower figures, are estimated.

Changes Sought | Reasons for Participation

PR-C-0724 09/10/2017 Stephanie White N Y

5451

Comments

The proposed submission plan is Unsound, Not Positively Prepared, Not Justified and Not Effective for the reasons given in my specific objections below. Destruction of countryside; loss of footpaths and wildlife: There are many footpaths in the area around and between Begbroke, Yarnton and Kidlington. Walk paths around Begbroke almost daily and they are used by a huge number of people from dog walkers to tourists walking longer distance footpaths such as the Shakespeare Way or diverting from the Oxford Canal Path. Many of these offer beautiful views (particularly the paths on Spring Hill). The area is a haven for wildlife – has encountered a huge range of different animals, including badgers, hares, shrews, water voles, deer (roe and muntjac) and wood mice, to name but a few. It would be a huge loss if all this was destroyed.

Changes Sought

Proposed changes to the plans
In light of the objections outlined above, I would suggest:
• reviewing the housing forecasts on which the current Local Plan is based. The calculations used to make these forecasts have been revised recently and the number of new homes required has fallen as a result.
• looking to build on brownfield sites within Oxford itself. This would significantly reduce the impact on local transport infrastructure, and provide housing where it is actually needed.
• looking to build on sites closer to the main industrial areas of Oxford (namely the City Centre, Headington and Cowley); again, this would reduce the impact on local transport infrastructure and increase the likelihood that these houses would be bought by people working in Oxford rather than people looking to commute to London.

Reasons for Participation

I would like the Begbroke and Yarnton Green Belt Campaign to act as my representative during the Examination by the Planning Inspector

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0727 10/10/2017 Bridget Davidson N

1834

Comments

Horrified at the scale & impact of the proposed policies which appear to be unsound in every way. Understand that the housing computation is based on incorrect methods and that the numbers of houses needed is inaccurate. The Cherwell local Plan Partial Review has disregarded not only the importance of preserving the Green Belt but also the historic nature of Oxford, as a world heritage City, which will be affected deeply by these proposals. Shameful that a policy of such huge significance has disregarded the present state of traffic and infrastructure, in and out of Oxford, which is already stretched. The proposal will only add chaotic conditions for all concerned, present and future generations. There is nothing to indicate that these proposals will do good where it is needed. Oxford should plan it's own housing policies. Calls on H.M.Goverment Inspectors to do all the careful enquiry needed before implementing any of these proposals.

Changes Sought

Reasons for Participation

PR-C-0730 09/10/2017 Monik Rodger

1843

Comments

North Oxford is a special place. Recently bought a house and regretting it in light of these developments! 1. Air pollution is high in Oxford and suffers from a lung condition, needs to daily check the air quality. 2. Banbury Road traffic congestion, especially at Northern End, is really bad already. This would only get worse with such a huge development.

Changes Sought

Reasons for Participation

PR-C-0733 04/10/2017 Valerie Timms N

1846

Comments

Having 4000 houses built in Kidlington, Yarnton and surrounding areas to accommodate Oxford's overspill is outrageous. If Oxford City stopped building business parks that still advertise space long after completion and built homes, affordable or otherwise, then this would not need to happen. It is scandalous that Oxford City can demand that District Councils bail them out because they can't or won't organise their own housing needs appropriately. 4000 more houses are going to generate at least 8000 more cars and roads around Kidlington and Yarnton are congested enough now and would be even more so if these houses went ahead. What infrastructure would be put in place to support these extra homes/families? It is hard enough to get a medical appointment in Kidlington and Yarnton and get your children into nearby schools now without more pressure on these services. More children in the area would also increase the size of classrooms which are large enough already. Public transport would be another issue if more people needed to use this. Buses going to into Oxford in rush hour times are full to capacity already and this is at a time when funding for public transport is also being cut in some areas. The vision of "affordable housing" never materializes as young local people are still unable to afford these properties. Especially in Kidlington as it is now advertised as a commuter area. I wouldn't imagine that any properties in commuter areas of the country are "affordable". There is also the loss of countryside to take into consideration where people walk their dogs or just go walking.

Changes Sought

Reasons for Participation

PR-C-0736 01/10/2017 Liz & Roy Moore N

1858

Comments

The Housing White Paper states that:'... Green Belt boundaries should be amended only in exceptional circumstances when local authorities can demonstrate that they have fully examined all other reasonable options for meeting their identified housing requirements.' (1.39)These include:1. making effective us of brownfield sis; 2. potential of land currently under used, including surplus public sector land; 3. optimising the density of developments; 4. exploring whether other local authorities can help meet some of the identified development requirement Oxford's 'identified housing requirements' have not been accurately forecasted and should be reassessed, and that 'all other reasonable options' for meeting the City's housing need have not been examined, including: (a) A halt to Oxford's policy of releasing land for employment and its reallocation for housing. (b) An inventory of brownfield sites in Oxford and elsewhere in the county (including public-sector land) to establish their capacity for meeting housing need. (c) A review of other sites not currently considered for housing within the City, such as Southfield golf course. (d) Housing construction at higher density and – where appropriate – height in the City. (e) A review of future student housing demand within the City in light of the projected downturn in student numbers resulting from Brexit and new immigration policy, together with the requirement for the universities and other relevant educational establishments to provide more student accommodation on their own land. (f) The redistribution of intended employment centres to elsewhere in Cherwell and Oxfordshire. Other areas in the county and region would benefit from and welcome employment opportunities in the variety of sectors that Oxford plans to expand, and could accommodate the necessary housing. The majority of Oxfordshire's high-tech economic growth does not need to be concentrated in Oxford, especially at the enormous cost to the environment, countryside and quality of life outlined above. The value of the so-called knowledge sector and its spin-offs is recognised, but such employment does not have to be in Oxford or even in close proximity to it or to each other, given the universality of communications technology. It could be located elsewhere in the county, and in the Cherwell District in Bicester or Banbury, where land is available for commercial use, there are good rail links, and housing cost is lower.

Changes Sought

Reasons for Participation

PR-C-0736 01/10/2017 Liz & Roy Moore N

1855

Comments

Oxford Local Plan. Oxford has not yet agreed its own Local Plan 2036, which was still at consultation stage concurrently with Cherwell's own partial-review consultation. Cherwell's 2015 Local Plan states that it:'.... recognises that Oxford may not be able to accommodate the whole of its new housing requirement for the 2011-2031 period within its administrative boundary. The urban capacity of Oxford is as yetunconfirmed.' and it remains the case that the 'urban capacity of Oxford is as yet unconfirmed'. Oxford has not so far published an inventory of its own housing capacity, either in its draft Local Plan or as far as is known elsewhere. There is little sound evidence in Oxford's draft of housing numbers, densities or sites. Housing need is in itself not sufficient; the inability to satisfy it in any other way must be demonstrated. There is little evidence that Oxford City has systematically reviewed reasonable options, most especially its own land use and availability. The failure of Oxford to publish its own Local Plan and provide evidence of its own housing capacity in time to inform Cherwell's Partial Review undermines the soundness of both. Oxford economic strategy. The imposition by Oxford of massive housing development on its neighbouring District results from Oxford's perverse adoption of an economic strategy that supportscommercial over housing land use within the City and attracts substantial inward employment that will further exacerbate the City's housing supply problems. The strategy of encouraging further employment growth in and around Oxford takes away land in the City that could be used for housing and at the same time creates additional demand for housing. Oxford continues to prioritise commercial over housing development at sites like the Northern Gateway, Osney Mead, and the Westgate despite its identification in its draft Local Plan of housing as its top concern. It is perverse to deliberately pursue a policy of economic growth necessitating the commercial uptake of land and the generation of inward employment and increased housing demand in an area of full employment such as Oxford already enjoys. Such a policy is not sustainable. It compounds the already critical problem of affordable housing supply, places additional stresses on the City's capacity to cope with an increased population in addition to growing tourist numbers, and increases commuting and visitor traffic, with its associated congestion and pollution problems, both within the City and in neighbouring localities.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0736 01/10/2017 Liz & Roy Moore N

1861

Comments

The democratic validity of this and other public consultations is weak. No individual can reasonably respond to the avalanche (often concurrent) of Oxfordshire's public consultations which have the capacity to profoundly affect their quality of life, and on which they have the right to express their views, in the timescales (of which the three most recent have been over holiday periods) and by theconsultation processes currently employ. Reiterate the very serious concerns, also expressed at previous consultations, that this current Partial Review consultation process is too short to allow proper scrutiny of the massive and complex documentation; that it is inadequately publicised (were it not for the efforts of Kidlington volunteers, who notified practically every household in the village, few residents would have been aware that the consultation was taking place); and that document presentation is difficult to access and hard to read. Very few hard copies of key documents are available, and only available to read in public buildings. Readers that can (and a large minority cannot) are forced to access documents on-line, where the list of documents gives little clue to their contents, and where the documents themselves are in double-column format, compounding the difficulty of reading them on a computer screen. The colour registers and hatching in the Key Site Proposals maps contained in the Summary Booklet are a poor match to the keys, the text of the keys is too small to decipher (for the elderly at least!), and the maps are inaccurate – for example in four out of the five maps where site PR6b (largely comprising the golf course) appears it is not labelled as such and is not in the cream colour used to indicate nearby sites, giving a misleading impression of the proposed scale of development.

Changes Sought

Reasons for Participation

PR-C-0736 01/10/2017 Liz & Roy Moore N

1858

Comments

Existing residents in the areas that would be affected by the development proposals have the right to expect that their health and welfare will be rigorously and fairly considered in the decision on whether the development plan is approved. There are few if any net benefits. The Plan would damagingly transform the surroundings, environment and quality of life of residents in the ways set out below, which equally apply to the quality of life that incoming occupants of the new housing developments would experience. Urban sprawl and coalescence. The proposed development will create one long arc of urban sprawl from north Oxford, through Kidlington, Yarnton and Begbroke to the Northern Gateway and Wolvercote, which will effectively result in – as one Oxford councillor has described it – an 'urban extension' of Oxford. Cutteslowe, Kidlington, Yarnton and Begbroke will effectively be merged, losing their distinctiveness and individuality. The uniqueness of Oxford's city centre will be submerged and damaged by massive suburban extensions and increases in traffic and air pollution (already at a critical level in the City).

Unsustainable population increase. The Begbroke site (PR8) for example will more than double the combined population of Begbroke and Yarnton. The overall increase in population will put huge stresses on already struggling public services (which the infrastructure plan does little to address) and what remains of the surrounding countryside.

Changes Sought

Reasons for Participation

PR-C-0736 01/10/2017 Liz & Roy Moore N

1862

Comments

There is enormous local opposition to the development proposals set out in the Partial Review, as well as opposition from Oxford residents and many conservation groups; our local MP, Leyla Moran, has expressed her opposition to piecemeal development in the Green Belt, and our parish councils are against the plan. If they have not already done so, we would urge Cherwell councillors and planners, and the Government Inspector, to visit the sites under threat so that they can fully appreciate the destructive impact that this plan would have on our countryside, green spaces and villages, and on our quality of life.

Changes Sought

Reasons for Participation

PR-C-0736 01/10/2017 Liz & Roy Moore N

1860

Comments

The processes which have given rise to the necessity to undertake a partial review of Cherwell's Local Plan and to the constant plethora of other strategic plans in the county generate enormous public costs. This a serious concern. It is funding which could be better directed to struggling public services - and even to the provision of affordable housing.

Changes Sought

Reasons for Participation

PR-C-0737 01/10/2017 Pauline Alvarez

1866

Comments

Strongly oppose the current proposed plans and believe that other solutions are possible including a realistic assessment of Oxford housing needs and design of affordable housing plans. Lived in Templar Road since 1993 and have seen many changes take place in the area. Among the positive changes is the care and nurturing of Cutteslow Park as an area enjoyed by all of us locally and increasingly drawing in families from a much wider area to enjoy this space. The setting of the park within the green belt area is very important to get away from the noise and pollution of urban life and associated health issues.-The volume of traffic especially on Banbury Road, Sunderland Avenue, all the roundabouts has increased very significantly over the years leading to gridlock for much of the day (not only at peak times) . It is mind boggling to imagine several thousand more cars on our roads with no costed road infrastructure in the plans.- Our local schools and GPs are full to capacity. Current waiting times for a doctor appointment is anything between 7-10 days- Developers have been targeting land in this part of Oxford over many years demolishing larger houses and building expensive flats in their place. Two 3 bedroom houses have been built in the back garden very nearby. All the objections to this development were over ruled and the council arguments included the housing shortages in Oxford. However, these houses went on the market for 500.000 each; one has been used as buy for rent since it was built. No nurse, teacher or care worker can afford such rents or mortgages and one can only conclude that profit not people or community centred development is the principle driver of housing development in our area. More housing near the Oxford Parkway railway station will almost inevitably be bought up by those who can afford these levels of house prices and of course London commuters.- Wolvercote, Summertown, and now Kidlington are becoming increasingly merged as part of Greater Oxford. According to national policies, the Green Belt is intended to stop urban sprawl of this kind and prevent the merging of different towns in this way it seems without limit as the sprawl could well continue beyond the boundaries proposed in the current plans/ Why are we going against national policies in such a flagrant way?- Housing projections for the city have to be more realistic and given the transport and road infrastructure challenges we already face it would make much more sense to develop sites in the city and include well planned and designed high rise apartments that were affordable. Urban re-design should be a positive challenge to planners to take us into the 21st century while keeping our history and all that make Oxford such a great place to live.

Changes Sought

Reasons for Participation

PR-C-0741 04/10/2017 Cathy Bowden

1878

Comments

Encourage building in the Yarnton/Kidlington area. When building please include as much social housing, affordable housing, help to buy and shared ownership homes; including a fair proportion for families. Please ensure there is sufficient infrastructure to support the community in a good way and to avoid having everyone having to drive out for everything they need. Please build the extra schools as they will be needed and please ensure sensible and safe cycle and walking routes between Yarnton and Kidlington and make sure there are sufficient bus routes in all directions.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0747 06/10/2017 Dr Elizabeth Fry N N N Y

1888

Comments

The proposed submission plan is Unsound, Not Positively Prepared, Not Justified and Not Effective on the following grounds and should not be submitted by CDC for inspection.

Changes Sought

For the reasons given and the representations made by the Begbroke & Yarnton Green Belt Campaign which are additionally supported and adopt as part of this representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

Begbroke & Yarnton Green Belt Campaign to represent at the Examination should it take place.

PR-C-0747 06/10/2017 Dr Elizabeth Fry N N N Y

1886

Comments

New jobs and high-tech employment sites should be targeted to Bicester and the Harwell Research site which is being specifically developed for such. This is where new housing has and should be sited and it would stop the traffic congestion and air pollution caused by increased traffic into Oxford.

Changes Sought

For the reasons given and the representations made by the Begbroke & Yarnton Green Belt Campaign which are additionally supported and adopt as part of this representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

Begbroke & Yarnton Green Belt Campaign to represent at the Examination should it take place.

PR-C-0750 29/09/2017 Graham Thomas

1893

Comments

Lived in Yarnton for 70 years, does not want the village being turned into a town. The plan set out for new housing is a complete joke. Had expert advise on the planning proposals and was told that this housing issue would not be excepted in any form what so ever, never mind the traffic question. Suggest you stop Oxford City Council from bullying you and tell them to build their houses on the brown fill sites around Oxford. You represent the people of Yarnton, Begbroke and Kidlington, stand up and be counted.

Changes Sought

Reasons for Participation

PR-C-0752 28/09/2017 Paul Lankford

1896

Comments

Strongly object by making one large conurbation, the strain on local services would be untenable. The majority of the influx of people would not be working in the area but would be commuting elsewhere. The plans to upgrade the A44 and create a rapid transport system would not alleviate the increase in traffic this proposal would generate. The A44 already experiences high levels of congestion and has a number of pinch points which could not be changed under the upgrade thus exacerbating the congestion even further. The small surgery at Yarnton could not accommodate a further 10,000 people which are said to increase the population by and nor could the surgery at Kidlington.Opposed to these plans for the following reasons:• The loss of the Green Belt forever• The huge impact this development will have on the village and surrounding areas• The population increase and the strain it will put on local amenities• The inadequacy of the transport infrastructure to cope with the increase in population and traffic (we have already lost our bus link to Kidlington)• The increase in pollution and the impact it will have on health• The increase in the carbon footprint• The environmental impact it will have on the wildlife• The loss of the agricultural land• The loss of the 'village life'• Because the SHMA figures are flawed and inflated to accommodate the proposal• Because Yarnton has already seen an expansion with over 200 homes being built in 2011• Because the planned development could be placed on sustainable sites Cherwell DC has already identified elsewhere within their jurisdictionUrging you to reconsider your plans and leave the Green Belt boundaries alone to let future generations enjoy the rural setting and village life this area offers.

Changes Sought

Reasons for Participation

PR-C-0758 10/10/2017 Susan Cooper Yes Yes No

1909

Comments

The "Housing Trajectory" in Appendix 3 has only 1700 of the 4400 houses being built in the first half of the 10-year period. Since we have a considerable backlog of unmet housing need, thinks more houses are needed sooner. The plan also sees the largest sites 6a, 6b, 8, 9 under construction for long periods. It is not very nice to live on a construction site so would think it would be better to aim to build faster on fewer sites at a time, and then move on to the others. Since 6a is closest to Oxford and has cycle lanes and good public transport into Oxford, thinks it should be completed as soon as possible, certainly by 2026. This would bring the 2021-26 total to 2000, which is still less than half of the 4400 total, so further front-loading should be sought.

Changes Sought

Reasons for Participation

PR-C-0759 10/10/2017 Barry Homans N

1913

Comments

Object to the complexity of the consultation and its timing over the school summer holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought

Reasons for Participation

PR-C-0759 10/10/2017 Barry Homans N

1914

Comments

Save the Green Belt!

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0760 09/10/2017 Rhiannon Davis N N N Y

5459

Comments

Already have air pollution problems in this area. Thames Valley is known as a hotspot for air pollution. More houses will increase air pollution, not to mention the extra cars that they will bring, further reducing air quality. Thames Valley has higher than average health problems with asthma, glue ear and other diseases associated with poor air quality already.

Changes Sought

For the reasons given above AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which additionally support and adopt as part of Representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

I would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-0760 09/10/2017 Rhiannon Davis N N N Y

5460

Comments

Should not be using county green belt to meet city housing needs. That is wrong. Especially when there are still brownfield sites that could be used in the city. House prices in Oxfordshire are very high and most houses are beyond the means of a first time buyer locally. Many Oxford workers commute from places such as Banbury where housing is cheaper. These are the people who should be front of the line to buy any new housing built locally but they will not be able to buy these new houses because they still won't be affordable (in real terms). This means that they will continue to have long commutes. The new houses will place increased strain on the already stretched traffic infrastructure locally and combined with those already commuting it will become impossible to leave the village without joining a traffic jam. On bad traffic days the cars already queue past the village. People who will be able to buy any new houses built would be London commuters, or people who are wealthy, and not local people who have grown up here, or already work here, and are looking to settle. We are not short of high end houses but of affordable ones. The proposal for affordable housing suggests that affordable is as much as 80% of current market value. That is far from affordable and makes a mockery of the term. In addition the government estimates of future housing requirements are currently being reduced. Therefore, these houses are extremely likely to be found unnecessary.

Changes Sought

For the reasons given above AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which additionally support and adopt as part of Representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

I would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-0760 09/10/2017 Rhiannon Davis N N N Y

1915

Comments

Object to building on the Green Belt on principle but specifically, in this case, there is no exceptional circumstance to justify proposing to build on the Green belt. Green belt makes up a tiny % of England's land and here in both Oxford and Oxfordshire there are non Green belt sites that could be used instead of Green belt. Very against this proposal because of the resulting loss of wildlife that it will cause. Lives in Begbroke and describes the animals in and around her garden. All of which are declining in the UK because of loss of habitat. We need green belt areas to provide wildlife with the chance to survive. We should be increasing the green areas and planting wildlife friendly plants and trees locally (and nationally) not building houses. We are only just beginning to understand the real importance of bees and insects to humans. Without them many crops won't survive and more diversity will be lost which affects the future of humans too. Chosen to live in a Green belt area to be closer to nature and enjoy wildlife. There are documented health and well being benefits to humans for living in green areas and interacting with nature. This development will remove these benefits from me and the other current residents.

Changes Sought

For the reasons given above AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which additionally support and adopt as part of Representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

I would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-0760 09/10/2017 Rhiannon Davis N N N Y

5461

Comments

Flooding has been a local problem over the years. In the main it has remained a minor problem for most houses with mainly only gardens badly flooding. However, the local pub was flooded twice in a short space of time requiring closure and high costs of refurbishment once water had subsided. At present surrounded by green belt a lot of water is absorbed which has kept this flooding to a minimum. Building more houses will mean significantly higher risk of flooding. In fact I cannot believe flooding wouldn't happen regularly if these proposed houses were built.

Changes Sought

For the reasons given above AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which additionally support and adopt as part of Representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

I would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-0763 01/10/2017 Amit Gadhia

1924

Comments

Strongly object to the building of 4,400 homes in the North Oxford and Kidlington area as follows: - Lack of education facilities - Currently there are not enough schools to cater for the families who will be relocating to the area due to the new proposed development. The schools which are already in the Kidlington area require improvement in their education standards. Increasing students will only reduce the standards of the schools further.- Lack of health facilities - The current 2 surgeries in Kidlington do not have staff sufficient to cater for the increase in its local population, as they are already overworked.- The potential increase of traffic - It is highly likely that the current traffic problem along Oxford road going down to Cutteslowe round about in peak hours is likely to get worse. The above weighty factors need to be addressed before adding 4400 houses in the area. Strongly oppose the building of houses in the area.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0764 10/10/2017 Chris Baines Natural England N N

1927

Comments

See changes

Changes Sought

Additionally, we note that the HRA concludes that the partial review of the plan itself will only result in an insignificant increase in NOx or N deposition at Oxford Meadows SAC, and therefore will not have an adverse effect on the integrity of the SAC. However, we note that modelling has demonstrated that critical levels and critical loads will be exceeded at the SAC in some locations close to the A34 and A40, and therefore advise that further information is needed with regard the in-combination contribution with planned development across the County to NOx and N deposition.

Reasons for Participation

PR-C-0764 10/10/2017 Chris Baines Natural England N N

1930

Comments

With the exception of Policy PR8, we are happy with the Policy wording in the Local Plan, across the breadth of Natural England's remit. In particular, the requirements for a Biodiversity Impact Assessment (using a biodiversity metric) and Biodiversity Improvement and Management Plan to achieve net gain in biodiversity for each site allocation is welcomed. We welcome the work that has been undertaken to consider cumulative ecological impacts and the incorporation of measures to deliver green infrastructure and maintain an ecological network.

Changes Sought

Reasons for Participation

PR-C-0764 10/10/2017 Chris Baines Natural England N N

1928

Comments

See changes

Changes Sought

Understand that traffic modelling across the County has been used to inform the air quality assessment, have concerns that this does not take into account housing allocations in the emerging Local Plans for South Oxfordshire, Vale of the White Horse or Oxford City. Advise that, in order to fulfil the requirements of the Conservation of Habitats and Species Regulations 2010, with regard to in-combination assessment, traffic modelling which takes into account all proposed allocations in emerging and adopted Local Plans across the County is needed. Natural England would advocate a co-ordinated approach from Local Authorities across Oxfordshire in order to achieve this.

Reasons for Participation

PR-C-0764 10/10/2017 Chris Baines Natural England N N

1926

Comments

See changes

Changes Sought

Habitat Regulations Assessment - Air Quality. Our concerns with the HRA relate to the assessment of air quality impacts; we advise that the scope of the HRA should be extended to assess if there are any likely significant effects on Aston Rowant SAC arising from traffic generated along the M40, from the plan alone and particularly in-combination with other plans. This should initially consider whether the plan would result in an increase in traffic of 1000AADT or more along the M40 adjacent to Aston Rowant SAC, and also whether this threshold would be met when traffic generation from other plans and projects is considered in-combination. If an increase of 1000AADT or more is predicted, we would advise this to be a likely significant effect and further assessment would be needed.

Reasons for Participation

PR-C-0764 10/10/2017 Chris Baines Natural England N N

1925

Comments

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. Natural England is of the opinion that as it stands this Local Plan is not legally compliant and currently does not meet all of the tests of soundness, namely, whether it is effective and whether it is consistent with national policy. However, Natural England's concerns centre around the need for further evidence; once this evidence is available we would be happy to review our advice with regards to soundness of the plan.

Changes Sought

Reasons for Participation

PR-C-0765 10/10/2017 Eleanor Williamson

1934

Comments

Cherwell is not a sacrificial lamb for Oxford City. Oxford City is driving this push for new build. Yet City is only willing to accept a tiny proportion within its own boundaries. This is grossly unfair on Cherwell residents. Oxford City must take a greater share of the quota. Dispute the expression 'unmet housing need' as disingenuous. This is speculative building on an 'if we build, they will come' model. It is a plan for population growth, not for stabilising the housing needs of the existing population. It is a model for putative future residents, relocating into the county to take jobs in Oxford that do not yet exist. It is wishful thinking by those with vested financial interests. This is not a 'need' that justifies raping the villages and ripping up the greenbelt. Indeed, the Government has already revised (lowered) the initial 4,400-home projection. Mistrusted the 4,400 as unrealistic, unachievable and unsustainable. Right to mistrust it. Detailed comments provided includes: transport, air quality, infrastructure, house prices and homes for commuters, and loss of rural landscape.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0766 10/10/2017 Haidrun Breith Berks, Bucks & Oxon Wildlife Trust Y

514

Comments

Appendix Table 1: Features in developments to encourage biodiversity and their associated benefits for people attached.

Changes Sought

Reasons for Participation

Potential biodiversity impacts as outlined in the representation.

PR-C-0766 10/10/2017 Haidrun Breith Berks, Bucks & Oxon Wildlife Trust Y

1938

Comments

All site allocation policies - Based on the information received at the recent 'duty to cooperate meeting' it is our understanding that site allocation proposals including the proposed quantum of development and associated maps have been informed by high-level masterplanning work. Very much welcome this as we consider it essential that quantum and layout are tested against the policy requirements including housing numbers, open space and GI. The policies are very detailed and can see that a lot of thought has gone into them. They include many elements that are supported such as the protection of designated sites, habitats and species (including sites downstream), requirements for a net gain in biodiversity, the use of an accepted biodiversity calculator, the integration of Green Infrastructure, the integration of biodiversity into the built-up areas, the production of a Biodiversity Improvement and Management Plan (BIMP) and the need for long term management. The policy maps provide considerable detail on the layout, which is welcomed. However, these are indicative only and might still change as a result of this consultation or at outline planning stage. Therefore reserve the right to make further representations should layouts change in a way that might result in increased adverse biodiversity impacts on sites, habitats or species. The policies are very specific on survey requirements based on ecological scoping survey. Welcome the requirement for various surveys but are concerned that these are based on limited survey effort (see comments on evidence base below) and that a comprehensive extended Phase 1 survey might highlight the need for further surveys than those mentioned in the policies. Welcome that the policies require development on the sites to be considered and assessed in its entirety rather than in individual phases. Related to that we consider it important that any on-site ecological mitigation and compensation is delivered at the beginning of the development phase to provide confidence about delivery and to ensure that the necessary green infrastructure and related benefits for residents are in place from the outset. Welcome the requirement for long-term management and recommend that it is more clearly defined.

Changes Sought

Recommend for the policies to be less specific but to state that protected and notable species survey will be required, and will need to be informed by a Phase 1 Habitat survey. For example bat or invertebrate surveys are currently not mentioned in the policies but might be required. As mentioned above recommend that long-term management to be defined as for the life-time of the associated development.

Reasons for Participation

Potential biodiversity impacts as outlined in the representation.

PR-C-0766 10/10/2017 Haidrun Breith Berks, Bucks & Oxon Wildlife Trust Y

1936

Comments

As a wildlife conservation charity, comments relate specifically to the protection and enhancement of the local ecology in Oxfordshire. Pleased to see that many potential sites put forward in the recent options consultation are no longer pursued for development. Find it difficult to judge whether the calculated unmet housing need for Oxford is appropriate but believe that if additional housing in Oxford is required it should be met close to Oxford if possible. As such agree that areas A and B are probably best suited to address Cherwell's contribution on meeting Oxford's housing needs due to their proximity to Oxford. Having said this remain concerned about the overall proposed quantum of development not only in Cherwell District but in Oxfordshire, which will inevitably impact on wildlife. No comment on Greenbelt issues but aware that all proposed sites are in the GB and as such might not be found acceptable in planning policy terms. Commented on previous Local Plan 2011-2031 consultations and many of the comments still apply, e.g. comments made with regard to impacts on designated sites, cumulative effects, management, Green Infrastructure planning and Biodiversity in Development (please see comments from 9th January 2017).

Changes Sought

Reasons for Participation

Potential biodiversity impacts as outlined in the representation.

Page 654

PR-C-0767 10/10/2017 Noel Dresden N N N

515

Comments

W. The proposed plans will destroy one of the spaces providing the area with fresh air between Oxford and Woodstock. They will destroy the open spaces between Begbroke, Yarnton and Kidlington. In addition building on land which is subject to flooding. Evidently no thought has been given to the additional traffic the development will create. By building another Park and ride near Woodstock will not be a solution neither will a bus lane to Pear Tree. Traffic on the A44 and the Banbury Road is already very heavy 7 days a week. With the new Science Park in Langford Lane, the increase in size of Begbroke Science Park and the shutting of Sandy Lane gridlock will occur throughout the working day even before the Northern Gateway is built. Every day traffic also diverts from the A40 through Bladon, Cassington, Yarnton and Begbroke both in a westerly and easterly direction.

Changes Sought

Reasons for Participation

PR-C-0768 10/10/2017 Julie-Anne Howe Oxfordshire Clinical Commissioning Group

5463

Comments

OCCG is pleased to see considerable reference to health, and wellbeing, within the documents, and is happy to
continue to work with Cherwell District Council on this and other developments. Concern is raised however to the need for ALL developments to have sufficient provision made for healthcare infrastructure. Without this health provision will not be able to meet the needs of the growth in population.

Changes Sought

Reasons for Participation

PR-C-0769 10/10/2017 Mr Sam Alcock N N N Y

517

Comments

The traffic and congestion on the A44 during peak periods is already unmanageable. Large assumptions appear to have been made with respect to those who would live in the new housing and their use of public transport to get into Oxford city. In reality many will commute to work outside of the city and undoubtedly many will use their own cars to do this. Not enough thought and consideration has been put into the infrastructure plans to mitigate against this large increase in personal vehicle usage in and around Begbroke, Yarnton and Kidlington.

Changes Sought

For the reasons given above AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which the rep additionally support and adopt as part of my his Representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

Would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0770 10/10/2017 Jane Olds Wendlebury Parish Council

518

Comments

The Parish Council has discussed the response to the Local Plan Part 1 Partial Review of Oxford's Unmet Housing need and agrees with the District Council's reasons for restricting the housing development to Areas A and B. The infrastructure needed for the development and for Oxford is also more appropriate for these areas.

Changes Sought

Reasons for Participation

PR-C-0771 10/10/2017 Amanda Darley

1946

Comments

Objection raised - Understand there is a housing shortage in the UK and that Oxford City has predicted it will need a significant amount of new housing over the coming years, firmly believes that building thousands of houses in the Kidlington/Yarnton/Begbroke area is the wrong response.

Firstly, why does a city with limited space and naturally narrow streets need to expand its commercial/business population beyond its natural boundaries? Has Cherwell District Council challenged this? Secondly, there must be options to spread this housing around Oxfordshire rather than concentrate it in this area. More imagination and creative thinking by planners is required instead of looking at the easy option, which will be devastating for transport, character and quality of life in the area. Thirdly the housing density proposed in some areas is alarming - people living in such close proximity will have no privacy.

Changes Sought

Reasons for Participation

PR-C-0775 10/10/2017 Jon Alsop Savills on behalf of Christ Church, Exeter & Merton Colleges and Oxford University Y

1959

Comments

The consortium welcome the approach that the 'Submission Plan' now sets out, with locations closest to Oxford, such as the North Oxford Triangle, being allocated as strategic sites for meeting the unmet housing needs of the city. It also supports the proposal to undertake a GB Review as part of the preparation of the Cherwell Local Plan Partial Review and agrees with Cherwell District Council that there are exceptional circumstances that warrant the removal of land from the GB in accordance with the National Planning Policy Framework (NPPF).

Changes Sought

Reasons for Participation

On behalf of the consortium, given the significance of their land interests, would wish to participate in the oral examination.

PR-C-0775 10/10/2017 Jon Alsop Savills on behalf of Christ Church, Exeter & Merton Colleges and Oxford University Y

1960

Comments

The representations focus on the site-specific policies which relate to the North Oxford Triangle and also those strategic policies which are also relevant to the site. While the inclusion of the North Oxford Triangle as a strategic site through these policies is welcomed there are some specific points that the consortium would like to comment on. The representations are also accompanied by the consortium's 'Development Concept Plan' for the North Oxford Triangle, which seeks to demonstrate the ability of the site to deliver a sustainable mixed use extension to Oxford and provides a more detailed indication of the capacity of the site.

Changes Sought

Reasons for Participation

On behalf of the consortium, given the significance of their land interests, would wish to participate in the oral examination.

PR-C-0778 10/10/2017 Sarah Knox-Brown Begbroke & Yarnton Green Belt Campaign N N

5465

Comments

Begbroke & Yarnton Green Belt Campaign's (BYG) main concern is that they believe there is no proper justification for altering the Green Belt boundaries from where they currently stand. On a local level, they particularly object to the removal of the land described as PR8 and PR9 from the Green Belt due to the significant detrimental impact of that removal on the villages and villagers of Begbroke and Yarnton. They also object to the removal of land described as PR6a, PR6b, PR7a and PR7b from the Green Belt due to the importance of these sites in maintaining the gap between the villages of Begbroke, Yarnton and Kidlington to Oxford City and to the land described as PR10, a green field site due to the impact its development will have on the adjacent A44 corridor. Instructed Bruce Bamber, a transport consultant, to prepare a report on the transport implications of the allocation of sites PR8 and PR9 for housing purposes. Although his technical review has focused on these areas, the broader methodology to identify potential development locations has also been assessed for its soundness. The report has been provided as Appendix B. Key conclusions from the report includes: the Sustainability Appraisal Report was published before the Transport Assessment and therefore cannot properly take into account the transport impact of development options. The SAR fails to report the adverse traffic congestion impact from the proposed development around Begbroke and Yarnton and is therefore flawed. Transport evidence base and the associated environmental assessment work is fundamentally unsound and cannot be relied upon. A number of legal issues are raised in Appendix A with a detailed summary provided. If the Council proceeds as planned, we consider the Inspector will find the Plan unsound due to inadequacy of evidence base and failure to ensure effective consultation and participation by the public.

Changes Sought

Reasons for Participation

PR-C-0781 10/10/2017 Ronan Leydon Vale of White Horse District Council Y

1984

Comments

Cherwell District Council and Vale of White Horse District Council have a history of working effectively together. At a strategic level both councils, together with the other Oxfordshire councils, are members of the Oxfordshire Growth Board and its supporting Executive Officers Group established in 2014. Vale of White Horse District Council is committed to engage constructively with Cherwell District Council and the other Oxfordshire authorities on matters of strategic importance at both member and officer levels. Do not have any further comments to make on the Proposed Submission Plan. Vale of White Horse District Council are currently preparing Local Plan 2031 Part 2 which will address the Vale's proportion of un-met housing need from Oxford City. At least 2,200 dwellings will be delivered on land which is demonstrably close to Oxford City and which benefit from excellent public transport links.

Changes Sought

Reasons for Participation

Would welcome the opportunity to attend Examination in Public following submission of the plan to the Secretary of State, should it be required.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0786 10/10/2017 Elizabeth Hounsell N Y

2006

Comments

Should this development be deemed necessary and as yet the need has not been demonstrated accurately. The method of selecting location of development suggested out of all areas within district area is not supported by the rational for it. People choose where to live and work. Just because they live close to Oxford doesn't necessarily mean they will work in Oxford. Given accessibility of London in all likelihood more people would commute from area if further housing provided. There appears to be little consideration given to infrastructure and the impact on local transport , already difficult. Should this development honestly be needed look at small developments in each local village and spread it out. Consider development of TVP & Gosford Hill sites and relocate the schools.

Changes Sought

Accurately demonstrate a need. Don't assume statistics given are accurate.

Reasons for Participation

PR-C-0787 10/10/2017 John L Broad CPRE Cherwell South District N

2010

Comments

Despite their acknowledging that housing need is the number one priority, particularly for more affordable homes, the City intends to address only a third of it within its boundaries, pleading lack of capacity to accommodate it. The rest is off-loaded on to surrounding authorities under the Duty to Cooperate, not just creating commuting, but also exacerbating the land supply problems of those neighbouring authorities. On page 17 of the CDC Proposed Submission Plan, Page 17, there is a definition of the requirement of “A Duty to Cooperate”. This states, “Local Authorities are required to ‘engage constructively, actively and on an on-going basis’”. When this requirement is assessed against how CDC has carried out its “duty”, we find a number of anomalies. To engage on an “on-going” basis, should suggest CDC questions the City SHMA in the light of the government statement to reduce the SHMA but this doesn’t seem to have happened. CDC do not appear to have been constructive in their discussions as otherwise they would have indicated, as objectors have done, that the CITY has not allocated the land in a logical manner. Adding more employment to a crowded city and then expecting the new employees to have to live outside the city in dormitory estates just creates problems with the already over subscribed transport infrastructure. The CDC proposed submission plan, on page 16, quotes from the NPPF requirements and under point 4 has the statement: “4. To work together to meet development requirements which cannot wholly be met within their own areas, for instance because of lack of physical capacity or because to do so would cause significant harm to national principles and policies”. It has to be apparent that Oxford City and CDC have not “worked together” as if they had, CDC would not have produced this plan that “would cause significant harm to national principles and policies”; the plan contravenes the NPPF regarding the GB and recent government statements.

Changes Sought

Reasons for Participation

PR-C-0787 10/10/2017 John L Broad CPRE Cherwell South District N

2009

Comments

The 2014 SHMA determined that Oxford’s housing need was between 24,000 and 32,000 dwellings. Of this, 63% is for smaller more affordable housing. The government has in the last few months agreed with CPRE that the calculations for the SHMA are some 40% too high. CPRE Cherwell South District would now expect Oxford City to revise their SHMA to be in agreement with the new government process prior to submitting their then revised plan to the government inspector, and for Cherwell DC to argue that Oxford City should do this before deciding where to allocate housing. The draft Oxford City Local Plan states at paragraph 1.20 that “Addressing the housing issue is the number one priority of the City Council”, and at 3.13 recognises that “There is not only a shortage of homes in Oxford, but a shortage of homes that are affordable to local people”. They then allocate valuable, potential housing, land to employment that could be placed in other areas such as Bicester. The City’s own housing need is clearly best addressed in the City itself as to do otherwise is to create even more commuting and make for a less vibrant City.

Changes Sought

Reasons for Participation

Page 2656

PR-C-0787 10/10/2017 John L Broad CPRE Cherwell South District N

2007

Comments

CPRE Cherwell South District object to the basic premise of this proposal as Oxford City have not provided proof, via an EiP that there is an ‘unmet need’ and so this review of the Cherwell Local Plan Part 1 is premature.

Changes Sought

Reasons for Participation

PR-C-0787 10/10/2017 John L Broad CPRE Cherwell South District N

2008

Comments

CPRE Cherwell South District have serious concerns regarding the proposal to place the majority of Cherwell’s allocated housing in the GB. Various government ministers have repeatedly assured the public and reinforced the wording of the NPPF Section 9 in statements that the GB is to be protected. Paragraphs 87-89 quoted. They then list a series of bullet points to identify these exceptions but none of these include such a massive housing proposal as that proposed by Cherwell District Council in this Review! Amongst the five main purposes of the GB listed in the NPPF under paragraph 80, which Cherwell include in their documentation, is “to check the unrestricted sprawl of large built up areas” and “to preserve the setting and special character of historic towns” such as Oxford City. Submit that this proposal is in direct contradiction with all parts of the NPPF and government ministers’ statements.

Changes Sought

Reasons for Participation

PR-C-0788 10/10/2017 Andy Garraway Turnberry on behalf of Exeter College Y Y N Y

2023

Comments

Exeter College contends that the Proposed Submission Plan, in its current form and with the current evidence base, cannot be found to be wholly justified in the non-allocation for housing of site PR6c or effective in delivering on its aim to meet Oxford’s unmet housing need. It would, therefore, not be found to be fully Sound when tested at Examination, with regard to the levels of housing for which provision is made, with its failure to locate development in the most sustainable sites in accordance with its stated objectives and with the inconsistencies highlighted in the Sustainability Appraisal and accompanying evidence base.

Changes Sought

Reasons for Participation

To ensure Exeter College's position regarding PR6c is articulated effectively

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0788 10/10/2017 Andy Garraway Turnberry on behalf of Exeter College Y Y N Y

2026

Comments

The proposed transitional arrangement set out in the Consultation Document states that, for Plans which have been published but not yet submitted, such as the Cherwell Local Plan Review, the Council should continue with the current plan preparation using the existing methodology and evidence base, if the plan will be submitted for examination on or before 31st March 2018 or before the revised NPPF is published (whichever is later – NB the revised NPPF is scheduled for publication in 'Spring 2018'). The current timescale for submission for examination is Spring 2018, indicating the Council should continue with the existing methodology and the tested evidence base contained in the SHMA, indicating an Objectively Assessed Housing Need of 32,000.

Changes Sought

Reasons for Participation

To ensure Exeter College's position regarding PR6c is articulated effectively

PR-C-0790 10/10/2017 Chris Shaw Bloor Homes Western N Y N Y

5381

Comments

Consider that Site Ref: PR 45 – Land adjoining Dover Avenue and Thornbury Drive which would provide a logical extension to Strategic Site Banbury 3: Land West of Bretch Hill. The site adjoining Dover Avenue and Thornbury Drive exhibits a number of positive elements in planning terms that support its suitability for inclusion within the Local Plan
Review as a site which accords with the overarching spatial strategy that the bulk of the proposed growth must continue to be focused in and around the main towns of Banbury and Bicester. Detailed comments provided about Adopted Local Plan Compatibility, Regeneration, Heritage and Access.

Changes Sought

Reasons for Participation

It is considered necessary to ensure that the Local Plan Partial Review is legally and procedurally compliant, positively prepared, justified, effective and compliant with national policy.

PR-C-0790 10/10/2017 Chris Shaw Bloor Homes Western N Y N Y

5382

Comments

The Pre-Submission draft of the Local Plan Partial Review is not legally or procedurally compliant as a result of the approach undertaken to identifying first, broad Areas of Search Options and secondly, specific sites within those options that were taken forward (Options A and B). Bloor Homes currently control land at Dover Avenue and Thornbury Rise (Site PR 45), which lies immediately to the south of the existing allocation within the adopted Local Plan, BAN 3 – West of Bretch Hill. In line with previous representations submitted in relation to land at Dover Avenue and Thornbury Rise, it is considered that the site offers a logical and sustainable extension to the settlement of Banbury, which would not necessitate the removal of Green Belt Land. Furthermore, it is considered that the Local Plan Partial Review fails the tests of soundness set out within Paragraph 182 of the National Planning Policy Framework. 4.5 It is therefore considered that significant amendments to the Local Plan Partial Review are required before the plan can be found sound or legally compliant. Appendix 1 - Site Location Plan. Appendix 2 - Site Sustainability Appraisal.

Changes Sought

Reasons for Participation

It is considered necessary to ensure that the Local Plan Partial Review is legally and procedurally compliant, positively prepared, justified, effective and compliant with national policy.

PR-C-0793 10/10/2017 Maria-Teresa Cobo-Losey N N N Y

2044

Comments

Cherwell District Council (CDC) is barely able to cope with the needs of the population and therefore the proposal to more than double the number of houses is irresponsible. Access to Oxford by road has not completed. The roads are not paved, the traffic is overwhelming, the services provided by CDC are insufficient to meet the needs of the population, there is a problem with flooding is some areas and the CDC is unable to give timely response to all the demands of their residents. The proposal is also irresponsible because merging the populations into a single large conurbation in Kidlington does not make sense and is unreasonable. The proposed development is entirely on green belt land and would result in there being only a narrow gap separating the villages of Yarnton and Begbroke. This new development crosses the parish boundaries and we estimate that the physical gap between Begbroke and Yarnton will only be approximately 50 metres. There is also only a small gap between this enlarged development and Kidlington , meaning in effect that the three villages are merged into one large conurbation. We estimate the population would be around 30,000.

Changes Sought

For the reasons given AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which are additionally supported, the Plan cannot be changed to make it legally compliant or sound and should therefore
NOT be submitted for Inspection.

Reasons for Participation

Would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-0793 10/10/2017 Maria-Teresa Cobo-Losey N N N Y

2049

Comments

The CDC's Proposal does not consider the impact of flooding. The CDC knows flooding in the area is an issue. There are pictures showing the impact to flooding on Yarnton and Begbroke village. If the CDC have been unable to meet their residents' needs in this area now, it would be irresponsible to propose the growth in housing in this way. The CDC is completely irresponsible proposing these plans. The proposal is also irresponsible as it does not consider the impact on wildlife. The countryside that surrounds our two villages is rich in wildlife. The loss of this habitat for housing will have a massive negative environmental effect. Therefore the CDC's Proposal is irresponsible.

Changes Sought

For the reasons given AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which are additionally supported, the Plan cannot be changed to make it legally compliant or sound and should therefore
NOT be submitted for Inspection.

Reasons for Participation

Would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0793 10/10/2017 Maria-Teresa Cobo-Losey N N N Y

5624

Comments

CDC has not given time to develop a parallel proposal but the following points should be considered to amend the CDC's Proposal: • Cherwell DC should consider other sites: Bicester is one example of a place that is easy reach of Oxford by train. • Oxford City Council should use its own brownfield sites. Oxford could prioritise solving its own housing problems by using sites like the Northern Gateway or its own golf courses. The CDC should look after their residents and is irresponsible to pass the Oxford Council's responsibilities to the CDC's. • Oxford City Council should consider building taller buildings. • Oxford City Council should consider using sites located closer to the major employment areas: the City Centre, Headington and Cowley (recall these last two areas employ more people than the City Centre does) . Any sites on Green Belt land would need to avoid undue urban sprawl or merging villages together – two points that the Cherwell proposals fail on. • Reviewing the housing forecasts. These are based on the 2014 Strategic Housing Market Assessment or SHMA and are overstated. The forecasts used historical data and was undertaken before the European Union referendum happened.

Changes Sought

For the reasons given AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which are additionally supported, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

Would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-0797 10/10/2017 Margaret Dow

2053

Comments

Horrified at the thought of so many houses being built around Kidlington, most of them on the Green belt. This was such a good, far-sighted law designed to stop towns and cities spreading in an uncontrolled way. Now it seems possible to ignore the law and we will see local communities and villages losing their identity and becoming part of a sprawling suburbia. The way this "plan" has been handled appears to have been badly prepared. Also the latest figures produced by the Oxford planners are for many fewer homes than this "plan" is based on. Who are the people that are expected to buy these homes? What proportion will be so called affordable homes? Will they really House local people? Will it exacerbate the current trend for Londoners to move out of the city and commute to continue to work there? Anyone using local roads during rush hours has already experienced gridlock in the area. There are many local services that are struggling with the existing demand. For example recently had to wait almost a month to see the GP.It would be sad to see our local fields built on. Green is the colour that is most important to most human beings, is it really necessary to do away with something so beneficial to our wellbeing? Has anyone given any thought to the wildlife, animals, birds, butterflies, insects, so much habitat to be destroyed? It can never be reclaimed. Everyone is up in arms about the plan, feelings are running high in this area. Very upset and full of apprehension. Please, please don't allow this ill thought out plan to go ahead.

Changes Sought

Reasons for Participation

PR-C-0798 10/10/2017 Fiona Teddy

2054

Comments

Strongly object to the plan for major housing development in the Kidlington area. There are many reasons as follows: 1. This enormous plan shows a total disregard for the value of the Green Belt land. This was created for hugely important reasons. Green belt is the nation's heritage. . The huge concentrations of homes make for unpleasant living conditions for the residents of such estates. . The local roads will not cope with the huge additional traffic in the area. The roads are already very overloaded and even up in Bletchington, three miles from Kidlington, often feel the effects of any blockages in Kidlington and the A34 (itself only a two-lane carriageway when it should have been made into a three-lane motorway at the time of its construction). . The plans put forward include housing on the existing North Oxford Golf Course. This would be a tragedy. This is one of the beautiful remaining green spaces providing a buffer between Oxford and Kidlington. The owners might well not wish to sell the land if it was not being considered for development. Oxford and Kidlington would become a conurbation if this land were developed. 5. Schools, GP surgeries and other local facilities would not cope with the huge increase in the housing. Even with the plans to increase such provisions, there would be huge pressure on services. . So-called low-cost housing is still way out of reach of most young people. The cost of housing is sky high in Oxford. Every development's original plan for some cheaper housing in each plan gets dumbed down until there are very few such houses anyway. These are still very expensive. These plans will not help young people. . The plan to shut the road from Kidlington to Yarnton would cause a lot of inconvenience and cause even more traffic build up. This small road eases the pressure between two main roads ad is very convenient for local people. There are already a huge number or houses being build on the By Pass near Headington and these alone will have a huge effect on local traffic9 Some of the proposed building is on land which can flood.

Changes Sought

A. Build more small pockets of houses for sale close to existing communities but much further afield and not just in the Kidlington area. . Build lots more council houses, again in small pockets, and push the government for funding. C. Retain the Green Belt land at all costs. . Bring in penalties for owners of derelict and uninhabited homes and push the government to implement compulsory purchase for renovation for these buildings. . Push back the development to other areas and not Oxford. Please reconsider the plans. This area cannot support such huge development. It will have a massive and permanently detrimental effect and should be hugely scaled down. It will ruin an already very crowded part of Oxfordshire.

Reasons for Participation

PR-C-0799 10/10/2017 Steven Sensecall Carter Jonas on behalf of Sheehan Group of Companies N Y N Y

2059

Comments

In terms of reducing air pollution, it is important to recognise that Knightsbridge Farm is previously developed land: its current use is haulage and plant hire. As a result there are a number of lorry/HGV trips related to the use. Redevelopment of the site for residential/mixed use would result in an end to these vehicle trips and provide an opportunity to create biodiversity enhancements within the site as part of any comprehensive development scheme.

Changes Sought

Remove the land at and adjacent to Knightsbridge Farm from the GB. Amend the boundary of the Begbroke Urban Neighbourhood (Policy PR8) so as to include the land at and adjacent to Knightsbridge Farm in the allocated site for residential development or a mix of residential and other uses.

Reasons for Participation

As drafted, and in so far as it relates to the land at and adjacent to Knightsbridge Farm, the Plan has not been positively prepared, is not justified and is not effective. This goes to its soundness and raises issues that should be explored fully at the oral part of the Examination.

PR-C-0804 10/10/2017 Steven Sensecall Carter Jonas on behalf of W Lucy & Co Ltd Y N N Y

5480

Comments

W Lucy & Co Ltd, own the land south of Sandy Lane, Begbroke, & are promoting the site as an additional housing allocation at Begbroke. This site has previously been promoted through the CDC Local Plan Part 1 Partial Review. Concerned that CDC has not undertaken a robust assessment of the options for accommodating Oxford City's unmet housing need within Begbroke. The subject site adjoins the proposed allocation at Begbroke (draft PR8). (See Map) The red line of PR8 adjoins the subject site on all but one of its boundaries, with residential use proposed to the west of it.

Changes Sought

Remove the land south of Sandy Lane from the Green Belt.Amend the boundary of the Begbroke Urban Neighbourhood (Policy PR8) so as to include the land south of Sandy Lane in the allocated site for residential development or a mix of residential and other uses.

Reasons for Participation

As drafted, and in so far as it relates to the land south of Sandy Lane, the Plan has not been positively prepared, is not justified and is not effective. This goes to

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0804 10/10/2017 Steven Sensecall Carter Jonas on behalf of W Lucy & Co Ltd Y N N Y

2066

Comments

The Local Plan Partial Review has not been positively prepared as there is clearly additional capacity for the development of new homes at Begbroke, a sustainable Cat. A Service Village within close proximity to Oxford City, which is not currently being fully realised by CDC. CDC has not undertaken a robust assessment of the options for accommodating Oxford City's unmet need at Begbroke. The draft Local Plan Partial Review is not justified as CDC has failed to fully consider all reasonable alternatives as land south of Sandy Lane is clearly a sustainable location given its relationship with land proposed to be allocated for development at Begbroke (PR8).

Changes Sought

Remove the land south of Sandy Lane from the Green Belt.Amend the boundary of the Begbroke Urban Neighbourhood (Policy PR8) so as to include the land south of Sandy Lane in the allocated site for residential development or a mix of residential and other uses.

Reasons for Participation

As drafted, and in so far as it relates to the land south of Sandy Lane, the Plan has not been positively prepared, is not justified and is not effective. This goes to its soundness and raises issues that should be explored fully at the oral part of the Examination.

PR-C-0805 10/10/2017 Margaret Williamson

2069

Comments

The Kidlington Gap/Green Belt - The council should oppose development in the 'Kidlington Gap' by respecting it's status as Green Belt. Such legislation appreciated the need to prevent urban sprawl. It keeps Kidlington discrete. - To shift a long established golf course with natural landscaping to a site which would require artificial remodelling is ridiculous. Kidlington Identity - Cherwell should be supportive of maintaining Kidlington's identity. Once lost, the built environment would stretch from Carfax to Langford Lane, a distance of 6 miles. Housing needs - Housing for whom? Shared concerns with many about the availability of affordable housing for which there is a real need. Family and community links are lost if those who have grown up in the area are unable to afford the necessary deposits to buy. Valued intergenerational links are weakened. The Exeter Hall audience heard that it was only a London salary that had enabled the speaker's own young family to settle where she had grown up and to maintain earlier connections. - A predominance of London commuters will inevitably weaken neighbourliness. Ensuring a healthy mix enabling people working locally to buy homes should promote local networks and a sense of belonging which would be to the benefit of all.

Changes Sought

Reasons for Participation

PR-C-0806 10/10/2017 Liz Pickering Education and Skills Funding Agency

5120

Comments

The Education and Skills Funding Agency (ESFA) welcomes the opportunity to contribute to the development of planning policy at the local level, and we aim to work closely with local authority education departments and planning authorities to meet the need and demand for new school schools. In this capacity, we would like to offer the follow response to the proposals. The ESFA welcomes Cherwell's acceptance of 4,400 dwellings over the Local Plan period to meet Oxford's housing need in addition to the housing already allocated in Cherwell. This demonstrates effective cooperation on strategic matters not only in relation to housing but also the associated infrastructure, including provision for new schools. The ESFA supports the Council's allocation and safeguarding of land for schools.Oxfordshire Growth Board's assessment of spatial options for Oxford's unmet housing need (September 2016) states that sites large enough to require a school of their own will be expected to provide both land and funding to deliver it. The ESFA considers this to be an appropriate approach. Clear signposting of this expectation throughout the Local Plan will help the Council demonstrate that the plan is effective and positively prepared, based on a strategy which seeks to meet objectively assessed infrastructure requirements.In light of draft Policies PR6a, PR6b, PR8, PR9 and PR10, emerging ESFA proposals for forward funding schools as part of large residential developments may be of interest to the Council. We would be happy to meet to discuss this opportunity at an appropriate time. One of the tests of soundness is that a Local Plan is 'effective' i.e. the plan should be deliverable over its period. In this context and with specific regard to planning for schools, there is a need to ensure that education contributions made by developers are sufficient to deliver the additional school places required to meet the increase in demand generated by new developments.The ESFA notes that Cherwell District Council has an emerging SPD on developer contributions, and consultation has taken place on a draft CIL charging schedule (paragraph 5.143). However, the Council is currently undecided on whether to progress CIL and is waiting for the Autumn Budget 2017.

Changes Sought

The ESFA suggests that the Local Plan include a modification at submission stage to reflect the Council's current position regarding CIL and Section 106, with reference to an associated Infrastructure Development Plan which defines the extent of any funding gap. The ESFA would be particularly interested in responding to any update to the Infrastructure Delivery Plan or review of infrastructure requirements, which will inform any CIL review and/or amendments to the Regulation 123 list. As such, please add the ESFA to the database for future CIL consultations. Please notify the ESFA when the Local Plan is submitted for examination, the Inspector's report is published and the Local Plan is adopted.

Reasons for Participation

Page 2659

PR-C-0808 10/10/2017 Anne Denby Canal & River Trust

2072

Comments

The Oxford Canal runs for approximately 34 miles from the north to the south of the District. Paragraph 3.52 recognises the central position of the canal network within the District and the connectivity it provides between the main urban areas. The canal network can make an important contribution to achieving the Vision for meeting Oxford's unmet housing need. The waterways can be used as tools in place making and place shaping, and contribute to the creation of sustainable communities. The Trust seek for any development to relate appropriately to the waterway, minimise the ecological impacts and optimise the benefits such a location can generate for all parts of the community. The canal network can play an important role in supporting sustainable communities and bring benefits to the area from aspects such as tourism, biodiversity and walking /cycling. The waterways are significant Green Infrastructure, but they also function as 'Blue infrastructure' which serves in a variety of roles, including: an agent of or catalyst for regeneration; a contributor to water supply and transfer, drainage and flood management; a tourism, cultural, sport, leisure and recreation resource; a heritage landscape, open space and ecological resource; sustainable modes of transport; and routes for telecommunications. They also offer opportunities for leisure, recreation and sporting activities as part of the 'natural health service' acting as 'blue gyms' and supporting physical and healthy outdoor activity. As acknowledged in the document the Oxford Canal corridor is a designated conservation area and it is important for development to build on, and respond appropriately, to the historic significance of the canals whilst protecting their character and historical integrity.

Changes Sought

Reasons for Participation

PR-C-0808 10/10/2017 Anne Denby Canal & River Trust

2195

Comments

Any proposals for landscaping /access should be required to have appropriate regard for the setting adjacent to the canal conservation area. Any planting should be set back from the canal to allow for future growth and ensure they do not adversely impact on the stability of the canal or safe navigation of the waterway. The details / responsibility for the maintenance and management regimes for the local green spaces / nature conservation areas should also be set out. We recommend a number of guiding principles for waterside developments and individual waterways and water spaces need to be viewed as an integral part of a wider network, and not in isolation. Water should not be treated as just a setting or backdrop for development but as a space and leisure and commercial resource in its own right. The 'added value' of the water space needs to be fully explored. As stated above the Trust wish to engage further on the proposals outlined within the Plan and are happy to meet to discuss any of the comments made.

Changes Sought

As stated above the Trust wish to engage further on the proposals outlined within the Plan and are happy to meet to discuss any of the comments made.

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0810 10/10/2017 Tom Ibbotson

2198

Comments

Objection on the quantity of housing proposed in this relatively small area of Cherwell District - it would change the character of the area dramatically, wiping out the GB gap between Kidlington and Oxford. If this number of dwellings is required there must be many other areas of the district where houses could be fitting in in a more considerate way. Actual forecasts for housing requirements for the area have been adjusted downwards and that alone is a good reason for reviewing the plans. Oxford City should be shouldering more of the burden of it's own requirements. It needs to make sure it builds it's own high-density housing rather than adding new plots for business (which would increase the demand for housing). The transport links would need to be addressed if this development went ahead - currently there are traffic bottlenecks though Kidlington every day and this would only become much worse with this development.

Changes Sought

Reasons for Participation

PR-C-0812 10/10/2017 Carole Wilton

2200

Comments

Three objections to building of houses to cover shortfall in the number required for Oxford's needs: 1. Shortfall created by Oxford planning, who now expect the rest of the county to bail them out. They have given permission for yet another business park, when the ones already built have numerous vacancies. Unemployment is low in Oxford so business parks are not needed for Oxford residents (indeed they create the need for more housing for people moving into the area). 2. New figures for the need are now at a level that can be covered within the Oxford boundaries, especially if the stupidity of Barton is not repeated - that housing will only be filled by London commuters as no one else can afford the prices! 3. While a transport study was done, no account was taken for the traffic that crosses between Yarnton and Kidlington via Sandy Lane - which it is planned to close. On top of this Green Belt would be built on and there are reasons for it's designation. Developers should not just be allowed to build expensive houses, they have already bought the land and won't want to tie their money up for decades - if they lose money that is the risk speculators take.

Changes Sought

Plans should be rejected. Any building done should be affordable homes for the benefit of residents of Kidlington and the surrounding villages (both young and old).

Reasons for Participation

PR-C-0816 10/10/2017 Joshua Thomas

2234

Comments

Angry at the proposals to build so many houses around the city of Oxford in order to meet Oxford's projected housing needs. So not needs that currently exist but needs that will be created by the City Council as part of their economic plan for growth. This is not creating affordable housing for local people. It is, instead, pushing an economic future on Oxford that will push up house prices, attracting London overspill and those coming to live here to fill the, as yet, uncreated jobs. There will be a loss of open space which currently exists between Oxford and the surrounding villages and the loss of open space between those villages. You are proposing to create a homogeneous which will impact the quality of life currently enjoyed by those that live in the area. If Oxford needs houses then let them build houses and not northern gateways. Understand that Councillors have expressed the view that they do not have the resources to fight the developers. That sounds pretty weak. The question should be what is right and not how much the fight is going to cost. Read CPRE's response to the proposal and totally concur with it will be a sad day if residents interests are trampled underfoot while the developers run amok in our countryside.

Changes Sought

Reasons for Participation

Page 2660

PR-C-0817 10/10/2017 G Davies N

2237

Comments

Oxford 's objective is to ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home. Oxford(shire) current housing need is for affordable housing for its existing local people, not high cost housing. Based on the housing densities proposed for the current plans north of the city boundary the area will only consist of multimillion pound houses for Oxford and London commuters. Outside London, Oxford has the most expensive housing. Within Oxford, North Oxford has the most expensive housing. People on high salaries are unable to buy houses in the city. The areas immediately surrounding Oxford are also expensive. Affordable housing will therefore need to be built some distance from the City of Oxford to be practical, unless heavily subsidised by government/developers, or unless high rise flats are considered. New housing could be built land vacated by relocating the current Park & Ride sites. Oxford should consider South Park and the land bordered by the Headington Road and Pullens lane to build housing or student accommodation. The city should also consider providing financial help to the commercial areas along the Botley Road and Seacourt Tower to relocate to an 'out of town' site to reduce congestion and then use the sites for housing. The unused commercial area which was vacated by the previous motor assembly sites could be used housing. The site has plots that never been taken up after numerous of decades and could be used for housing to support employment at the current BMW plant. Why was residential housing NOT built on the assembly sites when they first became vacant?

Changes Sought

Reasons for Participation

PR-C-0817 10/10/2017 G Davies

2236

Comments

Oxford - Economy & Employment. Oxford is a world-renowned historic city with heritage second to none. Oxford has a distinctive physical form and a historic built environment. It has internationally important universities, a regional shopping centre and receives circa. 10 million tourists every year. The historic city parks, nature conservation areas and sites of special scientific interest create pockets and corridors of green space within the city boundary. Its economy is based on higher education, health services, car manufacturing, high-tech, medical scientific research and tourism. Much of its residential population is to the east of the city centre. Main employment centres are in the City Centre, Cowley and Headington. Current plans are predicated on the city of Oxford continuing to provide employment for commuters from surrounding districts and has major implications. Oxford is an area of low unemployment. There are numerous vacancies particularly for low paid retail work; the result of a lack of affordable housing and wage levels related to housing. Oxford does not have the equivalent of a London weighting allowance for the Oxford workers.

Changes Sought

Reasons for Participation

PR-C-0817 10/10/2017 G Davies

2235

Comments

Totally opposed to the Council's plans to meet Oxford City's unmet housing needs, due to a lack of foresight by the Oxford City and Cherwell Councils in addressing fundamental interrelated issues that require a holistic strategy. High level points in support of my objection: Current plans mean that Oxford City will consume the adjacent villages of Kidlington, Begbroke and Yarnton; this equates to enlarging its city boundary. Unbridled urban sprawl with the loss of GB land and local amenities. Oxford City has created its own housing problems and will be perpetuating the planning mistakes of the past. Oxford City Vision is "To provide new balanced communities that form part of Oxford, of exemplar design; provide for a range of household types and incomes reflecting Oxford's diverse needs; and support the City's world-class economy and universities by ensuring people have convenient, affordable and sustainable travel opportunities to their Oxford places of work and study." There is no mention of the impact on its surrounding districts, beneficial or detrimental and therefore very isolationist. It seems to be a de facto assumption that Oxford provides the jobs and the surrounding districts provide the labour which commutes into Oxford. It is more appropriate that future plans take a holistic view and consider the county as whole. It is vital that areas of employment and housing are located in close proximity to minimise commuting.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0817 10/10/2017 G Davies N

5665

Comments

Northern Gateway Project - The Northern Gateway project is ill conceived and should be located north of Kidlington (possibly near or the Oxford Airport area) to minimise commuting, congestion and pollution problems for the city of Oxford. A new village/small town just north of Kidlington, including housing and its own infrastructure and transport links to Oxford and beyond would be more appropriate. Current public transport to Oxford, which is excellent would only need to be extended. It would also be close enough to the Oxford Parkway rail station and the Park & Ride site (or have its own Park & Ride scheme), the M40 and London Oxford Airport, providing links further afield from Oxford. The current planned for the Northern Gateway project could then be used for housing?

Changes Sought

Reasons for Participation

PR-C-0819 10/10/2017 J & C E Lacey & Plant

2239

Comments

Evidence now shows that the requirement figure is grossly over estimated: the plan should be reconsidered in the light of this and before destroying the Green Belt. Whilst the nature reserve south of Begbroke is to be welcomed to help with the wildlife corridor it is inadequate and proposed to be squeezed into a space barely 50 yards wide at the western end. It needs to be much bigger. The proposed building / hard standing to the south of Begbroke must not encroach onto the falling contours (lower contour heights) towards Rowell Brook. Otherwise the risk is that it places more pressure on the natural flood plain to the south of Rowell Brook. Any building or hard surface should remain at the TOP of the contour. The proposals for expanding the Nanotechnology centre should remain to the south of its existing boundary. Also the planting at the centre was established to obscure the new buildings and was established as a long term offering to the wildlife corridor; any further building to the north of this negates the reasons offered for its planting. The pressure on the A44 and surrounding roads would be intolerable if the proposals go ahead. In summary, the whole plan needs reviewing. It is not appropriate to leave it to developers to accommodate such important decisions such as flood plain measures.

Changes Sought

Reasons for Participation

PR-C-0820 10/10/2017 Richard House Gladman Developments Y Y N Y

5076

Comments

The Partial Review proposes to accommodate the 4,400 dwellings to meet Oxford's unmet need on seven large strategic sites immediately to the north of Oxford, six of which are adjacent to Kidlington and one of which adjoins Woodstock. * In so doing, the Council has rejected the options of locating development to meet Oxford's unmet housing need in other locations in Cherwell District. Spatially Cherwell is very closely linked to Oxford both in terms of transport connections and in travel to work patterns. Consequently it is not necessary that allocations to meet the needs of Oxford City are located in close proximity to the city. Paragraph 1.7 of the 2014 Oxfordshire SHMA (Summary of Key Findings in Housing Need) states that "The SHMA has defined Oxfordshire as the relevant housing market area…This reflects the flows of people moving home and commuting across local authority boundaries, as well as the economic influence of the City." It is clear therefore that the whole of the Oxfordshire HMA is an appropriate location for meeting Oxford's unmet housing need. It is also the case that the concentration of sites in Kidlington may lead to market saturation and the risk that a significant proportion of the 4,400 dwellings required are not delivered during the plan period. * The allocation of land south east of Woodstock for 410 dwellings is also inappropriate. West Oxfordshire Council in its Local Plan is already proposing the allocation of three sites for 670 dwellings in this village with a population of just 3,000. The growth of the village is constrained by the presence of the Blenheim Palace World Heritage site. * Whilst Gladman considers that large strategic sites have an important role to play in delivering the housing requirement, many of those proposed as allocations are dependent upon major infrastructure investment and consequently have longer lead in times. Housing delivery will as a consequence be concentrated towards the end of the plan period thus causing further delay in meeting Oxford's unmet housing need. The allocation of a portfolio of larger and smaller available and deliverable sites over a wider geographical area would ensure that the housing requirement is capable of being delivered as soon as possible. Such a strategy would also have the benefit of reducing the amount of land that is proposed to be removed from the Green Belt. * The Plan should identify a supply of specific deliverable sites sufficient to provide five years' worth of housing on adoption to ensure choice and competition in the market for land. The Council's housing trajectory purports to identify such a five year supply, however this is only achieved by the use of a staged housing requirement (see Section 6 below) which provides for a reduced housing requirement during the first five years of the plan. The trajectory is also extremely optimistic in its expectation of housing delivery with completions anticipated to commence on a number of sites in 2021. All of these sites (PR6a, PR7b, PR8 and PR9) will require the preparation of outline planning applications, submission, determination by the planning authority, Section 106 agreement, reserved matters applications, discharge of pre commencement conditions before development can commence. The delivery of housing on these sites in 2021 is therefore unlikely and Gladman contends that the Plan will not provide for a 5 year supply of housing on adoption and is therefore unsound. The evidence draws on the advice of the NPPF and the NPPG & SHMA.

Changes Sought

Reasons for Participation

Gladman requests that it is given the opportunity to discuss the significant objections contained within these representations at the Examination in Public. These issues and concerned are identified in table 1 of the attached representations.

PR-C-0823 10/10/2017 Charles Isles N Y

2251

Comments

Identity - The proposed development represents the end of Yarnton's village identity. It is hard to quantify on a balance sheet how highly the people who have chosen to make their home in Yarnton value this. Sprawl - Were the proposed development to go ahead it would seem inevitable that Oxford and Yarnton would ultimately sprawl into each other. Oxford's unmet nee - The proposed development is presented as if it is the only solution to a fully defined problem. Oxford City Council seem to feel that providing for their own need is too difficult for them to deliver and that exporting the problem is the only solution. Transpo - The proposed development seems fairly unconcerned with how all the new residents of Yarnton will commute. Proposed bus lanes, for example, seem to imply that existing bridges will be significantly wider than they currently are, and would be interested to see if the proposed development's financial planning reflect that. How wrong would the assumptions made of the development's transport links to Oxford have to be before the end-to-end journey time into Oxford rose over an hour? Given how the slightest upset on the A34 affects the entire area currently, one imagines their assumptions would not have to be very wrong at all.Where would this leave us? Sitting in the middle of an unending suburbia. The houses Oxford had to have, only not enough to actually build them. Just on the edge of Oxford, but somehow an hour away.

Changes Sought

Reasons for Participation

Would like the Begbroke and Yarnton Green Belt Campaign to act as my representative during the Examination by the Planning Inspector.

PR-C-0825 10/10/2017 Fiona Thomas

2253

Comments

Extremely concerned at the council response, at the September meeting in Kidlington, to the concerns of local people over development proposals on local green belt. It seemed in all respects to be a weak, fatalistic response based on bureaucratic rule following and spinelesscapitulation to developers based on the depth of their pocket and the potential skill of their lawyers. It really is not good enough. Your master should be your service to your constituents not a lily livered shoulder shrug placing the fight that is required in the too difficult box.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0832 10/10/2017 David Flavin Oxfordshire County Council

2260

Comments

The County Council supports the proposed submission document and its alignment with the Oxford Transport Strategy (OTS). It is a well-written, coherent plan which seeks to address Oxford's unmet housing need in a positive, justified and effective manner, consistent with national policy in the NPPF. The proposed allocation of sites within close proximity to Oxford offers excellent opportunities for making use of existing transport infrastructure and for enhancing sustainable links into Oxford. Whilst the proposed sites score highly in terms of sustainability, it should berecognised that there are high levels of traffic congestion in the southern Cherwell/North Oxford area; this is an existing issue which extends intoneighbouring districts and which will worsen with the impact of the cumulative growth across the region. Any of Oxford's unmet housing needs located within Cherwell would have some impact on this area in order to access the city. The sites proposed by CDC score highly in terms of sustainability due to the opportunities for public transport, cycling and walking connectivity with the city, and would therefore have a lesser impact in transport terms. OCC will work collaboratively with CDC and Oxford City Council to maximise modal shift. In addition, work on identifying solutions to the highway capacity problems will require a wider collaborative approach and should therefore be considered through future planned strategic development that is likely to be progressed through the Growth Deal. OCC welcomes the proposed education provision within the plan but has reservations regarding the proposed location of the new secondary school at Begbroke. Although identified as a scheme in OxIS (Oxfordshire Infrastructure Strategy), OCC also has reservations about the proposal for a potential new rail station at Begbroke. These include issues with deliverability, site size and layout, impact on the wider rail network and on existing level crossings.

Changes Sought

Reasons for Participation

PR-C-0832 10/10/2017 David Flavin Oxfordshire County Council

5048

Comments

Early years provision - New primary schools will include early years provision; for larger developments, additional early education and childcare facilities may be required, and could be delivered through a suitable community centre building. Special educational needs provision - No specific comments are made about SEN provision, but additional capacity will be required across the county to meet population growth.

Changes Sought

Reasons for Participation

PR-C-0832 10/10/2017 David Flavin Oxfordshire County Council Y

5050

Comments

The site policy wording requiring "layout and design that encourages the sustainable and safe management of waste by individual households and by residents collectively…" is supported. The additional 4,400 dwellings will increase waste arising in the county and the demand for waste management infrastructure, including household waste recycling centres (HWRCs). The nearest HWRC to the proposed allocation sites is Redbridge HWRC to the south of Oxford which already experiences capacity issues. The County Council will explore these issues further through Part 2 of the Minerals and Waste Local Plan.

Changes Sought

Reasons for Participation

PR-C-0832 10/10/2017 David Flavin Oxfordshire County Council

5041

Comments

The education provision in the plan is supported. Detailed comments are set out below. Please note that the general comments on school site locations have not been informed by site conditions, levels, flooding information, location within the development etc. The exact location of any school cannot be finally agreed until appropriate site information is made available. All school sites will need to: i. be within flood zone 1- land having a less than 1 in 1,000 annual probability of flooding; ii. Have no rights of way crossing the sites; iii. Have no site features that might restrict the area or obstruct its development; iv. Be flat or be regraded to create a flat site within the area identified; v. have a maximum noise level on any school boundary of 50 dB Laeq,30min; vi. Be uncontaminated; vii. Be rectangular with a minimum road frontage of 130m for a primary and200m for a secondary, have accesses at each end of the road frontage and on at least one of the other sides.

Changes Sought

Reasons for Participation

PR-C-0832 10/10/2017 David Flavin Oxfordshire County Council Y

5051

Comments

OCC strongly support the inclusion within the vision that development to meet Oxford's unmet housing need should "contribute to improving health and wellbeing" and that the 'golden threads' with 2015 Local Plan objectives to invest in social and physical infrastructure, address health inequalities and 'maximise' well-being and minimise pollution have been clearly made. In this context, we welcome the decision to focus development in 'Kidlington & Surrounding Area' (Option A) and 'North & East of Kidlington' (Option B) which will maximise the potential for sustainable and affordable transport and that recognise the relationship of existing communities to Oxford. Although we broadly support Policy PR4a, which seeks to "maximise the opportunity for affordable and sustainable transportation from development areas to Oxford's key employment areas, services and facilities", it is noted that schools are not mentioned. Similarly, although policies for North Oxford (PR6a Paras 6 and 12i), Begbroke (PR8 Para 35) and Yarnton (PR9 Paras 8c and 24) make reference to routes to and from schools, this is not the case for eitherKidlington or Woodstock and in North Oxford the connections specified are only to wildlife habitats and nature trails. * To increase the likelihood of people knowing where services and amenities are located and trying activities that they might not have previously considered, we support policies that promote the multi-functional use of community facilities.

Changes Sought

To embed healthy behaviours from an early age & minimise exposure of vulnerable groups to traffic related hazards, we strongly recommend that the Partial Review consistently highlights the need for active travel & wheelchair routes that allow children and families to independently & safely walk & cycle to new or expanded schools. Dovetailing with the overall vision for maximising the potential for sustainable & affordable transport consideration could be given to promoting the development of safe walking, cycling & wheelchair corridors from peripheral carparks to new & expanded schools (& other amenities & services) that could be used for 'park & stride/cycle' initiatives. * Although section 5.141 recognises that infrastructure necessary to support planned developments must be provided in a timely manner, no specific reference is made the need for health promoting infrastructure, such as community facilities, walkways & cycle paths to be provided from the outset or as near to the start of the development process as possible. To maximise the behaviour change potential of new development, we strongly recommend that developers are required to provide health promoting infrastructure as soon as practicable possible. * Although the development & use of active travel routes is integral to the overall vision of sustainable development the Monitoring Framework in Appendix 5 does not set out how the use of such infrastructure will be monitored & evaluated. As traditional fixed pedestrian & cycle counting equipment is expensive & only provides single point tallies (rather than an overall picture of how & why people are moving around), we strongly recommend that the Partial Review seeks innovative new ways to measure & fund ongoing monitoring of pedestrian and cycle activity.

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0832 10/10/2017 David Flavin Oxfordshire County Council Y

5052

Comments

Access for Firefighting. Oxfordshire Fire & Rescue Service (OFRS) assumes that access to the proposed sites and to the premises will be in accordance with the guidance in the current edition of Approved Document B to the Building Regulations volumes 1 & 2.

Changes Sought

Water Supplies for Fire Fighting * We strongly recommend the provision of adequate and appropriate water supplies (fire hydrants) in accordance with the guidance in the current edition of Approved Document B to the Building Regulations volumes 1 & 2. we would also recommend that the development conforms to British Standards BS 9999:2008 (Code of practice for fire safety in the design, management and use of buildings – Section 23 Water supplies for fire and rescue service use - 23.2 Location and access to external water supply) & BS 9990 (Code of practice for non-automatic fire-fighting systems in buildings – Section 5, Private fire hydrants - 5.2 Provision and Siting). Automatic Water Suppression Systems - Oxfordshire Fire and Rescue Service also believe that fitting of Automatic Water Suppression Systems (AWSS) will materially assist in the protection of life, property and fire fighter safety. AWSS such as sprinklers and water mist systems do save lives; therefore OFRS strongly recommend the provision of such systems particularly in new build properties for the proposed sites.

Reasons for Participation

PR-C-0834 Linda & Keiron Ward

2262

Comments

Duplicate - has attached email letter from Councillor Barry Wood.

Changes Sought

Reasons for Participation

PR-C-0837 05/10/2017 Dr James Jocelyn N

5680

Comments

Please note that there should be at least a 'No Comment' option in section 3. No opinion and no ability to comment on the matter of legal and procedural compliance, thus it would be wrong to select either 'Yes' or 'No' in this case. In the case of compliance with the Duty to Cooperate, the answer would be 'Not Necessarily', as this is a matter of interpretation of the proper response to the Duty, which itself depends on a sound interpretation of the Evidence Base. Believe the latter to be lacking, would argue that the Duty to Cooperate cannot be usefully considered without first addressing the Soundness of the Plan and its underlying assumptions.

Changes Sought

The Plan can only be made Sound by addressing the issue of sustainability - and that means addressing the issue of housing affordability in a wider context than that of new construction. This approach would deliver thousands of unnecessary market homes to Cherwell - a result that flatly contradicts the guiding principle of sustainability in National Planning Policy. The Plan can only be made Sound by recognising the whole range of data in the Evidence Base and basing action upon a reasonable interpretation of that data, rather than cherry picking and misrepresenting data in the tendentious fashion of the Plan as currently presented. It must be noted that certain documents in the Evidence Base, notably the Sustainability Appraisal, are compromised by the fact they explicitly proceed from such tendentious misrepresentations.

Reasons for Participation

PR-C-0841 10/10/2017 Catherine Newman N N

2278

Comments

Duty to co-operate is not a duty to agree", per the National Planning Practice Guidance (6th March 2014). However it is evident from the video put up on the CDC website of the June 2017 CDC Executive Committee vote on the proposals that many voting members felt obliged to agree despite having voiced reservations. The video evidence of the vote attests to key members feeling coerced into approving the initial Plan which they voiced as doing begrudgingly. Positively Prepared By not showing worst/mean/best case scenarios within the consultation documents (e.g. the Transport Assessment) there is a clear bias in the proposals which is not addressing adequately their true impact. That is NOT being 'positively prepared' but is instead 'misleading'. Justified- Justification is lacking across 3 key underpinning documents.The Strategic Housing Market Assessment (SHMA) uses outdated economic data that is now discredited post-Brexit. It has grossed up 40%+ the housing need (para 3.39) to cater for an economic growth which is no longer reasonable or defendable according to IMF, HM Treasury and Office for Budget Responsibility data post-Brexit. The National Planning Policy Framework (NPPF) has been abused. The proposals couldn't be further from the NPPF principles of para 80 regarding the Green Belt and there is insufficient justification to cite the "very special circumstances" warranted per para 34 of the National Planning Practice Guidance for such scale of development on the Green Belt. In fact Cherwell's Local Plan, approved in 2015, Part 1 adopted 20th July 2015 states that development within the green belt will only be permitted if it maintains the green belt's openness and does not conflict with the purposes of the Green Belt or harm its visual amenities. Proposals for residential development will also be assessed against Policies Villages 1 and Villages 3.

Changes Sought

Reasons for Participation

PR-C-0841 10/10/2017 Catherine Newman N N

5691

Comments

Oxford City should use its own brownfield sites, or other green belt ones which are located closer to employment areas: Headington and Cowley are two areas which employ more people than the City Centre. All of the Northern Gateway should be used for housing, there is no need for industry on the site. They could also build taller buildings with apartments. All of these houses should also be actual affordable homes for people who work in Oxford, not sky high "affordable homes" which only people moving from and commuting to London can afford.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0842 10/10/2017 Duncan Chadwick David Lock Associates on behalf of University of Oxford, Merton College and a private landowner — Y Y Y

5544

Comments

The Tripartite supports Cherwell District Council's ('CDC's' or 'the Council's') spatial strategy for North Oxford, Kidlington and the A44 Corridor. The Tripartite also supports the overall approach taken to the Partial Review of the Local Plan Part 1 and consider it to be a justified and positive step towards helping to meet Oxford's unmet housing needs (working assumption being around 15,000 homes). The general content of the Plan is also supported by the Tripartite. However, the Tripartite has a number of comments and recommendations for making the Plan more effective, justified and consistent with national policy, which have emerged from its own site investigations, assessments and understanding of the requirements of the proposed development of a new urban neighbourhood at Begbroke. This includes greater understanding through more detailed master planning and design work, examination of the transport implications, analysis of education needs, growth of the Begbroke Science Park and its, the University's and associated housing need. The proposed changes requested and set out in these representations are limited in their nature, scale and extent but would ensure the Plan remains 'effective', 'justified' and 'consistent with National Policy'. They are required to reinforce the overall general soundness of the Plan, which is a vital component in meeting the objectively-assessed development requirements of Oxford, supporting economic growth, providing associated infrastructure, improving transport connections and meeting sustainability objectives. It is in this context that these representations are submitted by the Tripartite.

Changes Sought

Reasons for Participation

The land owned and controlled by the Tripartite comprises some 86% of the largest draft allocation within the Plan and as such, occupies a unique and vitally important role in meeting Oxford's Unmet Housing Needs. As such, the Tripartite consider it is essential that it is present [and/or represented] and participates at the Examination in order to assist the Inspector by responding to any queries that may arise and supporting the assessment of the soundness of the Plan.

PR-C-0842 10/10/2017 Duncan Chadwick David Lock Associates on behalf of University of Oxford, Merton College and a private landowner — Y Y N Y

5596

Comments

"The strategic case for expansion of Begbroke Science Park" - Extract from Executive Summary - "The interface between academic research and its application and exploitation takes many forms. For nearly two decades, the University of Oxford's Begbroke Science Park has been home to a wide range of activities in this sphere, playing a vital role in the University's 'impact' strategy and the wider economy. Central to its success is the co-location of different stakeholders and activities within an integrated campus, which offers benefits not found in wholly commercial science or business parks. With the launch of a new Government Industrial Strategy, which plays to regional strengths, a step change in the exploitation of academic research, supported by Oxford Sciences Innovation, and maturing links with key overseas partners, the period through to 2031 offers major new opportunities for the region and the wider UK. This is supported by the National Infrastructure Commission's (NIC) work on the Cambridge-Milton Keynes-Oxford Corridor, which has identified an opportunity to develop a series of successful but distinct places into a major economic corridor that delivers substantial benefits to the UK as a whole. To capitalise on these opportunities – and realise the potential for new jobs, inward investment and economic growth – expansion of Begbroke Science Park beyond its current boundary is essential. Currently, the site is sub-optimal in size and at full capacity. Growth will enable agile responses by the University and region to new (often time-limited) opportunities; and, through a scale-up of activity and symbiotic links, will create a vibrant innovation community that will form a key part of the Cambridge – MK – Oxford corridor."

Changes Sought

Reasons for Participation

The land owned and controlled by the Tripartite comprises some 86% of the largest draft allocation within the Plan and as such, occupies a unique and vitally important role in meeting Oxford's Unmet Housing Needs. As such, the Tripartite consider it is essential that it is present [and/or represented] and participates at the Examination in order to assist the Inspector by responding to any queries that may arise and supporting the assessment of the soundness of the Plan.

Page 2694

PR-C-0845 10/10/2017 Christine Cook — N Y

2282

Comments

Development is not appropriate given the size of the villages of Yarnton and Begbroke and will mean that we be merged with Kidlington to form a large conurbation of housing. We will lose our historic village identities because of the density of the proposed housing development.

Changes Sought

Reasons for Participation

Would like the Begbroke and Yarnton Green Belt Campaign to act as my representative during the Examination by the Planning Inspector.

PR-C-0845 10/10/2017 Christine Cook — N Y

5694

Comments

Flooding - There is a continual problem in Cassington Road. Understand that they have to dredge for months along that road since the new estate there was built so why are we building more houses and creating more issues like that?

Changes Sought

Reasons for Participation

Would like the Begbroke and Yarnton Green Belt Campaign to act as my representative during the Examination by the Planning Inspector.

PR-C-0849 10/10/2017 Peter Erivona Gleam Investments Ltd

2290

Comments

Letter and brochure promoting a circa 90 acre site between Wendlebury and Merton for a 5* farmland resort. Details provided in representation.

Changes Sought

Reasons for Participation

PR-C-0850 10/10/2017 Colin Homans — N

2295

Comments

The Green Belt is a vital resource for future generations and must not be squandered by this generation. Planners should plan development and housing, ensuring the Green Belt is protected.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0850 10/10/2017 Colin Homans N

2292

Comments

Object to the plan to build 4,400 houses in the area local to North Oxford and the villages of Kidlington, Yarnton and Begbroke to meet Oxfords unmet housing needs. Believe the case has not been made for such as a large development which will be detrimental to the quality of life enjoyed by existing residents in the area. No proper explanation for the number of houses required by Oxford has been given. Have all brownfield sites been fully examined and what housing numbers have been allocated to these areas? What housing numbers have been allocated to greenfield sites in Oxford City, South Oxfordshire, Vale of White Horse and West Oxfordshire? Why has there been no mention of affordable housing or reserving some housing for local first time buyers who are usually outbid as a result of high prices and high market demand. When the UK leaves the EU net immigration level to the UK should be below the present levels of 350,000 per year. Has this future reduction in immigration been taken into account? Why have plans for extra employment sites such as the Northern Gateway and other Scientific and Industrial Parks been advanced if such major housing requirements are unmet? Planning new jobs around Oxford will draw in new workers from outside and further increase housing shortages.

Changes Sought

Reasons for Participation

PR-C-0850 10/10/2017 Colin Homans N

5702

Comments

4,400 extra houses will also need significant extra supporting facilities such as schools, GP surgeries, dentists, etc. These facilities are all in short supply at present and will require extra land to be allocated. The proposal will represent a huge change almost doubling the existing size of the village of Kidlington.

Changes Sought

Reasons for Participation

PR-C-0851 10/10/2017 Margaret Homans N

2300

Comments

We must save the Green belt for the future.

Changes Sought

Reasons for Participation

PR-C-0852 10/10/2017 D Homans N

2305

Comments

The Green belt is the lungs of our community and must be saved.

Changes Sought

Reasons for Participation

PR-C-0854 10/10/2017 Paul Thomas N

2307

Comments

Very unhappy with the proposals to build so many houses North of the City of Oxford. Read the CPRE's response to this and totally concur with it. It will be a sad day if resident's interests are trampled underfoot whilethe developers run amok in our countryside.

Changes Sought

Reasons for Participation

PR-C-0856 10/10/2017 Anne Clifton N

2317

Comments

To lose the Green Belt will be a tragedy and so would changing Oxford from an delightful University city into something larger, busier and characterless. The country doesn't need more houses - it needs fewer people! The country is overpopulated as it is. Please don't allow these houses to be build.

Changes Sought

Would it be possible to invest the money in buying up a brown field site somewhere and cleaning it up, so that houses could be built there?

Reasons for Participation

PR-C-0857 10/10/2017 Elaine Oke N

2322

Comments

These plans will have an permanent, negative impact on local people, communities and the environment and will only contribute to the traffic pollution and worse standard of life for existing inhabitants. Green belts must be preserved.

Changes Sought

Reasons for Participation

PR-C-0858 10/10/2017 Katherine Andrews N

2327

Comments

Very concerned that additional housing on this scale will put a severe strain on our traffic problems during commuter times. Local amenities are already stretched, like doctors, schools and libraries. Strongly believes that Green Belt should remain protected. It protect the rural landscape surrounding Oxford and is important for making sure Oxford doesn't become overdeveloped. Enjoyed by local residents. Important for wildlife and parts can serve as a flood plain. Very concerned about the calculations that were done to come up with 4400 houses - they have been widely criticised. Layla Moran MP said a currant government consultation would probably half the number of homes, councils have to build - let's wait for this.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0859 10/10/2017 S Wentzel N

2332

Comments

Oxford's road infrastructure is already saturated! Traffic in Oxford is bad. The pollution is getting worse. By building more and more houses, they're spoiling the beauty and quality of living in Oxford.

Changes Sought | Reasons for Participation

PR-C-0860 10/10/2017 Daphne Hampson N

2337

Comments

People live here because they want to live away from the big city and it is not fair to make it a different kind of place than it is. Oxford should build decent high rise accommodation, then we can preserve the beauty of the countryside as it is. Kidlington people have been QUITE CLEAR, they don't want this extra housing. Oxford has no right to force this on us.

Changes Sought | Reasons for Participation

PR-C-0861 10/10/2017 Walker N

2342

Comments

Irresponsible to approve these plans as there is no sufficient infrastructure for such a vast number of houses. It would also be removing flood plains, which will cause wider problems in the community.

Changes Sought | Reasons for Participation

PR-C-0865 02/10/2017 P M Vandermin

2351

Comments

Object to your proposals to build 4,400 new houses north of Oxford. The 4,400 homes is not an appropriate requirement. This is unsustainable. It would make traffic problems much worse. Schools and health services would be overstretched. Open country side in the green belt will be sacrificed, countryside walks and views lost forever. Natural habitats of great local importance would be destroyed. Oxford City's 'unmet need' is unproven and the extra housing figures are unrealistically high and Cherwell should challenge them. Object strongly to areas of search which involve development in the Oxford Green Belt. The Green Belt is much appreciated and enjoyed by large numbers of local residents. It helps to protect the historic city of Oxford from over development. understand that Green Belt is a permanent designation. The Government's promise, and Cherwell's policy, to protect the Green Belt should be upheld. Areas of search which involve building on Green Belt are not reasonable.

Changes Sought | Reasons for Participation

Page 2666

PR-C-0867 20/09/2017 Dr J R Maddicott N

454

Comments

All the land is GB and the Council has a duty to maintain Government policy on this.

Changes Sought | Reasons for Participation

PR-C-0867 20/09/2017 Dr J R Maddicott N

458

Comments

There is no indication of how the necessary infrastructure will be funded and assumes developer/government funding.

Changes Sought | Reasons for Participation

PR-C-0867 20/09/2017 Dr J R Maddicott N

453

Comments

Objection to the plan to build 4,400 houses as the proposal is unsound and unjustified

Changes Sought | Reasons for Participation

PR-C-0867 20/09/2017 Dr J R Maddicott N

456

Comments

The need for 4,400 houses has not been proven and is based on the SHMA calculation of the county's need for 100,000 new houses, with the reasoning and calculations behind both figures have not been revealed. SHMA figures rest largely on input from developers, who have a vested interest. Any planning inquiry should demand to see the calculations behind these figures.

Changes Sought | Reasons for Participation

PR-C-0867 20/09/2017 Dr J R Maddicott N

459

Comments

The plan will not help 'Oxford's Unmet Housing Need' as the housing as it is unlikely that any large portion of it will be 'affordable - on the new Barton estate the estimated market price for a one-bedroom flat is £300,000. It will likely go to London commuters.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0867 20/09/2017 Dr J R Maddicott N

457

Comments

The plan is environmentally unsound as it will greatly increase traffic volume and congestion on the roads into Oxford from the north, resulting in greater noise and air pollution.

Changes Sought | Reasons for Participation

PR-C-0867 20/09/2017 Dr J R Maddicott N

455

Comments

There will not be any open land between Oxford suburbs and Kidlington, with the two areas merging into a sprawl of modern housing.

Changes Sought | Reasons for Participation

PR-C-0871 03/10/2017 Susan Ganter

2363

Comments

Within a green belt approval was not to be given except in very special circumstances. Although Cherwell District Council considers that there are very special circumstances and this land should be provided for housing this is not convincing. If the City Council want to use vacant land within their boundaries for business and commercial use rather than housing purposes it is very convenient for the owners of such agricultural land in the outlying villages. Oxford's 'Unmet needs' are substantially overstated. The amount of 'needs' that are unmet is not identified.If these proposals do go ahead then Begbroke, Kidlington and Yarnton will become suburbs of the City of Oxford. Increasing the size of these villages is obscene. Little realistic thought has been given to the possible increase of traffic on the A44, the problems of flooding and noise from the airport which has always been a nuisance. Flooding has always been a problem both in Begbroke and in Yarnton. With more land under concrete this will be increased. The land proposed for development is within the circuit of the airport. Constant complaints about aircraft noise and the dangers of accidents. Aircraft using the Oxford/London airport are larger and noisier than in the days of the flying school. The suggestion of a bus lane on the A44 is farcical. There is not room to incorporate in especially at pinch points. A train station at Begbroke is a purely fanciful idea and is not likely to happen. To cut traffic from Sandy Lane will mean that all traffic from this area will have to use Langford Lane or go up to the Frieze Farm roundabout. Once the countryside has gone it will never return.

Changes Sought | Reasons for Participation

PR-C-0872 03/10/2017 David Phipps N

2364

Comments

Strongly object to the above plan to build on Green Belt land. Green Belt is a government policy to provide permanent protection against urban sprawl and the need to build on this land is unproven. The proposal would create a vast sprawl merging three quite separate communities before joining them with Oxford City. Oxford is a small city and its historic charm would be harmed if it is allowed to sprawl out and encompass three other quite different communities on its northern side. Oxford's unmet housing need has been vastly overstated and Oxford would be capable of meeting all its needs by switching land earmarked for business to housing needs. Any new High-Tec business could be located where very large numbers of houses have already been allocated on the basis that such jobs would be provided. (i.e.. Bicester). A mature golf course and very precious open country-side should not be sacrificed in this way. With a railway line very close by there is a very real risk of simply attracting many London employed people to commute from the Golf Course development and therefore not contributing to the so called Oxford housing need. No adequate local transport plans proposed to cope with the vast increase in traffic and congestion that this proposal would create.

Changes Sought | Reasons for Participation

PR-C-0879 05/10/2017 W E Crane N

2379

Comments

Enough land in Oxford which could be used for houses instead of businesses. Therefore no valid reason to use Green Belt land, because there is other land available. The Green belt (GB) preserves open spaces that are much appreciated by local residents, protects both the historic City of Oxford from over development and neighbouring villages from coalescence. Government guidance says that GB is an permanent designation and that unmet housing need is not a reason for building on the GB. Particular disappointed that you do not intend to put the plan on hold while the government's new calculations for housing targets come into force. The plan has not properly addressed the questions of infrastructure costs and the implications for traffic and public services.

Changes Sought | Reasons for Participation

PR-C-0880 05/10/2017 Tine Stolland

2380

Comments

Protest about the proposal to build 2500 houses around Begbroke and Yarnton on Green Belt (GB) land. This would damage our rural environment! Extremely concerned about flooding. When there is heavy rain there is often flooding in the Paddocks where it joins with Rutter Lane. There are already traffic problems on the dual carriageway going into Oxford - starting at Woodstock & continue all the way into Oxford, mornings and evenings. Should not be building here for Oxford City. Such a development would be a breath-taking violation of the founding principles behind our GB, destroying habitat for wildlife.

Changes Sought | Reasons for Participation

PR-C-0881 05/10/2017 Mrs Ann Crane N

2381

Comments

Object to the plan to build 4400 houses on Green Belt (GB) land around Kidlington, Begbroke and Yarnton. First objection: the number of houses for Oxford overspill, is an unjustified number, based on over-estimated growth. The new Government plans to simplify how housing targets are calculated, are likely to slash Oxford's numbers. Oxford is capable of accommodating most of its housing need by switching land earmarked for business to housing. Oxford must sort out its own problems. In this case the plans to build on GB is not justified. There is other land. Losing the GB would mean loss for ever, of habitats, green spaces and quality of life for future generations as well as ours. Second objection: lack of any positive, costed infrastructure plans for an area of housing that will double the population. There are no plans to improve the excising road networks to alleviate the problems of the massive amount of new traffic. As well as that on public services, already overstretched, will be unable to cope. Finally: Dismayed that there is no real obligation as to how many of these houses will be affordable, nor is the any mention of social housing. What is planned is a huge, urban sprawl in the GB, to serve commutes to Oxford and to London form the new Railway.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0884 06/10/2017 Professor R E Moon

2384

Comments

Request that you review the decision to allocate green belt land to the north of Oxford for housing. Do not think it 'demonstrates very special circumstances' that would necessitate such a breach of the green belt. In particular: • this would significantly increase air pollution in an already polluted part of the county (objection to policy PR12a)• the proposals ride roughshod over the purposes of the green belt, in particular the amenity provided for the health of the community. North Oxford Golf course, for example, has hundreds of members and thousands of other users; the alternative provision suggested is derisory (objection to policy PR6b and PR3).• the view expressed in CLPPR that meeting the City housing target represents 'exceptional' circumstances is not substantiated and not explained in para 5.17 . The proposal, if implemented, would create an urban sprawl through the green belt. The proximity of Oxford Parkway station will, with certainty, create an enclave of commuter houses rather than meeting Oxford city housing needs. The uncertainty about the Oxford city housing need is a further reason for withdrawing these proposals.

Changes Sought

Reasons for Participation

PR-C-0888 10/10/2017 Dr & Mrs P Robson

2390

Comments

Object to such a huge development on Green Belt. Whilst understanding the need for some housing, it is far too big and will have a disproportionate negative effect on a lovely area - virtually joining Kidlington with Oxford. Why don't the Council ever listen to what the people they represent want?

Changes Sought

Reasons for Participation

PR-C-0892 10/10/2017 Brian Dempster N

2401

Comments

For all these reasons considers the policy to be. • Unsound• Not properly prepared• Not justified• Not effective in delivering a viable living space in the North Oxford Corridor.

Changes Sought

Reasons for Participation

PR-C-0896 10/10/2017 N Simpson

2414

Comments

Building on the flood plain around Kidlington will raise the treat of future flooding in parts of the village. More erratic weather conditions coupled with less land for the water to go into, will bound to lead to more frequent floods.

Changes Sought

Reasons for Participation

PR-C-0897 10/10/2017 Mary Phipps N

2415

Comments

Strongly object to building on Green Belt land. Green Belt is a government policy to provide permanent protection against urban sprawl and the need to build on this land is unproven. The proposal would create a vast sprawl merging three quite separate communities before joining them with Oxford City. Oxford is a small city and its historic charm would be harmed if it is allowed to sprawl out and encompass three other quite different communities on its northern side. Oxford's unmet housing need has been vastly overstated and Oxford would be capable of meeting all its needs by switching land earmarked for business to housing needs. Any new High-Tec business could be located where very large numbers of houses have already been allocated on the basis that such jobs would be provided. (i.e. Bicester). A mature golf course and very precious open country-side should not be sacrificed in this way. With a railway line very close by there is a very real risk of simply attracting many London employed people to commute from the Golf Course development and therefore not contributing to the so called Oxford housing need. There are certainly no adequate local transport plans proposed to cope with the vast increase in traffic and congestion that this proposal would create.

Changes Sought

Reasons for Participation

PR-C-0899 10/10/2017 Prof John Morris N

2421

Comments

Consider that the proposed submission plan is both unjustified and unsustainable - trust that Cherwell District Council will realise what a detrimental impact this large quantity of new housing will have both on the quality of life of those who already live here and on the environment in general and will no longer support this plan.

Changes Sought

Reasons for Participation

PR-C-0900 10/10/2017 Kieran Brooks N

2427

Comments

I am disappointed in the overall process surrounding the development of the planning proposals for the GB areas North of Oxford. Their progress was undertaken in a way which appears was intended to avoid discussion & debate until matters were well under way. Behind the veil of bureaucratic process it is perhaps easier to shield the proposals from visibility to those they are most likely to affect. It is frustrating that CDC, knowing perhaps that their selected 'solution' (conveniently redesigning the Green Belt) was going to be controversial & opposed, chose not to engage in a more open dialogue beyond the minimum required under the law. Overall I consider the Submission Plan to be unsound, not justified, not effective and not positively prepared.

Changes Sought

Reasons for Participation

PR-C-0900 10/10/2017 Kieran Brooks N

2426

Comments

Object to the complexity of the consultation process & it's timing over the school holidays. The council has not given members of the public a fair opportunity to read & understand the proposals & make their views known. The information provided has been inadequate & when documents were made available they were appallingly presented in Kidlington Public Library, piled on a shelf amongst other books & papers, unlabelled & with no signage to direct the public to their location. I had ask their whereabouts from library staff.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0901 10/10/2017 Mrs Cynthia Klobucki

2428

Comments

Objects to building on Green Belt for these reasons; 1. Building will devour Kidlington as a village. 2. We will lose countryside & nature, valuable to future generations to enjoy. Important to not become a concrete jungle. 3. Traffic congestion, already bad, will increase. It has taken 1 hr to get to Summertown roundabout. 4. Schools, GP will not cope with extra volume. Valuable land along the canal to Yarnton has a development of houses that are not 'affordable homes'. How will the pathway between Kidlington and Oxford be made safer for walkers/cyclists? It is dangerous crossing the road from Garden City to the other side of the roundabout. You have to go onto the road to see if anything is coming. Dangerous as cars are driving fast and looking left and not seeing people crossing the road.

Changes Sought

Reasons for Participation

PR-C-0902 14/08/2017 Mrs Elizabeth C Mills N

2433

Comments

Already impossible to get a GP appointment in less than one month, by which time one's condition is much worse. Buses are already overcrowded at peak times. It will be impossible to find a parking place in parking areas. The roads are already congested and dangerous.

Changes Sought

Reasons for Participation

PR-C-0903 14/08/2017 HF Way N

2438

Comments

By building more houses, you are encouraging a growth in population of the already overcrowded Island.

Changes Sought

Reasons for Participation

PR-C-0904 12/08/2017 Michael Cavey N

2443

Comments

Consider that the proposed submission plan is unsound, not positively prepared, not justified and not effective for the reasons given; don't agree. don't want them. Will say NO all the time.

Changes Sought

Reasons for Participation

PR-C-0905 22/08/2017 David Elvidge N

2448

Comments

When Blenheim Estate proposed development including land owned by CDC, CDC said they had no need to build more homes. Why the change now? Let Oxford City find space on their Science Parks!

Changes Sought

Reasons for Participation

PR-C-0906 07/08/2017 Patricia Ann Heath N

2453

Comments

Green space is IMPORTANT. Don't want Oxford overflow housing. No costs shown! CRAFTY timing too! Regularly walk in the fields around Kidlington/Yarnton. It would be a DISASTER if they were built on.

Changes Sought

Reasons for Participation

PR-C-0907 11/08/2017 David G Hitchens N

2458

Comments

Objects strongly to building all these houses on and around Kidlington. Doctor surgeries already struggle so how long will it take with the new people in these houses to arrange to see a doctor? At the local council office, Exeter Hall you can't talk to anybody without an appointment. It will be impossible with more people trying to use the system. Where will all their children go to school? Classes are already overcrowded. Traffic through Kidlington will grind to a stop. It's already bad. The shops will have bigger queues than already.Enjoy walking in the Green Belt and that would stop.

Changes Sought

Reasons for Participation

PR-C-0908 11/08/2017 Susan H Booker N

2463

Comments

Considers that the proposed submission plan is unsound, not positively prepared, not justified and not effective for the reasons given; It is too many houses. Kidlington is already overcrowded. Some times of day it takes almost 10 mins to get out of my road. GP's are over stretched. Getting to see one is hit & miss. Instead of this plan, use up empty spaces i.e. old unused shops & offices. Turning them into lovely homes for less cost to the GB, bringing life back into un-used places where people want to live. GREEN BELT IS TO MAKE LIFE BETTER, FOR WILDLIFE, NOT BUILT ON.

Changes Sought

Reasons for Participation

PR-C-0909 11/08/2017 Mrs A P Aust N

2468

Comments

Considers that the proposed submission plan is unsound, not positively prepared, not justified and not effective for the reasons given; Thoroughly supports all the objections on the card to PR1a, PR3, PR11 & unreasonable consultation process.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0910 08/08/2017 J E Cox N

2473

Comments

Considers that the proposed submission plan is unsound, not positively prepared, not justified and not effective. What thought has been given to Kidlington shops parking now that we are losing the Co-Op parking? Current parking regulations are not enforced & residents are constantly finding obstructions at their properties. This can only get worse with more houses! A proposed rail station at Sandy Lane, plus parking? Has the water table been checked? At the moment a 3 week wait for a GP appointment! The lack of thought does not hold up. CDC are being bullied by the City. For gods sake show backbone!

Changes Sought

Reasons for Participation

PR-C-0911 10/10/2017 Mrs D Harrys N

2478

Comments

Can't understand why they have to build on Green Belt in this area. There is not enough parking places for house owners now. You wait weeks to get an appointment to see your OWN GP. They are so busy treating so many emergencies. They say affordable houses but what do they mean by affordable? The one's being built in Oxford are over priced! What about the roads? There is always traffic jams. It takes ages to get to GP's, schools etc. with engines running, giving out pollution 24 hrs. Like to walk in parks but would be breathing in this awful air, especially in warm conditions.

Changes Sought

Reasons for Participation

PR-C-0912 08/08/2017 Michael Sims N

2483

Comments

Objects to any building on the east of Oxford Rd (A4260). The area is already overcrowded with infill, overcrowded roads, lack of parking, flood risk and overstretched services. Building on any Green Belt land is unacceptable.

Changes Sought

Reasons for Participation

PR-C-0914 07/08/2017 Moya Hermon N

2493

Comments

Seen the effects of continuous urban sprawl in Melbourne, Australia where many miles of unbroken housing and development have led to enormous traffic congestion and pollution and this proposed submission will lead to similar problems, apart from the lack of other infrastructure that would be needed. Don't believe there is money available or motivation to handle the scheme. Once the Green Belt 'lung' is gone, it's gone for ever.

Changes Sought

Reasons for Participation

Page 2670

PR-C-0915 06/08/2017 Fred Paul Brightmore N

2498

Comments

A few logic questions. 1. Supply of services? 2. Can we afford to maintain roads to these houses? 3. Electrical generation costs? 4. Gas supply? 5. Water and Sewerage costs? 6. Major problem, traffic leaving areas, as this is a commuting area, only a small number of persons work locally. 7. Policing, very poor now and NHS, Doctors. It seems the only way out if we do need these houses, is build a new town. 8. Has anybody studied population rise = rise in crime, & volume of traffic, we can't cope now!

Changes Sought

Reasons for Participation

PR-C-0916 07/08/2017 Mrs Patricia Watson N

2503

Comments

It is totally wrong to build on Green Belt. Once it's built on, it is lost forever. We will lose not only the countryside and delightful walks, but also the loss of habitat and wildlife. Have to wait 3-4 weeks for an appointment to see a GP. How much worse will it be if CDC allow the population to increase.

Changes Sought

Reasons for Participation

PR-C-0917 07/08/2017 Keith Watson N

2508

Comments

Believe this plan is a disaster in the making. In a village with congestion problems and a doctors surgery that require 3 weeks notice to get an appointment, an increase in population is ridiculous. It is appalling that permission is also being sought to develop and spoil beautiful areas of countryside and destroy some of the nicest walks available to residents to enjoy. Furthermore, believe the application approach has been handled in an underhand way, totally unfair and without consideration for residents.

Changes Sought

Reasons for Participation

PR-C-0918 10/10/2017 Kelly Balliu N

2513

Comments

Objects to planned construction on Green Belt. It would be unjustified to decimate our countryside. It will affect the older and younger generations and negatively impact our unborn children. They will never be able to explore what once was. It is only fair to enable the public to have their say on the matter before final decisions are taken.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0919 07/08/2017 Kevin & Natalie Brownsill N

2518

Comments

Often find even currently that doctors, schools and key services are stretched here. Only 1 community officer and rarely seen! The high street traffic can be chaos. Don't see how you can add more cars into the mix. In the village centre the current Co-Op development is threatening parking and services. Adding all these houses without proper facilities will affect all of our living conditions. A % age of houses should be handed out to each surrounding village around Oxford to allow locals a chance to buy where they grew up and stop the strain on services/pressure of traffic. A by-pass or similar additional route into Oxford MUST be sought. We can't handle more traffic through the village (traffic speeds are already a concern). The lack of shops and facilities then drives everyone to visit other places to shop. The traffic onto the A34 and ring road are stressed enough without an increase in pressure from Kidlington residents. IT IS NOT ACCEPTABLE. FIND A METHOD TO SPREAD IT ACROSS ALL OF OXFORD!

Changes Sought — Reasons for Participation

PR-C-0921 14/08/2017 Ursula Dawson N

2528

Comments

Object to PR1a, PR3, PR11, plus unreasonable consultation process. Object to CDC failing to commission and examine an environmental report. It is NOT good enough to leave it to contractors. Strongly Object to CDC not representing the people of Cherwell and choosing to give into pressure from Oxford. Not acceptable. On your website you have 4 priorities; 1. Sound budgets & customer focussed council. You are ignoring the customer. 2. Thriving communities. You are intending to smash the community to pieces. 3. District of Opportunities. Letting Oxford City Council pressure you makes this a ridiculous statement. 4. Safe, clean and green. You are proposing lots of traffic, fumes, getting rid of Green Belt. Why are you proposing to do the opposite of what you state on you website are your priorities?

Changes Sought — Reasons for Participation

PR-C-0922 10/08/2017 C R Masters N

2533

Comments

It is just too much development in the area.

Changes Sought — Reasons for Participation

PR-C-0923 09/08/2017 David Barber N

2538

Comments

The infrastructure support for the proposals is ridiculous. Traffic, schooling over 11 year olds. GH School won't be able to cope. The health service provisions currently under stress would worsen. Visits to GP's becoming harder to obtain. The loss of Green Belt in our area will be catastrophic for wildlife. Journeys into Oxford, already taking up to 1 hr, will lengthen. People from the area will take their business elsewhere instead of Oxford. Local traffic in rush hour will worsen.

Changes Sought — Reasons for Participation

PR-C-0924 07/08/2017 Mr & Mrs M J Brown N

2543

Comments

Parts of Kidlington are prone to flooding. Have you considered this? Green Belt is exactly that. Not for building on. Its for the locals to enjoy & a safe habitat for wildlife. 4000 houses will mean at least 8000 cars. Our roads are already gridlocked. We don't need more cars and the air pollution they will bring. You have no intention of providing much affordable housing for our local people. Selling to commuters from London/Birmingham is more lucrative to you. Schools and medical centres are bursting at the seams already. You don't seem to be addressing this. Or improved roads. Already overcrowded so, NO NO NO to your proposals.

Changes Sought — Reasons for Participation

PR-C-0925 08/08/2017 Mrs S M Atkins N

2548

Comments

Increase in traffic. Shortage of GP's and Surgeries. Water rationing??

Changes Sought — Reasons for Participation

PR-C-0926 10/10/2017 M C Makepeace N

2553

Comments

CDC should have presented their case 'in person', rather than proposals without firm foundations. Unless CDC is prepared to be 'honest', rather than follow Govt. politics etc. it cannot be considered to have integrity. It is the people who should decide.

Changes Sought — Reasons for Participation

PR-C-0927 07/08/2017 Moira Robinson N

2558

Comments

The air (O2) quality around Oxford and its environs is appalling. Many people have persistent coughs due to this problem. How is the NHS going to cope into the future? If Oxford has money to spare for unnecessary houses, how about putting a road between the A40 and the JRH? Giving people on the current route to the JRH some cleaner air. That's my major concern. There is also the problem with sewer pipes etc. Pollution, overcrowded schools, shortage of GP's and the ground between Kidlington and Yarnton is a flood plain - more problems!

Changes Sought — Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0928 07/08/2017 Michael C Warmington N

2563

Comments

Reference to a public exhibition. Roads around Oxford need improving, in N Oxford in particular. Costly suggestion - build a road from Marston fly over on the A40, run the roads across fields and join up Kidlington roundabout. Build a link from Frieze Way roundabout to link up with the A40. This would alleviate traffic through Banbury Rd and Wolvercote roundabouts, assisting the flow from Woodstock, Kidlington into Oxford City itself. Currently at peak times there is gridlock. With 4,400 new homes even with only one car driver, no-one will be able to move.

Changes Sought

Reasons for Participation

PR-C-0929 18/08/2017 P Newman N

2568

Comments

Insufficient time to consult local people. The consultation was over the summer holidays whilst many people were away. Unable to attend the local displays for proposed plans as the times/dates were very short. Concerned some of the sites may cause increased flooding to houses and increased air pollution, higher than national safety levels. There is no evidence on managing traffic congestion and the increase on local facilities (schools, GP's).

Changes Sought

Reasons for Participation

PR-C-0930 02/08/2017 Michael Pollard N

2573

Comments

Oxford should not encroach on Kidlington. They should use their own land to solve the housing problem.

Changes Sought

Reasons for Participation

PR-C-0931 08/08/2017 Mr & Mrs D G Nash N

2578

Comments

These proposals have obviously not been thought out. Where's the money going to come from for GP surgeries, schools, road improvement, shops, new bus routes etc.? Also, the environment will be irreparably damaged. We will lose our countryside! Traffic congestion is bad enough now, let alone the massive disruption and damage during construction. The housing will not be 'affordable', as soon as it's built, prices will go up to Oxford prices, therefore unaffordable. So who will buy them? We will lose our identities as villages and communities and will become a massive suburban sprawl. Suggest you reconsider and leave the countryside alone!

Changes Sought

Reasons for Participation

PR-C-0932 08/08/2017 W L H Horlick N

2583

Comments

Oppose the volume of building in Kidlington, Yarnton and Begbroke. Not enough thought/consultation has been brought to the table. 1. National statistics show most households have 2+cars. Where are 8,000+ cars going to park? 2. Cut the house build by 50% and follow Colchester Council's example, NOT to build houses on postage stamp size plots with large car sized garages and space for 1 car in front of it. This way 'no parking 24/7' would stop commuters parking in the street to catch buses into town. In the build plan there should be a clause stating garages must not be converted into bedsits thus turning them into HMO's like many are doing in Kidlington. 3. With London (Oxford) Airport ramping up it's business with larger aircraft & more flights, who will want to buys a house in the flight path? Can see this as a buy to let for the better off. In turn creating more problems down the line with HMO's and rents that families can't afford at a later date and eventually become homeless.

Changes Sought

Reasons for Participation

PR-C-0933 11/08/2017 Clodagh Jakuborin N

2588

Comments

Very concerned about the plans, over populating the area. How are you going to get the GP's and Teachers needed? (Kennington Health Centre almost collapsed from lack of GP's, it's merged with Botley). The traffic is terrible in and around Oxford. Can't have more buses going into Oxford centre. It gets jammed up with buses now. Oxford City should be encouraged to build more flats (not tower blocks) as they do in most of Europe. People wouldn't need transport to work.

Changes Sought

Reasons for Participation

PR-C-0934 23/08/2017 Jack Li N

2593

Comments

The current highway network in Oxford is in a terrible condition and can't meet traffic requirements. The A34 is already at capacity and it is not satisfactory for drivers. As a tax payer, often sit in morning traffic on the way to work. Oxford has no plan to improve this with building 4,400 new houses and their additional traffic. Kidlington will become a terrible place to live and our homes will be surrounded by cars and people. The current infrastructure can't meet the requirements for the additional cars and traffic. Will be stuck in traffic all day and won't be able to go out to work.

Changes Sought

Reasons for Participation

PR-C-0935 24/08/2017 A Davenport N

2598

Comments

Kidlington being a village is the main reason for me coming here. There are too many people moving here. The village has enough people in it, enough is enough. Don't approve of more houses in Kidlington.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0936 10/10/2017 Sheila Nichols N

2603

Comments

The proposal is UTTER MADNESS. 1. Infrastructure; approach roads to Oxford (A40, A34, A44 etc.) are already congested. 4000 more houses (with at least one car per house) will cause a perpetual gridlock. 2. Public Services; schools won't cope with increased pupil numbers, GP waiting times will be increased and the JR is already overstretched. 3. Sandy Lane Crossing; this is an essential route from Kidlington to Yarnton (and popular Yarnton Nurseries). Closing the road will force traffic to go via the A44. 4. Kidlington Village; is not an overspill for Oxfords problems. Our Green Belt should stay PERMANENT. Oxford is a beautiful city but it risks becoming notorious for traffic congestion.

Changes Sought

Reasons for Participation

PR-C-0937 19/08/2017 Anne Sandy N

2608

Comments

1. Traffic is already bad in our area. Roads can't cope at peak times. Journey times will increase and we can't all use public transport for getting to/from work. As a home carer, would not be able to do the job by bus. A morning journey to Wolvercote can take 30-40 minutes (a distance of 3-4 miles!). This will worsen with the new developments. 2. Waiting times to see a GP will increase (appointments are now for 4 weeks time)! 3. School class sizes will rise, already large (40 in foundation stage), and lack of pre school places. 4. Emergency services and hospitals already stretched in the area.

Changes Sought

Reasons for Participation

PR-C-0938 07/08/2017 Kate Rendle N

2613

Comments

1. CDC should do more to protect the area and its residents. 4,400 more houses may equal 12,000 more people. Far too many. There would need to be massive new infrastructure to support them. No evidence that all these new homes are needed and they will be unaffordable, bought by commuters (or foreigners as in Bicester) not by young people. 2. The Green Belt should NOT be touched. It's important now and for future generations. 3. The Government's policy is to protect Green Belt. Any infringement impacting negatively on well being, pollution levels and life. 4. The plans are too complex for the average person to understand. Feel that's deliberate, to discourage younger people from objecting.

Changes Sought

Reasons for Participation

PR-C-0939 16/08/2017 J Hill N

2618

Comments

Please DO NOT concrete over our Green Belt, taking away one of the very few free things left for all to enjoy, fresh air and space, green fields. Will future generations know what a meadow looks like? SHAME on the authority or anyone who lets this tragedy happen. Pollution will be increased beyond the point of no return. NO TO ALL THIS BUILDING.

Changes Sought

Reasons for Participation

Page 2973

PR-C-0940 16/08/2017 Felicity Peacock N

2623

Comments

Green Belt should be permanently protected. Using it for development now sets a worrying precedent. It protects from urban sprawl. The roads into Oxford from Kidlington and Yarnton are heavily daily and congested. Thousands of extra cars will cause gridlock. Have to wait minutes to exit my drive onto Banbury Road. Quality of life in the villages we chose to live, will be destroyed. Countryside and wildlife will disappear. Who will fund extra public services i.e.. GP's? It already takes 3 weeks for a GP appt. How can extra people be properly looked after?

Changes Sought

Reasons for Participation

PR-C-0941 14/08/2017 I Lyne N

2628

Comments

Object to houses being built on Green Belt. Roads, Traffic gridlock, Pollution, Schools, DR's, Shops, Flooding i.e.. Kidlington. Planning already agreed, no doubt?

Changes Sought

Reasons for Participation

PR-C-0942 11/08/2017 Mrs B Bellinger N

2633

Comments

CDC failed to consult properly and ignores Kidlington.

Changes Sought

Reasons for Participation

PR-C-0943 19/08/2017 Madelaine Demport N

2638

Comments

Many Kidlington residents are still unaware of this proposal and potential consequences locally. Although there is a housing shortage and increased homelessness, this would not rectify the situation as they would be built for the wrong people. Developers would benefit not the homeless or people in need of social housing. It is a severe overdevelopment, poorly thought through. Questionable figures of housing shortage used! Who would live in the houses? Where are the people currently waiting on the houses? There's been a new build house for sale in our road for at least a year! If it was so needed why hasn't it sold?

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0944 20/08/2017 Ylber Balliu N

2647

Comments

It's a shame to lose our countryside.

Changes Sought Reasons for Participation

PR-C-0945 22/08/2017 Sidney Oretagu N

2652

Comments

Should this go ahead it will cause chaos on roads. Who will buy the houses? Not our young couples, they will be too expensive. Schools will be overcrowded. Oxford has land towards Abingdon and Dorchester. Why should we give up our Green Belt just to satisfy Oxford. Waits for a GP appointments are up to 3 weeks and will increase with an influx of more people. Hospitals (i.e.. JR) can't cope now, and won't with more people. Wards are closed now in the JR with beds cut from 6 to 4, because of cut backs and shortage of staff.

Changes Sought Reasons for Participation

PR-C-0946 19/08/2017 Michael Foster N

2657

Comments

Totally against the building of 4000 new homes. The infrastructure will not cope. The countryside will be destroyed and more cars means more pollution and traffic jams. Doubt whether young local people will be able to afford the houses that the developers want to build.

Changes Sought Reasons for Participation

PR-C-0947 19/08/2017 Mrs Michele Allen N

2662

Comments

Angry that decisions are made that affect the lives of us living and working in the areas you will destroy. Commuting to work is stressful with congestion and delays the norm. This will add to it, gridlocking the region. To see a GP there is a 4 week wait! In your 'wisdom', bringing more cars and people into an already FULL area, as far as infrastructure and services can take. Also taking away natural habitat and green space from future generations and already struggling natural wildlife. Green Belt is there for a reason. It greatly adds to our health and wellbeing. Please don't proceed with this destruction.

Changes Sought Reasons for Participation

PR-C-0948 16/08/2017 P E Clayton N

2667

Comments

Commuter parking on Kidlington Roads/Streets is already a problem. The developments would make this worse. Preserve the Green Belt, designed as a benefit to all. Once lost it can't be replaced. None of the local authorities have a good track record when it comes to traffic management. i.e.. the costly and 'improved' traffic light system installed some years ago in Kidlington and recent 'upgrade' of Cutteslowe & Wolvercote roundabouts. More effort should be made to identify unused premises and bring them into the housing market.

Changes Sought Reasons for Participation

PR-C-0949 11/08/2017 John Holding N

2672

Comments

Oxford and environs are part of the UK's 'economical hotspot'. Link the housing proposal and Science Park building (Langford Lane) and we have a classic hot spot. No! The Government should spread such economic activity and Science Parks to areas that need it, providing much needed jobs and opportunities. I.e.. North East Midlands. In light of the Brexit negotiations, plans for growth can be overestimated. Save the Green Belt for future generations. Don't cover the SE countryside with houses & roads.

Changes Sought Reasons for Participation

PR-C-0950 10/08/2017 Mr R M Gynes N

2677

Comments

The existing roads are overloaded. The proposal adding up to 8,000 more cars (i.e.. 2 per house) to this. It makes no sense. Local healthcare is already overloaded. There are no plans to improve it. How can CDC & Oxford City Council justify this level of building. Why sacrifice a 100 year old golf course. Losing a public amenity. The new golf course won't be of use for 10 years after it's created. Why not build the homes on that piece of land & leave the golf course alone?

Changes Sought Reasons for Participation

PR-C-0951 10/10/2017 Julia Middleton N

2682

Comments

1. Green Belt policy would be made a mockery of. 2. Pollution, traffic, infrastructure issues. 3. Green spaces vital for wildlife and peoples well being. 4. This amount of housing would encourage Londoners, property speculators. Housing should be in sustainable amounts and affordable. Should be reserved for locals, especially key workers. Designs should be environmentally sound, high density flats, carefully designed avoiding huge loss of land in sensitive areas.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0952 10/10/2017 Mr & Mrs F A Williams N

2687

Comments

Kidlington is still a village at the moment. Cars litter the streets mid morning. Parks are full. Its residents being lazy and people catching buses to Oxford. Lets have a warden or more yellow lines! Its nice to still have some green space, and to feel we are individual. In the 80's Oxford City houses starting to fill up between the A4200 and the canal. Please leave it at that! A lot of the land mentioned is low lying. Sewers are originally late 1940's and not big enough to cope. The Oxford map shows there's a lot of green spaces beyond Blackbird Leys, Wheatley, Shotover, Boars Hill, even East of the M40. Houses for London commuters would be more suited to some of the areas. This amount of houses are not needed they would add to pollution/problems. We are already too close to Oxford, we do not wish to be part of it.

Changes Sought | Reasons for Participation

PR-C-0961 11/08/2017 Miss S P Moores

2709

Comments

I strongly object to any building on Green Belt.

Changes Sought | Reasons for Participation

PR-C-0962 06/08/2017 J M Bicknell N

2713

Comments

Oxford should sort it's own housing problems and not dump on others. Kidlington is NOT part of Oxford and does not want to be. The Green Belt should NEVER be built on. It is there to preserve the countryside, allowing villages to keep their identity. Proposals are ill thought out and presented. There is not the infrastructure to support them. Public transport, schools, medical and roads will suffer. Doubt that much of the housing will be affordable. This proposed submission plan is unwanted. It should be rejected.

Changes Sought | Reasons for Participation

PR-C-0963 11/08/2017 R Hardwick N

2718

Comments

1. Don't agree that the local DC's should be forced into building additional houses to deal with Oxford City shortfall. Oxford should be pressurised to sort out it's own housing problems as a priority. 2. The proposal vastly reduces GB which will never be replaced. 3. This development is only the thin end for the wedge. How long before other areas within site boundaries are built on. 4. Don't believe the majority of houses will be for locals. Market forces will prevail & will be sold to commuters. 5. Local services will deteriorate further.

Changes Sought | Reasons for Participation

PR-C-0964 10/10/2017 C K Peddy N

2723

Comments

The pamphlet laid down the opposition in simple but effective terms. Why should we provide London commuters with homes when we have a shortage of homes for locals? Green Belt should be sacrosanct. Leisure facilities should be kept. N. Oxford Golf Club is over 100 years old, provides the community with a leisure area for young and old. Healthy body, healthy mind. No infrastructure planned. New roads, schools, GP's and hospitals will be required. The whole plan should be a non starter, it's has not been properly researched.

Changes Sought | Reasons for Participation

PR-C-0965 24/08/2017 Nicky & Patrick Forsythe N

2728

Comments

Strongly object to developing on Green Belt. Unspoilt countryside around us which will be devastating to lose. It will impact on nature, traffic & quality of life. We will need more schools and GP's. There must be alternatives within Oxford itself? E.g.. existing brownfield sites or proposed employment sites.

Changes Sought | Reasons for Participation

PR-C-0966 25/08/2017 Mrs J D Spacksman N

2733

Comments

Don't believe that the Green Belt in Kidlington should be used for building houses. It will destroy the nature and walks in the area. It will increase more traffic which is bad enough, especially at peak times!

Changes Sought | Reasons for Participation

PR-C-0968 30/08/2017 Jane Green N

2743

Comments

1. Green Belt is designed to maintain green space between towns/villages. Needed for clean air, recreation and maintaining quality of life and are legally enforceable. 2. The 4000 new homes will negatively, permanently change the nature of communities. 3. Acknowledged that Oxford needs more housing. Oxfordshire County Council must forward plan better to direct business (inc. the University & Hospital) to build in other parts of the county to spread out where people live and work.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0969 10/10/2017 Kim Weitzel N

2748

Comments

Kidlington, Yarnton and Begbroke, 3 separate villages, must maintain separate identities. The proposals merge outlying N. Oxon villages, plus joins them to Oxford City, and said villages to Woodstock. The Green Belt must be maintained, cherished and if anything, expanded. We lose so much natural resource and green space. With the likes of asthma on the increase, we should be reducing environmental impact, not increasing it. Expand brownfield sites or build multi storey premises for starter homes. Even better encourage moving/expanding North of the UK which needs economic growth.

Changes Sought | Reasons for Participation

PR-C-0970 31/08/2017 G M Brooke N

2753

Comments

Green Belt's are lungs of fresh air for city dwellers and locals to enjoy. We must preserve our Green Belt so they don't disappear under building sites. Once that happens they're lost forever. With increasingly busy lives, we need space to enjoy landscape and wildlife. Houses planned for Oxford golf course, won't be 'affordable', but for London commuters via Oxford Parkway. Schools couldn't cope in Kidlington with larger intakes. Waiting lists at GP Surgeries have already deteriorated. Cherwell Councillors you have the power to protect our 'green and pleasant land'.

Changes Sought | Reasons for Participation

PR-C-0971 08/11/2007 Mrs Claire Ring N

2758

Comments

Traffic to Oxford is mad currently without more cars. Extra stress on local health centres, hospitals and schools. Also taking land from Green Belt. There will be less greenery and once approved they will ask to take more. Lack of retail space and parking in area.

Changes Sought | Reasons for Participation

PR-C-0973 31/08/2017 Dr Guy Harrison N

2768

Comments

Strongly object to encroachment on Green Belt. Either it's a 'permanent' or it's not. Understand Oxford has a duty to meet residents housing need. Don't think the burden should be shouldered on surrounding villages. Are the proposals sustainable? There seems no plan for the infrastructure needed.

Changes Sought | Reasons for Participation

Page 2676

PR-C-0974 22/08/2017 Mrs Pamela Lampard N

2773

Comments

Object strongly to all development in this area for these reasons; Traffic, is already horrendous getting in and out of Oxford at peak times. GP's, it takes 2 weeks to get appointments at Yarnton Surgery. Building on Green Belt. Pollution, the Green Belt was put there for fresh air, not traffic fumes. Also the bus service has reduced from 20 to 30 mins service.

Changes Sought | Reasons for Participation

PR-C-0976 23/08/2017 S P Spacksman N

2783

Comments

Building on the Green Belt will ruin the countryside around Kidlington, affecting nature and scenic walks. The roads in the area are not able to cope with the amount of traffic now let alone new cars brought to the area with new houses. Mornings are gridlocked now.

Changes Sought | Reasons for Participation

PR-C-0977 23/08/2017 R Lewis N

2788

Comments

Must not allow houses on Green Belt. Roads too crowded already in peak hours. The houses will not be available to local people - too expensive (i.e.. Barton). Should not be building houses at all for Oxford. They must build their own. This is their problem.

Changes Sought | Reasons for Participation

PR-C-0978 23/08/2017 Mrs L Gregory N

2793

Comments

I consider that the proposed submission plan is unsound, not positively prepared, not justified and not effective for the reasons given. Objects to PR1a to build 4,400 homes for Oxford overspill. It is not a justified or proven requirement. Considers it to be unsustainable.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0979 07/08/2017 Margaret Eynon

1080

Comments

Objects strongly about proposals to build houses on essential GB between Oxford and Kidlington/Begbroke/Yarnton. Cherwell District Council has given in to pressure from Oxford City Council to house it's overspill. Brown Field areas could be used by Oxford City Council. (Oxford City Golf Club which is central so transport links are already established). GB is to preserve the countryside for residents, a great need which Cherwell is agreeing to do away with. Oxford is one of the most polluted cities in the country. Increased building north of the city will increase pollution as the 'lungs' of the city provided by GB will be lost. The infrastructure cannot cope with more cars, hospitals and schools will be oversubscribed. Most of the houses will be bought by London commuters and will not house Oxford City residents. North Oxford Golf Club has, for over a hundred years, been a haven for wild life, an area for trees to grow to reduce pollution and provided green space for residents and members. With an ageing population it also provides social support for many people. Please preserve the GB and stop Oxford merging into Kidlington.

Changes Sought — Reasons for Participation

PR-C-0979 24/08/2017 Mrs Margaret Eynon N

2798

Comments

1. It is Oxford's job to maintain/sustain the city as an important and historic centre. Not CDC's role to allow the city to grow. Oxford City should meet it's own need, not expand into CDC's Green Belt. e.g. it could use Oxford City Golf Club. 2. CDC will allow the University to move millions of buildings on North Oxford Golf Club, but we know from the building by Port Meadow they run roughshod over the City Council. They will do the same to CDC. 3. The villages don't want to expand into one big Oxford sprawl. The Green Belt provides 'lungs' for the Oxford and the villages. Transport problems will increase which already causes pollution. CDC and Oxford's quest to increase the population will attract London commuters.

Changes Sought — Reasons for Participation

PR-C-0980 10/10/2017 Ruth Higginson N

2803

Comments

Already have 24 hr traffic. This will get worse. People park anywhere they can find. The houses wont be for local families, just better class who commute to London on the train. We need more shops in this area anyway. How will the JR cope?

Changes Sought — Reasons for Participation

PR-C-0981 13/08/2017 K Middleditch N

2808

Comments

Utterly ridiculous! Kidlington cannot cope now, it takes nearly 4 weeks to see you own GP! Traffic will grind to a halt. Kidlington is turning into a dump!

Changes Sought — Reasons for Participation

Page 2677

PR-C-0982 14/08/2017 Paul Blake N

2813

Comments

Kidlington is already over developed. Public amenities are currently unsuitable for us. Additional housing will make it worse. The small area of open land between Kidlington and Oxford is essential as a buffer. Oxford and its surrounds has many areas and brownfield sites that could be developed without encroaching on established settlements. The large, money making commercial developments are more important than providing housing.

Changes Sought — Reasons for Participation

PR-C-0983 16/08/2017 Mr & Mrs J & M Smith N

2818

Comments

Cherwell should not be allowing the loss of Green Belt to compensate for Oxfords mis-managed housing problem. Little thought has been applied to the infrastructure required. There are already existing problems in the overlapping areas in the plan. Why has it taken so long to take action on the high number of empty houses in Oxford and Cherwell? It's suggested new Green Belt areas could be created. Why, when they already exist as well established areas? CDC has kept the council tax stable for a long time, Oxford hasn't. Cherwell residents would bear the brunt of this should the plan go ahead. Re-assurance is needed that our comments will be considered. Or as per previous consultations has the decision already been made and the plan will go ahead regardless?

Changes Sought — Reasons for Participation

PR-C-0984 17/08/2017 Trevor Cuss N

2823

Comments

1. Oxfordshire County Council or CDC are unappreciative of the difficulties Kidlington residents will be subject to by proposals. 2. Kidlington is now a car park for commuters too mean to pay P & R charges. 3. Oxford is frequently gridlocked by the lack of proper infrastructure to accommodate existing traffic let alone the additional traffic it will create. 4. Oxford City Council should look to their own resources, not intrude on the Green Belt. A great loss of amenity. 5. OCC do not have a clue about traffic management. i.e. millions spent on Woodstock and Banbury Rd roundabouts - new systems that don't work.

Changes Sought — Reasons for Participation

PR-C-0986 19/08/2017 Farimah Zarrivi N

2833

Comments

The area will become vast urban sprawl. Kidlington's roads already congested in and out. Green Belt preserves the appreciated countryside. CDC turning back on promising Green Belt being permanent. Public services overwhelmed (roads, schools, GP's traffic).

Changes Sought — Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0987 20/08/2017 Timothy Kenneth Simmons N

2838

Comments

Objects to; PR1a, building 4,400 homes around Kidlington, Yarnton and Begbroke, it's not a proven requirement. There is no guaranteed funding for vital infrastructure i.e. GP's, Schools and roads which are already heavily congested, and won't be able to cope with increased demand, resulting in total deadlock. PR3, removal of Green Belt is against Government guidance which states it is permanent. Unmet housing need is not a reason to build there. Not consistent with national policy. PR11, no costing shown and in most cases no source of funding provided.

Changes Sought

Reasons for Participation

PR-C-0988 20/08/2017 Mrs M Simmons N

2843

Comments

Green Belt land was designated Green Belt for a reason and that reason was to stop building on it. Object to PR3 and PR1a. Also object to PR11 as no costing is shown and no source of funding identified. The roads around Kidlington, Yarnton and Begbroke are choked at the moment. If 4,400 houses are built it will be total gridlock. The consultation is also too short and too complicated. CDC need to stand up to Oxford City Council and Oxford University.

Changes Sought

Reasons for Participation

PR-C-0989 14/08/2017 Heather Field N

2848

Comments

Very concerned about losing Green Belt space and also the huge strain on local roads all this housing will create.

Changes Sought

Reasons for Participation

PR-C-0990 17/08/2017 Mr & Mrs G J Barrett N

2853

Comments

Roads! What happens? DR's in the village! School places. Lost allotments (Gravel Pits) to housing, and now Green Belt land. What next?! Also lost jobs at Grove Farm when Grovelands happened. Oxfordshire County Council did not help or CDC.

Changes Sought

Reasons for Participation

PR-C-0991 07/08/2017 P W Harvey N

2856

Comments

CDC is elected by us, for us and should consider limiting development on any of these proposed sites. Unemployment is negligible in the area and the houses are not needed to the extent proposed. Traffic is increased without development and would be even more congested. As a dog walker who loves the countryside, to be restricted by unnecessary development is unthinkable.

Changes Sought

Reasons for Participation

PR-C-0992 21/08/2017 Paul & Olga Jones N

2863

Comments

Chose to live in Kidlington specifically to have access to the Green Belt land for recreation, having previously lived London. Losing the Green Belt will destroy Kidlington's unique character. Traffic problems will worsen, especially on the A44 Woodstock Rd and Banbury Rd into Oxford. Increasing HGV's are causing my whole house to shake. Kidlington is a relatively safe place to live. Worried crime in the area may increase. Would not like Kidlington to become like Blackbird Leys or Cowley with their problems. There is already an increase in racial tension in the area.

Changes Sought

Reasons for Participation

PR-C-0993 19/08/2017 R Prowton N

2868

Comments

The proposals are out of order. The houses built won't be affordable, and are only designed to make massive profits for all concerned in the process. Cant see a GP now without waiting weeks, the current infrastructure won't cope with the amount of houses proposed. Why not invest on buildings in the Oxford area already in situ and improve those sites? Agree there is a need for housing, but it shouldn't be at the expense of Green Belt. It should be built for those in need and not for Londoners and the like to just buy up and rent, making it impossible for local people to obtain property where they were born.

Changes Sought

Reasons for Participation

PR-C-0994 21/08/2017 Mr M Bennett N

2873

Comments

Oxford and it's surrounding villages and towns cannot cope with further large scale developments. Due to 40 years of limited funding both roads and travel networks in and around Oxford means locals and visitors alike spend hours daily in traffic jams in and around our city. Woodstock and Banbury Rd being the most congested. These proposals adding thousands of houses along these routes is unthinkable.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-0995 11/08/2017 Marian Adams N

2878

Comments

Traffic getting in and out of Kidlington, getting to hospital appointments is bad enough. If this goes ahead it will be impossible. What will happen to the Green Belt land? It was never to be built on. It is a space for wildlife who are important for the eco, but never thought of. Don't want to lose open spaces essential for well being. Preserve the Green Belt for further generations and all creatures.

Changes Sought — Reasons for Participation

PR-C-0996 19/08/2017 D Grant N

2883

Comments

This does not pass the common sense test! Kidlington already suffering with too many people, GP's mainly, can't get appointments. Parking making locals life miserable. The Main Rd to Banbury and Oxford, A34 is choc-a-block. Not enough services. Progress is a way of life, but it doesn't 'have' to 'destroy' Kidlington life.

Changes Sought — Reasons for Participation

PR-C-0997 22/08/2017 Mrs B M Brown N

2888

Comments

Agree with all of CDC's proposals, they are full of common sense. If 4,400 houses are built, Kidlington will no longer be a healthy place to live. Medical services and schools will be unable to cope, there will be no Green Belt for recreation.

Changes Sought — Reasons for Participation

PR-C-0998 12/08/2017 Geoffrey Ayres N

2893

Comments

Planning has gone through with minimum consultation. No infrastructure in place. Building on Green Belt.

Changes Sought — Reasons for Participation

PR-C-0999 13/09/2017 Malcolm Williams N

2898

Comments

I consider that the proposed submission plan is unsound, not positively prepared, not justified and not effective for the reasons given; I don't object to SOME homes being built, I do object to 4,400. The villages effected being swallowed up, losing their identities. Local roads are already overloaded. More houses equals more vehicles. Kidlington is already a VERY large village. Other local villages should be targeted such as Kirtlington, Tackley, Wootton & Woodstock. Most importantly the GB land between Kidlington & Oxford will become one mass of houses. Many people wanting these plans stand to make a fortune. I suspect it's already a done deal. Oxford University don't give ANY consideration to local villages, all they want is money. GREED.

Changes Sought — Reasons for Participation

PR-C-1000 20/09/2017 Joan Leech N

2903

Comments

I consider that the proposed submission plan is unsound, not positively prepared, not justified and not effective for the reasons given; Houses will be built on flood plains! Surely Oxford City Council has enough boarded up & unoccupied houses that could be refurbished before building on the Green Belt. Let Begbroke, Yarnton & Kidlington stay as they are. We do not want to be part of Oxford City!

Changes Sought — Reasons for Participation

PR-C-1001 06/09/2017 Paul Burgess N

2908

Comments

I consider that the proposed submission plan is unsound, not positively prepared, not justified and not effective for the reasons given; I am completely opposed to the building of more houses on our Green Belt. There seems no confirmation of funding. The proposals will adversely affect life for Kidlington people.

Changes Sought — Reasons for Participation

PR-C-1002 20/08/2017 Peter & Amanda Clarke N

2913

Comments

I consider that the proposed submission plan is unsound, not positively prepared, not justified and not effective for the reasons given; If we don't protect Green Belt it will be gone for us & our children. GB is good for lowering asthma, recreation & nice environment to live in. Infrastructure - roads can't cope as it is. Adding to it will impact hospitals, GP's Schools. Other sites should be used over GB (brownfield sites, instead of business parks etc.). This is based on profit rather than existing residents needs. It will add to flooding risks (impermeable creates more surface water). It will spoil the look of our village. Traffic queueing & pollution happen now, increasing with 4,400 more households. This is not the answer. Investment in other places is needed, rather than saturate this area.

Changes Sought — Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1003 10/10/2017 Mr & Mrs M J Goodin N

2918

Comments

I consider that the proposed submission plan is unsound, not positively prepared, not justified and not effective for the reasons given; CDC has a limp approach to parking policy on residential streets. Extra housing means extra traffic & more protection for residential parking controls.

Changes Sought Reasons for Participation

PR-C-1004 20/08/2017 G W McIntyre N

2923

Comments

Object to the building plans because no plans submitted for road upgrades. I live on Oxford Rd & see many stationary cars with engines running. This is a health hazard. An increase in the situation will be hazardous to residents health. I walk for fitness. Walking on continuous concrete will not help me. Although areas are indicated for Schools & GP's, I don't trust the Council to provide these community services. Removing the Green Belt between N Oxford & Kidlington will encourage Oxford City Council to take over the whole area. A situation no-one wants. I concur with the printed objections on the card.

Changes Sought Reasons for Participation

PR-C-1005 21/08/2017 Nicola King N

2928

Comments

I've lived in Kidlington for 30 years & brought up family here. I am shocked at the plans for around this village. It will spoil the Green Belt walks, affecting wildlife & environment. GB is needed to relax & de-stress in. These areas are liable to flooding & not suitable to build houses. The community will be affected by the addition of new people. It's already hard enough to get GP appointments & travel because of chaotic traffic on local roads. Pollution will increase. All of these factors will deprecate the values of homes. Green Belt was built for a purpose & thus should remain for our health!

Changes Sought Reasons for Participation

PR-C-1006 21/08/2017 Mrs S Amiralai N

2936

Comments

1. Distinct lack of information & consultation for such a vast redevelopment in certain areas of Kidlington i.e.. My home, Maple Avenue. 2. Lack of thought regarding infrastructure. i.e.. Shops, roads, Schools & GP surgeries who are already under pressure. 3. The impact on wildlife (birds) will be immense. 4. Kidlington, Yarnton & Begbroke don't want to be an extension of Oxford City. 5. The plans need to be reconsidered with less impact on areas PR6a & PR6b (land East & West of Oxford Rd) & PR8 (Begbroke). 6. 3,990 proposed houses on Green Belt is totally unacceptable.

Changes Sought Reasons for Participation

Page 2680

PR-C-1007 21/08/2017 Chris & Diane Hodgkins N

2941

Comments

Objects to using green spaces for building causing serious overcrowding to our village & already gridlocked roads. Kidlington & surrounding areas have always been a BOTTLENECK for travelling around. Green spaces are vital for everyone's wellbeing . There was mention of the infrastructure needed to cover the population & vehicle increase. Kidlington is already 'sprawling metropolis'. Where will it end up? Total madness!!

Changes Sought Reasons for Participation

PR-C-1008 17/08/2017 Anita Jackson N

2945

Comments

I consider that the proposed submission plan is unsound, not positively prepared, not justified and not effective for the reasons given; If more funding & resources were in place to deal with the huge number of properties remaining vacant & derelict within Oxford City then the amount of houses needing to take up 'green space' could be reduced. Affordable housing is badly needed. It looks good at planning stage but in reality few, if any, especially in this expensive area, turn out to be anywhere near 'affordable' for key workers & the like. There needs to be a rigorous vetting system to oversee the 'affordable homes' issue, making sure the homes are available only to the sector of workers they are intended for. Developers will reel in their profits & we could end up with a worse situation than at present!

Changes Sought Reasons for Participation

PR-C-1009 16/08/2017 Mrs A Emberton N

2950

Comments

I consider that the proposed submission plan is unsound, not positively prepared, not justified and not effective for the reasons given; Strongly object to planning proposals on GB land around Kidlington & villages beyond. Nothing is said about plans for flooding, roads M40 & A34 which are already overcrowded, 2 GP Surgeries with a 3 week wait for appointments, Schools etc. Let Oxford City Council build on it's own grounds & not spoil our lovely surroundings. We need them for our children's future, not for London commuters.

Changes Sought Reasons for Participation

PR-C-1010 20/08/2017 James Philpott N

2955

Comments

1. Infrastructure will not be adequate. Traffic out of Kidlington is already terrible. Council won't improve roads before putting houses in. 2. As seen in other developments, housing will not be affordable. Will be suited to London commuters. Developers only interested in profit, not providing for local people who need the housing. 3. Sites in Oxford should be considered before looking outside to nearby villages.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1011 23/08/2017 Tony Norris N

2096

Comments

1. I've lived Gosford & Water Eaton parish for approx. 50 years. The agricultural & recreational GB buffer zone between Oxford & Kidlington is within the parish & is essential for quality of life for local residents. 2. There is no good reason to build on this land for the benefit of Oxford City residents. Why can't GB land within the city boundary be used for them? 3. The railway station is a benefit for all and its location is beneficial. Building houses so close to it is of no benefit as Oxford City bus services can provide adequate transport to & from the city centre. 4. No need to build houses on North Oxford Golf course. Why not use the land reserved for the replacement Golf course? Residents on that area, PR6c would only have a short walk to the railway station if they wish to travel to London. 5. Parishioners in Gosford, Water Eaton & Kidlington want to stay a self contained community & not part of Oxford City. 6. The creation of 1,118 houses on PR6a & PR6b will create a potential of 3000+ car movements a day, together with a further 5000+ movements from PR7a, PR7b, PR8 & PR9. The traffic situation North of Oxford will be at gridlock even worse than that which occurred during the recent alterations to Banbury Rd & Woodstock Rd roundabout.

Changes Sought — Reasons for Participation

PR-C-1012 24/08/2017 T Norris N

2101

Comments

Object to the building of houses on Green Belt which is in Gosford & Water Eaton parish. This provides a recreational & peaceful environment. Surely Oxford City have sufficient area within their City boundary which could easily be serviced by Oxford bus services to reach the Railway Station.

Changes Sought — Reasons for Participation

PR-C-1013 23/08/2017 Reg Bendall N

2106

Comments

The proposals of the Council are the usual cynical sham consultation that they will ignore. The houses will be bought by commuters to London each day, & the number of 'affordable' houses will be waived as per Barton. UNHELPFUL, UNWANTED, UN-NEEDED.

Changes Sought — Reasons for Participation

PR-C-1015 03/09/2017 Michael Trinder N

2970

Comments

The number of new houses is just too many. The Green Belt should be untouched to provide the green space that it was intended for. The number of un-occupied houses should be used for the housing need.

Changes Sought — Reasons for Participation

PR-C-1016 03/09/2017 Christine Trinder N

2975

Comments

The number of houses is far too many for this area & the number of cars from the houses will cause more problems in the already busy area. The Green Belt should not be considered as a possibility for yet more houses & Yarnton, Begbroke & Kidlington should remain as separate villages with residents able to enjoy the countryside.

Changes Sought — Reasons for Participation

PR-C-1017 17/08/2017 Mrs Newing N

2980

Comments

These proposals are unsound and against N P. They would overwhelm the historic & charming villages in the area increasing the congestion on roads & roundabouts in the area, already at a standstill at busy times. We do not need more vehicles on the roads. Vehicles cause air pollution & already many people suffer from asthma & lung problems. Don't make things any worse!

Changes Sought — Reasons for Participation

PR-C-1018 24/08/2017 John & Maire Walden N

2985

Comments

I consider that the proposed submission plan is unsound, not positively prepared, not justified and not effective for the reasons given; 4,400 new houses in this area is a non-sensible plan. We agree that more affordable homes are needed in the Oxford area but the plans will do little to provide such homes for local people.

Changes Sought — Reasons for Participation

PR-C-1019 30/08/2017 Mrs Janet Jeffreys N

2990

Comments

I am appalled at the plans. NO account has been taken of the effect BREXIT will have on our economy & job market. To use our most precious Green Belt to build on is illegal & short sighted. Once it has gone it's gone forever & sets a dangerous precedent. ALL creatures need space for peace & recreation. Over crowding of any sort leads to unrest, & in many cases, violent reaction. Please let Oxford look after it's own needs & let us, in our villages look after ours.

Changes Sought — Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1020 31/08/2017 Raymond Suter N

2995

Comments

I consider that the proposed submission plan is unsound, not positively prepared, not justified and not effective for the reasons given; Too many houses already being built on the 'Green Belt'. i.e.. 'Eco Town', Kingsmere etc.

Changes Sought — Reasons for Participation

PR-C-1021 30/07/2017 Jenny Cooper N

3000

Comments

I consider that the proposed submission plan is unsound, not positively prepared, not justified and not effective for the reasons given; I am so against the land being used for 4,000 houses. The doctors will be full of more people and it is bad enough at the moment. Schools, wild life and extra traffic on the roads will be affected too.

Changes Sought — Reasons for Participation

PR-C-1022 25/08/2017 George Wakefield N

3005

Comments

My grandchild is now finding out that houses are UNAFFORDABLE for him to purchase because of the price. Barton new site has indicated that youngsters will not be able to buy, with the ridiculous price tag on property there, so I am not holding out hope that there will be sufficient affordable houses for him to be able to consider purchasing. Our GP surgery is already overwhelmed. They are understaffed, with long waiting times to see a GP. Adding another 4,400 homes to the area will create massive problems. Oxford City Council have already discussed banning cars from their centre, but they expect us to accept a big increase of vehicles in our area.

Changes Sought — Reasons for Participation

PR-C-1023 24/08/2017 Ann Ayris N

3010

Comments

I strongly disagree with the proposal to put 4,400 houses in this area, not for our own residents & their families but for Oxford overspill. It is well known that there are a large number of empty houses in Oxford which should be used. There are large numbers of Kidlington young people who would love to own their own houses, but such a large influx from Oxford overspill would mean this could not be easily achieved. Let Oxford have a good look at their own land resources first!

Changes Sought — Reasons for Participation

PR-C-1024 24/08/2017 Rodger Ayris N

3015

Comments

Having recently read in the news about the number of empty houses currently found in Oxford, I am even more strongly opposed than I was to the imposition of all these houses for Oxford overspill. This problem is not entirely attributable to Oxford as a city. Oxford, and to some extent Brookes Universities must also shoulder some of the 'blame'. No matter how much dedicated student accommodation they build within their own environs, until there is sufficient to accommodate every student within their campuses, their housing need will continue to distort the housing 'market' in the larger Oxford area. Presumably Oxford would not like to give up a chunk of its own 'green' areas. Port Meadow perhaps! So how can they realistically expect us to give up huge chunk of our 'green'?

Changes Sought — Reasons for Participation

PR-C-1025 08/08/2017 Eileen Bloomer N

3020

Comments

The drains are under pressure within the village. Flooding burst sewage pipes etc. How much more can it take? Access & egress is also of concern. The village on a regular basis is already gridlocked with traffic. Will there be any Green Belt left?

Changes Sought — Reasons for Participation

PR-C-1026 19/08/2017 Mrs C L Roberts N

3025

Comments

Kidlington is a village community & should remain this way. Does not want to be part of Oxford City. The local roads cannot cope with the traffic volume at the moment. 4,400 houses - where are the extra roads, schools, GP surgeries etc. to cope with the extra people these plans will produce? Also what about extra pollution to asthma sufferers? Keep our Green space, we need it. These plans destroy local views, walks & habitats. Oxford City Council should sort it's own problems out. Perhaps if they did not bow to Oxford University, they could do this.

Changes Sought — Reasons for Participation

PR-C-1027 24/08/2017 A A Green N

3030

Comments

Considers that the proposed submission plan is unsound, not positively prepared, not justified and not effective for the reasons given; Too much building on land that is totally inadequate for the needs i.e.. Highways (A4165, A44, A40 & A34) already bursting at the seams, medical facilities stretched to bursting point, recreational and shopping facilities lacking. 4,400 houses means at least 6,000 plus more vehicles trying to compete with an already inadequate transport system. The council should use common sense and discard this idiotic scheme. No further comments required. I also know who will get my vote in an further local or county council elections.

Changes Sought — Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1028 24/08/2017 Mrs C Green N

3035

Comments

Objects to the Cherwell Local Plan to build 4,400 houses in this area. Looking at the plan with so much land outlined in red, it would seem that number is only the beginning of the project. This is unsuitable. Facilities such as GP surgeries, dentists, schools etc. are already a problem & couldn't support the people this project would generate. The project is inconsistent with national policy. Green Belt areas were always protected. No development on those sites & should remain so. The risk of flooding is another reason for my objection.

Changes Sought Reasons for Participation

PR-C-1029 24/08/2017 Mrs S Higgins N

3040

Comments

Thinks these plans are utterly ridiculous. Where are the schools, doctors & roads coming from to serve all the extra houses? As for the Green Belt, once built on there will be no end to the planning applications! We will be one big sprawl (Oxford, Kidlington, Begbroke & Yarnton). Oxford should do more to accommodate their own housing shortage. Why push it on us!

Changes Sought Reasons for Participation

PR-C-1030 01/09/2017 F L G Ratford N

3045

Comments

1. The proposed plan will lead to an eventual boundary change bringing Kidlington into Oxford. 2. With increased ambulances bringing patients from the Horton hospital to the JR in Oxford this proposed development will lead to increased journey times. 3. Kidlington is already polluted by the prevailing wind bringing traffic exhaust from the A34. The proposed development will bring a further increase. 4. The proximity of the development to Oxford Parkway will make it attractive to Londoners who will buy properties unless a restrictive covenant applies to those buying the properties. 5. Kidlington's younger generation will not benefit from the proposals.

Changes Sought Reasons for Participation

PR-C-1031 24/08/2017 David Blackwell N

3050

Comments

Journeys to/from Kidlington & Oxford on weekdays are already slow & congested at peak times. Extensive new housing would make this worse. Concerned at the effect on local services. It is already difficult to get appointments within a few days at local health centres. Not building new surgeries would make this harder. The same pressure for schools. The attraction of living in Kidlington is green spaces can be reached quickly & easily. It would be a sad if access to these spaces was lost through an extreme programme of house building.

Changes Sought Reasons for Participation

Page 2683

PR-C-1032 11/09/2017 Mr & Mrs Mayling N

3055

Comments

Green Belt must mean Green Belt. If the Govt. are allowing development on it, it must consider NEW town development with infrastructure & facilities to support it. Overdevelopment of existing villages & towns creates enormous problems, e.g.. Heavy congestion through Kidlington, Kidlington & Peartree roundabout & social & domestic stresses. Crime occurs because we are losing the few open spaces & natural environment which families can enjoy. This leads to peace, harmony & happiness. This leads to the whole country benefitting from happier people. We totally agree more homes are needed, but the only justifiable way of using Green Belt land is to develop a new village or town.

Changes Sought Reasons for Participation

PR-C-1033 17/09/2017 Peter Gough N

3060

Comments

1. The traffic out of Kidlington to Oxford is difficult enough now, taking 30-60 mins to get from Sainsbury's roundabout to Cutteslowe roundabout. Unless the plan includes building a new by-pass? 2. The Green Belt is just for that. 3. Oxford City Council NOT building enough houses, should NOT mean CDC takes up the slack building more houses in our Green Belt. 3. The local Primary & Secondary schools are overstretched now with lack of staff and v large classes, so extra 4,000 houses & children will stretch it further.

Changes Sought Reasons for Participation

PR-C-1034 15/09/2017 Emma Gough N

3065

Comments

Where is the infrastructure? A year ago an enquiry was done confirming Kidlington can't expand any more and to remain a village. The Government/Council should be enforcing the law to protect Green Belts. Oxford residents have been moving out to Abingdon, Witney, Bicester, Faringdon, Banbury for years. It is quite obvious that these houses will be for London overspill. Convenient for the new Railway Station.

Changes Sought Reasons for Participation

PR-C-1035 18/08/2017 Jo Gough N

3070

Comments

There is a reason for Green Belts & no reason to build on them. The roads are gridlocked at peak times (at least 3 hours p/d) as it is. Oxfordshire is being spoilt by executive boxes for Londoners. London should start building up (safely). The Government should start controlling immigration, making established housing more available & cheaper. Was on holiday when the meeting took place and nothing through letterbox explaining fully. CDC should start looking after their existing residents first & the Oxfordshire environment.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1036 18/09/2017 Andrea Van Rooyen N

3075

Comments

No more houses. Took too much land already. Think of the animals, trees, bees. If not for your children, think of your grandchildren. Do up houses that you have already. Put street lighting back on. Get more police. Do not touch Green Belt, or any countryside.

Changes Sought — Reasons for Participation

PR-C-1037 25/09/2017 J P McArdle N

2111

Comments

No need to take Green Belt around Kidlington for Oxford. Does not want Kidlington to be like the villages of Headington & Cowley. Also if Oxford need houses they should build on South Park & University Parks, not on the Green Belt.

Changes Sought — Reasons for Participation

PR-C-1038 02/10/2017 Mrs G Honey N

2116

Comments

The Green Belt between Oxford & Kidlington is required to allow clean air from the open space to counteract pollution in an area of considerable traffic & congestion. The pollution & congestion on all roads in this area must be very high now! Don't make it worse with more traffic & less open space. Please save the Green Belt!

Changes Sought — Reasons for Participation

PR-C-1039 09/08/2017 David Payne N

2121

Comments

Object in principle to building on the Green Belt. It provides much appreciated countryside & should be permanent. Objects to plans showing no consideration for how increases in traffic will be handled. This area is already overwhelmed at certain times of the day.

Changes Sought — Reasons for Participation

PR-C-1040 05/10/2017 Dr J D Priddle N

3078

Comments

Considers that the proposed submission plan is unsound, not justified and not effective for the reasons given; Any encroachment on Green Belt must be beneficial to local interests, this proposal is unsound in many ways & should not be pursued. 1. The merging of Kidlington with Oxford is undesirable, an example of what the Green Belt concept was designed to prevent. 2. The road between Kidlington & Oxford is already at capacity and cannot support more traffic. 3. Houses built near Oxford Parkway station will be bought by people who work London, not in Kidlington & Oxford!

Changes Sought — Reasons for Participation

PR-C-1041 05/10/2017 Deborah Quare N

3083

Comments

In the past houses in Grovelands went to Oxford people to relieve Oxford's housing problems. Why can't they sort out their own problems? There are young people in Begbroke, Kidlington & Yarnton who can't afford homes of their own, or even afford to rent. Why are they less worthy of consideration? What about schools, doctors, general infrastructure etc.? Traffic congestion is already appalling. Journey times at rush hour are virtually impossible & unpleasant with the pollution from fumes. Used to walk to Sainsbury's from Water Eaton Lane but the increased traffic & air pollution makes this intolerable, so goes by car, making things even worse. We need green areas for stress relief, and to walk freely to keep fit.

Changes Sought — Reasons for Participation

PR-C-1042 03/10/2017 Rosemary Werlinger N

3088

Comments

Oxford should meet it's own housing needs. E.g.. Build on derelict Oxford Stadium site & where they've plans for industry e.g.. The Northern Gateway. We have almost full employment, so people from outside will take these jobs & need more housing. Oxford should now (and have in the past) restricted the growth of Oxford Brookes University. Students take up precious rented accommodation & land in Headington which could have been used for local people. Most of the new homes will be expensive, unfordable, attracting more outside people or buy to lets. Young people here can't get on the housing ladder. They need affordable starter homes. The houses should be exclusive to 1st time buyers. GB land, there to stop urban sprawl & enhance the quality of life, should not be used in any circumstance. Neither N Oxford Golf course & the edge of Cutteslowe Park. Kidlington, Wolvercote, Begbroke & Yarnton do not have the infrastructure to cope with expansion. Many of these houses will be bought by London commuters (now Oxford Parkway is open), not by locals, so not helping Oxford at all. Oxford City is too small for such an expansion. They traffic is horrendous now.

Changes Sought — Reasons for Participation

PR-C-1043 04/10/2017 Beccy McKenna-Jones N

3093

Comments

Considered that the proposed submission plan is unsound, not positively prepared, not justified and not effective for the reasons given; Sad and outrageous. Building on Green Belt land should NOT happen. Worries particularly for future generations.

Changes Sought — Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1044 13/08/2017 Dennis, Wendy, Steve Richens N

3098

Comments

It is bad enough CDC building on it's own Green Belt, let alone Oxford. It will increase the amount of traffic. It is already difficult to get out of Kidlington

Changes Sought Reasons for Participation

PR-C-1045 09/10/2017 T J Soanes N

3103

Comments

Considers that the proposed submission plan is unsound, not positively prepared, not justified and not effective. CDC should robustly oppose Oxford City. They want to annex Kidlington and make it part of the City. They won't be happy until all of the A4260 corridor is concreted over. Why is housing now judged as a reason to build on Green Belt - that is not proven in law. Oxford should use their own brownfield sites. If they stopped creating jobs in the City then there would be less of a need for housing. Social housing should be a priority if they must build, rather then developers 'buying' out the rules.

Changes Sought Reasons for Participation

PR-C-1046 09/10/2017 Tim Madge N

3108

Comments

Considers that the proposed submission plan is unsound, not positively prepared, not justified and not effective. Oxford should look at these 4000 houses in their own area. I.e.. Southfield Golf Course not in Kidlington.

Changes Sought Reasons for Participation

PR-C-1047 15/08/2017 G E Dunn N

3113

Comments

Consider that the proposed submission plan is unsound, not positively prepared, not justified and not effective. There are far too many buildings going on now. What with alterations to existing ones. Where are we all going to park? Go to the Doctors etc. TOO MANY PEOPLE IN THIS LITTLE SPACE ALREADY.

Changes Sought Reasons for Participation

PR-C-1048 14/08/2017 D Pittick N

3118

Comments

Considers that the proposed submission plan is unsound, not positively prepared, not justified and not effective. It's too many houses. Plus lots more cars. Does not think you should build on Green Belt. You say affordable houses, but in the end it's for people with high paid wages. If this goes ahead, will there be more play areas for kids, more shops, doctors and schools? There will be more teenagers on the streets at night, so there should be a youth club built somewhere.

Changes Sought Reasons for Participation

PR-C-1049 15/08/2017 Emma Luo N

3123

Comments

I consider that the proposed submission plan is unsound, not positively prepared and not justified. 1. Roads within an 8 mile radius of Oxford City is already not fit for purpose with the existing population. 2. Schooling and health infrastructures not fit for a massive increase in housing & population. 3. Creating large housing estates not only doesn't promote healthy communities, it destroys existing ones. 4. Building all over precious and diminishing green spaces in the South is ridiculous when the rural areas of the Midlands and North of England are rich in green space, yet impoverished in population and jobs. Why isn't the emphasis on providing more housing and jobs not also helping to re-balance our country's stark divides? 5. Do we have enough water going forward to supply more dense populations in the South? Please think long term.

Changes Sought Reasons for Participation

PR-C-1050 18/08/2017 Ann & Phil Smith & Urquhart N

3128

Comments

The infrastructure in Kidlington will not cope, service such as doctors, schools and local amenities already stretched. Also considerable stress on already congested road network. We need green spaces, nature, and the GB. The areas in Kidlington, Yarnton and Begbroke are special to residents and we do not want to become part of the proposed 'sprawl' that will become our home. The proposed plan is unsound, not positively prepared, not justified and not effective.

Changes Sought Reasons for Participation

PR-C-1051 18/08/2017 Robert Bruce N

3133

Comments

Of the opinion that the population of Kidlington village and the immediate surrounding area is already too large for the infrastructure currently in place. Traffic jams through Kidlington, especially at the 'Sainsbury's' roundabout, are already too frequent, especially at rush hour. Increased housing in the he vicinity of Kidlington Cemetery will only exacerbate the problem. Have lived in Kidlington since 1974 and enjoy the relative tranquility but as the population increases there is a detrimental effect on the quality of life. We do not wish to be merely part of Oxford - enjoy being apart from Oxford whilst appreciating all that Oxford offers. Also worried about removal of even more land from Oxford GB and do not want to see it further diminished. The proposed plan is unsound, not positively prepared, not justified and not effective.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1052 18/08/2017 Mrs Elizabeth Bruce N

3138

Comments

Object mainly as follows: Density of housing proposed is too high. So many extra dwellings would have a huge impact on roads, which are already way too busy. Medical facilities in Kidlington are already stretched and it takes weeks to get a routine appointment - more residents in the area would exacerbate this. Loss of GB land to be deplored - is it not against Government policy? To lose so much in such a small area is totally unacceptable. Lack of any real open space between Kidlington and Oxford, which would be the result of these policies, would make for an unattractive, undesirable and unhealthy urban sprawl, with little access to country walks and fresh air. Kidlington is a village with a long history and its own sense of community. It should not just become another suburb of Oxford - we do not need more 'connectivity' to Oxford but our own identity. Cherwell District Council is simply meant to be looking after the quality of life in the area it represents not simply sacrificing it to Oxford's supposed needs.

Changes Sought Reasons for Participation

PR-C-1053 17/08/2017 TJ White N

3143

Comments

To build in GB for Oxford is a disgrace. The properties will all be too expensive (just like the Barton development) and not purchased by local people but by commuters to London. How does that help local people? The GB will be gone forever and leave us as one large urban sprawl. Oxford seems more interested in building flats for university students. Will we get more schools, doctors etc. to cope with this? Trying to get a doctor's appointment is already difficult and what about the road network? have lived in Kidlington for over 40 years and it has changed greatly. The population will be much changed. This is Oxford's problem and Cherwell should not get involved.

Changes Sought Reasons for Participation

PR-C-1054 19/08/2017 Sandra Whitfield N

3148

Comments

Oxford City should endeavour to solve its housing problems with more effort being made to bring empty properties back into use and utilising brownfield sites. Nearly 2000 empty properties is a disgrace and there must be more sites in Oxford that could be used before building on the GB. Yarnton, Begbroke and Kidlington must remain separate villages preventing loss countryside walks which are enjoyed by many residents. North Oxford Golf Course is a much-used leisure facility and should stay where it is. If absolutely necessary, houses could be built on Frieze Farm land. With low unemployment in this area there is no certainty that many jobs will be provided or 4000 plus houses needed. GP services are already stretched and waiting time for hospital appointments will increase. Travelling is already difficult and time-consuming and with no improvement in the road network, air and noise pollution and traffic congestion will worsen. It is hugely unlikely that the majority of people will use public transport even if it is improved. The proposed number of houses should be scaled down until the infrastructure is provided to cope with such a proposed influx of people and vehicles. Affordable housing must be provided at the Government recommended levels and affordable must mean affordable.

Changes Sought Reasons for Participation

PR-C-1055 08/08/2017 Barry Hiles N

3153

Comments

We are a village, separated from other villages in the area by GB land. With the proposed development, we would lose our identity and become a town, encompassing other surrounding villages. The traffic that these proposals would create would turn the Oxford road into a car park. The Road is just about surviving with the current infrastructure. Any further developments would be a disaster.

Changes Sought Reasons for Participation

PR-C-1056 24/08/2017 Mrs Valerie Brennan N

3158

Comments

The GB is for us all to enjoy. Kidlington freely fells beautiful trees, such a s making way for shops and flats in High Street, Kidlington, opposite Co-op. Residents freely take down trees illegally without consent, also hedges removed and wildlife affected. When Grovelands was being built many years ago, there was a meeting about there being a need for a new school - none was built. Instead, the Blenheim Road primary school was turned into a centre for adults with learning difficulties, and this was eventually built on for housing. If they do build, how far will children have to travel to school? Safely. There sill be lots of congestion on the roads, loss of wildlife and lovely open spaces.

Changes Sought Reasons for Participation

PR-C-1057 10/10/2017 S D Rugg N

3163

Comments

Oxford City cannot manage its own housing. A recent development has a 3-bedroom house to be sold for £600,000 - affordable - no. More must be done to solve Oxford City's housing within Oxford City boundaries. Much of the land shown as possible development is flood plain - nowhere else for the water to go. Currently 3 weeks to get a doctor's appointment - another 12,000 residents.

Changes Sought Reasons for Participation

PR-C-1058 23/08/2017 Mr & Mrs Moore N

3168

Comments

In addition to above policies object most importantly to building on GB land which should never be done. The roads in Kidlington are already getting busier than ever - partly due to thousands of houses that are being/have been built at Bicester plus building of Oxford Parkway. Doctors' surgeries already buckling with increased population and will be worse when GP practices are all an amalgamate, hence less GPs! Moved here several years ago from Oxford for healthier lifestyle but with proposed plans pollution will increase and Kidlington will virtually become part of Oxford. It is obvious with the new train stations locally this will encourage London commuters and buy-to-let markets!

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1059 04/10/2017 Clare Phillips N

3173

Comments

The infrastructure i.e. roads will not sustain the extra traffic generated by 4,400 houses. The schools and doctors' surgeries are all full now. The Gb north of the Park & Ride floods each year by Sainsbury's.

Changes Sought | Reasons for Participation

PR-C-1060 01/10/2017 Mrs F M Boolt N

3178

Comments

Strongly object to the building of houses on our GB land. Traffic accumulation, pollution, flooding, noise levels. There are 2 roads into Kidlington and 2 out, not including the local rat run. Recent accident on A34, complete gridlock and traffic built up through Kidlington. GB was given for a reason and that was not to be built on. there re other sites that can be used on the other side of Oxford. Do not want to be joined to Oxford City because that is what's going to happen. Won't pay their huge council taxes.

Changes Sought | Reasons for Participation

PR-C-1061 02/10/2017 Peter Druce N

3183

Comments

Do not believe the requirement for this scale of housing has been justified or proven. Indeed recent government forecasts are reducing the number required. The areas on the plan are all on GB land which is a permanent designation and housing needs are not a reason to build. All the proposed areas would access north Oxford on already highly congested roads. The plans show no ideas to improve what will be a much heavier traffic flow. Surely when the plans come u[for consultation there should be detailed and costed measures. Cherwell Council appear to be rushing into this process under pressure from Oxford City Council without the necessary due diligence. Regarding 'urban sprawl', residents in the villages affected value their identities as part of a 'village' community, of which keeping a 'green belt' between them and Oxford is important for recreation and, in the case of North Oxford golf club, an important sporting and social facility. Having seen how developers manage to circumvent their obligations to build affordable housing I do not see this proposal will help the need for lower cost housing. Do not see this as a sound and justified plan.

Changes Sought | Reasons for Participation

PR-C-1063 24/08/2017 L & CF McKeever N

3193

Comments

Yes! To building some actual affordable homes for Kidlington's own low-paid workers. No to the proposed overwhelming deluge of housing proposed for so-called 'Oxford Overspill'. Aware of the recent attraction of living in Kidlington through the opening of our railway station. With easy access to London, new jobs from Northern Gateway Business Park there is hope that new housing will accommodate workers and people moving into the area. Our village provides access to essential services within walking distance, and beautiful countryside which we value greatly and are desperate to keep. We do not want to be part of a large urban sprawl and its pollution nor do we want to lose our GB. We already have extra traffic with the new situation, and there will be more with the housing being built in the other vilages and there is no visible source of funding or costing for the infrastructure in the policy. Will there be money to develop new facilities or do we continue to develop what we already have?

Changes Sought | Reasons for Participation

PR-C-1064 20/08/2017 E Morris N

3198

Comments

Believe that the proposal is unsustainable because the infrastructure will not cope, the GB needs to be kept, public services area already under severe strain and closure of Sandy Lane will mean a long detour to the garden centre.

Changes Sought | Reasons for Participation

PR-C-1065 23/09/2017 Norma Aubertin-Potter N

3203

Comments

The GB should NOT be destroyed - by doing so noise & pollution will increase and we will lose valuable habitat for animals and birds. What about the increase in traffic from 4,400 homes? Most homes have 2 cars and the roads are already clogged at most hours. We do not have enough schools for the increase, doctors etc. are lacking already, with waiting times long. Why do we need a railway station at Sandy Lane? Surely the farmers need the GB? Why do we have to import food from abroad just because green fields are being lost forever? We just do not have the facilities for all this development.

Changes Sought | Reasons for Participation

PR-C-1066 28/09/2017 Anthony Andrews N

3208

Comments

Believe that building 4,400 houses in and around Kidlington , Yarnton and Begbroke will create another satellite district of Oxford just like Summertown, Wolvercote and Cowley. The loss of GB between Kidlington and Oxford is a disaster. We are an independent village and wish to remain so. Stop creating more industry within the city when there is not enough housing to cover these new employees. Build houses instead within Oxford and accommodate those already here.

Changes Sought | Reasons for Participation

PR-C-1067 21/09/2017 Gordon Tasker N

3213

Comments

I agree with the objections. The proposed plan is unsound, not positively prepared, not justified and not effective.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1068 10/08/2017 Mrs Joyce Ruiz N

3218

Comments

In these proposals no consideration has been given to the flood threat. South east Kidlington has flooded during periods of heavy rain - already a known threat and the River Cherwell burst its banks in 1998., resulting in 98 homes on the Cherwell estate being flooded. Although a bund has been built to a 1 in a 100 year level , the new levels set by the Environment Agency is one in 150 year height, with the current level now failing this recommendation and leaving these homes vulnerable to flooding in the future.

Changes Sought | Reasons for Participation

PR-C-1069 23/08/2017 Louise M Green N

3223

Comments

Object as the increase on the Yarnton Road will increase to unacceptable levels. The currant volume of traffic increases annually as it is. Object to the loss of Green Belt. Kidlington is a village, separate to Oxford. It is not a suburb, our village must retain it's independence and identity. The proposals are not suitable, they are designed to fill the developers pockets.

Changes Sought | Reasons for Participation

PR-C-1070 10/10/2017 A V Smith N

3228

Comments

We have not got the room, roads, hospitals, schools, surgeries or infrastructure to take any more people / houses etc. All services above need money, which either we don't have or the government / councils will not spend it on the above. It will not change until someone has the courage to realise we're a small Island and as such we're full, particularly in Oxfordshire. Green Belt is just that, don't break it's law.

Changes Sought | Reasons for Participation

PR-C-1071 24/08/2017 Matt Bassett N

3233

Comments

The number of houses that Cherwell want to build on the Green Belt is ridiculous. It would ruin the villages of Yarnton and Kidlington. We don't need that many in Oxfordshire. The currant infrastructure can't cope as it is. The A34 is full and needs expanding before houses should even be thought about. The housing plan hasn't been thought about, just greed from Cherwell once more.

Changes Sought | Reasons for Participation

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PR-C-1072 27/08/2017 Julia Cameron N

3238

Comments

Understand the need for available and affordable housing, but the sheer density of this plan will not work. Another 400-600 extra homes could be added to Kidlington area, but beyond that, numbers are just not sustainable for the arterial roads. If Oxfordshire needs are acute, could we ban London commuters from purchasing houses? Could we guaranteed that only key workers could purchase? This has not happened in Barton Park, which comes under Oxford City! We fear that developers will use the land for profit driven motives. Also very concerned not to have Green Belt built on. It would betray those who follow us.

Changes Sought | Reasons for Participation

PR-C-1073 17/08/2017 Mr CW & Mrs PS Armstrong N

3243

Comments

Infrastructure is not there, you can wait over 6 weeks now to see a doctor of your choice.

Changes Sought | Reasons for Participation

PR-C-1074 08/08/2017 David Bloomer N

3248

Comments

CDC is not able to deal with maintain the infrastructure it currently has in the area. There are congestions on the roads twice a day. The surface of the highways are very pot-holed and have been for the last 18 months, The medical centres can barely cope at the moment. Shipton-on-Cherwell was suggested for housing but CDC would not allow it, as it would cause congestion to the village. Doubt whether 50% will be affordable housing as it always drops once the building start down to 5% -10% as usual.

Changes Sought | Reasons for Participation

PR-C-1075 21/08/2017 J Mills N

3253

Comments

We shouldn't have Oxford City's overflow. The houses are not affordable. Can't afford a two bedroom house here. The wages do not reflect the prices of the houses in Kidlington. We will see London overflow. No infrastructure. Already congested on the Oxford road during rush hours. Hardly any green belt here. Enough pollution already. Kidlington and it's heritage will be ruined. Too many people already buying-up our houses, not to live in but to rent out, at exorbitant prices. Long waiting times to see a Doctor. Don't want to merge with Oxford City. This is an opportunity for greedy developers. Do not feel that you're acting in the best interest of Kidlington & Gosford residents.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1076 21/08/2017 Pauline Kearney N

3258

Comments

The Green Belt is meant to be permanent. The health of future generations relies on open spaces and adequate leisure. The NHS services are overstretched and not adequate for the existing local communities which exist in neighbouring villages. Massive development would destroy local communities. The influx of London commuters would have little respect for such communities or Oxford itself. The high prices of recently built houses in Oxford demonstrates the lack of provision for key workers but serves the "buy to let" markets. Our young people will not get the affordable housing they need.

Changes Sought

Reasons for Participation

PR-C-1077 24/09/2017 John Sear N

3263

Comments

Over development of village. No infrastructure proposed. No relief road around the village. No A40 modifications.

Changes Sought

Reasons for Participation

PR-C-1078 21/09/2017 Glenda de la Bat Smit N

3268

Comments

The public meeting on the 21 Sept. at Kidlington indicated that Oxford's "unmet housing need" has not been quantified accurately. Further development planning should be halted until a more precise forecast is published. Kidlington's unique character has altered in the last 6 years. Family houses have been replaced by expensive rental properties and overpriced flats have been slow to sell. Hundreds of new homes, commuting residents and cars will only stretch the local amenities and infrastructure to breaking point. Oxford Road is gridlocked at peak times, further development on either side of it will only add to the problem and traffic pollution. The Green Belt is an irreplaceable resource and defence. Once developed, the unique character, variety and eco system of Kidlington, Gosford, Yarnton and Woodstock will be gone forever, including the green "lungs" which run alongside several very busy roads. CDC must think again!

Changes Sought

Reasons for Participation

PR-C-1079 22/07/2017 Chris Eyre N

3273

Comments

1. The boundary of the northern edge of Oxford protects it from becoming a continuous sprawl as in other places e.g.. Reading. This should be respected. 2. The traffic situation is already acute - as a resident of 25 yrs. find myself trapped in home. This area cannot have more houses.

Changes Sought

Reasons for Participation

Page 2689

PR-C-1080 22/07/2017 Mrs S Connell N

3278

Comments

When is a village not a village? When Oxford wants to make it into a city?! Kidlington is a village. Pollution is at such a high level on our roads now. Traffic is at a standstill most days when schools are in session, clogging up our roads pumping out fumes. Oxford has plenty of underdeveloped land, why are they not using that? Realise that people need housing but why only oxford? Kidlington people need housing too!! Green belt is there for a reason, to stop Oxford from encroaching into villages, we remove that then Kidlington becomes Oxford City. We have seen out share of housing for the overspill of Oxford once before - I feel strongly that Kidlington will suffer from this over development to our infrastructure.

Changes Sought

Reasons for Participation

PR-C-1083 22/07/2017 D Jones N

3291

Comments

Especially PR11.

Changes Sought

Reasons for Participation

PR-C-1085 04/10/2017 Mrs S Morton N

3300

Comments

Unreasonable to expect the Green Belt to be used for the Oxford overspill. Object to PR1, PR3, PR11. Agrees that the public has not had enough time to read and understand the proposals. There must be empty business spaces and empty housing that can be used. Schools and GP's are overstretched now, how will it be when 4,400 new houses are build? If the green belt is demolished it will damage the environment and our health. The loss of rural life and villages will be outrageous.

Changes Sought

Reasons for Participation

PR-C-1086 25/08/2017 Michael S Bradley N

3305

Comments

Totally wrong to extend small village and take away countryside walks and environment. When there are more effective ways of providing economic housing within the city boundaries. Also noticed that once again houses are being build on flood plane, increasing the risk of floods.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1087 11/09/2017 C Sherriff N

3309

Comments

Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. Unneeded and unwanted development. keep valued farmland to green belt for future generations!

Changes Sought Reasons for Participation

PR-C-1088 28/09/2017 Mrs Sheila Churchill N

3314

Comments

Unacceptable loss of GB and the affect on the local population and wildlife. Unacceptable increase in traffic and stress on local services. Unproven/inflated estimate of housing need.

Changes Sought Reasons for Participation

PR-C-1089 25/09/2017 Wendy Cowley N

3319

Comments

Objection to proposed development. After attending the meeting at Exeter Hall, the need for housing is understood, but for less than proposed. These houses should be affordable to stop local children having to move away as they cannot afford to live in Kidlington. The opening of the Parkway is a great advantage, but a commuter village is not needed. The golf course should remain as the traffic would be chaotic if more cars were to exit on Jordan Hill. Frieze Farm is unsuitable and would lead to ruination of Stratfield Break Wildlife area. All developments these days are advertised as luxury houses and flats. Local youngsters have to be able to remain in the area with a view to the future. As a suburb of North Oxford this would make Kidlington very expensive.

Changes Sought Reasons for Participation

PR-C-1090 28/09/2017 R E Hunt N

3324

Comments

Totally unacceptable to spoil the countryside GB around the City. We need the green spaces for us and our children.

Changes Sought Reasons for Participation

PR-C-1090 28/09/2017 R E Hunt N

3323

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-1091 June Boffin N

3329

Comments

Proposal has not been discussed sufficiently and members of the public were not given the opportunity to see and discuss these proposals. Proposed plan was not carefully considered, nor were the consequences of building this large number of houses thoroughly considered. An impetuous suggestion, not fully considered - with disastrous consequences.

Changes Sought Reasons for Participation

PR-C-1092 25/09/2017 Bernard Boffin N

3334

Comments

Not enough discussion was produced. GB should not be built on. No decision should be made until the Government state their guidelines.

Changes Sought Reasons for Participation

PR-C-1093 29/09/2017 Simon Godsave

3339

Comments

Not Justified. Not Effective.

Changes Sought Reasons for Participation

PR-C-1094 28/09/2017 Mrs Godsave N

3344

Comments

Not Justified. Not Effective. Banbury Road is already congested now.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1095 05/09/2017 Jackie & Steve Garlick N

3349

Comments

Kidlington is a lovely place to live, raise a family and then enjoy a happy retirement, which we have done and feel very lucky. Proposed developments will change this and bring problems. Traffic flowing through Kidlington will increase and the surrounding roads (particularly A44) will become almost at a standstill during rush hour. Shopping and parking in the village will be more difficult and footfall in already overstretched GP surgeries will increase. People will be unable to enjoy many open spaces locally and will suffer along with wildlife. Please do not allow this proposal to be passed.

Changes Sought

Reasons for Participation

PR-C-1096 05/10/2017 Sue Wrist

3354

Comments

Not justified. Absolutely preposterous. Kidlington will be joining Oxford City. GB is totally necessary for insects, animals and fauna. The golf club is a good green space where it has been for years. Don't take peoples' local leisure away.

Changes Sought

Reasons for Participation

PR-C-1097 05/10/2017 Mr & Mrs Hand N

3359

Comments

Traffic at the Sainsbury roundabout is chaotic in the morning backing up the village and on the slip road. Residents are sometimes unable to get out of their gates until 09.00 - 09.15. More traffic would add to the chaos and pollution. Building houses so close to our properties would destroy residents peace of mind and bring a town onto our doorstep. We don't want to be part of a town or Kidlington. We are Kidlington villagers and want our green spaces where they should be - they cannot be put back once built on.

Changes Sought

Reasons for Participation

PR-C-1098 05/10/2017 Betty Laitt N

3364

Comments

Too many people living in this area already and cannot accommodate anymore. Surely there is land further away without encroaching on this GB land. Totally unfair to local residents.

Changes Sought

Reasons for Participation

PR-C-1099 10/10/2017 Turid Walsh N

3369

Comments

It appears that Oxford's housing need is not as high as expected, hopefully the number of houses planned for Kidlington, Yarnton and Begbroke will go down accordingly. Objection to the golf course being built on. Worries that the houses will not be affordable. Worries about the GB disappearing. Worries about public services which are already struggling. Worries about traffic, infrastructure and pollution. Kidlington roundabout has traffic queues most days. Worries that walks, views and wildlife will be lost.

Changes Sought

Reasons for Participation

PR-C-1100 10/10/2017 Vassilis Karatzios N

3374

Comments

The plans to close Yarnton Road and build a station where the level crossing is, is utter madness. This would cut Yarnton off from Kidlington. Yarnton villagers visit Kidlington for shopping and the Health Centre and vice versa. It is more convenient for some Kidlington residents to go to Yarnton Medical Practice as this takes the pressure off of Kidlington. A 5 mile detour to get to Yarnton would not be feasible for many people. The Key Medical Practice is oversubscribed already without the thousands of extra patients coming from the new-build houses.

Changes Sought

Reasons for Participation

PR-C-1100 09/10/2017 Vassilis Karatzios N

3573

Comments

The traffic into Oxford is appalling and Kidlington cannot take any more houses. Schools are full and the health centre is a full capacity. Some of the planned houses are to be built on the flood plain between Kidlington and Yarnton. Cherry Close has flooded in the past and the canal cannot take any more water flowing into it at times of heavy rain.

Changes Sought

Reasons for Participation

PR-C-1101 10/10/2017 Brian Beesley N

3379

Comments

No building on GB. Infrastructure (buildings, roads, power supplies), traffic and all other services will come to a standstill. Schools, medical facilities are already under immense pressure. All of these reason say infrastructure will not cope - so STOP OXFORD's SPRAWL.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1102 10/10/2017 Sarah Karatzios N

3384

Comments

Lives in Cherry Close in Kidlington & thinks that the proposals to build 100s of new homes around the village is complete madness. Oxford has plenty of housing which is occupied by students for only part of the year. If the 2 Universities were to take more responsibility for their own student accommodation & either build a few student blocks on the outskirts of the city, with transport into the city organised. Alternatively they higher their entrance requirements & take fewer students so that less accommodation is needed, this would free up the student houses in one fell swoop. I'm sure people who work in Oxford would prefer to live in Oxford, rather than face a bus journey into the city, which can take over an hour & is expensive. It's all a matter of money isn't it? The University doesn't need to sell off GB land to developers, it is just greed. Most of the new houses wont be affordable for local residents & will be lived in by London commuters. Save the golf course.

Changes Sought

Reasons for Participation

PR-C-1102 09/10/2017 Sarah Karatzios N

3568

Comments

Oxford - this was about 5 years ago and things have got worse since then. If more house were built in and around Kidlington - supposedly for Oxford workers - this appalling situation would only get worse. I thought the GB was sacred!

Changes Sought

Reasons for Participation

PR-C-1103 12/09/2017 A E Dudley N

3389

Comments

1. Make empty houses accessible to tenants or for buyers ('affordable housing') 2. There will be inadequate infrastructural amenities pro rata for new housing. 3. Environmental killing will result! 4. GB land was promised to be unbuilt on by the government (it will never return to it's original state). 5. Overcrowding on the roads. 6. Destroying villages and countryside character. 7. Build cycle paths not houses!

Changes Sought

Reasons for Participation

PR-C-1105 10/10/2017 Mrs Alison Machin N

3402

Comments

GB must be protected but this is Oxfords problem - not Cherwell's.

Changes Sought

Reasons for Participation

PR-C-1106 10/10/2017 Katrina Jenkins N

3409

Comments

I do not understand why no major developments have taken place over the last 10 years but all of a sudden we are expected to lose part of Cutteslowe Park and lots more land in surrounding area. Where are all these people who are going to live in these houses going to work? Millions of pounds have been spent on 2 local roundabouts but traffic delays still occur. More cars on the road is not going to help. Millions are being spent on the Westgate but jobs cannot be filled - earning £7.50 and hour will not qualify for a mortgage. Promises are made on Barton developments but houses are going to be £600,000 plus - total greed/madness.

Changes Sought

Reasons for Participation

PR-C-1107 10/10/2017 V Butcher N

3414

Comments

No consideration to all the consequences of building on what is called 'The Kidlington Gap'. If you build on this area (golf club etc.) then rain water will be unable to soak away and as a result Kidlington will flood right up to the High Street.

Changes Sought

Reasons for Participation

PR-C-1108 10/10/2017 Roy Hounslow

3419

Comments

Not Justified No justification for this 'land grab'. If Oxford needs additional housing there is plenty of room within their existing boundaries. This must not be allowed to happen under any circumstances.

Changes Sought

Reasons for Participation

PR-C-1109 10/10/2017 Hilary Watkins N

3424

Comments

Kidlington bus services are already overloaded (as a commuter I experience this daily) at peak periods and GP surgeries already have very long waiting lists (3 weeks and getting worse) Thousands of additional homes will only add to the pressure on local services and amenities. Loss of GB will mean precious environmental heritage will be lost forever to local residents of all ages. It will impact on many facets of life - for me personally, my job. The damage caused by the accompanying pollution will be of huge scale. This will mean an increase in health problems. We do not need 4,400 houses.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1110 25/09/2017 Miss L Smith N

3429

Comments

Objection based on many factors. Destroying the lovely views, walks and wildlife that would be LOST FOREVER. It would create an absolute traffic nightmare scenario daily - already bad now but would be horrendous. Public services would have added struggles. Surgeries would be unable to fulfil the needs of the community being pushed to the maximum causing suffering for all. Years ago Kidlington took overspill (now Grovelands) but we should not agree to any proposals which would cause suffering and change Kidlington. It is currently a nice place to live. People do not want the GB destroyed. Please listen and leave it alone.

Changes Sought

Reasons for Participation

PR-C-1111 10/10/2017 Norman Davies N

3434

Comments

GB is there for a reason to stop urban sprawl. There is no unmet housing needs. Keep the golf Club land (no Houses).

Changes Sought

Reasons for Participation

PR-C-1112 10/10/2017 Miss P Edgington N

3439

Comments

GB land is important for the well-being of residents. All the schools in Kidlington are close to main roads and therefore pollution. Kidlington is a village and cannot take more traffic. If Oxford needs more housing, why not use land between Shotover, Wheatley and Cuddesdon. There are dual carriageways and a motorway close. If in future "still at risk" sites are considered, will there be a new timetable to object?

Changes Sought

Reasons for Participation

PR-C-1113 10/10/2017 Linda Brogden N

3444

Comments

Not Positively Prepared. Not Justified. Not Effective. Strong Objection

Changes Sought

Reasons for Participation

PR-C-1114 10/10/2017 RK Brogden N

3449

Comments

Like walking a lot in the open fields around Kidlington. Houses are not wanted. The roads cannot handle the current amount of traffic. Doctors, Dentists, schools, etc., cannot cope.

Changes Sought

Reasons for Participation

PR-C-1115 10/10/2017 William Norton N

3454

Comments

GB should be preserved as much as possible. Kidlington does not have sufficient resources (schools etc.,) to take more houses. Already too much traffic, more houses would create more traffic.

Changes Sought

Reasons for Participation

PR-C-1116 10/10/2017 J Nelson N

3459

Comments

Proposal does not address: Transport issues - five thousand minimum extra cars. Green Countryside Losses. Pressure on local services (Doctors, Dentists, shops etc.). The creation of a mega conurbation of Begbroke, Yarnton, Kidlington in Oxford.

Changes Sought

Reasons for Participation

PR-C-1117 10/10/2017 P Clarke N

3464

Comments

Objection from Kidlington resident as traffic is horrendous now, what will it be like when houses are built. Houses will not be affordable for local Kidlington people, but for people from London and areas around, who will make use of the train stations. Feel that the Council are only out to make money not help the people.

Changes Sought

Reasons for Participation

PR-C-1118 10/10/2017 Bryan Franks N

3469

Comments

Need for more affordable houses i.e. those that nurses, teachers, fire and police officers can afford as Oxford is already too expensive for these key workers to buy a house, so there is already a shortage of key workers in Oxford. We cannot provide

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1119 10/10/2017 R Wheeler N

3474

Comments

There will be a strain on the water supply and sewage treatment. Pollution levels will rise due to increase in vehicles on roads and more central heating systems. Doctors' surgeries are already under strain.

Changes Sought Reasons for Participation

PR-C-1121 10/10/2017 L Sullivan N

3484

Comments

Think too many houses will be built. It is important that we not lose the GB. We need areas to walk which is good for our health. If this number of houses are built roads will not be able to cope. Think this area will get gridlocked. Will there be enough water to supply these homes? It will also put increased pressure on schools and doctors' surgeries.

Changes Sought Reasons for Participation

PR-C-1122 10/10/2017 Mrs Josephine Lee N

3489

Comments

Save our Greenbelt! Look after what we have. Kidlington does not need more traffic and the housing would not be affordable to the younger generation. It would not affect Oxford City Council as they don't have to live here. Kidlington does not need to expand. Already Kidlington has sewage problems. We also need Sandy Lane - without this route traffic and pollution would be high!

Changes Sought Reasons for Participation

PR-C-1122 24/08/2017 Mrs J Lee

756

Comments

View on Land North and South of Milton Road is that….Kidlington has too many homes already so does not need more. Other sites in Cherwell should be looked at.

Changes Sought Reasons for Participation

PR-C-1123 10/10/2017 Mr & Mrs K & J Abraham N

3499

Comments

Strongly object to the above policies. The proposed plan is unsound, not positively prepared, unjustified and ineffective.

Changes Sought Reasons for Participation

PR-C-1124 10/10/2017 Mr M Stringer N

3500

Comments

We should preserve the GB for future generations; I am shocked to see this plan which aims to destroy the wildlife sanctuary woodland have created at PR6c! The whole exercise is a money grab on the back of an otherwise clever transport solution at Oxford Parkway station!

Changes Sought Reasons for Participation

PR-C-1124 10/10/2017 Mr M Stringer N

3499

Comments

Consider that the proposed submission plan is unsound, not positively prepared, not justified and not effective. Specifically, think that the new rail station at Oxford Parkway, and the station at Oxford, which form a comprehensive, connected and integrated public transport network (together with bus routes) can bring commuters into Oxford to fill the many new jobs we may see in the future. There are huge developments of housing at Bicester & Didcot which will house such a workforce. If the proposed new housing for Cherwell goes ahead Oxford and its environs will be choked with vast number of people and the roads will become gridlocked, resulting in failure of the city.

Changes Sought Reasons for Participation

PR-C-1125 13/09/2017 C M Jackson-Houlston N

3504

Comments

Housing development in southern England is currently unsustainable, and based on inflated forecasts of need generated by the construction lobby. These forecasts need vigorous revision, not the sacrifice of further GB.

Changes Sought Reasons for Participation

PR-C-1126 06/09/2017 Kim Bennell N

3509

Comments

Concern about impact on transport structure. Already bottleneck at the A34 Pear Tree roundabout - cannot handle anymore traffic. Public transport is not an option for those who do not work in the centre of Oxford. More houses = more cars = more time wasted and stress getting to work.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1127 14/09/2017 P & B J Wood N

3514

Comments

Strong objection to building 4,400 houses in the Kidlington/Begbroke/Yarnton area: 1. Oxford City has historically failed to meet it's own housing needs and chosen to put the city's environment and economic growth above essential and sustainable social and affordable housing and public provision. 2. Area is largely GB and should therefore not be built on - to do so contravenes National Policy and threatens everyone's well being. 3. Proposal are not costed and type of housing is not sufficiently specified. Little or no certainty that social housing will be prioritised and every indication that the developers priorities will be on individual units. 4. Upgrading of infrastructure to cope with extra residents is not addressed. Roads are already congested and worsening, GP surgeries are full, schools have little room for expansion, recycling provision is stretched, there is a history of sewers overcharging, etc. More sprawling low density development like we have seen before is not a solution. Oxford City together with Oxford University need to find a more imaginative, fairer, effective and sustainable future for the area through co-operation with their neighbours not domination.

Changes Sought — Reasons for Participation

PR-C-1128 25/09/2017 Mark Gardner N

3519

Comments

4,400 homes = 4,400 cars average household 3.5 people. Means 4,400 school spaces for schools already at max. Massive impact on roads which are already congested. More buses. It will boost local economy but likelihood of trade not coming into villages will have an impact. Affordable housing - plans for Woodstock priced at one million upwards is hardly affordable. This is not the expressed will of the local community. The revised figures, right number of houses, right number of people, downgrades the figures into hundreds not thousands. Look after local needs first above attracting business for homes. OCC do not have rules over the Kidlington Gap - This is Cherwell not Oxford.

Changes Sought — Reasons for Participation

PR-C-1129 18/09/2017 Mrs M G Kibbey N

3523

Comments

1. No costs shown for infrastructure schedule. What road improvements are scheduled for houses in area PR6b, PR6a and PR8 as already very congested. 2. Noted additional swimming pool space - this would be needed as well used by public and schools at present. 3. No definite mention of extra health services - existing surgeries are already over subscribed with people waiting 2 -3 weeks for an appointment. 4. More retail space would be required for the number of houses. 5. Agreement with open green space policy and having canal side parkland, and wildlife corridors unlike the canal area ear Oxford where housing has been built up to the canal pathway.

Changes Sought — Reasons for Participation

PR-C-1130 24/09/2017 Richard L Eddy N

3528

Comments

Why not build 5000 houses on the old cement works at Shipton on Cherwell? The present proposals seem to be a bid for Oxford City to expand northwards.

Changes Sought — Reasons for Participation

Page 2695

PR-C-1131 24/09/2017 Amy & Michael Shorter N

3533

Comments

Oxford should be doing more to meet it's own needs than building unaffordable houses in our beautiful countryside. There will be even more pressure on our underfunded services such as schools and doctors surgeries. There will be even more disruptions with community to and from work - there are always hold ups in the mornings. This will also cause more pollution.

Changes Sought — Reasons for Participation

PR-C-1132 26/08/2017 Sonya Willoughby N

3538

Comments

Traffic, heavy lorries and pollution through Kidlington already worse, more development with not sufficient infrastructure will make it even worse. Cycle lanes and better buses will not stop people using their cars to get to the larger stores. GP surgeries cannot cope now, one more surgery will not be sufficient for proposed number of new homes. Master plan states no urban sprawl and this will do just that making the master plan a waste of time. These houses will not be affordable, Barton estate is case in point. Developers will say it is not viable. More houses at Woodstock will mean more traffic along A44. Park and Ride is fine not everyone works in Oxford. Houses for Nurses etc., is fine but what about the young people - What constitutes affordable housing? Plenty of flats and house for sale or rent in Kidlington at the moment - not being brought or rented. So why more houses taking away swathes of GB. This will spell disaster for all the villages in it's path and the well being of residents.

Changes Sought — Reasons for Participation

PR-C-1132 10/10/2017 Sonya Willoughby N

4361

Comments

To build on the Golf Course would take away valuable GB land between Oxford and Kidlington, making Kidlington part of Oxford. Kidlington still retains a village feel despite it's size and this would be taken away. The proposal to re-establish the Golf Course some little distance away is not viable in that it is a flat field and would take years to build and finance. There should be even more traffic coming out on Jordan Hill. The GB's open countryside in which nearly 4,000 of the houses would be built would be sacrificed for ever and it's walks and views lost. Natural habitats and wildlife would be destroyed.

Changes Sought — Reasons for Participation

PR-C-1132 10/10/2017 Sonya Willoughby N

4360

Comments

What is affordable housing? Barton Estate has one bedroom flats for £300,000, hardly affordable. The amount of social housing was cut down and developers said it was not viable. The only way to alleviate housing shortage is to go back to council houses built by the Council.

Changes Sought — Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1132 10/10/2017 Sonya Willoughby N

4359

Comments

There is not the infrastructure to support that many houses. When the M40 first opened traffic, especially lorries diminished somewhat. It is now getting worse day on day the lorries and car transporters that come through are huge, spewing out fumes. No amount of cycle lanes and better services will make any difference because people want to use their cars. The Northern Gateway development already means more traffic. Where are the plans for new roads to cope with all this traffic? GP Surgeries cannot cope now, one more will be required to cope with demand, but there is a chronic shortage of GPs.

Changes Sought

Reasons for Participation

PR-C-1133 06/10/2017 Mrs J & Mr C Floyd N

3543

Comments

Underfunded public services, GP services, schools etc., will not be able to cope with extra pressure and would be at breaking point. No adequate transport measures proposed to cope with increased traffic congestion. Roads are not maintained very well now and repairs do not last. Will cause more pollution and breathing problems and noise. Drainage and sewerage will not take much more pressure and could cause more floods. Keep the Golf Course where it is, will create more problems if moved. Need more affordable houses but not on GB. Developers want buy to let market and rents are usually quite high. Need to keep GB for many reasons; to benefit all, walks, wild life. If built on will be lost forever. It protects Oxford from being overdeveloped and keeps nearby villages separate. We do not want to be part of Oxford for many reasons. Our villages run things better.

Changes Sought

Reasons for Participation

PR-C-1134 06/10/2017 Margaret & David Dee N

3548

Comments

This development will not solve Oxford's alleged housing problems, which are not proven. The need is for affordable and key worker housing. This plan will mostly provide for London commuter belt. Oxford should release their own land for housing. Keeping it for commercial purposes will only increase the problem with more pollution and congestion. Relocation/development of jobs away from Oxford City. Northern Gateway does not justify this amount of development. It is not an exceptional case so GB should be protected. The Golf Course cannot be easily relocated - the suggested site is too small for an 18 hole course and the land owners have other lanes for this area. Golf Course is also an important wildlife habitat. Recreational land is vital for physical and mental wellbeing and will be required for current and future needs. Scale of development is far too large to be sustainable. The health, educational, recreational and transport needs cannot be met. Current congestion in the area will get substantially worse. No matter how much public transport is offered, direct links to correct areas will not appear. Not many jobs are North Oxford or City. Travel to other areas (e.g. Headington) already takes 1 hour at peak times by bus. The individual identities and community spirit of Kidlington and surrounding will be lost.

Changes Sought

Reasons for Participation

PR-C-1135 05/10/2017 R D Walton N

3553

Comments

Page 2696

Now revised Government formula for calculating housing needs, therefore figures should be revised. GB land should not be used. Public consultation not taken seriously.

Changes Sought

Reasons for Participation

PR-C-1136 06/10/2017 G Furry N

3558

Comments

Objection because so much land has been lost for buy to let depriving many people of the chance to buy for themselves. There is already enough houses.

Changes Sought

Reasons for Participation

PR-C-1137 09/10/2017 David Lee N

3563

Comments

Roads congested already. Schools and Doctors full. Unaffordable houses. No answers from questions to council.

Changes Sought

Reasons for Participation

PR-C-1140 06/10/2017 Sheila E Middleton N

3578

Comments

Area is already overcrowded and has been identified as one of the most polluted cities in the UK. The increased traffic would add to this. Provides a valuable and essential amenity in a heavily built up area; a breathing space for recreation and walking. Infrastructure and public services will be over stretched. Any extra housing should be on brown field sites and affordable for key workers.

Changes Sought

Reasons for Participation

PR-C-1141 08/09/2020 Lawrence J Middleton N

3583

Comments

GB is to prevent urban sprawl an is essential for wildlife and well being of residents. We do not want to become London commuter belt. Housing should be brownfield, affordable, key workers, high density, well designed eco builds. Traffic congestion already appalling. Government figures are not accurate. Property developers just want to make money.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1142 30/09/2017 Mrs Patricia Shaw N

3588

Comments

Stop the urban sprawl. Important to keep the GB it will never be reclaimed. Keep villages separate from towns to preserve communities from overdevelopment. Any new homes should be affordable for 'key workers' and not for 'buy-to-let' or commuters. Doctors, schools, nurseries, etc. will need to be included in any plans. Leisure facilities are lacking for young people i.e.: cinema, ten pin bowling, larger swimming pool, possible outdoor swimming pool. Only one superstore at present with limited parking for increasing population - at least one more required. Traffic congestion and pollution has not been though through. Asthma is on the increase. Residents need space for reflection and children a space to enjoy and explore nature. Don't forget more people need more policing. Overcrowding causes stress. Councils cannot keep approving development in such small plots. Neighbour noise disputes are on the rise. People must have space.

Changes Sought | Reasons for Participation

PR-C-1143 04/10/2017 Ray Norrie N

3593

Comments

Cherwell Council should sort out it's own problems and leave Oxford Council to do the same. As a ratepayer of Cherwell do not wish for any of our resource to solve the problems of the City. GB should be sacrosanct. Cherwell has a housing problem and if land is available it should be built on for residents wanting to live in Cherwell. Kidlington (Cherwell) has its problems with the environment, traffic noise and pollution, difficulty getting from place to place and pollution form the airfield. (Recalls a public meeting in Kidlington where complaints about noise/pollution from the airfield was discussed. The Chairman of the Council gave an undertaking that traffic from the airport would be reduced - it has increased). Kidlington's population has increased but the services to the public have not increased proportionately. Cherwell should look at this. Whilst people's expectations are increasing, services are unable to cope. Cherwell has it's own role to fill and cannot cope with the City's problems.

Changes Sought | Reasons for Participation

PR-C-1144 01/10/2017 M J Elliott N

3598

Comments

The likely volume of extra traffic generated by these proposals will seriously inconvenience those of us who live very close to the Banbury Road roundabout in North Oxford/Summertown; congestion at certain times is bad enough already. The loss of a chunk of the GB will affect us adversely here too.

Changes Sought | Reasons for Participation

PR-C-1145 01/10/2017 Mrs M Elliott N

3603

Comments

GB should not be built on - it is vital to leave corridors of open land for human health and for wildlife and vegetation. So many houses should not be built near to a city which is already struggling to deal with traffic congestion, and where the public services are overloaded. The proposal to build near to the Oxford Parkway Station will attract London commuters, adding to these problems. The Golf Course should remain where it is at present, as part of the green corridor.

Changes Sought | Reasons for Participation

Page 2697

PR-C-1146 04/10/2017 Daria Nastri N

3608

Comments

Unsound. Not Positively Prepared. Not Justified. Not Effective.

Changes Sought | Reasons for Participation

PR-C-1147 04/10/2017 Mik Ashfield N

3616

Comments

Unsound. Not Positively Prepared. Not Justified. Not Effective.

Changes Sought | Reasons for Participation

PR-C-1148 02/10/2017 Lucy Pilgrim N

3623

Comments

This is all about greed and money for the few to the detriment of the many local people. Strong objection to this proposal.

Changes Sought | Reasons for Participation

PR-C-1149 03/10/2017 Mary Franks N

3631

Comments

Kidlington does not want to be part of Oxford. 1. Values location within GB 2. Why do Oxford want to build commercial/industrial estates when employment is low in Oxford. The land (e.g. Northern Gateway) should be used to build affordable houses for local residents especially first time buyers. 3. Kidlington residents do not want more large houses built between Kidlington and Oxford which would cater for London commuters not local people. 4. North Oxford Golf Course should be left where it is as it is acceptable use of GB land. 5. No proper plans given on costings for improvements to cut traffic congestions which is bad enough already. 6. Local services especially GP/Schools are struggling to cope now.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1150 25/09/2017 Robin Cowley N

3636

Comments

Objection to proposed developments around Kidlington, Yarnton and Begbroke. The amount of GB land will be gone forever and so too the amount of wildlife will be extinguished from this part of the county.

Changes Sought — Reasons for Participation

PR-C-1151 09/09/2017 Ida D Leach N

3641

Comments

Strong disagreement to building on GB, once built on there is no turning back. Green areas are needed and enjoyed - we don't have many. Infrastructure could not cope with so many houses being built in one area. Already too much traffic through Kidlington. We wish to remain separate from Oxford. Please - Please re-consider.

Changes Sought — Reasons for Participation

PR-C-1152 12/08/2017 Georgina Ashton N

3646

Comments

More schools are required. Better roads are need to stop congestion. Doctors - 10,000 more residents. Difficulty with parking for shoppers. Strong belief that GB should remain for nature reasons. We need our Green to survive.

Changes Sought — Reasons for Participation

PR-C-1153 12/08/2017 G Pollard N

3651

Comments

Once the GB is built on there is no going back. Kidlington has already changed a great deal which is a shame. Enough is enough, there is not the infrastructure, already there is a 3 week wait for a non-urgent doctors appointment and you cannot drive out of Kidlington before 09.30 most weekdays.

Changes Sought — Reasons for Participation

PR-C-1154 16/08/2017 Lianne O'Sullivan N

3656

Comments

It seems stupid to build on the Golf Course and develop another which will take years to establish. The number of houses appear excessive for a city's overflow and to take up so much GB from our village.

Changes Sought — Reasons for Participation

PR-C-1155 11/08/2017 Emma & Gary Billingham & Sargent N

3661

Comments

The roads in this area are already gridlocked from 7.20 am and residents in Islip/Wood Easton are frustrated by the constant stream of traffic as people try to avoid the ring road. GB is in place to prevent developers from building on every inch of available land permanently damaging the environment for future generations; every time the GB is built on this sets a precedent. Already routinely waits 3 - 5 weeks for a GP appointment, primary school classes up to 32. Kidlington already needs a better infrastructure.

Changes Sought — Reasons for Participation

PR-C-1156 12/08/2017 N H Crombie N

3666

Comments

No consideration ref flooding. No indication as to where water supply to come from and if sustainable. No indication ref increase in traffic and what to do about it. What provision for improved public transport especially in view of recent cut backs? What size would house be and what density - no indication. No provision for open spaces and 'green access'. Shutting Sandy Lane would cut off Yarnton and Begbroke from Kidlington facilities. Where would power/gas supply be sources from - strain on networks. Overall impression is that plan is poor on detail especially ref infrastructure and transport and has been created as a 'knee jerk' response to central Government demands. Developers will try and cram as many houses as possible into sites with no consideration for residents. No comments in plan ref amenities to be provided and costs. No comments in plan ref loss of wildlife habitats. Any new housing should have solar panels.

Changes Sought — Reasons for Participation

PR-C-1157 12/08/2017 Joanna Towersey N

3671

Comments

Has lived in Kidlington all their life. The GB should be protected. Green areas are for locals to enjoy. Has had countless enjoyable walks with the dog, feeling the benefit of exercise and getting the feel good factor. It is already unacceptable that it takes two weeks to get a GP appointment and you never get to see the same doctor. Wants our village to get better not worse. NO TO MORE TRAFFIC. KEEP THE GB. PLEASE LISTEN TO THE PUBLIC AFFECTED NOT TO £ SIGNS.

Changes Sought — Reasons for Participation

PR-C-1158 11/08/2017 Richard Priscott N

3676

Comments

Local infrastructure, including roads, schools and GP services are not sufficiently included.

Changes Sought — Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1159 10/10/2017 Mrs J Riordan N

3681

Comments

Proposed number of houses is excessive. Extra traffic will increase air pollution. Deprivation of land used for leisure activities. Considerable infrastructure will be needed. Character of affected villages will change. Object strongly to theft of GB. Oxford University is exploiting their powerful land ownership.

Changes Sought | Reasons for Participation

PR-C-1160 06/07/2017 S Tonkin N

3686

Comments

Necessary traffic is already held up at rush hour periods. Only a proportion of houses are affordable - no guarantee of more? The GB and surrounds to existing villages are not only environmentally important they afford 'health walking' space (sponsored by Cherwell District Council) - no longer according to some estimations and others much enjoyed (e.g. PR7b) some land will be floodable.

Changes Sought | Reasons for Participation

PR-C-1161 05/09/2017 Mr & Mrs J Holland N

3692

Comments

1. Oxford City should be forced to use brown field sites for housing, not continually stating they are for commercial purposes. 2. There is no proven need for 4,400 houses in the Kidlington area. Oxford's unmet housing need is not sufficient reason for encroaching on the GB. 3. If a Park & Ride is to be built adjacent to the A44, rapid bus transit should be down A44 to Pear Tree/Wolvercote into city, not through Kidlington. Transit through Kidlington is already difficult enough. 4. Where will extra: Medical Centres, Car Parks, Schools be built to cope with influx. How will water supplies, sewerage systems and gas/electricity networks cope. All already struggling and causing problems. 5. 50% affordable housing is claimed for this project which no developer has managed to achieve. Barton Park has 3 bed @ £600,000, 1 bed @ £300,000. Affordable housing on this almost 2000 project is now just over 300. If Oxford City cannot control the developer, how will Cherwell enforce the 50% criteria. NB. Barton Park built on Council land. Kidlington land will have to be purchased from private landowners, adding to the overall costs. The model you are working to is out of date.

Changes Sought | Reasons for Participation

PR-C-1161 05/09/2017 Mr & Mrs J Holland N

3691

Comments

We visited your exhibition on two occasions without getting satisfactory answers. Plan for 4,400 houses has scant attention given to infrastructure and impact on residents. Kidlington area needs its GB. Health should be a major consideration. All plans will lead to unacceptable pollution. Wildlife will be greatly affected by loss of habitat, we cannot as custodians of nature let this happen. Kidlington has village status. Oxford City Council has for many years had an agenda to make Kidlington a part of Oxford. Consideration should be given to those of us who already live in Kidlington. With a proportion of houses being built within walking distance of Oxford Parkway Station, London commuters will benefit. It will not meet the supposed unmet need. Can you legislate that houses will be for Oxford City workers only? Stop Press - Proposal to build 881 student flats on Cowley Barracks Site. This will free up even more housing in Oxford to help unmet need.

Changes Sought | Reasons for Participation

PR-C-1162 24/08/2017 Mr & Mrs L Lacey N

3697

Comments

Unsound. Not Positively Prepared. Not Justified. Not Effective. Enough erosion of the GB already. GB areas are essential for the ecology of the area. Cherwell are wrong to join Oxford City to Kidlington village. Infrastructure already at breaking point. All these proposed plans will gridlock road systems, overload schools and GP surgeries. The plan to put 3900 of 4400 properties in the GB area is a scandalous case of management by the Council.

Changes Sought | Reasons for Participation

PR-C-1163 11/07/2017 Mrs Bettina Lewington N

3702

Comments

Could be more flooding, clay here - nowhere for it to drain to. Not enough water for us, roads will not take all the extra traffic. The Golf Course, peoples ashes have been put on it. Leave it where it is. Colleges have got ground let them build on that in Oxford. Leave GB alone.

Changes Sought | Reasons for Participation

PR-C-1164 24/08/2017 Stephen Mundy N

3707

Comments

The additional traffic will cause more pollution damaging the already poor air quality.

Changes Sought | Reasons for Participation

PR-C-1165 23/08/2017 Dr Nika, Jiri Abu, Faytl N

3713

Comments

Strong objection from entire family to the planned housing predominantly on the grounds of violation of the Oxford GB. No plans to update the necessary infrastructure as well as showing no evidence the housing would be truly affordable. GB was established to protect the land from acts exactly like this overdevelopment. The public trusts the Council to ensure the GB permanent protection is maintained. Violating this greatly diminished public trust in the Council on all other matters.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1166 24/08/2017 Mr Ken Morris N

3718

Comments

4,400 homes - potentially another 8,800 cars on the already crowded Kidlington roads. Kidlington and surrounding areas will be gridlocked on a daily basis. Considers that Kidlington and surrounding villages will be ruined. Wants the Green Belt to be retained.

Changes Sought | Reasons for Participation

PR-C-1167 21/08/2017 Mrs Pauline Rushby N

3723

Comments

No need to build on GB land. There are other 'brownfield' or less rural locations that could be used - they are just more difficult (e.g. not on open land) or less attractive/profitable. Once taken GB land cannot be reclaimed, it will be lost to future generations. Kidlington area does not have the infrastructure to carry large building projects. Kidlington roundabout is always gridlocked at peak times. You have to wait 1 - 2 weeks for a GP appointment. Any new development will only draw in the commuters, not local people. There is a lot of wildlife in the GB - deer, pheasant, fox, hedgehog, woodpeckers, jay - lose the GB and our wildlife will also be lost. Oxford City is just passing the buck - trying to bully other councils into sorting out their problems, instead of dealing with them themselves. Do not build on GB - even if it seems the easy option, it is not the best.

Changes Sought | Reasons for Participation

PR-C-1168 08/08/2017 Christopher Cosby N

3728

Comments

Traffic congestion on the roads. Waiting times to see our GP will be even longer.

Changes Sought | Reasons for Participation

PR-C-1169 11/08/2017 Jan & Andy Hodgson N

3733

Comments

1. This will have an impact on travelling into Oxford from Kidlington as there will be more delays with more cars using the roads. There will be gridlock. 2. There will be a significant reduction in the opportunity for wildlife to prosper, impacting on children appreciating the countryside in this local area. 3. Extra housing will cause huge problems from nursery to secondary education because there will be insufficient places in an already stretched service. 4. It will impact on the already limited places available at health centres and doctors surgeries. 5. Dentists, physio's and Social Care, etc., will also be significantly affected. 6. Housing is already expensive and this will make if unaffordable for younger generations and it will end up as a commuter belt for London.

Changes Sought | Reasons for Participation

PR-C-1170 09/08/2017 Mr & Mrs M Fennymore N

3738

Comments

Kidlington is a village and as such is large enough when you look at the amenities. However, if it goes ahead in spite of the objections, will more schools, doctors and shops be provided?

Changes Sought | Reasons for Participation

PR-C-1171 12/08/2017 Matthew Hunt N

3743

Comments

Lack of open space for all residents and future generations. Proposed housing figures are well over estimated.

Changes Sought | Reasons for Participation

PR-C-1172 08/08/2017 Robin Carey N

3748

Comments

The basic plan fails as Oxford choose to use land for business development rather than housing which needs less highway network. Having passed the overspill problem to Cherwell, massive road building would be necessary unless sufficient employment is made available locally. Cannot comment further as only received this yesterday - information based on KDW material.

Changes Sought | Reasons for Participation

PR-C-1173 30/08/2017 Mrs M Henton N

2131

Comments

Unsound. Not Positively Prepared. Not Justified. Not Effective.

Changes Sought | Reasons for Participation

PR-C-1174 30/08/2017 Larysa Yurkova N

2136

Comments

This development will remove GB land which is needed for leisure space for all to enjoy. It stops the edges of Oxford becoming even more of a "dormitory sprawl" and provides a beautiful, reachable area of natural beauty. Traffic levels, already very bad, would become intolerable. The ability to see and enjoy a wide variety of wildlife would be lost forever. Many brownfield spaces exist within the already developed areas of Oxford. These should be fully utilised before encroaching on our diminishing unspoilt spaces.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1175 14/08/2017 Mrs J Townsend N

2141

Comments

We do not want to lose the GB. There is not enough green to serve our requirements now, so think ahead for the future generations. No houses for the commuters to push costs up.

Changes Sought | Reasons for Participation

PR-C-1176 23/08/2017 Eileen & Allan Nicholls N

3754

Comments

GB exists to maintain separation between existing towns and villages avoiding urban sprawl. These areas are well used for walking and cycling. Oxford should take care of it's own housing needs. Last week on walking through Christchurch Meadow we observed only a few cattle grazing. Surely the time has come for the University to take stock of how much land it could use to help out with housing in Oxford. The roads, schools, surgeries and public services are already stretched and additional housing in the numbers proposed will have a deleterious effect on these. Let common sense prevail. Leave our GB alone.

Changes Sought | Reasons for Participation

PR-C-1177 18/08/2017 Mr D Townsend N

3759

Comments

The traffic experiments alone show that this part of the District does not need any more building. Perhaps if schemes like the 'Tin Hat' had worked better the City sprawl would have been confined.

Changes Sought | Reasons for Participation

PR-C-1178 11/08/2017 Christina Allen N

3764

Comments

More properties and brownfield sites could be utilised in Oxford. If people live in Oxford then they don't have to commute to work thus saving travelling costs and even more horrendous traffic problems on already congested roads. Park & Ride is not always the answer as people still have to drive to Park & Rides. It is vandalism of the highest order to invade the GB. The prospect of the urban sprawl of Kidlington, Yarnton and Begbroke combined is chilling. Total disregard for those residents. Building on the North Oxford Golf Course is a horrendous idea. Totally no consideration of people's feelings over the destruction of one of Oxford's oldest and much loved courses - 110 years old. A destruction caused entirely by greed.

Changes Sought | Reasons for Participation

PR-C-1179 09/08/2017 Mrs S E Bullock N

3769

Comments

Objection to 4000 houses on the GB. The traffic in Kidlington is bad now another 4000 houses with 1 or 2 cars each will make it horrendous. Think of the wildlife.

Changes Sought | Reasons for Participation

PR-C-1180 10/08/2017 Mrs A Brenan N

3774

Comments

The A4165 Banbury Road is already very busy and will become impossible when more housing estates are built.

Changes Sought | Reasons for Participation

PR-C-1181 09/08/2017 Mrs Baggett N

3779

Comments

Agreement about housing situation but many years ago when Croxford Gardens was proposed there were strong objections from residents on South Avenue regarding access. There is now a rat run twice a day putting children and animals in danger. If the building on Stratfield Brake goes ahead cars should not be allowed to come up South Avenue, the road must go out onto the service road. With all the cars parked on South Avenue it would be foolish to allow more traffic to use this road.

Changes Sought | Reasons for Participation

PR-C-1182 19/08/2017 Mrs F Haley N

3784

Comments

Doctors surgery unable to cope. Kidlington and surrounding areas will come to a standstill causing more pollution. Surrounding roads are in desperate need of resurfacing. How will the schools cope? Unsound, Not Positively Prepared, Not Justified and Not Effective. Taking away the GB is not justified.

Changes Sought | Reasons for Participation

PR-C-1183 19/08/2017 Mrs Celia Wilson N

3789

Comments

Outside villages should not be responsible for Oxford's housing need when there are opportunities to renovate existing buildings or use sites in the city itself. More convenient for those with jobs there and less traffic congestion. Open spaces and fresh air are essential for the human psyche and that is why the GB was introduced originally and should be sacrosanct.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1184 19/08/2017 M O'Mahoney N

3794

Comments

As always a council riding roughshod over the people who voted them in. Increased traffic, pollution, loss of GB, strain on already over stretched infrastructure (health services and schools). As long as developers can line their pockets all is good. Why was the development on Shipton Cement factory dropped and these large scale proposals brought in? It is not ok for Kidlington to be swallowed up by Oxford City. Kidlington will become one big traffic jam. This proposal has no benefits to the constituents of Kidlington apart from exacerbating our lives with pollution, congestion, unable to book GP appointments and demand on over subscribed schools.

Changes Sought

Reasons for Participation

PR-C-1185 19/08/2017 N O'Mahoney N

3799

Comments

Loss of natural habitats, views, walking areas. Increased traffic, pollution, strain on existing infrastructure - schools, GP surgeries, hospital. Cars will still be the favoured mode of transport regardless of all these 'new' cycling provisions. Entrance to Stratfield Farm will cause traffic problems on the Kidlington roundabout and slip road. South Avenue will be used as another entrance - I feel there will be even more traffic travelling along a residential road. More pollution and noise for my family to endure. No matter how much we do to save our local area - this is a done deal. We are the forgotten village compared to Bicester and Banbury. Councils should think about housing for their own waiting lists. It definitely won't be affordable housing. Cherwell should be supporting Kidlington.

Changes Sought

Reasons for Participation

PR-C-1186 12/08/2017 Heather Eustice N

3804

Comments

This will clearly be a disaster. While I agree Housing is needed do you really think the already overcrowded secondary school will cope with more pupils - where will the new school be built, doctors surgeries are already overcrowded and appointments are so hard to get. Dentists appointments are impossible to get. The road system cannot cope with more houses. The proposed site at Stratfield Farm is a joke. The wildlife will suffer as will the roads to get to this site. Getting out of Garden City Slip Road and for that matter Kidlington is already difficult. Wake Up!!!

Changes Sought

Reasons for Participation

PR-C-1187 14/08/2017 Mrs J Butler N

3809

Comments

Strong opposition to building on GB land. Please don't let if happen. Think about wildlife being wiped out, pollution for all extra traffic. Traffic will be horrendous.

Changes Sought

Reasons for Participation

Page 2702

PR-C-1188 10/08/2017 N B Tinnion N

3814

Comments

That old adage comes to mind - 'not in my back yard', but sadly it now appears it will if these proposals are approved. Agreement with all valid reasons stated, loss of GB, environmental, traffic/pollution - even when electric 2040 arrives! Central Government have set the agenda and Councils have to toe the line. Kidlington became a prime target with the birth of the railway connection to London, it is a golden opportunity for developers and cash strapped Councils. If approved I fear the land adjacent to the present proposed sites will also soon be targets for further housing. Boundaries will be re-located so that Kidlington, Yarnton and Begbroke can become part of Oxford, a long held desire for many years.

Changes Sought

Reasons for Participation

PR-C-1189 05/08/2017 Terence Yeatman N

3820

Comments

I feel that there must be a large financial gain for Cherwell District to be giving this land for development for Oxford's needs. As we are the southern tip of the district majority of the Councillors are not really concerned as they will not be affected.

Changes Sought

Reasons for Participation

PR-C-1189 05/08/2017 Terence Yeatman N

3819

Comments

Using Carfax as the central point of Oxford there are greater expanses of GB i.e. east and west closer to Oxford than coming north into the Cherwell District. Using this land would reduce congestion on already the congested roads (A44, A4260 and A40). Air pollution would be reduced with shorter journeys into Oxford. Shorter journeys would also enable people to use public transport (if developed properly) or cycle instead of using cars. There must be a large financial gain for Cherwell District to be giving his land for development for Oxford's needs. As we are the southern tip of the district, the majority of the councillors are not really concerned as they will not be affected.

Changes Sought

Reasons for Participation

PR-C-1190 14/08/2017 Mrs A Wyatt N

3825

Comments

Housing for Oxford should stay in Oxford. Kidlington is a village and should stay one. The roads in Kidlington and surrounding area have more than enough traffic. This would cause more pollution, affecting health problems. Doctors surgeries would not be able to cope with more patients - not coping now. GB needs to stay so there are fields and trees for wildlife to live.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1191 18/08/2017 Mark Dilks N

3830

Comments

Alternatives to meeting Oxford's housing shortfall have not been properly examined and considered, therefore plans are not justified. No adequate explanation of how the local infrastructure will cope with the increased population and how pollution will be managed.

Changes Sought Reasons for Participation

PR-C-1192 23/08/2017 David & Alison Cook N

3835

Comments

Oxford should reduce the development of it's land for business use and set aside more land for housing provision. The environment will be seriously damaged by urban sprawl, impacting on air, noise and light resulting in significant pollution. Developers will build for the commuter market and not Cherwell's affordable housing plan. Public services will be overwhelmed. Traffic will become gridlocked. New green areas will not offset the damage caused. We do not wish to live in a city extension.

Changes Sought Reasons for Participation

PR-C-1193 08/08/2017 Robert Craig N

3840

Comments

Objection to any houses being built in Kidlington as the traffic is already bad. There are houses being bought and knocked down and flats being built. It's getting a nightmare at the moment. The houses that will be built will not be cheap as the builders are greedy.

Changes Sought Reasons for Participation

PR-C-1195 23/08/2017 D Dean N

3850

Comments

1. GB not for building on. 2. Too many houses in small area. 3. Roads will be unable to cope with excess traffic. 4. Schools, Doctors not enough to cover excess people. 5. Suggests rethink.

Changes Sought Reasons for Participation

PR-C-1198 23/08/2017 Malcolm & Joy Axtell N

3867

Comments

Strong objection to removal of GB especially land between the Kidlington and Oxford boundaries. This will be the start of Kidlington merging with Oxford in one sprawl. All GB should remain protected. Concerned that there is no plan to accommodate all the extra people/cars, Doctors, roads, schools. Plans only mention what is hoped/ideal - NOT what will be and how/who will pay for any new infrastructure arrangements. Feel this is a "Done Deal" despite objections and we are being rail-roaded again into compliance. It seems these houses are for the people who will fill the job vacancies being created by all the new trade/industry not for the Kidlington people who need it.

Changes Sought Reasons for Participation

PR-C-1199 10/10/2017 Le Brun N

3872

Comments

Idea is unsound, ridiculous and unreasonable. There will be a shortage of water in the area, no provision for sewage works on the plan. Downgrading of the Horton Hospital with more houses being built when the JR is having a job to cope, is ill thought out and puts more work on the surgeries in the area. Plus congestion on roads. Why should we join with Oxford?

Changes Sought Reasons for Participation

PR-C-1200 21/08/2017 Yvonne Bunn N

5462

Comments

Kidlington can't cope with extra work time traffic. It would have been more sensible if the Water Eaton Park & Ride was sited North of Kidlington. Concerned about the impact on Schools and GP's.

Changes Sought Reasons for Participation

PR-C-1201 20/08/2017 Alison Turner N

3880

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I object to moving the golf course to Frieze Farm and building on its site. Its grounds are a positive community asset for future generations, with trees, wildlife, reducing global warming etc. The houses could be built on Frieze Farm instead. This wouldn't affect the occupants and their access to the Railway etc. Kidlington is a safe environment. The roads, infrastructure will be damaged. Sort Oxford spaces out better.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1202 08/08/2017 Mary Timms N

3888

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. The leaflet suggests this is 'Oxford's' problem. I know government has set targets for the S E of England, so it's not specific to Oxford. We all have a responsibility to try to alleviate the problems. I am aware of housing shortages. However, councils need to ensure developers who state e.g. 40% of housing will be affordable, remains 40% or whatever they agree to, to obtain PP. Weak councils must not allow developers to change the goals once building starts or allow to sell affordable properties as Buy to Let. Councils must stay strong. Developers must agree to fund extra services e.g. Schools, GPs, roads etc. before completing stage 1, not once they're broken. Re plans, PR7(a) is preferable to building at PR6(b) and PR6(a) but not enough homes. If anything, allow PR8 and PR7(a), this may preserve Green Belt and keep a distance.

Changes Sought

Reasons for Participation

PR-C-1204 13/08/2017 Bridget Blyth N

3896

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I consider that the proposed submission plan is unsound, not positively prepared, not justified and not effective because building on the Green Belt with a massive housing development is unsuitable and unacceptable. It will cause travel difficulties.

Changes Sought

Reasons for Participation

PR-C-1205 13/08/2017 Jake Bennett N

3900

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. Building on Green Belt will cause a strain on public services. i.e.. Longer waiting times for GP's, bigger class sizes and travel difficulties.

Changes Sought

Reasons for Participation

PR-C-1206 13/08/2017 Sean Blyth N

3904

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. Building a massive housing development will take away beloved countryside views and walks. Many of the wildlife will lose their homes.

Changes Sought

Reasons for Participation

Page 2704

PR-C-1207 13/08/2017 Kate Blyth N

3908

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I think your proposals to build on Green Belt land are unsustainable and unacceptable. It will cause major traffic problems and a real strain on public services.

Changes Sought

Reasons for Participation

PR-C-1208 10/10/2017 Mrs Gonelt N

3912

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. No more land taken from us in Kidlington. We have enough houses without the city overflow. The green land we need for our own people. Enough is enough.

Changes Sought

Reasons for Participation

PR-C-1209 12/08/2017 Andrew & Caroline Luckraft & Blunear N

3916

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. This has reached us during the summer holidays, showing a disregard for the electorate. When is Cherwell District Council going to stop doing what Oxford City Council wants it to do? Consider what your electorate want you to do. Kidlington and Yarnton are not a dumping ground for Oxford expansion. Kidlington has been treated like a dumping ground for decades. The roads are at gridlock. The services are poor, particularly the service provided by the Surgery. We want the community to remain and not to become a housing estate. We love our country walks nearby.

Changes Sought

Reasons for Participation

PR-C-1210 11/08/2017 Jacqueline Palmer N

3920

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. The Green Belt is sacrosanct. If we start building on it now then it will be lost forever. Oxford City could build houses where they are developing land for commercial use. It will increase traffic and burden on services. We need COMPROMISE.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1211 15/08/2017 J M Dow N

3924

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. Such development makes a mockery of the foresighted decisions made by the inventors of the GREEN BELT. In law this is SACROSANCT. The whole area will turn into suburbia losing the community atmosphere of the different villages. Where will these people work? Plenty are already commuting/working in London, earning 'big bucks' and contributing little to the community. This will generate more traffic. Early morning traffic is already at gridlock heading to the Parkway Station & Oxford. Extra people will need all the local services putting even more strain on Schools, Doctors etc. Will the new homes have parking for the 2 cars most families find necessary now? There are already many cars parked on grass verges, paths and roads, especially at weekends. Also estate roads used as 'rat runs'.

Changes Sought

Reasons for Participation

PR-C-1212 14/08/2017 M Dimech N

3928

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. The Green Belt will be eroded. Walks in the countryside are known to have mental and physical benefits to young and old alike. Increased housing means increased traffic congestion. No-one in Kidlington would like the A4260 to become like the A40 Oxford to Witney. Traffic jams would increase pollution and there will be fewer trees and shrubs to absorb the harmful gases, causing lung problems etc. GP Surgeries and schools will be overwhelmed and new residents will be unable to enrol in these. It happened in Derby where we moved from. The quality of drinking water, already very hard, will deteriorate. The JR hospital is already bursting at the seams. Can it take more patients in A & E, Maternity etc.? STOP THE SPRAWL.

Changes Sought

Reasons for Participation

PR-C-1213 10/10/2017 Rennie Kennedy N

3932

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. There is inadequate infrastructure and Kidlington is quite large enough. Additional traffic will increase air pollution.

Changes Sought

Reasons for Participation

PR-C-1214 18/08/2017 S Brain N

3936

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. Green Belt should NEVER be built on. We enjoy walking in this around Kidlington. There are many houses in Kidlington which have been for sale for months so new houses are not needed. People won't cycle, it is not safe. Cars on the road will increase, and thus cycling will be difficult. Schools and doctors are stretched now. If less student accommodation was built there would be more for us locals.

Changes Sought

Reasons for Participation

PR-C-1215 17/08/2017 Mrs T R Brodie N

3940

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. 1. The plan is not consistent with national policy for Green Belt areas with no concern for wildlife. Once gone it cannot be recovered, becoming another urban sprawl. 2. Builders rarely include affordable housing as they are only concerned with builds that give them the biggest return, regardless of cost to consumers. 3. Public services, schools and roads are already overwhelmed. 4. Oxford City should use their own spare ground on affordable housing and not impose on local villages. Why build another business park? Oxford and surrounding areas already have an abundance. 5. Kidlington is already a large village. Is the council looking to make it a town, joining it with Cutteslowe, Begbroke, Yarnton?

Changes Sought

Reasons for Participation

PR-C-1216 14/08/2017 Mrs A Pearce N

3944

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. The increased traffic is concerning. Kidlington is gridlocked most mornings. What will happen when even more traffic is on the roads? Unfortunately not everyone can catch buses and cycle. I am concerned over Green Belt removal. I appreciate the surrounding Kidlington countryside, wildlife and rivers for walking and running.

Changes Sought

Reasons for Participation

PR-C-1217 17/08/2017 E Lambourne N

3948

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. We want Kidlington to remain a village and not virtually be added to Oxford. Traffic is already a problem and will be horrendous with extra houses. Green Belt land should be kept. All services will be over-loaded and many of the green areas in Cherwell will disappear for ever. This should not be allowed.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1218 17/08/2017 R Lambourne N

3952

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I have lived in Kidlington village since the 1930's and was schooled there. I have seen lots of land taken and built on. We don't want to merge with Oxford. We want the Green Belt to stay.

Changes Sought Reasons for Participation

PR-C-1219 10/10/2017 Mrs Frances Clinkard

3956

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I was born in Summertown and settled in Kidlington on marriage as we couldn't afford a house in Oxford. Kidlington is nice to live in. We do not want to be part of Oxford and lose the Green Belt between the two. Green spaces are important for health and well being. Kidlington traffic is congested in the mornings. Building houses will bring more cars. Oxford thinks they can take over Kidlington. When the airport became commercial it became London-Oxford. The promised railways station became Oxford Parkway. This development may not affect me as I am 83, however I hold Kidlington dear and I have volunteered in various Kidlington groups over many years. The national policy is to keep the Green Belt.

Changes Sought Reasons for Participation

PR-C-1220 16/08/2017 F Boult N

3960

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I don't want our Green Belt built on, or Kidlington turned into another Blackbird Leys. It is the only bit of greenery we have left. The traffic will be horrendous. Kidlington shops (what we have) will suffer. It will turn into a real mess. JUST THINK AHEAD!!

Changes Sought Reasons for Participation

PR-C-1221 16/08/2017 Janet Stevens N

3964

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. We have enough problems now with over crowding, GP Surgeries overstretched, Schools overflowing, not to mention the heavy volume of traffic. We do enjoy the countryside walks which will be affected if this goes ahead.

Changes Sought Reasons for Participation

Page 2206

PR-C-1222 17/08/2017 Thom Murton N

3968

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. No reason to defy laws on Green Belt! This is protected! Do not destroy countryside!

Changes Sought Reasons for Participation

PR-C-1223 16/08/2017 Diana Lintott N

3972

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. 1. The fact that Oxford house prices are very high does not justify building on the Green Belt and creating the urban sprawl that the Green Belt was designed to stop. 2. Cherwell has no need to agree to Oxford's unjustified request and should consider the interests of its own ratepayers first. 3. Any houses built on the Green Belt wouldn't help those working in the service industries, but would be for London commuters. 4. No provision has been suggested for infrastructure and no costing has been suggested. 5. The Green Belt around Kidlington is subject to flooding and is unsuitable for house building.

Changes Sought Reasons for Participation

PR-C-1224 18/08/2017 Mr B May N

3976

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. My points are; A. Deport all at Campsfield Detention Centre and build the houses on that land. B. I object to the Oxford City development. Oxford should find it own vacant land. i.e. West of Oxford between Botley Road and Wolvercote, next to the A34. C. Why move the Golf Course and pay for a new one next to Stratfield Frieze Way, move people from Jordan Hill to Barton (where these houses were being built for Oxford's overflow), I thought these houses were Council, not private, for them to be sold?

Changes Sought Reasons for Participation

PR-C-1225 18/08/2017 Mr & Mrs L B Darcey N

3980

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. Resources are stretched already (schools and doctors surgeries). Yarnton Lane Rd gets damaged enough without extra traffic. We are villages, not a town.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1226 08/08/2017 Daniel Mason N

3984

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I am concerned the impact proposed plans will have on Kidlington residents. Traffic is already a big issue and this will add to the problem. The impact on house prices in Kidlington is a concern. Losing green area's will effect the visual aspect of the village and the environment/wildlife. Extra housing will not benefit Kidlington residents, it will just provide commuters from London, Buy to Let landlords and other Oxford overspill with housing. I'm concerned about local services such as the J R and other Hospitals who are already struggling!

Changes Sought

Reasons for Participation

PR-C-1227 17/08/2017 C Blake N

3988

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. Will cause more traffic congestion. Won't help people in Kidlington, only people outside, by pushing house prices up.

Changes Sought

Reasons for Participation

PR-C-1228 15/08/2017 H & C Wardrop N

3992

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. The roads are very busy now, with long queues at times making it difficult to cross or get out of road junctions. The Doctors are already difficult - they are always very busy. Schools will become overcrowded which does nothing to help education. The shops in Kidlington centre could be a lot better. Not having a shoe shop makes it difficult, especially for elderly people. Having less green spaces around us means having less places to walk.

Changes Sought

Reasons for Participation

PR-C-1229 17/08/2017 Jane Rendle N

2142

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. There is no need for an additional 4400 houses in this area. CDC need to refer this back to Oxford City. There is plenty of unused land and houses within the city, probably a lot owned by colleges, which could be utilised. More homes within the city would alleviate some of the enormous traffic problems the area already has. It is imperative that Green Belt land is protected and CDC must do this in line with Government policy. Infrastructure in this area is already stretched to breaking point. There is regular disruption on our roads due to accidents. Again, CDC should be protecting it's current residents who are paying Council Tax! CDC must see that housing proposed on such an enormous scale is merely to line the pockets of greedy developers and greedy landlords (e.g. Bicester Homes and latterly Barton new town - 3 bed houses at £600K!). There will not be affordable/social housing on a sensible scale without doubt! This proposal is not justified or proven - based on 40% increase in demand whereas 10-20% is actually expected.

Changes Sought

Reasons for Participation

PR-C-1230 07/08/2017 Elizabeth R Rendle N

2146

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. The 4400 proposed houses will further decrease the quality of life of current residents of Oxfordshire who already struggle with unaffordable housing and public services stretched to their limits. These properties will be used by commuters to London via Oxford Parkway - people who will not contribute to Kidlington's existing community spirit. Disgusted to see the efforts to sneak this through during school holidays.

Changes Sought

Reasons for Participation

PR-C-1231 17/08/2017 Kim Lee N

2150

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I object to Policies, PR1(a), PR3, PR11 and it is an unreasonable consultation process. Countryside, landscape and walks will disappear. The current infrastructure will not cope with increased population. Traffic congestion during peak periods will be much worse.

Changes Sought

Reasons for Participation

PR-C-1232 17/08/2017 Lucy Tarrant N

2154

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. You cannot build on protected Green Belt. This is not justifiable and goes against Government Legislation. Traffic and Infrastructure will not cope. Where will more GP's and Teachers come from? Do not destroy protected countryside.

Changes Sought

Reasons for Participation

PR-C-1233 05/09/2017 Mrs I Thatcher N

2158

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. Kidlington has already expanded. Living on Oxford Rd the traffic has increased and health is suffering due to exhaust fumes. GP Surgeries are insufficient to cater for people. The Council should represent the people it serves and say NO to raping the Green Belt.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1234 24/08/2017 Steph Bishop N

3999

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. The point of a Green Belt is for wildlife to keep their habitat, local residents having access to countryside and to STOP development. Why put conservation in place, then ignore it to suit developers or those with money? Its a mockery. Once Green Belt is destroyed, it's lost forever. I love the village I was born in. I want it to stay a village. If Oxford want homes let them find space near them. Our services are already overloaded. Will they provide extra schools, GP practices, shops & parking? This is not designed to benefit local residents and as we live here we should have the right to say what happens here. Kidlington is big enough. Traffic is already a problem, further development will make it worse.

Changes Sought | Reasons for Participation

PR-C-1235 12/08/2017 L Ayres N

4003

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. All done on the quiet! Why? 300 empty houses in Oxford. No exceptional need to build on Green Belt.

Changes Sought | Reasons for Participation

PR-C-1236 26/08/2017 Chris Grace N

4007

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. 4400 is a lot of houses (over 4 times the Barton Park development). I object to the massive addition to local villages and permanent loss of Green Belt. Doing this without improving the road network will be disastrous. The rush hour traffic into Oxford from this direction is already bad (changes to Cutteslowe/Wolvercote roundabouts making little improvement).

Changes Sought | Reasons for Participation

PR-C-1237 28/08/2017 Peter B Jeffreys N

4011

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. The assumption that Brexit will have no effect on employment and housing needs is not justified. Building on the Green Belt is a major step and sets bad precedence both for other areas and for the rest of Oxfords Green Belt. It is already difficult to get to appointments at our Surgeries and Oxford hospitals. Closing Sandy Lane affects the former, 1 mile becomes 3 or 4 using either of the alternatives. No timings for travel to the hospitals appear to have been made by bus or car to predict journey times when houses are increased by 2/3. The information available is all but incomprehensible to ordinary people. Please explain - 'sustainable travel opportunities', ' pedestrian wheelchair & cycling connectivity' and 'green infrastructure network'. They SOUND good, but they tell us nothing.

Changes Sought | Reasons for Participation

PR-C-1238 22/09/2017 Dr G P Maddison N

4015

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. This plan is unsound, poorly prepared, and almost certainly will be ineffective in dealing with the issue invoked as it's dubious justification, namely local housing need. Firstly, it is now clear that the evidence quantifying the latter requirement is completely unresolved, conflicting official figures mean the situation is confused and still disputed. It is manifest common sense that no plan should proceed until this fundamental question is properly decided. Secondly, if local housing need is indeed the motivation the key point to be considered is 'will people currently resident in and around Oxford, but in need of their own dwelling, be helped by this development, or not?' New build under plan, consisting largely of low density houses costing in excess of £300000, hardly seems likely to assist those unfortunate people referred to, such as the thousands said presently to be on Oxfordshire housing lists. But if the answer to the foregoing question is in fact 'no', then the whole case for the proposed plan is entirely spurious. There are many other severe drawback to the CDC plan, such as the appalling exacerbation of already serious traffic congestion in the area. In short, it seems a cynical attempt to exploit a lucrative commuter expansion based on new rail links to London at the expense, and against wishes of the existing communities.

Changes Sought | Reasons for Participation

PR-C-1239 04/09/2017 Mr & Mrs F Sarvari N

4019

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. We are 100% against these proposals, but as local residents the Council just expects us to put up and shut up! It is vital that green open spaces are retained and protected, and that of the villages in the proposed development areas too. The opening of the Parkway Station has created an invitation for urban sprawl for London commuters, which will push the house prices up, preventing local families from staying in their home villages. The infrastructure would have to be improved ten fold, but the funding just isn't available with all the current Government cuts. Please listen to the people of this area not ignore their concerns. We live in a beautiful part of the country and want it to remain that way.

Changes Sought | Reasons for Participation

PR-C-1240 10/10/2017 W Brown N

4023

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I object to policy PR1(a), 4,400 homes means at least 5,000 more cars. PR3 - remove Green Belt? You are saying the people that made the Green Belt were wrong? I don't think so, lets keep it! The road outside my house (Oxford Rd, Kidlington) is a permanent CAR PARK with traffic gridlock.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1241 14/08/2017 Thomas Pilgrim N

4027

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. Oxford's housing shortfall figures are based on unsound data. Who is set to benefit from the Northern Gateway business park? There is very low unemployment, so we do not need to bring in more jobs. Oxford City Council is bullying the rest of the county to give up our Green Belt. This is giving away our children's legacy to a few peoples greed. Developers only want to serve the profitable London commuter and Buy to Let markets. Again, greed of the few who are only on the planet for a brief time. This will add to the traffic chaos, pollution, loss of diverse and beautiful countryside. A massive and overwhelming housing development is unsustainable and unacceptable.

Changes Sought

Reasons for Participation

PR-C-1242 22/08/2017 Zita Quinn N

4031

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I am not in favour of this development. I consider it to be unsound, not positively prepared, not justified and not effective, having seen the concrete deserts created in other parts of the country in the name of 'progress' and 'need'. What of the thousands of properties that lie empty left to rot? Old industrial sites? Brownfield sites? The Moors where I live is already a rat run. There are three homes for the elderly, each with insufficient parking. So the road outside each is a 'car park'. Another for dementia is in the final stages of construction, thus more traffic, more medics, more ambulances. Now the land behind the houses is to be built on. The infrastructure cannot take it. You are building to bring people to the area NOT for present need. What countryside will future children have? What will happen to the wild flora and fauna?

Changes Sought

Reasons for Participation

PR-C-1243 21/08/2017 Steve Burbridge N

4035

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. Green Belt is supposed to be a permanent defence against urban sprawl. Why is so much development taking place in this area when the northern counties which need new industries are under pressure?

Changes Sought

Reasons for Participation

PR-C-1244 13/08/2017 Pascal Godard N

4039

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. Roads are already saturated, traffic, pollution, noise. The plan doesn't take into account these problems. If we really need more houses, these issues need solving first before adding even more. The concern is not preserving Green Belt just for pleasure, but to preserve the Green Belt and improve infrastructure. Making Oxford a place where people wish to live and work, and not to leave because of these issues being ignored in the first place. We need to create new Park & Rides with dedicated bus lanes all the way into the City Centre and safe cycle lanes suitable for children.

Changes Sought

Reasons for Participation

PR-C-1245 20/08/2017 Mrs M H Ford N

4043

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. Although more housing is required, surely to join up the smaller villages with Oxford, building on Green Belt, would be a pity. Flooding must be a big issue and additional traffic would be a problem.

Changes Sought

Reasons for Participation

PR-C-1246 22/08/2017 Mr B E Braley N

4047

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. In 1970 we moved to Benmead Rd, Kidlington. It was an ideal situation with all amenities close by, good bus service into Oxford and countryside a short walk away. I am still here and presently so are many of the aforementioned advantages, despite the enormous developments in and around Kidlington during the intervening years. Development has reached saturation point, with frequent congestion on the roads, waiting time to see one's doctor increasing etc. The provision of new housing on the proposed scale with all the extra need for services, power, water, transport etc. can't possibly take place without encroaching on Green Belt land. This is unacceptable. The character of Kidlington and surrounding areas will be changed beyond recognition. I herewith submit my objection to the current proposals.

Changes Sought

Reasons for Participation

PR-C-1247 10/10/2017 Maureen Gale N

4051

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. Affordable houses are welcomed, but the so called affordable house are never built. Average families cannot buy the ones the builders put up. The infrastructure can't cope; roads, doctors, schools, dentists. You cannot get an appointment now.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1248 22/08/2017 Mrs D Gregory N

4055

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. The object of a councillor is to serve the public who elected them and carry out their wishes. The building of these houses will cause more traffic chaos, overcrowded schools, and be even harder to get a GP appointment. I've no doubt most of these houses will be unaffordable to the general public. As for building on the Green Belt - absolutely unthinkable. What consideration is given to those of us who enjoy walking in the countryside? Leave Oxford to sort out their own problems. Leave Kidlington, Begbroke and Yarnton alone. Cherwell District Council, listen to those who elected you!

Changes Sought

Reasons for Participation

PR-C-1249 22/08/2017 Sandy Lord N

4059

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. Once it took me 1.5 hours to travel from Kidlington to Cowley Road. Taking 45 minutes alone to reach Jordan Hill. The housing development will increase traffic congestion. It is already difficult to time a journey into Oxford. It's unpredictable depending on traffic congestion. The 'improvements' to the Cutteslowe and Wolvercote roundabouts haven't improved traffic flow. If there were around 8,000 more cars travelling our roads, it would become gridlocked. We would need more shops, more GP Surgeries and more schools. We would just become an extension of Oxford and lose our own village identities. We need to retain Green Belt areas to protect wildlife and conserve animals, plants and insects in the area.

Changes Sought

Reasons for Participation

PR-C-1250 25/08/2017 Marcy Yousaf N

4063

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I object. Too much congestion.

Changes Sought

Reasons for Participation

PR-C-1251 18/08/2017 Catherine Sykes N

4067

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I am concerned about the level of congestion this housing would cause around Kidlington, Yarnton and the A34. It would become unpleasant to move around. The A34 cannot cope at the moment and with the expansion of Bicester. Medical and educational facilities have not been mentioned either! I recognise a need for more housing but this proposal is worrying, especially the 'at risk' sites.

Changes Sought

Reasons for Participation

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PR-C-1252 15/08/2017 Joan Hadaway N

4071

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. Green Belt development is wrong. Local habitats, walks and views will be destroyed. They promote the wellbeing of local people, keeping them fit and active, in turn reducing the pressures on the NHS. They must be preserved for future generations. It's a human right to expect to live within in a pleasant green environment. Building this amount of new housing will have a huge impact on traffic problems in North Oxford and the A40, which is already under strain. Public services and infrastructure is unable to cope competently already, impacting the need to get to work, hospital or GP appointment in a reasonable time. Schools are already full. Cherwell is already prone to flooding. Concreting more of the countryside will make things worse. Green Belt is sacrosanct. That's Government Policy.

Changes Sought

Reasons for Participation

PR-C-1253 21/08/2017 Mr & Mrs R S White N

4075

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. How has the figure of 4400 homes been reached? It's not sustainable in this already overcrowded area. The Green Belt must be kept and not used for building land. Our services are under strain. GP surgeries, hospital and schools all underfunded and stretched to breaking point. As are our roads. How will our water supplies cope if we have a dry spell? We will lose the natural flood plain surrounding us and consequently suffer more flooding. This is ill thought out and the number of houses planned appears to be unjustified. How many houses will be affordable? Where are the jobs for so many people?

Changes Sought

Reasons for Participation

PR-C-1254 21/08/2017 Mr A Bishop N

4079

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. These proposals are not justified. Protecting Green Belt is paramount. To build housing in areas that currently can't cope with pressure on its infrastructure is wrong. Local roads, traffic, schools and medical services are already stretched to their limits.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1255 17/08/2017 Philppa Burrell N

4083

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. Kidlington is crowded enough. Leaving the house on a weekday at 7.30am to get to the JR at 9.00am, the cars are nose to tail. With 2 cars per household the roads won't cope! 8000 more cars! Green Belt should not be built on. We will need more GP Surgeries. We currently have to wait 3-4 weeks for a regular appointment.

Changes Sought

Reasons for Participation

PR-C-1256 16/08/2017 Margaret Crick N

4087

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I strongly object to these proposal for all the reasons outlined above and in particular the loss of the Green Belt, urban sprawl, environmental damage, lack of infrastructure and unsustainable demands on public services. The area does not need thousands more expensive houses. Although I live in Oxford, I regularly use facilities in Kidlington, Cutteslowe, Begbroke and Yarnton and walk and cycle in the Green Spaces.

Changes Sought

Reasons for Participation

PR-C-1257 17/08/2017 Gerald Whitehouse N

4091

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I object to Policies PR1(a), PR3, PR11 and the unreasonable consultation process. What is proposed is rash and ill advised. Please reconsider. Prudence is paramount.

Changes Sought

Reasons for Participation

PR-C-1260 17/08/2017 D R Pickvance N

2170

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. Yet again the voices of Kidlington, Yarnton & Begbroke are being ignored. More of Oxfordshire (CDC) countryside disappearing. The views and countryside around the Green Belt approaching Water Eaton Manor will be spoilt by building 650 houses and the potential for more (PR6a - East of Oxford Rd) and (PR8 Land East of the A44).

Changes Sought

Reasons for Participation

PR-C-1261 23/08/2017 Mr & Mrs A Sinnott N

2174

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. It is already impossible to commute to Oxford in mornings due traffic volume. Commuter parking has increased on local roads due to the expensive park and ride scheme. Building a new Science Park in Langford Lane will add to traffic problems. No mention anywhere of schools, doctors or leisure facilities. It will destroy village lives. Don't see the need for a new railway station. The closure of Sandy Lane will affect us. No mention of local people buying these homes. It will just be for overspill from London commuters.

Changes Sought

Reasons for Participation

PR-C-1263 11/08/2017 Mr B Hosier N

4101

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I oppose this development strongly for all the reasons in your pamphlet.

Changes Sought

Reasons for Participation

PR-C-1264 10/08/2017 Brian Parkinson N

4105

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. The infrastructure does not warrant any more building in this area. I strongly object to Green Belt land being used for building housing estates.

Changes Sought

Reasons for Participation

PR-C-1265 10/08/2017 Mrs P & Miss S Cranfield N

4109

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. We don't want Green Belt that preserves open spaces taken away. It separates villages and towns. Villages will lose identities if merged, becoming big an impersonal. We don't need more to be joined up to Oxford. It will mean overcrowding in schools, shops, GP Surgeries, and more traffic on roads creating fumes and pollution. We've been here since 1973 and would not like the changes.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1266 23/08/2017 Margaret Beavan N

4113

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I object to the proposed submission plan. Where are the people supposed to go? We can't get on the roundabout at the moment. The traffic situation in Kidlington is horrendous. There are no shopping facilities. Three supermarkets covering the current population are stretched. Parking will be squeezed, access to the rail station will be compromised. The Green Belt, wild life and local church graveyards should be protected from building. The Green Belt is an area of outstanding beauty, used by walkers, dog walkers, children and bringing in visitors. There are more rural areas that could be used, rather than putting pressure on a squeezed community, increasing traffic and pollution and impacting health establishments. Strongly objects.

Changes Sought

Reasons for Participation

PR-C-1267 23/08/2017 Mr W A Edgington N

4117

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. If Oxford City needs more housing due to unlimited immigration they should build on their land only and not forcibly take other Council's land. Especially Green Belt. If these plan go ahead, Kidlington and the surrounding villages will become a suburb of Oxford City. No more houses should be built in Kidlington as it is fully developed and the infrastructure is adequate for the population.

Changes Sought

Reasons for Participation

PR-C-1268 22/08/2017 S Bevis N

4121

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. The infrastructure in an around Kidlington & Gosford is already insufficient for local needs. Currently the wait for a GP appointment is 1 month! In the morning I can hardly move from my home due to traffic, worsened when the overburdened schools are open. At this time people frequently drive on the path along Lower Cromwell Way. I can see no concrete plan to address the current problems, let alone plan for a further expansion. The Green Belt allows Kidlington/Gosford and other areas to remain distinct from the ever burgeoning Oxford metropolis. These plans go against the National Planning Policy Framework dated 27th March 2012.

Changes Sought

Reasons for Participation

PR-C-1269 22/08/2017 Mrs I Kabat N

4125

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought

Reasons for Participation

PR-C-1269 22/08/2017 Mrs I Kabat N

4126

Comments

Building 4,400 houses for Oxford overspill in this area is an unsound, unprepared and ill effective policy. This many houses would mean more people with more cars, more traffic on already congested roads. Also more pollution. Schools & GP's are already overcrowded & overworked in this area. Have the "Powers that be" thought of flooding if our GB disappears? So, NO, no taking our GB away. WE NEED OUR GB.

Changes Sought

Reasons for Participation

PR-C-1270 10/10/2017 Derek & Barbara Luke N

4131

Comments

I consider that the proposed submission plan is unsound, not positively prepared, not justified & not effective for the reasons given; Oxford just wants to take over Kidlington to house its own people with no care given to existing residents. We prefer our own Cherwell Council. The last MP gave no attention to us or any mention in her literature. GP facilities are already overwhelmed. Already, Kidlington's main road has 5 sets of traffic lights & 4 pedestrian crossings within a few hundred yards & often traffic & buses are at standstill. This will only get worse & send more traffic onto side roads trying to get through. The A34 is often at a standstill & very prone to accidents due to frustration with the gridlocked road. More cars. Cycling is not a safe alternative. The roads are too narrow to cope.

Changes Sought

Reasons for Participation

PR-C-1271 24/08/2017 G M Waddle N

4136

Comments

I consider that the proposed submission plan is unsound, not positively prepared, not justified and not effective for the reasons given; Schools, Doctors, Leisure Infrastructure not capable. Traffic is already a nightmare!

Changes Sought

Reasons for Participation

PR-C-1272 19/08/2017 Mr & Mrs J Lloyd N

4141

Comments

1. There is not enough infrastructure to support it e.g.. Schools, GP Surgeries. 2. Difficulties with travel e.g.. Increased delays in getting into city centre. 3. Massively destroying GB - loss of views of the countryside.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1273 20/08/2017 June Taylor N

4146

Comments

It is unfair to take GB away from Cherwell to cater for the overspill from Oxford City. It would appear to be of no benefit to Cherwell's waiting list, who are themselves desperate for affordable homes. I have lived in the area for over forty years and in that time seen local young families driven out and housing taken over by incomers. We need houses for our local families that are affordable. Houses here are comparable to London prices, but wages are much lower. Transport links are already awful. The A44, A34 and A4260 into Oxford are usually almost gridlocked at rush hours. Streets are congested by commuter parking as they are unwilling to pay parking fees. Look by any bus stop and the adjoining roads will have cars parked close by, leading to congestion. Compared to London Oxon has very few parks and green spaces, so to take away any more GB would be madness. What about the pollution caused by more traffic? There are a 100 reasons not to go ahead with this.

Changes Sought Reasons for Participation

PR-C-1274 21/08/2017 Gordon Wyles N

4151

Comments

Total agreement with all the reasons for not building on our lovely area of GB. Increased volume of traffic would be one of the worse results, and I will miss the lovely fields and trees that I have known for the past seventy odd years.

Changes Sought Reasons for Participation

PR-C-1275 18/08/2017 Mrs Marjory Kilby N

4156

Comments

Oxford chooses to use land within the city for business developments. Why expect Cherwell to provide land for housing the people wo come to work in them? - The GB was created to prevent urban sprawl and keep the character of distinct communities. - Schools, GP practices and other public services are already struggling and could not cope with extra burdens. - Roads through Kidlington and Gosford are already congested, especially at peak times. Air pollution and noise will increase. The premise that half of these houses would be affordable is nonsensical. Most will be bought by London commuters, not our young people and key workers who cannot afford to buy homes near work. - We need green spaces for recreation. The areas where building is proposed provide walkers and residents with welcome relief in a mostly built-up area.

Changes Sought Reasons for Participation

PR-C-1276 19/08/2017 Mr M Pratley N

4161

Comments

This is wrong to smother us and Yarnton with Oxford housing needs. It would destroy us all - would merge us with Yarnton. We would not be a village anymore and it would devalue our homes. It would destroy GB and loss of homes for natures wildlife. Should be near Oxford for their needs. Roads cannot manage traffic now.

Changes Sought Reasons for Participation

Page 2713

PR-C-1277 19/08/2017 Miss B Pratley N

4166

Comments

Its not right to build all around here and Yarnton. I strongly oppose it - we would not have a village left. Loss of GB. The roads would not cope at all. It is very bad now. Destruction of habitats for wildlife.

Changes Sought Reasons for Participation

PR-C-1278 19/08/2017 Mrs V Pratley N

4170

Comments

Strong disagreement from Kidlington resident to all the buildings proposed. Kidlington would be swallowed up by Oxford sprawl. Kidlington and surrounding villages would not be individual places anymore. We don't want to merge with the others. Will not be viable on the roads - very bad now. Oxford sprawl belongs in Oxford area. We don't want congestion here. This will surely devalue our properties.

Changes Sought Reasons for Participation

PR-C-1279 20/08/2017 D Williams N

4175

Comments

Not Positively Prepared. Not Justified. Not Effective.

Changes Sought Reasons for Participation

PR-C-1280 20/08/2017 Mrs Williams N

4180

Comments

Not Positively Prepared. Not Justified. Not Effective.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1281 18/08/2017 Dawn Williams N

4185

Comments

The traffic proposals are ridiculous. Kidlington is already a giant traffic jam at peak times. The proposals seem to be put in more bus lanes, in other words, anyone driving can sit in even longer queues so long as Oxford's poor professionals can zoom through. Oxford has long had it's eye on Kidlington as creating cash - all that extra council tax and no intention of any benefits to us. We are a nice area with no real no-go deprived areas which need additional funds. The infrastructure cannot cope already and no solutions are presented. How are these extra houses going to be "affordable" when Kidlington house prices are so high. No building company is going to sell at less than market value. There is no guarantee that Kidlington residents will be given first choice of the "affordable" housing. Oxford "identified" the problem. Let them solve it. Stop building student accommodation or let their "professionals" buy them. All the benefits will go to Oxford and Kidlington will be destroyed as a community to become a satellite to Oxford.

Changes Sought — Reasons for Participation

PR-C-1282 14/08/2017 Mr & Mrs B Knight N

4190

Comments

The proposed new housing development will cause more traffic on our already overcrowded roads. Are there any new schools being built for children. Are there any more health centres being built - current waiting times for appointments can be three or more weeks with our overworked doctors.

Changes Sought — Reasons for Participation

PR-C-1283 22/08/2017 NP Barrett N

4195

Comments

We are very concerned by the proposal local plan as we believe it will have detrimental effects on the villages of Kidlington and Yarnton. We do not believe it will benefit local residents or Oxford in any way. The proposal for additional housing around the Oxford Parkway station will not benefit Oxford. The London commuter, "buy-to-Let", markets are already moving in to take advantage of the station. Additional homes in the area will exacerbate the problem. The additional traffic onto the Oxford Road in the vicinity of the station will add to our already very poor traffic situation in the area. The commuter traffic in Kidlington is already unbearable. This will add to local frustration, increasing noise and air pollution, and further reducing the quality of life for local residents. The local areas infrastructure, roads, cycle and tow paths, schools, doctors, etc., all need to be significantly improved before the proposed developments take place not afterwards. The developers do not have local residents or Oxford's interests in mind, generally just short term profits! We do not believe the proposed local plan is a sustainable solution as it appears not to address the local infrastructure issues. It does not provide a coherent plan for the area and it does not justify building on the GB. We hope that you will reject this plan and protect our local interests.

Changes Sought — Reasons for Participation

PR-C-1285 17/08/2017 Diana Bouckham N

4204

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Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I agree with all the objections above. Kidlington should be left as it is, a 'large village', not become part of Oxford. Underfunded public services are struggling and will deteriorate further. Waiting time to see a GP will be even longer if plans go ahead. I fear for my children and grandchildren who live in Kidlington. There will be a 'traffic gridlock' as there seems no plans to improve local road networks. Air pollution will be worse as more houses will mean more traffic. Closing Sandy Lane would also be a disaster.

Changes Sought — Reasons for Participation

PR-C-1286 17/08/2017 Mr & Mrs R Shepherd N

2175

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. While SOME expansion would be acceptable it is not appropriate to plan to build 4400 houses in Kidlington, particularly at the cost of Green Belt. There is no adequate justification for the destruction of Green Belt. Oxford should look within its boundaries and not destroy the small amount of open ground between Oxford and Kidlington. The infrastructure cannot cope with that number of additional dwellings. The schools the roads, the facilities and amenities in the area to say nothing of the GP Practices! Listen to what the people who LIVE in Kidlington are saying and scale down the proposed developments. You are elected by the people to represent the people, not the developers and certainly to Oxford City Council. So do the right thing & represent our views!

Changes Sought — Reasons for Participation

PR-C-1287 15/08/2017 Mr & Mrs R Harris N

2179

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. We object to PR1 and PR3. Green Belt means Green Belt forever.

Changes Sought — Reasons for Participation

PR-C-1288 14/08/2017 Kim Martin N

2183

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. If the additional homes are required by Oxford, is Oxford going to provide the funding for the additional infrastructure? I would expect any homes built near the Kidlington Railway Station to fetch a top rate selling price so how are the needy going to afford them? The additional traffic is going to be too much for the road to cater for. The trees and wildlife around Kidlington will suffer.

Changes Sought — Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1289 14/08/2017 Ann Martin N

4209

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. We must keep our Green Belt, which is designed to prevent urban sprawl. The proposed development around the new railway station will feed the high end of the market and will do little to address the housing crisis, or affordable housing - ref PR4a, PR7b, PR7a, PR6a, PR6b, PR6c. Have transport and other infrastructure projects been costed? Will Oxford pay for these? What about our wildlife? The proposals will harm habitats, flora and fauna irreparably. Will CDC & Oxford City Council ignore butterflies, lizards, snakes, great crested newts, wild flowers & deer, in breach of regulations? The Green Belt is important and irreplaceable environmental resource that helps promote locally grown food, supports wildlife and provides much loved breathing space. Villages want to keep their identity, but it seems local people are allowed little input.

Changes Sought Reasons for Participation

PR-C-1290 15/08/2017 David & Janet Davis N

4213

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. There is a problem with Thames Water telling everyone in Kidlington to save water at the moment. Also the sewage drains are at capacity. Where will all the extra produced by new houses go? No thought to extra traffic produced as the infrastructure has to be bid for. What happens if the money does not get allocated after the development has been built? Could the open spaces within Oxford ring road be used instead of Green Belt e.g. from Wood Farm to Marston? This development by Oxford is unacceptable. Oxfordshire County Council and Oxford City Council should be looking for capacity in Oxford. Once Green Belt has been built on and a precedence started, nothing will stop the developers. Making this area an urban sprawl, the promise of social housing is only a rouse as has been proved in other areas of the country. Cherwell District Council are being held to account over this, apparently thinking that they can do as they want. Hence how they gave so little time initially to allow people to comment on the plans. Please take notice of local opinions!

Changes Sought Reasons for Participation

PR-C-1291 15/08/2017 Mr D Myers N

4217

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I consider that the proposed submission plan is unsound, not positively prepared, not justified and not effective for the reasons given ; Our Green Belt and villages within them, so close to Oxford City must be protected from the proposed damaging major housing development for health reasons. This is to mitigate the effects of increasing harmful pollution levels and deteriorating air quality on the people that live in the villages, especially along the main arterial roads. My family and I have lived in Kidlington since 1981 and we have witnessed a dramatic increase in traffic volume and pollution in recent years. This is especially noticeable at peak times when the A34 and A40 roads are increasingly impassable due to high traffic levels and frequent accidents, resulting in locally clogged village roads. Our already congested and often gridlocked arterial roads through the villages of Kidlington, Yarnton and Begbroke cannot accommodate a further influx of high traffic volumes that a housing developments of 4400 homes would create. Our bus services are already under severe strain at peak times. Cherwell District Council has made no plans to improve the affected local road network, or a sustainable new infrastructure for further generations.

Changes Sought Reasons for Participation

PR-C-1292 14/08/2017 Mr B & Mrs J Higgins N

4221

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. We would be losing Green Belt areas put in place to provide open spaces between built up areas for everybody's enjoyment. By joining together Kidlington, Yarnton and Begbroke with Oxford would make one massive urban development and these villages would lose their individual identities. Villages such as these make up the whole essence of the British way of life. Smaller developments, retaining Green Belt would be far more considerate.

Changes Sought Reasons for Participation

PR-C-1293 10/10/2017 L Howard N

4225

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. Green Belt should not be used for housing. We have housing land available in other parts of the country. As our area is unable to absorb extra pressure on roads (e.g. A34), hospitals and other public services, e.g. Schools and public transport.

Changes Sought Reasons for Participation

PR-C-1294 14/08/2017 C Howard N

4229

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. We live very close to this development and I cannot go out on Fridays or Saturdays as the A34 is a 'Car Park'. So how can you let another 8000 cars join the queue? Already the GP's and Schools are overstretched. Please use common sense about this. We need the Green Belt for escape from traffic. Please think of people living next to the A34.

Changes Sought Reasons for Participation

PR-C-1295 12/08/2017 E Bolden N

4233

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I agree with the above objections the green Belt was introduced to stop urban sprawl. The infrastructure will not support the additional population and the main roads are a frustrating nightmare on Pear Tree. Kidlington is too big for a village and should be a town. This would stop Oxford trying to swallow it up and becoming another Cowley of Iffley. Shame on you Cherwell Councillors, you should look after Cherwell's interests, not bow down to Oxford.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1296 10/08/2017 Alison Ingram N

4237

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I object to our area having to give up its Green Belt in order to solve the housing problems of Oxford. Particularly as the city has used land for Business Parks rather than housing. Public Services and roads in our area would be overwhelmed. I particularly object to the proposed closure of Sandy lane as this is our access to Yarnton Nurseries which is well loved and very well used.

Changes Sought

Reasons for Participation

PR-C-1297 09/08/2017 A Kelly N

4241

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I feel this is far too many houses. Where will all these people work? The roads into Oxford are far too congested already. More Schools? More GP Surgeries? We do NOT need Oxford overspill. Let them find places in and around Oxford that doesn't use the green Belt. It should be protected as has been done for hundreds of years.

Changes Sought

Reasons for Participation

PR-C-1298 10/10/2017 M J Kelly N

4245

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. It can take up to 1 and 1/2 hours to get to the ring road from Kidlington in the morning. These proposals will only make things worse or impossible. I strongly object to these proposals.

Changes Sought

Reasons for Participation

PR-C-1299 15/08/2017 S M Rawlings N

4249

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I object on principle to building on Green Belt land. Once built on it is lost forever. The traffic through Kidlington is bad enough now, without exacerbating the problem by building many more houses. I also have great difficulty getting a GP appointment now (up to 3-7 weeks currently) without having to compete with many more people.

Changes Sought

Reasons for Participation

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PR-C-1300 13/08/2017 Mr & Mrs M Evans N

4253

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. We don't think the GP Surgeries in this area will be able to handle the influx of new people, we have to wait up to 4 weeks to see a GP as it is. The roads are chaotic as it is, with the abortions of the Woodstock and Banbury Road roundabouts. Another 4,400 cars at rush hour? Get real. We should not be encroaching on our precious Green Belt land.

Changes Sought

Reasons for Participation

PR-C-1301 11/08/2017 Mrs K J Mansfield N

4257

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I believe that the submission plan is neither justified or sustainable. Building on the Green Belt should never be agreed to . Oxford City is far too big as it is. We in Cherwell should not have to give way to this. The policy on infrastructure is not costed and the present highway network is already far too weak for the current housing. The public has not had enough time to object or agree to this. Once the Green Belt is built on it is lost forever, and all areas will be covered by ugly urban sprawl. We neither asked for, or agree to this. I consider the proposed submission plan is unsound, not positively prepared, not justified and not effective for the reasons given in my specific objections.

Changes Sought

Reasons for Participation

PR-C-1302 22/08/2017 Mrs M Duffield N

4261

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I wish to express my opposition to the proposed Cherwell Local Plan for the area including Yarnton, Begbroke and Kidlington. I would emphasise the areas which are designated "Green Belt" should not be desecrated by this development. The residents of this area will have their green lung permanently destroyed and the inheritance for future generations will be gone for ever. We have a right to breathe fresh air and should not have our environment, with the inevitable increase in traffic polluted by more and more vehicles. Furthermore we in Yarnton and Begbroke have been disadvantaged by the withdrawal of one of our regular Stagecoach buses from three to two per hour. We have no direct means of travelling to Kidlington via public transport and in the proposed plan it has been suggested that our direct route to Kidlington via Sandy Lane be closed to those who do have personal transport. The whole plan seems to have been conceived by a committee whose only interest is in financial gain for Cherwell with no consideration for the interests or well being of those who live there.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1303 18/08/2017 P Foyle N

4265

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1303 18/08/2017 P Foyle N

5393

Comments

Totally against Oxford trying to take us over and dump their housing problem on us.

Changes Sought | Reasons for Participation

PR-C-1304 02/10/2017 Graham Perks N

4269

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. The roads in North Oxford cannot cope with the current volume of traffic even after all the roundabout improvements. Building new houses will bring even more traffic as it is not just one per household but often two or three. Politicians need to be much more imaginative than they are at present e.g. restricting the number of cars per household to one as in the Channel Islands, re-opening the Oxford-Witney-Fairford railway line with stations and car parks at Yarnton, Cassington, Eynsham and Witney, re-opening the Banbury-Kingham-Cheltenham railway line. In other words get the traffic off the roads before there is gridlock.

Changes Sought | Reasons for Participation

PR-C-1305 07/10/2017 Catherine Mary MacRobert N

4273

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. In addition to my wish to preserve some attractive Green Belt land, I have two concerns; 1. What provision will be made for the extra traffic which will result from the proposed development? Already the Kidlington roundabout is close to gridlock in the morning rush hour. Traffic lights at least will be needed there. Have you agreed this extra expense with OCC? 2. Part of the area which you propose to develop is low-lying and liable to flooding. What makes you think that people, especially those on lower incomes will be willing to buy houses in the new development if they cannot gain insurance, or if they can at an extortionate price?

Changes Sought | Reasons for Participation

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PR-C-1306 02/10/2017 Lucy Moore N

4277

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I grew up in Oxford and return to visit friends and family. With each return I see a little less countryside and a little more congestion. Building on the Green Belt is not justified when so much Brown Field is available. The plan is unsustainable, urban sprawl must be contained. One day I hope to return to Oxford. However these plans are not positively prepared and side-line the quality of life of existing residents, so I feel less inclined to return. Arranging to meet people in Oxford becomes more difficult with congestion issues. Building on the Green Belt is not effective, showing short termism. We should be leading the way with innovative, forward thinking solutions not based on unsound plans & quotas. Please give the Green Belt and Oxford the space & respect it deserves.

Changes Sought | Reasons for Participation

PR-C-1307 04/10/2017 Dr Robert McGurrin N

4281

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I object to plan PR1(a) as being untenable and now redundant in the light of the national government's revised calculations of the number of houses needed in the local area from 100,000 to 68,000. Although not official policy yet I find it deplorable that CDC is rushing ahead with the plan in flagrant repudiation of proposed national government policy. The cumulative and substantial effect upon local villages along the A44 growth corridor from Oxford to Woodstock are obvious; traffic congestion, safety, noise, unhealthy air quality, overwhelmed infrastructure and degraded local environment. Also the destruction of the integrity and special historic character of the small town of Woodstock and its cultural heritage in the almost frenzied pursuit of local authorities hungry for more and more tax revenue.

Changes Sought | Reasons for Participation

PR-C-1308 06/10/2017 Carolina & Peter Laitt N

4285

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. We consider the proposed submission plan to build thousands of houses on the Green Belt in and around Oxford, unsound, not positively prepared, not justified and not effective. The proposal will impact on ourselves and the residents of North Oxfordshire & Oxford. It will raise pollution levels, our beloved countryside will disappear where people walk to relax and there are farms. It would be an atrocity to convert the golf course in North Oxford (the 1st and oldest course in Oxford) as it provides a space for young and old to exercise and socialise. Moving it elsewhere will require decades for trees to mature, and people will feel disengaged. The environment will be damaged by loss of habitat, deforestation, overpopulation and there will be an increase in CO_2 due to an increase in vehicles. In turn this will cause a negative impact on health of us and future generations. Research indicates an increase in CO_2 has a direct correlation with cancer, lung and neurological disorders. Quality of life will be impacted as traffic gridlock will occur on already overwhelmed roads, increasing noise and dust. Already strained local services like GP Surgeries, hospitals, schools, pubic transport will suffer. We all know the houses will be unaffordable for local people anyway, only benefitting profitable London commuters, Buy to Let and Foreign investors.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1309 06/10/2017 Alicia Gardner N

4289

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I agree with reasons PR1(a), PR3, PR11 and unreasonable consultation process. Therefore, I oppose construction on the Green Belt.

Changes Sought

Reasons for Participation

PR-C-1310 06/10/2017 Douglas Roberts N

4293

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I agree with objections, PR1(a), PR3 and PR11 and to help save the Green Belt, the local countryside and our rural villages in Cherwell and Oxford's unmet housing needs. I support the stance CPRE Oxfordshire have taken that the city could meet most, if not all of it's housing needs within its own boundaries by prioritising land for housing and making sure houses are genuinely affordable homes that people are hoping for. This could be achieved by making better use of brownfield sites and taking a step increase in density targets. Extra housing would require extra transport requirements, but there appears to be no proposals to cope with increased traffic and congestion. Plans should be put on hold until this is addressed. Also Sandy Lane should be improved, not closed to vehicles. I believe CDC can do better with regard to building the required houses without concreting very the Green Belt we require for future generations.

Changes Sought

Reasons for Participation

PR-C-1311 05/10/2017 Adrian Thomas N

4296

Comments

The loss of greenbelt land is not justified. This is a long term designation and should not be overturned. The proposals add to an already over burdened highway network and contain mitigation for this. The land around Kidlington provides much needed amenity space and is used for walking and relaxation.

Changes Sought

Reasons for Participation

PR-C-1312 09/10/2017 Anita Bayne N

4300

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I have moved from a very rural area to Kidlington over 20 years ago. I was delighted that I don't have to walk far to find countryside and wildlife despite Kidlington's size and proximity to Oxford. My partner and I visit the fields under threat with a bat detector. As a birdwatcher I've heard many different species. Obesity is increasing and Public Health England are encouraging people to walk more, but you will be taking away easily accessible local walks, the lungs of the area. Residents will have to use their cars to go elsewhere, or walk on polluted concrete pavement. Once the land is built and under concrete it will be lost forever to future generations. Please do not go ahead but think of the environmental damage and loss.

Changes Sought

Reasons for Participation

PR-C-1313 09/10/2017 Simon Barnard N

4305

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I'm dismayed by the proposal to build 4000+ homes in and around Kidlington on effectively virgin farm land/green belt. Kidlington has thus far preserved its distinct identity rather than being an extension of Oxford. The proposal will double our population, merging us with Begbroke and Yarnton, whilst robbing them of their separate entities. I understand the need for new homes but this is an ill judged plan to deal with Oxford's housing issues by dumping its problems on its neighbours. No attempt has been made to consider the transport and infrastructure requirements for the 4000 new homes. Kidlington's roads are near gridlock at peak times and GP surgeries oversubscribed. A letter to the Oxford Mail summed up the prevailing attitude by suggesting Oxford's Housing needs could be solved by "building on land near the airport". Presumably justified on the basis that Kidlington's residents are too ill informed to object and thus deserving of their environment being blighted by a massive overspill building scheme. I reject CDC's proposals, an example of unabashed urban sprawl. We deserve better.

Changes Sought

Reasons for Participation

PR-C-1315 07/10/2017 S J W McFarlane N

4313

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. It is crucial that a balance should be preserved between meeting an acknowledged need for more affordable housing for those living and working in Oxford, and the preservation of a unique city and its immediate environs. Oxford has no responsibility for providing housing for those who wish to use Oxford as a convenient dormitory for London.

Changes Sought

Reasons for Participation

PR-C-1316 09/10/2017 Annette Johnson N

4314

Comments

Objects to the proposal of 2480 dwellings & other developments in Yarnton & Begbroke. Unsound for the following reasons: The proposals far exceeds the existing house numbers for Yarnton (approx. 1100) & Begbroke (approx. 350); It will overwhelm the local sewerage system which is already problematic since Pixey & Creswell Closes' were built; There will be a huge effect on drainage of rain; Extra traffic will be created on already saturated A44 (both ways). This will not be mitigated by a limited length bus lane (for which funding is not seen as available). This may only encourage routing via the A44, further reducing access already affected by a reduced S3 service from 3 to just 2 per hour in favour of yet another bus running through Kidlington. There is no need for a railway station at Sandy Lane crossing. The route along Sandy Lane is the main access to Kidlington from Yarnton for shops, dentist, library, sports centre banks & local council office. Any action to close this route to motor vehicles will result in additional car miles & pollution. The proposal will have a detrimental effect on local wildlife as we have deer, foxes, badgers, hedgehogs that roam around our open fields as well as plentiful open space for insects & other wildlife.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1324 10/10/2017 Maureen Haile N

4343

Comments

Object to plans to build on GB because; It is premature. Oxford City has not yet produced its local plan, thus it's unmet housing need is unknown. The Governments methodology for calculating this indicates they've overestimated. No strong exceptional circumstance case for GB release has been made. It goes against NPPF policies to keep it permanent. Other non GB sites in Cherwell could be used. The Kidlington Gap (PR6a & PR6b) should be protected to prevent urban sprawl and village identities. The Golf course is a valuable recreational amenity that can't be moved. Object to transport strategy because; Most improvements are un-funded. Railway proposal is unrealistic. Unreal expectations for people to journey on foot, bicycle & bus. No demonstrations of air quality improvement, Oxford being an Air Quality Management Area, especially plans PR6a & PR6B adding to more cars onto the A4165. Does not take into account house building in the pipeline. How will building in PR6a & PR6b be affordable homes? London commuters will buy them. Schools, GP's, Hospitals etc. are already pressurised. Cutteslowe Park is not given sufficient protection.

Changes Sought

Reasons for Participation

PR-C-1325 10/10/2017 Susan H Manley

4344

Comments

Object to building on GB between Oxford and Kidlington and on OUP cricket ground and golf club. In an era where illness due to lack of exercise, such as diabetes, are leading to massive problems for NHS. Removing the golf and cricket club is an extremely bad decision and wasting money on relocating the golf course is even worse. Roads, buses and rail services will be overwhelmed at peak hours. These houses will be too expensive for research assistants, biomedical assistants and teachers - all vital for Oxford!

Changes Sought

Reasons for Participation

PR-C-1328 10/10/2017 Mark C Thomas

4354

Comments

Oxford City shortfall on housing. Very strong objection to housing development for villages of Begbroke, Yarnton and Kidlington, together with development of the 'Woodstock East' field in Woodstock, the Airport, Langford Lane and the A4095. Much of the area along the A44 will become a huge suburb for Oxford City. These villages do not have the infrastructure to cope with this massive influx of people. Traffic on the A44 is already a nightmare and no amount of Park and Ride Schemes will solve the problem. Schools and Doctors' surgeries are oversubscribed. Promises of new schools do not happen soon enough and do not solve the traffic chaos. Fight this imposition by Oxford City Council to create urban sprawl along the A44 and join up the villages.

Changes Sought

Reasons for Participation

PR-C-1333 10/10/2017 James Masey N N N Y

4373

Comments

Associated with the increased number of vehicles and the inevitable congestion caused, not only at peak travel times, there will also be heightened levels of both pollution and noise and as my home is no more than 40 metres from the A44 this could have profound affects on the health of my family and pets. My daughter is 10 years old.

Changes Sought

For the reasons I have given and the Representations made by The Begbroke & Yarnton GB Campaign which I additionally support and adopt as my own Representation in this document, the plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

I would like the Begbroke and Yarnton GB Campaign to represent me at the Examination should it take place.

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PR-C-1337 10/10/2017 Mrs D Sharman

4387

Comments

Object to building houses around Yarnton, Begbroke, Woodstock & area. We are a flood plain with canals & water courses around. Bad weather creates excess water on the roads from fields. Wider roads and larger buses are not viable without removing footpaths & mid road safety barriers, especially on 50mph roads. The Yarnton bridge is a pinch point. Bus companies can't afford larger buses. New residents will have 2 cars. Don't close Sandy Lane, locals use it. Our old villages (referred to in the Doomsday book) & countryside will change/be lost. The new estate in Yarnton has already caused sewerage system problems. We don't want to be a suburb of Oxford.

Changes Sought

Reasons for Participation

PR-C-1341 09/10/2017 Mrs Jill Davis

4391

Comments

Strongly object to further Green Belt land i.e.. The back of The Moors being used for more houses. The land is subject to flooding and is next to other green areas full of wildlife & footpaths joining us to Hampton Poyle along the river. This constitutes a free 'park like' area for us to enjoy. There is already enormous congestion with traffic through Kidlington, and further development will make this worse.

Changes Sought

Reasons for Participation

PR-C-1343 09/10/2017 Miss Josephine Willoughby

4398

Comments

Attended information session at Cutteslowe Pavilion an is concerned re: 1. The inevitable effect on the volume of traffic between Cutteslowe roundabout & Kidlington which is already extremely heavy. 2. The increase in air pollution already at a serious level. 3. I visit C. Park at least 4 days every week while dog walking, for access to the fields & river beyond. The proposals would remove large parts of the GB which is of enormous value to so many. To the N & E of the park the unbroken views of hills & trees would vanish.

Changes Sought

Reasons for Participation

Proposed Submission Plan - General Comments

PR-C-1344 09/10/2017 Mrs Margaret Gwynneth Seume

4399

Comments

I plead for you to not support the plan to build in the surrounds of Begbroke, Yarnton, Kidlington, Woodstock East Field, Oxford Airport, Langford Lane and the A4095. It would mean the whole area along the A44 will become and Oxford City suburb. It would join up Woodstock, Begbroke, Yarnton & Kidlington. Villages will lose individual identities & boundaries. The 'green lung' must be maintained. The diverse wildlife would lose their habitat and disappear. This arable land shouldn't be lost to housing estates. Woodstock residents lost the fight for 'Woodstock East'. We thought CDC did not wish to develop their part of this area, but Oxford City's 'need' has forced you to re-submit plans. I accept there is a housing need for essential workers & young people. However Woodstock properties sell to in-comers as their prices are too high for locals. The Oxford Parkway has encouraged people close to London to move here, not helping local need. It's unfair of Oxford City to force other Oxfordshire councils to accept their shortfall in housing & social housing needs. Is this legally binding? It's their problem, they should solve it within their boundaries, or cut back their plans. I understand Oxford City has enough land to meet its need but prefers to retain this for business & more attractive development. The Colleges have too much power, expanding at an alarming rate. E.g.. the old VW dealership, Iffley Rd, which could have been used for social/affordable housing, but well off Colleges have acquired it for student accommodation. The infrastructure along the A44 cannot cope with a huge influx. Traffic at peak times already a nightmare. More P & R's will not solve this. The proposed Airport P & R will bring in more vehicles from outlying areas causing traffic chaos for Woodstock, Bladon, the A44 & A4095. Schools & GP Surgeries area already oversubscribed. I know sites for these are suggested, but developers seem to build, then run out of money to provide extra facilities, despite being part of the original planning consent. I understand that Blenheim & the Colleges who own this land will make a huge profit. I know you have put in a lot of thought to this plan, forced on you by Oxford City, but please join with WODC to fight this urban expansion. The economy after Brexit is unpredictable, Oxford City's plans may be over optimistic. Much of the housing may not be necessary.

Changes Sought

Reasons for Participation

PR-C-1347 09/10/2017 Graham Hillsdon

4404

Comments

Object to the housing plan on GB surrounding Yarnton & Begbroke. I understand to relieve Oxford City Council from building in the City due to having no space. Ariel views show the City has huge brown & green field sites for housing. I understand a majority of G B in question is owned by Oxford University & Colleges. They also own land within the City, presumably more precious. My family have resided in Yarnton since the late 1800's. Understandably villages grow. Yarnton has quadrupled in 40 years. The Cresswell Estate addition has negatively changed the village. The plans would join Yarnton, Begbroke & Kidlington into a town. Add this to the proposed Northern Gateway & Drinkwater Farm, we would then be in the City. At Begbroke Science Park Soirees, attended by myself, Prof Peter Dobson assured the community any future development would be within the existing tree lined perimeter of the site.

Changes Sought

Reasons for Participation

PR-C-1350 09/10/2017 Mr PA & Mrs JM Carpenter

5084

Comments

There is a significant bat colony (existing for over 35 years) behind bungalows in Rutten Lane, Yarnton. Already a great amount of wildlife has been lost due to the building an 168 residence block in Yarnton. Pleads for no more losses.

Changes Sought

Reasons for Participation

PR-C-1352 09/10/2017 S Cooper

4421

Comments

Dismayed at the plan to build 4,400 houses in Kidlington/Begbroke/Yarnton because Oxford City couldn't accommodate the required number allocated to them. The long queues of traffic on the A44 will become worse and Kidlington is the only other route into Oxford on this side of the city. It is already full to capacity and traffic joining and leaving these two main roads are sure to cause more accidents. How can Sandy Lane be closed when it is the only access to Kidlington from Yarnton and Begbroke. It would mean a 2 or 3 mile diversion either to Langford Lane or Pear Tree Roundabout. It will destroy the GB and make this part of Oxfordshire a desert, and the high density development will leave children without space to play. There are many other reasons this seems to be a plan without consideration for people actually living in the area, and a little more consideration of the actual outcome and feasibility of the plans is needed.

Changes Sought

Reasons for Participation

PR-C-1353 09/10/2017 Mrs Valerie Green

4422

Comments

Object to the proposal to build 2,480 houses on the perimeter of Oxford (between Yarnton and Begbroke). It will destroy the beautiful GB ,endanger wildlife and make life unbearable for everyone. How long will it take to drive into Oxford at peak time when there are another 2,000+ cars on the A44? The infrastructure will not take it and cannot be sorted out satisfactorily. This is a very ill-advised project.

Changes Sought

Reasons for Participation

PR-C-1354 09/10/2017 V N Smith

4423

Comments

Strongly object to the proposal for Oxford City overspill until certain problems are resolved. The infrastructure is already clearly inadequate and especially with regard to highways and hospitals. It is wrong to provide housing for people who work in Oxford yet insist that Cherwell residents travel to Oxford for hospital treatment. If the reduction in patient care at the Horton Hospital is not reversed no houses should be built for Oxford City.

Changes Sought

Reasons for Participation

PR-C-1355 09/10/2017 Mrs Marion Jones N Y

4424

Comments

Strongly oppose the proposal to build 4,400 houses on the GB land around Begbroke, Yarnton and Kidlington. It is likely that the development will exacerbate the existing flooding problems and the increase in traffic will severely affect road congestion and pollution levels; Turnpike and Pear Tree roundabouts already become gridlocked during rush hour. A large part of the GB land under threat is agricultural and other areas have well defined footpaths for recreational purposes. There will be the loss of valuable habitats for many endangered species of wildlife such as the Barn Owl. I would like the Begbroke & Yarnton Greenbelt Campaign to act as my representative during the examination by the Planning Inspector.

Changes Sought

Reasons for Participation

To be represented by Begbroke & Yarnton Greenbelt Campaign

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1361 09/10/2017 Mrs Lorna Logan

5089

Comments

Knows this area very well. Was born at Linkside Ave by N Oxford Golf Course (NOGC). Can see from walking the footpaths around there that plans already assume building on NOGC. The access from Linkside has been in place for years. The footbridge over the railway links the Northern Gateway with the park leading to Parkway / Water Eaton. This suggests pre-planned estates of premium housing which will be occupied by London commuters of means. This will not relieve Oxford's housing needs. Already local housing prices have risen. Who stands to gain? The landowners - mostly colleges! You are unaware of the value of this land for walking / recreation -I am. Objects to loss of GB.

Changes Sought

Reasons for Participation

PR-C-1366 09/10/2017 Dr & Mrs Charles Steiner

4442

Comments

No consideration to the generation of extra traffic. Present congestion & pollution are already severe. Cutteslowe Park is enjoyed by many with its 'open rural views', could you not use Oxford's Brownfield sites? Local Authorities must define boundaries as per Para 85 of NPPF. This is not the case East of A4165 (Oxford Rd), giving no eastern boundary. The result being unrestricted urban sprawl, going against GB's purpose. Will there be low cost housing? Or will the majority go to London commuters, instead of Oxfords low paid workers, so in need.

Changes Sought

Reasons for Participation

PR-C-1367 09/10/2017 Mr Neil Bennett

4443

Comments

Saddened that you think building on GB is acceptable, I'm heavy hearted regarding building 4,400 houses around Yarnton & Begbroke. Oxfords unmet housing needs; the number of houses required is overestimated, and calculated on businesses yet to locate to Oxford. Oxford City must have brownfield, derelict & vacant owned properties it could use. The City has much better road links & infrastructure to cater for more homes. Green Belt; CDC graded it as such recently. Sites along the M40 would be more suitable, creating a whole new community rather than 'swamping' existing communities. The recreational GB land, used by many locals offers peaceful ambience, differentiating each village. The proposal would make us part of Oxford. New houses would outnumber those existing. Yarnton has already suffered from this. More concrete would create greater flooding than already occurs, causing more disruption. Once GB has gone, it cant be recovered. Density; Everyone will be living in each others pockets. 'Affordable Housing' (20% off asking price) is not affordable for local people. I fear there will be more luxury 3-4-5 bed houses. These are not suitable for the needy younger generation. A scheme for capped prices should be made. The houses will instead go to well off London commuters and Buy to Let, increasing house prices even more. Transport; The current roads are already congested. New homes will have 2+ cars, swamping them further. Bus lanes will be hard to implement with all the bottleneck areas. Thus P & R not feasible either. Closing Sandy Lane is preposterous, making further congestion on alternative routes. Employment; I believe the figure over-estimated. Another Science park in Langford Lane will increase traffic, & units will remain empty. Buildings should be put near the M40. I am being pushed out of village life, and don't want to be a town.

Changes Sought

Reasons for Participation

PR-C-1368 09/10/2017 Helen Allen

4447

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought

Reasons for Participation

PR-C-1375 10/10/2017 Alan and Barbara Hosier

4461

Comments

Lifelong residents of the area and recognise the need for homes but they should be built in the right place for everyone's quality of life. Traffic has reached saturation point at many times of the day, stretching from the of the A34 at Kidlington and reaching to the Banbury roundabout and beyond. The plans show no access or exit roads or any provision for the extra traffic. Surely this should be of major concern before considering further housing in the area. Not NIMBYs and recognise the need for homes but they should be built in the right place for everyone's quality of life.

Changes Sought

Reasons for Participation

PR-C-1376 10/10/2017 Fay Curtis N

4465

Comments

Urban sprawl - the area will become a vast urban sprawl encompassing Kidlington, north Oxford and, Cutteslowe, Wolvercote, Begbroke and Yarnton, and quality of life will suffer from increased air, noise and light pollution. Very few of the houses would be 'affordable' in reality; developers regularly default on affordable housing quotas and predicted prices at Barton Park are already beyond the reach of first-time buyers. Most of the new houses are likely to serve London-commuter and buy-to-let markets, and our young people and key workers won't get the truly affordable housing they need. Underfunded public services will deteriorate further, traffic congestion and air pollution will worsen due to increase in vehicles, already in addition to the extra traffic from the 22,000 houses approved elsewhere in District, and over 10,000 to be built in other Districts for the Oxford overspill. The roads cannot cope now e.g. A44 Yarnton.

Changes Sought

Reasons for Participation

PR-C-1383 10/10/2017 Fiona Mawson N N N Y

4481

Comments

Object to proposals and believe to be unsound, and contradicting national policy on GB and Cherwell District Council Local Plan 2011-2015 Part 1 regarding development in Category A villages. Fully support objections of Begbroke and Yarnton Greenbelt Campaign , Yarnton Parish Council and Begbroke Parish Council. Adopt as part of my own representation the representations made by Yarnton & Begbroke Green Belt Campaign.

Changes Sought

The plan cannot be changed to make it legally compliant or sound and should therefore not be submitted for inspection.

Reasons for Participation

Would like to be represented by Begbroke and Yarnton Green Belt Campaign

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1383 10/10/2017 Fiona Mawson N N N Y

4475

Comments

The council appears to have accepted Oxford City housing needs based on growth proposals and calculations put forward by the LEP, Oxford Growth Board and other groups which are out of date (particularly post-Brexit) and subject to revised housing number calculations currently part of a Government consultation. The plan appears to be hasty, haphazard and lacking careful consideration for the GB and those impacted by the plan. It lacks convincing argument that all other options have been explored and eliminated and lacks respect for the Council's responsibility to uphold its own policies. GB is recognised as restricting sprawl of built-up areas, preventing towns merging, safeguarding countryside, preserving historic towns and assisting in urban regeneration through he recycling of derelict and other urban land. The proposals will create urban sprawl extending almost continuously for 8 miles from the centre of Oxford to the edge of Woodstock. The original Cherwell Local Plan 2011-2031 (Part 1) classifies Yarnton and Begbroke as Category A, and Cherwell District Council policy allows only minor development.

Changes Sought

The plan cannot be changed to make it legally compliant or sound and should therefore not be submitted for inspection.

Reasons for Participation

Would like to be represented by Begbroke and Yarnton Green Belt Campaign

PR-C-1385 10/10/2017 Ian Middleton The North Oxfordshire Green Party N N N Y

5314

Comments

The Oxfordshire Infrastructure Strategy Stage One Report in turn refers to the Thames Water report 'Taking Care of Water: The Next 25 Years' where concerns are raised about infrastructure capacity. In the light of this report it would seem that any additional significant demand placed on these facilities is likely to tip the balance unless additional investment is made in advance.

Changes Sought

Reasons for Participation

To have an opportunity to make a personal representation at the appropriate time and when further information is available about the scale of response to these plans. There will likely be many changes in circumstances between the submission of representations and the consideration of the outcome. I would like to be able to add additional relevant information at that time if appropriate. Also as Green Party Parliamentary candidate for many parts of the area under consideration I feel I should be able to give voice to the views of the Green Party supporters and voters when the time comes

PR-C-1385 10/10/2017 Ian Middleton The North Oxfordshire Green Party N N N Y

5325

Comments

There is very little direct evidence offered within the proposal document aside from oblique references to supporting studies, a number of which also contain data that directly contradicts the assumptions underpinning the review. There is a clear practice of 'cherry-picking' and reliance on half truths. In other areas of the proposal document there are outright contradictions with its own position. (Policy PR3) states one of the aims of the review is to "exceptionally allow for development in the Green Belt having considered all other reasonable options and the vision and objectives we need to achieve" Yet there are numerous references throughout the review document justifying the proposals by virtue of them not 'undermining' the original local plan submitted by the council in 2015. This hardly confirms that all other options have been properly considered. This theme is repeated throughout the document and seems to equate the principles of review with the action of 'undermining' previous plans and proposals. This hardly sets the scene for a genuine intention to leave no stone unturned when looking at ways of finding additional capacity.The original plans are treated as a 'sacred cow' that should not be altered in any way. This is repeatedly referred to in the document as a positive asset. In that sense it self-evidently does not represent a review at all. The proposals contained within are simply being 'bolted on' the original plans in order to prevent any need to actually look at them again. This is disingenuous, not only with respect to the Council's responsibility and agreement with the planning inspectorate to review their original proposals latter 2 years, but also to the people that Cherwell District Council (CDC) represents. The second thread is one of 'greenwashing' whereby spurious claims are made for the environmental benefits of destroying large areas of greenbelt. These include nebulous paragraphs suggesting ‘ green infrastructure' gains as well as ludicrous claims for increases in biodiversity, wildlife habitat, access to recreation, reductions in pollution and improvements in air quality. All of these aspirations are of course laudable, but few, if any, of them have any basis in fact. Neither is any direct evidence given of the realistic availability of these aims. They simply pepper the proposals in an obvious attempt to obfuscate the significant environmental damage that they represent. It is apparent from specific errors in geography displayed in these proposals that the planners involved have little knowledge of the boundaries and local landscape involved. However the penultimate paragraph in the executive summary seems to suggest that the architects of these proposals aren’t even confident themselves that they can be achieved, allowing for the option of reversing the proposals if this proves to be the case. Another issue that needs to be examined is the true ability of Oxford City to meet its own housing requirements. Claims of being 'full up' seem to evaporate very easily when a new business or university development is proposed. Economic growth seems to trump the need for houses at every turn which brings into question exactly why Oxford's housing needs are not being met. Perhaps if they prioritised housing projects over business and science parks, such as the much lauded Northern Gateway plans, they might have more scope to deal with their lack of affordable homes. All the time they use up brownfield sites for new economic developments, they are not only removing that land from a pool that could be used for housing, they are further exacerbating the lack of living space for yet more workers that they are seeking to attract with further business opportunities. No account is taken of the potential impact of Brexit.This is something I would wholeheartedly agree with. The figures being used now to justify an unmet need in Oxford are very liable to change, and considering new evidence that has recently come to light, it's highly likely that these figures will be revised downwards, perhaps making this review redundant. There have already been calls from the local MP Layla Moran to halt this consultation pending further research and analysis on the exact position regarding Oxford's unmet housing need in the light of both new government statistics and the impact of Brexit.This would seem like a very sensible move which I would wholeheartedly endorse but something that has so far been resisted by the executive members of Cherwell District Council who seem more keen to demonstrate co-operation with dubious claims from Oxford city, the Local Enterprise Partnership, Oxford University and the Oxfordshire Growth Board than they do to show loyalty to the local electorate that voted for them to represent their interests.The ease with which CDC has capitulated to these demands would seem to suggest other matters take priority over their responsibility to their wards. It seems that most of them would rather have an easy life than oppose plans that would be potentially damaging to the areas they represent. It's also clear from public statements made by the leader of the council that they regard this matter as a 'done deal'."

Changes Sought

Reasons for Participation

To have an opportunity to make a personal representation at the appropriate time and when further information is available about the scale of response to these plans. There will likely be many changes in circumstances between the submission of representations and the consideration of the outcome. I would like to be able to add additional relevant information at that time if appropriate. Also as Green Party Parliamentary candidate for many parts of the area under consideration I feel I should be able to give voice to the views of the Green Party supporters and voters when the time comes

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1388 10/10/2017 David Abbott Highways England

4490

Comments

Infrastructure Delivery
We welcome the commitment to a collaborative approach between Cherwell District Council, Oxford City Council and other partners to identify infrastructure needs. We would expect to be included in this approach throughout the planning process.
We welcome the improvement of sustainable transport links along a number of corridors and consider them essential to minimise the additional trips that will affect the SRN, especially at the A34/A44 Peartree roundabout. It is requested that the impact of these proposals upon the operation of the SRN be assessed.
It is unclear at this stage what the cost of the transport infrastructure required to support the proposed PR development is likely to be. Furthermore, it is also unclear whether further funding (in addition to developer contributions, i.e. through local or central government etc.) would be required to fully provide the infrastructure required. We request that further clarity is provided on this.
The Oxfordshire Infrastructure Schedule and Transport Assessment associated with the PR categorises infrastructure schemes in order to prioritise funding going forward, with the understanding that not all identified schemes are likely to go forward. It is unclear at this stage whether that potential shortfall relates to any of the schemes identified to support the PR development. It is therefore unknown if the impact of the additional development proposed through the PR would be fully mitigated and also whether there could be a residual adverse impact to the operation of the SRN. We request that clarification of this point is provided.
Notwithstanding our comments above relating to infrastructure, there is also the issue of DfT's strategic study into the Oxford to Cambridge expressway (OxCam). It is reasonable to assume that if the case for the expressway were successful and a scheme duly delivered the current A34 corridor (be it either upgraded or supplemented/replaced by a new corridor) would more than likely be able to cope with the growth associated with the PR. However, the status of this study is such that no reliance can be placed on it with regard to the PR, either in relation to its timing, alignment or design. To this end the PR needs to strongly emphasise the challenges in relation to the A34 corridor of delivering the government's ambitions for substantial growth.

Changes Sought

Reasons for Participation

PR-C-1388 10/10/2017 David Abbott Highways England

4489

Comments

Transport Modelling: We have considered the potential impact of the proposed development locations on the SRN junctions in the local vicinity, using high level outputs from the Oxford Strategic Model's Refined Development scenario. With the enhanced transport improvement package, modelling shows that the links on the A44 corridor appear to be approaching or over-capacity in 2031 for both morning and evening peak hours, while some junctions along these corridors are predicted to be experiencing delay. It is unclear whether the model was used to identify the proposed mitigation measures to support the additional housing development set out in the PR or whether these were taken from other sources and adopted in the model as a 'given' and it is requested that clarification is provided on this. We understand that two packages of strategic off-site transport improvements were tested in relation to the proposed development using the OSM. Highways England consider that there is a lack of clarity regarding the schemes included within these model runs (including those discussed in the PR such as a new rail station at Yarnton/Kidlington, the conversion of the A34/A44 Peartree Junction to signal controlled, the severing of Sandy Lane, the A40/A44 link road and the mode shift to cycling). Further clarity is sought on details model infrastructure inputs in this regard. We note that following the implementation of PR development there are predicted to be capacity issues along the A34 and at M40 Junction 9. It is not fully clear whether or how the operation is predicted to worsen when compared to the Do Minimum scenario. It is requested that a more comprehensive set of outputs is provided to enable HE to assess the impact of the PR development on the SRN and to assess whether the proposed transport improvement measures sufficiently mitigate those impacts. Furthermore, we are unaware of any more detailed junction modelling that has been undertaken, making use of flow outputs from the OSM. In order to accurately determine the operation of SRN junctions (including the A34/A44 Peartree junction, other junctions on the A34, and M40 Junction 9) it is recommended that junction- specific models are used to assess the operation of the SRN both without development and with development and the proposed infrastructure measures. In connection with this, sensitivity testing should be carried out for scenarios in which the provision of infrastructure that would affect the SRN is/ is not included, for example the A40/A44 link road and the severance of Sandy Lane to motor vehicle traffic. Testing a scheme to convert the A34/A44 Peartree junction to traffic signal control should also be included, whether or not this forms part of the infrastructure to be provided, since it has been referred to in the TA as possible mitigation measure, unless it has been discounted.

Changes Sought

Reasons for Participation

Page 2723

PR-C-1404 09/10/2017 Andrew Hornsby-Smith N N N Y

5369

Comments

Other Kidlington Sites - No objection to a small allocation in the 6.26 hectare site represented as 38A in the Green Belt study, Site 122 in the SA, and one part of HELAA 155. Reasoning for this is that it could be accessed directly from the Northern Gateway service area south of Peartree roundabout, and would have good access to the planned local shopping facilities that will form part of the Northern Gateway. Its proximity would encourage walking to work there, or accessing the Park & Ride bus for jobs in Oxford. It does not constitute a strategic part of the Green Belt in my view, and is protected by the Golf Club to the east. This site could also be part used to create additional playing fields, which would reduce the shortfall in Kidlington. No objection to part of the land east of the A4165 being used for playing fields. Also believes that the narrow strip of land north of The Moors in Kidlington should be reconsidered. It scores well (HELAA 152) where an allocation in the southern part of 180 is suggested. Though further away from Oxford, it has good access to premium bus services, and to Kidlington village centre so would also be of economic benefit to Kidlington. It is also close to Langford Lane employment sites.

Changes Sought

Add new policy to incorporate land north of The Moors as a standby site, allocation 180.

Reasons for Participation

Has spoken as a platform speaker at three public meetings in Kidlington and Gosford. Made a substantial representation at the Issues and Options stage. As a former parish councillor, has represented Kidlington Parish Council at the North Oxford Area Action Plan examination in public, and likewise was invited to the Examination in Public of the Local Plan. Has an MSc in Transport Planning, so part of representation covers that area. Also offers a distinctive perspective as a
local resident, who agrees with the principle of a Green Belt review, but does not support the current planned site allocation. Has no interest in promoting a particular site, but only have some sympathy with those who would wish to preserve the Green Belt intact. Believe views represent many in Kidlington who recognise the need for local housing, but see these plans as strategically unacceptable. Representation contains primary research evidence which could be presented.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1404 09/10/2017 Andrew Hornsby-Smith N N N Y

5373

Comments

Site PR41 occupies the land the other side of Loop Farm, and shares the same advantages as the Frieze Farm site being close to the Peartree Park & Ride, within easy walking or cycling distance from the Northern Gateway site, and not close to a rail station that would jeopardise the ability to deliver genuinely affordable housing. There is a high quality bus service to the area, and to and from the nearby Peartree Park & Ride. This site operating in tandem with the Frieze farm site would require the need for the primary school I have proposed for the Frieze Farm site. The Green Belt Study (PR40) assesses this site as having high harm, and separates it into two parcels, and a total of 37.71 hectares. Most of the harm cited relates to the issue of integration with an existing settlement, the problem with the A34, and the harm to the canal side walk on the western boundaries. This site is highly likely to have a link road from the A40 to Loop Farm roundabout running right through the middle of it, which already introduces an urbanising feature, so it is, in my view easy to overstate the countryside location of this site, part of which also lies under the protective lee of the A34 flyover. My proposed us would be to use the link road as a spine road connecting to Loop farm, with development located primarily to the north and away from the canal side and screened from the noise of the A34. Not all of this site would ned to be used. An allocation of 575 at 35dph would result in a land use of 16.42 hectares, and at 45dph the developed portion of land would be 12.78 ha. Either of these would allow for the creation of a generous buffer zone. A direct subway link could provide ready access to the Northern Gateway employment area, and this could form part of a green walkway.

Changes Sought

To develop 12.78 ha for 575 houses, to include access and Green walkway through to Northern Gateway, layout to link with proposed link road, extensive protection of canal side.

Reasons for Participation

Has spoken as a platform speaker at three public meetings in Kidlington and Gosford. Made a substantial representation at the Issues and Options stage. As a former parish councillor, has represented Kidlington Parish Council at the North Oxford Area Action Plan examination in public, and likewise was invited to the Examination in Public of the Local Plan. Has an MSc in Transport Planning, so part of representation covers that area. Also offers a distinctive perspective as a
local resident, who agrees with the principle of a Green Belt review, but does not support the current planned site allocation. Has no interest in promoting a particular site, but only have some sympathy with those who would wish to preserve the Green Belt intact. Believe views represent many in Kidlington who recognise the need for local housing, but see these plans as strategically unacceptable. Representation contains primary research evidence which could be presented.

PR-C-1404 09/10/2017 Andrew Hornsby-Smith N N N Y

4510

Comments

Objection to the procedure used by Cherwell District Council which has not fulfilled its obligations under section 3.2 of its Statement of Community Involvement, which states that the Council will 'provide the community with balanced, clear and easily understood objective information.' Detailed criticism of documents available and procedures relating to Executive hearing on 19 June 2017. The decision was taken to approve the draft over 2 months before the publication of the Housing and Economic Land Availability Assessment (HELAA) on 25 August 2017, and this has resulted in the extension of the consultation period. However, in my view that is not in itself procedurally acceptable. Councillors will not have had the opportunity to see this key document prior to their decision to submit the proposed submission plan. Neither is this assessment taken into account in the exhibition material that was taken to various locations in Cherwell. Incorporates a number of criticisms of the HELAA. Principally, the number of houses deemed acceptable for each site correlates suspiciously well with the Council's own housing allocations made and prepared for the submission stage and for the preparation of the public exhibition display. Considers that the HELAA was influenced by decisions that the Council had already made. Detailed criticism of the HELAA. Detailed criticism of summaries in previous consultation statement relating to the Options Paper (also see Appendix 1 of representation).

Changes Sought

Reasons for Participation

Has spoken as a platform speaker at three public meetings in Kidlington and Gosford. Made a substantial representation at the Issues and Options stage. As a former parish councillor, has represented Kidlington Parish Council at the North Oxford Area Action Plan examination in public, and likewise was invited to the Examination in Public of the Local Plan. Has an MSc in Transport Planning, so part of representation covers that area. Also offers a distinctive perspective as a
local resident, who agrees with the principle of a Green Belt review, but does not support the current planned site allocation. Has no interest in promoting a particular site, but only have some sympathy with those who would wish to preserve the Green Belt intact. Believe views represent many in Kidlington who recognise the need for local housing, but see these plans as strategically unacceptable. Representation contains primary research evidence which could be presented.

PR-C-1404 09/10/2017 Andrew Hornsby-Smith N N N Y

5374

Comments

Not effective. Whilst there is no doubt that 4,000 houses could be delivered in the allocated locations, there is concern that in the case of the Kidlington gap locations in particular, the location close to Oxford Parkway Station would have the effect of raising prices such that the affordable housing would not be affordable, and for social landlords striving to purchase houses, the sums involved would be prohibitive, such that the target 50% would be unenforceable and ultimately most so-called affordable homes in this premium location would not be genuinely affordable, therefore excluding many, including key workers. Purchasers are far more likely to be rail users commuting to London (92.4% of rail users from the station are London bound). There is also disparity in destinations, as trains cross within 3 minutes of each other at Oxford Parkway. These have very little impact on the Oxford economy, and so fail to deal with the issue of meeting Oxford's unmet housing need.

Changes Sought

Reasons for Participation

Has spoken as a platform speaker at three public meetings in Kidlington and Gosford. Made a substantial representation at the Issues and Options stage. As a former parish councillor, has represented Kidlington Parish Council at the North Oxford Area Action Plan examination in public, and likewise was invited to the Examination in Public of the Local Plan. Has an MSc in Transport Planning, so part of representation covers that area. Also offers a distinctive perspective as a
local resident, who agrees with the principle of a Green Belt review, but does not support the current planned site allocation. Has no interest in promoting a particular site, but only have some sympathy with those who would wish to preserve the Green Belt intact. Believe views represent many in Kidlington who recognise the need for local housing, but see these plans as strategically unacceptable. Representation contains primary research evidence which could be presented.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1407 10/10/2017 Audrey Taylor N N N Y

4520

Comments

Transport. The proposals will have a major impact on transport with extra pressure being placed on already congested roads. The plans for new transport infrastructure deal with the existing needs and do not model the impact of the additional 4,400 houses. These plans will also cost millions of pounds and are currently unfunded. The Rapid Transit system (remember these are long buses, NOT TRAMS) will not pass through either Begbroke or Yarnton but will instead go from the new proposed Park & Ride site at Bladon roundabout to Kidlington along Langford Lane. Traffic that normally passes through Kidlington will be encouraged to use the A44. This means our villages will not be served by the Rapid Transit system and will suffer increased traffic, and that is before considering the new houses. There are hold-ups at the two Yarnton roundabouts during morning and evening times making travelling into Oxford and returning home horrendous. Any additional motors along this route will add to these existing problems. 4400 new houses in these modern time equates to at least 4400 additional cars being used for commuting, travel to the shops, Doctors, schools etc. which will in turn, affect any bus routes/movements. I have trouble daily getting from Cassington Road onto the A44 and have to arrange my travelling time accordingly now. There is insufficient money to mark the road lines or repair potholes and yet consideration is being given to adding more traffic to the already over-burdened roads. The proposal of shutting the road between Yarnton Roundabout and Kidlington (Sandy Lane) is ridiculous. This road is used daily by numerous people as an alternative to going along the A44 and over to the Sainsbury's roundabout (which is often very busy). It is the most direct route from Yarnton & Begbroke to the centre of Kidlington. The transport plans indicate that Sandy Lane will be closed to through traffic at the level crossing. Sandy Lane, by the admission of Oxfordshire County Council and Cherwell District Council, is a well used road. It provides a valuable link between our two villages and Kidlington. There is no public transport option planned to link these villages together with the only option being to travel further by car (which is already being discouraged) or walking or cycling. This is not an option for many people.

Changes Sought

For the reasons I have given above AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, I am of the opinion that the Plan cannot be changed to make it legally compliant or document sound and should therefore NOT be submitted for Inspection

Reasons for Participation

I would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-1407 10/10/2017 Audrey Taylor N N N Y

4519

Comments

Exceptional circumstances. Importantly land can only be removed from the GB if exceptional circumstances can be demonstrated. None of the twelve points listed by Cherwell District Council in their Proposed Submission Plan constitute the 'exceptional circumstances' needed to remove land from the Oxford GB. Many of these points (such as the strengthening of Kidlington village) have no connection with meeting Oxford's unmet housing needs with these 4,440 houses. Others are spurious. When reviewing the twelve points, consider that these houses are to meet the 'unmet housing need of Oxford'. If this is correct, it is important to look at where the jobs are within Oxford. It is clearly stated within Cherwell's documents that the three major employment areas are focussed on the City Centre, Cowley to the South and Headington to the East. Cowley and Headington combined employ more people than the City Centre. It is also noteworthy that jobs are migrating AWAY from the City Centre to the eastern and southern fringes of the Oxford urban area. The representation lists Cherwell's twelve "exceptional circumstances" as listed in the Proposed Submission Plan commenting that these arguments reverse the Cherwell District Council's own stated policies on the protection of the GB, as well as failing to conform with national guidelines. Based on the above, Cherwell DC has not provided the "exceptional circumstances" needed for removing our GB land as it makes NO sense to locate Oxford's unmet housing needs to the north of the city when the major employment centres are in the east and south. These "exceptional Circumstances" will have a disastrous impact on Traffic movements.

Changes Sought

For the reasons I have given above AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, I am of the opinion that the Plan cannot be changed to make it legally compliant or document sound and should therefore NOT be submitted for Inspection

Reasons for Participation

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Page 2725

PR-C-1407 10/10/2017 Audrey Taylor N N N Y

4518

Comments

Villages 1 and Villages 3. A small scale local review of the Green Belt boundary in the vicinity of Langford Lane, kidlington and Begbroke Science Park will be undertaken as part of the Local Plan Part 2, in order to accommodate
employment needs (see Policy Kidlington 1). Further small scale local review of the Green Belt boundary will only be undertaken where exceptional circumstances can be demonstrated." Other statements on the green belt included in the Cherwell Local Plan Pt 1 included: A11:"Development in the open countryside will be strictly controlled. In the south of the District, the Green Belt will be maintained, though a small scale local review of the Green Belt will be conducted to accommodate identified employment needs at Kidlington." B.260:"It is essential that the impact on the Green Belt is minimised, therefore priority will be given to locations that lie adjacent to existing development, avoid the coalescence of settlements, protect the vulnerable Kidlington Gap and otherwise have the least impact possible on the Green Belt." Cherwell District Planning Policy. Cherwell District Council have not considered their own policy on GB development. It is clear that comparison of Policy ESD 14 extracted from The Cherwell Local Plan 2011-2031, Part 1 adopted 20 July 2015 and these proposals are in direct contravention. In particular Yarnton and Begbroke are covered by "policy Villages 1" meaning only certain types of development can happen and is limited to, minor development, infilling and conversions. It is breath-taking reading the above when reviewing the proposals for the new houses on the green belt land around our villages. It is clear these proposals from Cherwell contravene their own
Local Plan policy on the Green Belt. Policy ESD 14 also includes the five points on the purpose of the Green Belt as described in the National Planning Policy Framework. ESD stands for 'Ecological Sustainable Development'…

Changes Sought

For the reasons I have given above AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, I am of the opinion that the Plan cannot be changed to make it legally compliant or document sound and should therefore NOT be submitted for Inspection

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PR-C-1407 10/10/2017 Audrey Taylor N N N

4514

Comments

Impact on Begbroke and Yarnton. Increase in population. Yarnton is a village with a population of approximately 2,550 and Begbroke is a village with a population of approximately 780 based on the 2011 Census. There are approximately 1,350 houses in Yarnton and 390 houses in Begbroke. The proposals from CDC will be to build 2,480 new houses on the GB land that currently separates our two villages I DO NOT think that this development is appropriate, especially given its size compared to the current size of Yarnton and Begbroke villages.

Changes Sought

For the reasons I have given above AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, I am of the opinion that the Plan cannot be changed to make it legally compliant or document sound and should therefore NOT be submitted for Inspection

Reasons for Participation

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Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1407 10/10/2017 Audrey Taylor N N N Y

4521

Comments

Flooding in the area is an issue. There are pictures showing the impact to flooding on Yarnton and Begbroke village. If the fields are concreted over, where will the rain water that falls be absorbed? The areas on the edge of the site form part of the flood areas for the Oxford Canal and Rowell Brook. Removing important GB land will only exacerbate the risk and misery that flooding brings to families. Much of Yarnton village relies upon the operation of Sewage Pumps to get rid of foul wastage. There have been problems in the past due to the sewage pumps becoming inoperative, causing flooding of sewage. Have the new properties being envisaged been planned, so as not to add to these problems?

Changes Sought

For the reasons I have given above AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, I am of the opinion that the Plan cannot be changed to make it legally compliant or document sound and should therefore NOT be submitted for Inspection

Reasons for Participation

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PR-C-1407 10/10/2017 Audrey Taylor N N N Y

4517

Comments

National Planning Policy. We should consider how the plans fit with the purposes of the GB as defined in the National Planning Policy Framework (NPPF). Five points from the NPPF and how they relate to proposals from Cherwell District Council are: 1. To check the unrestricted sprawl of large built-up areas - Relevance preventing Oxford City from expanding beyond it's current boundaries and becoming an urban sprawl. 2. To prevent neighbouring towns merging into one another - Relevance the villages of Begbroke and Yarnton would be merged together and also with the village of Kidlington. 3. To assist in safeguarding the countryside from encroachment - Relevance the sites proposed are part of the countryside that currently surrounds our two villages and are high grade agricultural land that is also use for recreational purposes. 4. To preserve the setting and special character of historic towns - Relevance Yarnton and Begbroke have long histories and the proposals threaten their identities and history. 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land - Relevance There are other sites within Cherwell and the neighbouring districts, including Oxford City, that could accommodate these new houses without needing to remove precious land from the GB. Once GB land is removed, it is lost forever. These plans contravene the purposes of the GB.

Changes Sought

For the reasons I have given above AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, I am of the opinion that the Plan cannot be changed to make it legally compliant or document sound and should therefore NOT be submitted for Inspection

Reasons for Participation

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PR-C-1407 10/10/2017 Audrey Taylor N N N Y

4513

Comments

Not Positively Prepared. Not Justified. Not Effective. Please note that this response though separate and my own should be read in conjunction with the Representations made by the Begbroke & Greenbelt Campaign "BYG".

Changes Sought

For the reasons I have given above AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, I am of the opinion that the Plan cannot be changed to make it legally compliant or document sound and should therefore NOT be submitted for Inspection

Reasons for Participation

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PR-C-1407 10/10/2017 Audrey Taylor N N N Y

4516

Comments

Housing Density. The housing density of the new developments will be 45 houses per hectare on the main site to the east of the A44. This is 50% higher than the density of the Cresswell Close/Pixey Close/Hay Day Close development in Yarnton a few years ago. Indeed, Cherwell stated when given planning permission that the number of houses on that site must be restricted to prevent over development. I do not understand why the Policy has changed. I DO NOT THINK that this is consistent with the existing community and think that this so called 'landmark development' will jar with the historic villages of Begbroke and Yarnton.

Changes Sought

For the reasons I have given above AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, I am of the opinion that the Plan cannot be changed to make it legally compliant or document sound and should therefore NOT be submitted for Inspection

Reasons for Participation

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PR-C-1407 10/10/2017 Audrey Taylor N N N Y

4515

Comments

Merging of villages. The proposed development is entirely on GB land and would result in there being only a narrow gap separating the villages of Yarnton and Begbroke. This new development crosses the parish boundaries and the physical gap between Begbroke and Yarnton will only be approximately 50 metres. There is also only a small gap between this enlarged development and Kidlington, meaning in effect that the three villages are merged into one large conurbation, with an estimated population of around 30,000. I DO NOT think it is right that the villages of Yarnton and Begbroke are merged together with Kidlington to form a single large conurbation.

Changes Sought

For the reasons I have given above AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, I am of the opinion that the Plan cannot be changed to make it legally compliant or document sound and should therefore NOT be submitted for Inspection

Reasons for Participation

I would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1408 10/10/2017 Andy Pearce Barton Willmore on behalf of A 2 Dominion Housing Group Ltd N N N Y

4522

Comments

We consider the plan to be unsound on the basis it is not positively prepared, justified, effective and consistent with National Policy. We urge the Council to review its spatial strategy with focus on its housing and infrastructure delivery strategies. A single comprehensive growth strategy should be adopted which addresses both Cherwell and Oxford City Councils' needs. It is A2D's position that: 1. NW Bicester can make a greater contribution to meeting housing needs, through a review of the Master Plan and improving the efficiency of the Master Plan. 2. The approach taken to meet the unmet needs in Cherwell should be consistent with the adopted spatial strategy, not contrary. 3. The Council has not discharged its duty to demonstrate exceptional circumstances to release the identified sites from the Green Belt pursuant to paragraph 82 of the NPPF. 4. There should be a single housing requirement for the Local Plan and five-year housing land supply.

Changes Sought

Reasons for Participation

Our objections in part relate to the proposed growth strategy to address Oxford City's unmet need, which we consider to be unsustainable and inconsistent with national policy. This is contrary to the adopted Growth Strategy set out in the Cherwell Local Plan 2011-2031 (Part 1), which focuses new development at key settlements, as identified in Cherwell's settlement hierarchy. The Council has not discharged its duty to demonstrate exceptional circumstances to release the identified sites from the Green Belt, pursuant to paragraph 82 of the National Planning Policy Framework. Further, there is insufficient evidence to suggest that opportunities to increase capacity at existing allocated housing sites have been robustly tested. Finally, there should be a single housing requirement for the Cherwell Local Plan. There is no justification for a separate figure to be applied to meet Oxford City's unmet need, as is currently proposed.

PR-C-1409 10/10/2017 Richard Cutler Bloombridge Development Partners N Y

5342

Comments

Fundamental objection is that Cherwell's proposals lack vision – they represent an admirable response to a very forceful case by Oxford City to make Cherwell accommodate Oxford's unmet housing need. But the benefits ('bog standard housing') do not justify the harm to the Green Belt and, as important, the harm to one of our nation's great cities as a result of not planning comprehensively for all of the city's needs, including the long-term needs of the
University and nationally significant skills, innovation and R&D that are so attractive to globally significant inward investors. There are therefore both environmental and economic reasons why the draft plan needs to change. We would be delighted to be part of that reassessment.
Expands on the specific representations to the Plan in Section 3 of the representation and provides 5 appendices in support of the representation:
Appendix 1: Draft Alan Baxter Master Plan
Appendix 2: The Oxfordshire Innovation Engine (SQW, 2013)
Appendix 3: LPP1 Topic Paper 6 on the Green Belt
Appendix 4: OXLEP Minutes of the Trip to Cambridge (22 September 2014)
Appendix 5: Master Plan Baseline

Changes Sought

We request that the following information is added to the Local Plan evidence base:
- The Oxfordshire Innovation Engine (SQW, 2013 and 2016)
- The original Alan Baxter Master Plan work from 2012/13, including the write up of the
- Stakeholder workshop (September 2013) and the report and plans presented to
- Kidlington Parish Council in Q1 2014.
- LPP1 Topic Paper 6 on the Green Belt

Reasons for Participation

We confirm that we wish to attend the examination in public.

PR-C-1411 10/10/2017 Colin Varney

4525

Comments

Object to the development of North oxford Golf Club. As a member for over 11 years, I have seen the course improve and the club attract a younger membership as well as maintaining the older members. It provides a regular form of exercise and meeting place for the older members, and as it's on a primary bus route, is easily accessible for juniors. North Oxford Golf Club has been on this site for 110 years and is the only green belt land that separatesKidlington and Oxford. It would be totally wrong to see so many trees, wildlife (including the rare great crested newt) and green space removed to provide houses for commuters to London to live in. This would not provide relief for any 'housing crisis' and would cause Banbury Road to become more of a carpark. The road cannot cope with the traffic in the mornings as it is. I cannot see the point in putting another golf course a few hundred yards away and uprooting such a great club with a history that North Oxford has. The Club is not only a members club but also has a large number of green fee players and golf societies and is open to all. On top of this there are a number of functions in the clubhouse throughout theyear and hire by both members and non-members.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1413 10/10/2017 Peter Wilsdon David Jarvis Associates on behalf of Shipton Ltd N Y N Y

4527

Comments

A summary of the most pertinent matters raised in the consultation response is provided below:
1. The site was previously considered a major developed site within the Green Belt under Planning Policy Guidance 2, 1995 and therefore should be considered a previously developed site in the Green Belt as described in the National Planning Policy Framework.
2. Shipton Quarry is an active mineral site with permitted after-uses that will result in a large part of the site being redeveloped regardless of the outcome of LP1 PR or GB designation. These uses include a concrete batching plant and asphalt coating plant. It is likely that residents of Shipton-on-Cherwell would prefer housing to such uses. Further detail of the planning history and current status of the site is provided on pages 4 to 6 of the consultation response enclosed.
3. The Planning Authority's evidence base gives significant weight to the ecological value of the quarry without justification. Any ecological value of the site must be considered in context of an active quarry. This is discussed in further detail on pages 18 and 19 of the consultation response enclosed.
4.The site is located on the boundary of the Green Belt and its redevelopment for housing would not impact on openness as demonstrated by the representative viewpoints included at Appendix 4 of the response.
5. As shown on the Illustrative Masterplan at Appendix 2 of the consultation response, an allocation in the LP1 PR would allow for:
- Up to 1,000 homes within the quarry site;
- The creation of over 28 hectares of land to be used for ecological enhancement
- with public access and provide for flood alleviation along the River Cherwell;
- Employment land;
- Highways improvements (which already benefit from planning permission);
- Site for park and ride facility;
- Site for school should the need be identified (a government-owned property
- company, responsible for buying and developing school sites in England has
- already expressed interest in the site);
- Playing fields;
- A new rail station (at the location of the already approved railhead); and
- Increased access to geological features on the site.

Changes Sought

Requests that CDC reconsider the exclusion of Shipton Quarry from the Local Plan Partial Review. Shipton Quarry offers an opportunity to provide a housing site which meets all the search requirements set out in the consultation phase of the local plan and therefore merits further consideration as an allocation in the Local Plan Partial Review. A number of key considerations have been overlooked or misinterpreted in the Sustainability Appraisal which was relied heavily upon by Cherwell District Council for site selection.

Reasons for Participation

As outlined, a number of inaccuracies relating to the site exist in the evidence base, that need to be addressed. Following a review of the evidence base and the scoring of the sites in the Sustainability Appraisal, it is considered that further assessment work is likely to result in the site receiving a more favourable outcome to the extent that it should be considered a potential strategic development site. Should Cherwell District Council disagree and continue to use the inaccurate evidence base to exclude the site then it considered necessary to participate in the Examination.

Page 2728

PR-C-1414 10/10/2017 Dr Eric and Mrs Margaret Sidebottom

4528

Comments

Government has demanded that Local Authorities should build more houses, especially so-called affordable homes. We now learn that the Government targets have been significantly reduced recently but no changes have been made to the proposals you put forward. Oxford is clearly a centre with high employment and is obviously a Centre for the development of high-tech (probably mainly University- based) industries. Oxford University is currently rated 'best University in the world' and the Medical School has been rated 'best Medical School' for 5 consecutive years. It is therefore entirely appropriate that Oxford and its environs should hope and plan to benefit from this unique resource BUT the new high-tech industries tend to develop on Science Parks which are scattered in the countryside around the city, not within it. It seems obvious that the new housing should be based near to these centres of development, i.e. NOT in the city.This is particularly relevant to the Cherwell District Council plan to build large numbers of houses between Kidlington and Oxford City. This area is unlikely to be a major centre for new employment and hence is inappropriate for major new housing development. In addition it is highly likely that new houses in this area would attract commuters from London since the new rail route from Oxford Parkway to Marylebone is very convenient for such a commute. In these circumstances it is also extremely unlikely that developers would be happy to build cheaper 'affordable homes' on this site. If large numbers of houses were built in this area (between Kidlington and Oxford) this would completely destroy the Green Belt and would threaten the heritage and special nature of the ancient and beautiful city of Oxford. Those responsible for such 'vandalism' would bear a terrible burden and would be long blamed for the damage they had caused.In addition this area already has very serious transport problems which have not been realistically addressed in these proposals. Those of us who live in this area have recently suffered huge delays while the Cutteslowe and Wolvercote roundabouts have been 'tinkered with', resulting in very little improvement to traffic flows. It seems obvious that the major roads, A34, A40 and A44 should not intersect. Only crossings at bridges or tunnels would improve the flow. The A34 should be a motorway through the area and the A40 should all be dual carriageway as it passes through the area.The same area North of the city of Oxford is already considering development plans for further housing and industry at 'The Northern Gateway' and for housing on the Wolvercote paper Mill site. The Cherwell DC proposals do not consider, or relate to, these parallel developments. This simply is not acceptable to local residents. "

Changes Sought

Reasons for Participation

PR-C-1415 10/10/2017 Dr Helen Macbeth

4529

Comments

Many recognise the SHMAA miscalculations about the economic situation but as that survey still drives Cherwell District's required housing supply numbers the proposed submission plan of July should be supported for its attempts to meet the following points: if it is really impossible for Oxford's Unmet Housing Need to be met within Oxford, then the houses must surely be adjacent to Oxford and linked by cycle routes and good public transport to the city, because already rush hour commuting into/out of Oxford is not only inefficient but causes air pollution which is a real environmental problem. If finding space adjacent to Oxford means using some of 'Oxford's Green Belt', then the 5 criteria for maintaining an area as 'Green Belt' should be remembered and reviewed for every part of Oxford's Green Belt. Believe several parts of the Oxford Green Belt no longer qualify for all 5 criteria, especially bearing in mind three dimensions, e.g. taking note of road flyovers, as not fitting the criteria and ideal aims of green belt. If the alternative is building over truly rural land further out, then using failing Green Belt land is environmentally preferable in order to be adjacent to Oxford. With so many areas of crawling traffic, the 'environmental harm' of building over failing green belt could be less than that caused by the traffic jams of commuters from further away. - Cherwell's road infrastructure is simply insufficient for more traffic to Oxford from further North. Already, 'rat runs' are a big problem for many of Cherwell District's villages, causing for example traffic jams right outside a village school, because the 'main road' infrastructure to Oxford and the main roads within Oxford City are not coping with the traffic. Again this means that new housing should be in or adjacent to Oxford. Indeed, this extra housing can only be considered to be for 'Oxford's Unmet Housing Needs' if the housing is in or immediately adjacent to Oxford, because further out in Cherwell District there are already people travelling to work in all directions, e.g., great numbers to London, others to Birmingham, Coventry, etc. What contribution do these recipient areas make to our district if we supplement their housing supply needs?

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1419 10/10/2017 Graham & Margaret Dunn — N N N

4535

Comments

Cherwell D C does not have the right to give away land in our area to Oxford without polling the electorate. Extreme pressures will be put on some area's due to the LUMPING TOGETHER OF LARGE BLOCKS. Oxford once before tried to take control of Kidlington which is exactly what they will try again.

Changes Sought — Reasons for Participation

PR-C-1420 10/10/2017 Bob Hessian Weston on the Green Parish Council

4536

Comments

Agreement with Cherwell's reasons for rejecting Options C to I. Any development needs to in or adjacent to Oxford to avoid unnecessary travel and commuting on the assumption that housing is needed for people wishing to live and work in Oxford.

Changes Sought — Reasons for Participation

PR-C-1421 10/10/2017 Hilary Palmer — N

4538

Comments

Object to Policy PR1(a) to build 4,400 houses in this area for Oxford overspill. This is not a proven requirement and not justified. It is based on a highly inflated estimate of housing need in the county. It is unsustainable. It would hugely worsen traffic problems and pollution. Schools and health services would be overstretched. The Green Belt's open countryside in which nearly 4,000 of the houses would be built would be sacrificed for ever and its walks and views lost. Natural habitats and wildlife would be destroyed. Oxford City Council has been allocating land in the city for employment instead of for housing. It has ignored the impact on surrounding Districts and failed in its duty to cooperate. The City Council should do more to meet its own needs.

Changes Sought — Reasons for Participation

PR-C-1421 10/10/2017 Hilary Palmer — N

4540

Comments

Consider that the proposed submission plan is unsound, not positively prepared, not justified, and not effective.

Changes Sought — Reasons for Participation

PR-C-1422 10/10/2017 J K Jutton — Y

4321

Comments

As a member of the Begbroke and Yarnton Greenbelt campaign group, I fully agree with and support their own Representation and have authorised them to represent me at any meetings or hearings connected with the Submission process. As a local resident for the last 35 years in Kidlington, my wife and I enjoy this Green Belt setting which is one of the main reasons we decided to live in this rural area. We are very worried about the scale of the proposed development, particularly in Yarnton and Begbroke, and the effect it would have on the local infrastructure, especially the already busy A44 through the 2 villages.

Changes Sought — Reasons for Participation

Represented by Begbroke and Yarnton Greenbelt campaign group

PR-C-1423 10/10/2017 Dr. Judith Webb

4322

Comments

Kidlington resident for the last 33 years and a Local Ecologist. I am a volunteer wildlife species recorder in the county. I submit large numbers of personal records to Thames Valley Environmental Records Centre on all kinds of species, sites and habitats in the county and I'm very familiar with the habitats and species in the GB area around Kidlington and Yarnton. I do not agree with the revised Strategic Economic Plan for Oxfordshire. Oxfordshire Local Enterprise Partnership needs to review the scale of the development proposed for Oxfordshire. I do not agree that Oxford City needs to grow at the rate suggested by the 'Oxford Growth Board'. The Oxford city should be prioritising affordable housing over employment in its designated local plan sites, such as for example the 'Northern Gateway'. Then it would not need to threaten its important internal green spaces with development and wildlife habitats within the city limits – these green spaces are essential for the health and well-being of city residents as well as for species diversity, such as Oxford Golf Course. Crucially Oxford City would not then need to spread its 'housing need' out into the GB areas outside the city into Cherwell District. The county housing growth targets are inflated and unrealistic. More account should be taken of potential environmental impacts and damage to communities. Growth on the scale suggested will result in great damage to this area of Oxfordshire. I do not want to see one huge urban conurbation stretching from the city to Kidlington, Yarnton and Begbroke. 4400 new houses around Begbroke, Kidlington and Yarnton are completely unacceptable from the point of view of : - Loss of protected GB. This land should not be removed from the GB. - Horrendous traffic problems and NOX air pollution that increased vehicle journeys on roads would bring to an already over loaded and pollution-generating road network, bad for human health and for the health of important wildlife habitats nearby, including Special Area of Conservation Oxford Meadows. - The destruction of local walks and views of open countryside around Kidlington and Yarnton. - Overloading of already over stretched public services in the area.

Changes Sought — Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1426 10/10/2017 Kathleen Hayes N Y

4550

Comments

Green Belt - Yarnton and Begbroke are surrounded by GB land. It is what defines the two villages and allows them to retain their individual and historic characters and identities. They are part of a rural/historic part of Oxfordshire and this in turn helps to define Oxford City itself. To support this statement, the representation quotes the five points of Policy ESD14 of the existing CDC Local Plan (2015) which seeks to maintain the boundaries of the Oxford GB. The retention of GB land is also supported by National Government policies. The GB in this area contributes to the health and wellbeing of residents of Yarnton, Begbroke and Kidlington in particular (as well as those from further afield) through the use of public rights of way and other walks and rural pathways that provide them with access on their doorsteps to unspoilt open countryside and farmland, with its associated wildlife, and quiet peaceful places with wonderful views of nature that for many people helps to counter the stress of modern life. It also facilitates the farming of local land and production of locally sourced food products, which in turn support local agricultural employment. Cherwell District Council Health Walks Organisation leads weekly walks from the Royal Sun in Begbroke over Spring Hill (PR9) to Bladon and Yarnton, and across GB land east of the A44(PR8) towards the Oxford Canal. The present Plan proposes to replace this open countryside with “local nature reserves”, “nature conservation areas”, “public open green space as informal canal side parkland”, and “community woodland” (p.121, Nos. 8,9,10 and p.130, Nos. 5,6). But these are urban forms of green open space that are small - hemmed in by high density urban development, and not wild, open or peaceful in the way our GB land is. They are in no way an acceptable replacement for the GB land being removed and built on. The reasons given for removing land permanently from the Oxford GB do not demonstrate "exceptional circumstances": It would appear that the figures used to support the case for Oxford's alleged unmet housing needs are now in doubt and may therefore not longer be valid. In addition, Oxford City could consider Brownfield, GB and leisure sites as well as sites reserved for non-housing development with the City to meet it's own needs. It would make more sense for Oxford City to explore the possibility of incorporating further high density developments within its own boundaries where there are already precedents for such urban styles of building, rather than expect Cherwell to build high density developments on it's GB land, thereby changing the character of such historic rural localities for ever. How can it be right that Cherwell is being expected to sacrifice Green Belt land when Oxford is not prepared to do the same itself? The main areas of growth and employment in Oxford are now around the Headington and Cowley areas to the south east of the City, and jobs are continuing to be moved there from the city centre. This therefore negates the need to locate such high density development in this area which is on the opposite side of Oxford from the new and growing major employment opportunities. All other reasons become invalid once the key reason of Oxford's unmet housing need is dismantled.

Changes Sought

Reasons for Participation

I would like the Begbroke and Yarnton Green Belt Campaign to act as my representative during the Examination by the Planning Inspector.

PR-C-1426 10/10/2017 Kathleen Hayes N Y

4332

Comments

The complete and utter annihilation of the nature of the rural area in which the villages of Yarnton and Begbroke are situated should not be preferable to finding less destructive solutions of the alleged unmet housing need of Oxford City. Oxford has chosen not to pursue a number of possible initiatives within the City, where higher density building would not be out of character. I would therefore request that the current Cherwell Plan should not be implemented and other less damaging avenues should be pursued.

Changes Sought

Reasons for Participation

I would like the Begbroke and Yarnton Green Belt Campaign to act as my representative during the Examination by the Planning Inspector.

PR-C-1428 10/10/2017 Liz Darley

4556

Comments

Strong objection for the plans to the GB area around Yarnton and Begbroke. THE PLAN TO CLOSE SANDY LANE WILL VIRTUALLY CUT YARNTON OFF FROM KIDLINGTON. This is an important route between the two villages, used by MANY people, who see it as a lifeline. If this is closed, and the proposed plans for the A44 go ahead, it will lengthen the journey between the two villages by several miles and by a great deal more time. Building the proposed number of houses, therefore hugely increasing the number of cars, will mean that the A44 at certain times - if not ALL the time - will isolate those people living on the East side of Yarnton. To say that most of the people arriving in the area will use a Park and Ride just will not happen. It will also lose Kidlington a lot of trade, as new residents in the proposed houses will not access Kidlington, but go elsewhere, causing EVEN MORE traffic chaos. This road should be upgraded and should be considered a vital link between the two areas! It is proposed that a number of the new houses will be "affordable". It has been shown that when new properties are built, the number of "affordable" houses reduces considerably once building has started. In the Oxford area the cost of houses is prohibitive for most young people, even if they are "affordable". It seems odd that these houses are being proposed very near a new railway station with (as advertised) a much shorter journey time to London!

Changes Sought

Reasons for Participation

PR-C-1430 10/10/2017 Michael Marshall N

4561

Comments

Unaffordable Houses - Very few of the new houses would be ‘affordable’ in reality. Developers across the country consistently default on their affordable housing quota. Predicted prices for so called starter homes at Barton Park are already beyond the reach of first-time buyers. Most of the new houses are likely to serve the London-commuter and buy-to-let markets, and Kidlington's young people and the county's key workers still won't get the truly affordable housing they need.

Changes Sought

Reasons for Participation

PR-C-1432 10/10/2017 Mark Babbington N N N Y

4565

Comments

Please note that this response though separate and my own should be read in conjunction with the Representations made by the Begbroke & Greenbelt Campaign "BYG". Not Positively Prepared. Not Justified. Not Effective. Not Consistent with National Policy. 1 - Transport Infrastructure does not currently support the needs of residents or those passing through on a daily basis - nothing in the plan clearly shows that appropriate improvements will be made to enable the traffic to get through to the A34, M40/A40 or areas such as Cowley or Headington. Adding a bus lane will only serve to exacerbate the current traffic flow problems on the A44. There are difficulties conducting business locally at the moment due to transport issues - this will not improve under your plans and business owners will continue to have to conduct business away from Oxford. 2 - The Local Plan Review is intended to accommodate Oxford’s “unmet need” for housing - however this unmet need is as yet unproven and almost certainly considerably overstated. Oxford has, as yet, not satisfactorily identified the amount of it they might not be able to meet so Cherwell is second guessing at best which is irresponsible. I agree with the Campaign to Protect Rural England’s view that Oxford is capable of accommodating all or almost all of its need by switching land earmarked for businesses to housing instead. It is therefore premature for Cherwell to even start the process of accommodating this “un-met” need. 3 - Closing Sandy Lane between Yarnton and Kidlington means residents will have to travel an extra 3.7k round trip –adding to congestion on other roads as well as adding considerable amounts of extra fumes to the atmosphere - for example 200 medium sized diesel cars, per day, doing an extra 3.7km between Yarnton and Kidlington would have an impact of 98.6t CO2 per year (calculated on myclimate.org). 4 - Any new high-tech employment sites in the district should be focused around Bicester where large numbers of houses are already being built/have been provided for on the basis that more high-tech employment would be provided, although as yet this has not yet been forthcoming. These industries need to be closer to the M40 rather than cause further disruption on the A34/A4and A44 – many companies will not relocate to our area currently because of the difficulties getting round the A34/A44 and A40 – therefore M40/Bicester is a more realistic and viable location.

Changes Sought

For the reasons I have given above AND the Representations made by the Begbroke & Yarnton GB Campaign which I additionally support and adopt as part of my own Representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

I would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1433 10/10/2017 Nicola Lewis — N | N | N | Y

4566

Comments

Please note that this response though separate and my own should be read in conjunction with the Representations made by the Begbroke & Yarnton Greenbelt Campaign "BYG". Plans are not sound in that they would violate all five objectives of GB protection and coalesce Begbroke and Yarnton, resulting in urban sprawl from Oxford to Kidlington. I do not believe exceptional circumstances exist as described. Three of CDC's supposed exceptional reasons are flawed. How can there be an urgent need for Oxford housing when Oxford's own plan is still in the process of consultation? Oxford's unmet housing need as based on SHMA figures is questionable anyway, but especially given that the SHMA figures are now out of date. Nine of the exceptional circumstances put forward by CDC for releasing GB are not circumstances at all but rather opportunities that would exist through the release of GB. Not enough consideration was given to sites C-I put forward in the first consultation and that sites A and B have always been in Oxford's own sights and that the current plan review is based purely on opportunism following the perceived national housing shortage. The speed with which the CDC is attempting to rush this plan through is a testimony to that. Our district council is not serving the interests of its local residents and should be called to account for this. In fact I would go far as to say that our democratic rights are being subverted, and that if these plans do proceed the relationship you have previously enjoyed with local residents will be irrevocably damaged.

Changes Sought

For the reasons I have given AND the Representations made by the Begbroke & Yarnton GB Campaign which I additionally support and adopt as part of my own Representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

I would like Begbroke and Yarnton GB Campaign to act as my representative during the Examination by the Planning Inspector.

PR-C-1434 10/10/2017 Kenneth Martin Noke Parish Meeting — Y | N | N | N

4567

Comments

1. Noke does not agree with the figures for Oxford's unmet housing need for the reasons set out in our previous submission. There is no definition of what an unmet need is. 2. Kidlington has a population of some 14,000. The addition of 4,400 homes represents an increasein this figure of some 60% over a short period of time. This is hardly sustainable development. 3. It is inconsistent that CDC is planning to sacrifice major portions of the GB in & around Kidlington whilst at the same time refusing small sustainable developments in villages i.e.. Noke & Islip on the grounds of development in the GB. Such developments are essential to maintain the viability of these communities & to sustain local services & amenities. 4. Much of this housing is likely to be acquired by London commuters rather than local workers. If this is to meet Oxford's unmet housing need, no strategy is in place to stop people from outside Oxford & the District from hoovering up the affordable/non affordable housing. 5. The existing transport infrastructure in & around Kidlington is grossly inadequate before any Oxford & CDC planned houses are built. There are long traffic tailbacks into Oxford on all major routes every morning & the A34 is often at standstill between Peartree & the M40 at any time of day. Has CDC calculated the cost in terms of lost man hours, pollution & human health of this existing congestion? 6. CDC should ensure that OCC & the highways authorities solve the existing congestion problems BEFORE any additional housing is built. 7. If further housing is to be built the transport infrastructure should be put in FIRST. None of the changes in the infrastructure Schedule (Appendix 4) are described as short term & many are described as long term, which is probably shorthand for being most unlikely to ever happen. 8. Has CDC considered/quantified the impact & cost (time, pollution, heath) upon traffic flows through Islip on the B4027 & through Woodeaton joining the Oxford ring road at Marston? Additional traffic created by additional housing will inevitably try to use the B4027 as an easier route to the A40 & M40 Junction 8, or to access Oxford via Woodeaton & Marston. The B4027 is already inappropriate for the traffic it currently carries through Islip & Forest Hill. It is already hazardous & difficult to exit from Noke in the mornings because of an unbroken stream of 50mph (or more) southbound traffic approaching over the crest of a hill. There are morning tailbacks along the Woodeaton-Marston road often as far back as Sescut farm. 9. The transport measures aimed at improving provision for cyclists are welcome but risk being half hearted. Existing cycleways are poorly maintained (A43 towards Woodstock, Marston Ferry road in Oxford) & whilst they often provide an efficient & relatively safe transit between major intersections, cyclists are usually left to take their lives into their own hands or encounter long delays at intersections (e.g.. Peartree, A40/Woodstock Road, A40 /Banbury Road, Sainsbury roundabout in Kidlington). 10 Trying to reallocate existing road space between buses, cars & cycles is essentially a zero sum game. Improvements for one mode of transport will come at a cost to the other modes. What's needed is more or wider roads & purchasing additional land is needed to make this provision wherever possible.11. There is no provision of safe cycling routes for Islip or Noke. This doesn't deter keen cyclists but won't create many converts to cycling & no parent would let their child cycle on these roads. There is the possibility of creating direct cycle routes from both villages across agricultural land (or alongside the railway) to Oxford. These would be shorter & much safer than the existing routes & do much to encourage cycling from these villages. 12. Unlike other communities, Noke has no public transport. Noke residents have no choice but to use their cars or risk their lives cycling. Noke residents therefore deserve special consideration before any building takes place or any other measures which could increase danger & congestion on the B4027 or the Woodeaton-Marston road. 13. Much of the transport strategy seems to depend on buses. These will inevitably be diesel powered (unless CDC insists upon electric) at a time when there are increasing concerns about the health impact of diesel particulates. 14. CDC along with OCC & Oxford City should consider more measures to encourage electric vehicle use & thus cut air pollution. Free parking & the use of bus lanes for such vehicles would make a significant difference. 15. Oxford doesn't seem to have seriously considered a congestion charge. This seems a logical solution to congestion problems. Road space is allocated to those most willing to pay for it, rather than by rationing. There is a boost to the public purse, enormous savings in man hours & journey times & improvements to public health & pollution. The London congestion charge appears to work well. On the whole traffic moves in the congestion zone rather than being gridlocked & the scheme probably now commands public support. 16. Oxford is ideal territory for a tram or rapid transit system, which it had in Victorian times. It was put out of business by the future Lord Nuffield . Two arterial routes running North South (from Kidlington) and East West would go a long way to actually solving Oxford's congestion & pollution problems.

Changes Sought

Reasons for Participation

PR-C-1435 10/10/2017 Jen Hoddinott Oxford Brookes University

4569

Comments

OBU welcomes the opportunity to comment on the CDC PPCR of the CLP 2011-2031 (Part 1): Oxford's Unmet Housing Need. Cherwell District is home to a number of our staff & students &, as such, the 2 areas we feel are important for the University to comment on are housing & transport infrastructure. OBU is one of Oxfordshire's largest employers & requires housing options for its staff across all income levels. Current challenges of land availability & high land values result in high rents & purchase costs. Housing affordability remains an issue for staff at OBU. Many choose to live in conurbations within a commutable distance from Oxford. OBU welcomes planning policies that provide a range of residential accommodation which is attractive in cost & quality, along with adequate community infrastructure to support new housing developments. OBU supports the proposed plan as a positive & pragmatic approach to provide growth in the property sector. We also note that travel distances & road congestion play their part in the development of housing communities & would support the use of quality transport links including affordable park & ride options to access our sites in & around the city. OBU is committed to sustainable travel & encourages the use of efficient public & communal transport, cycling, & walking, with several measures in place to support those who travel using these means. Therefore it is vital that these means are supported by transport infrastructure developments. Whilst recognising the need to continually improve sustainable means of transportation, OBU would be supportive of road infrastructure developments that would improve traffic flow & manage the increase of road users as further housing is developed in & around the Cherwell District.

Changes Sought

Reasons for Participation

PR-C-1436 10/10/2017 Patsy Dell Oxford City Council

4570

Comments

Welcomes CDC's proposed submission version of the Cherwell LPPR, & the continued positive approach to joint working on cross-boundary issues that has been demonstrated by CDC. This has culminated in a positive, timely & comprehensive approach towards planning for the unmet housing needs of Oxford. Oxford CC appreciates that making additional site allocations often involves a council having to make very difficult decisions, & probably more so when the allocations are additional over & above existing housing needs. Yet CDC has responded positively throughout the process, as a proactive member of the Oxfordshire Growth Board & working with Oxford CC, & this cooperative approach is to be commended.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1436 10/10/2017 Patsy Dell Oxford City Council

4572

Comments

Supports the overall spatial strategy, Vision & the new Spatial Objectives (SO16-SO19) as they specifically & positively respond to the issue of meeting Oxford's unmet need, & recognise that the strategy needed to be different to that of meeting the wider district needs. The strategy reflects how important it is for the sites to have a good spatial relationship to Oxford, & incorporates essential planning principles which align with those identified & agreed in the joint studies undertaken under the Growth Board; The strategy seeks to locate development so that it is well-connected to Oxford & supports the city's economy (Policy PR4a); & in addition it seeks to offer people convenient affordable & sustainable travel opportunities to the city's places of work, services, & facilities; These guiding principles are all welcomed.
Supports the sites proposed in the Plan (Policies 6-10), which the evidence base demonstrates will offer residents good relationships to Oxford & sustainable travel options for accessing work & other requirements in Oxford.
Welcomes how cross border issues including affordable housing & transport have been addressed for the sites which adjoin the administrative boundary, in order to achieve a joined up approach to design & integrated communities, particularly the links to the Northern Gateway site, access to Oxford Parkway station, & the sensitive consideration of Cutteslowe Park (Policy PR5).

Changes Sought

Reasons for Participation

PR-C-1436 10/10/2017 Patsy Dell Oxford City Council

4573

Comments

Green Belt Oxford CC supports the position that there are exceptional reasons for development within the GB (Policy PR3). Both councils have used the same methodology in reviewing the GB (which also aligns with the GB work undertaken under the Growth Board). This is helpful to ensure a joined up & consistent approach across the planning areas in addressing this strategic issue.

Changes Sought

Reasons for Participation

PR-C-1436 10/10/2017 Patsy Dell Oxford City Council

4578

Comments

Supports the approach in the Partial Review of progressing each of the proposed site allocations through a development brief. We consider that this is the appropriate way to consider the site specific details & infrastructure needs of each proposed allocation in a timely manner. We also welcome the opportunity to be involved in the production of the development briefs especially where there are cross-boundary issues to be considered. We acknowledge the on-going partnership work through the Oxfordshire Growth Board & in particular the Oxfordshire Infrastructure Strategy. This is a useful forum for the consideration of the cumulative impacts of planned growth & also cross boundary infrastructure issues. We are keen to continue the constructive partnership working & on-going dialogue with Cherwell & to assist in securing prompt delivery of these much needed homes.

Changes Sought

Reasons for Participation

PR-C-1436 10/10/2017 Patsy Dell Oxford City Council

4576

Comments

Supports the allocation of sites at Begbroke, Yarnton & Woodstock. Our comments on the details of these policies are more brief as the physical links with the city are more limited (although the economic links with Begbroke & the University of Oxford as part of the 'Knowledge Spine' are clear and strong), however we welcome the delivery of sustainable transport links into neighbouring communities & onwards into Oxford to provide access to employment, services & facilities.

Changes Sought

Reasons for Participation

PR-C-1436 10/10/2017 Patsy Dell Oxford City Council

4575

Comments

Supports the analysis that there is a close relationship between Kidlington & Oxford & that new homes to the south of the town would be well related to Oxford & help provide for the needs of the city. We agree that is possible to develop to the south of the town whilst maintaining an important GB gap between the two settlements & maintaining the character of Kidlington. Delivery of good public transport, cycle & pedestrian links to the transport hubs (and thereafter on into Oxford) are essential & we welcome the provision for these in the proposed policies.

Changes Sought

Reasons for Participation

PR-C-1438 10/10/2017 Serena Marner N Y

4590

Comments

Transport. The issue of the increased traffic which would result from the new housing development is very troubling. It would significantly increase the time taken for the daily commute into Oxford for work as the roads are already heavily congested during 'rush' hours and would make the situation even worse. I drive to the Park & Ride at Pear Tree and catch the bus from there. The worst part of the journey, taking the most time, is from Yarnton to the Pear Tree because the road crosses one of the busiest roundabouts in the country (Pear Tree roundabout) where traffic is crossing from north to south and west to east and vice versa. Frequently in the winter months the traffic is at a standstill. With the proposed closure of Sandy Lane, the only alternative route would be eliminated. This would be wholly inappropriate for residents as it provides a vital link between Yarnton and Kidlington. I use this link frequently to get to the shops in Kidlington. I have never cycled and would not be able to cycle into Oxford or elsewhere, especially on dangerously busy and congested roads, and there are countless people like me. Consideration of the significant increases of noise pollution and air pollution for residents living close to the A44 has not been taken into account. I therefore cannot support the plans for the resulting traffic chaos and increased local pollution it would cause.

Changes Sought

Reasons for Participation

I would like Begbroke and Yarnton GB Campaign to act as my representative during the Examination by the Planning Inspector.

PR-C-1438 10/10/2017 Serena Marner N Y

4588

Comments

Not Positively Prepared. Not Justified. Not Effective.

Changes Sought

Reasons for Participation

I would like Begbroke and Yarnton GB Campaign to act as my representative during the Examination by the Planning Inspector.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1438 10/10/2017 Serena Marner N Y

4591

Comments

GB and Wildlife. Loss of the GB is very concerning as once lost it can never be replaced for future generations. The proposed development contravenes all the points defined in the National Planning Policy Framework and Policy ESD 14 adopted in 2015 by Cherwell District Council. Yarnton has some of the most unspoilt meadows in Britain and the land supports a range of wildlife. Just this summer Barn Owls have been nesting in the area, just to the east of the A44. Barn Owls are protected in the UK under the Wildlife and Countryside Act 1981 – they are classified as an Amber List species under the Birds of Conservation Concern Review as they have suffered a huge decline in numbers in recent years because of habitat loss. They require a rough grassland habitat in which to hunt their prey and ancient hollow trees to provide sites suitable for nesting. This habitat would be destroyed under the proposed development plans which would result in further loss of these beautiful birds and many other species of wildlife too. Oxford City Council has not demonstrated exceptional circumstances needed to remove the GB land from the area around Yarnton and Begbroke. The figures for the future housing needs of Oxford are exaggerated and houses could be built on brown field sites in Oxford, instead of providing the land for new businesses. Also as most of the housing will be needed for people working in the east, at the hospitals, and the south of the City, the GB to the north of the City is a totally inappropriate place for development. The proposed growth of the Begbroke Science Park is also exaggerated given that funding for science projects is extremely difficult to obtain.

Changes Sought

Reasons for Participation

I would like Begbroke and Yarnton GB Campaign to act as my representative during the Examination by the Planning Inspector.

PR-C-1439 10/10/2017 Sharon Yendle N

4595

Comments

Kidlington will become part of a vast urban sprawl encompassing North Oxford, Cutteslowe, Wolvercote, Begbroke and Yarnton. Very few of the new houses would be 'affordable' in reality. Developers across the country consistently default on their affordable housing quota. Predicted prices for so called starter homes at Barton Park are already beyond the reach of first-time buyers. Most of the new houses are likely to serve the London-commuter and buy-to-let markets, and Kidlington's young people and the county's key workers still won't get the truly affordable housing they need. Underfunded public services, already struggling, will deteriorate further: waiting times to see your GP will be even longer and school class sizes will rise. Traffic Gridlock, traffic congestion and air pollution will undoubtedly worsen due to thousands more vehicles on our roads. This is in addition to the extra traffic from the 22,000 houses already approved elsewhere in the District by Cherwell, and over 10,000 more houses to be built in the other Districts just for Oxford overspill. Construction traffic and road works will add to this chaos for years while the development takes place. The changes to Kidlington in the last 40 years have already spoilt the village I moved to. Parts of The Moors and the area now known as Grovelands were lovely green areas that have now given way to houses and a whole new housing estate. As it's Oxford City proposal to build more houses why are they encroaching on the North of the City? It will be very disappointing if the proposal goes ahead for all who live in Kidlington and future generations.

Changes Sought

Reasons for Participation

PR-C-1439 10/10/2017 Sharon Yendle N

4596

Comments

Sites rejected by Cherwell this stage are still vulnerable. Sites all around Kidlington were initially identified for possible development. Cherwell have rejected some of these sites, but the developers will be making strong representations to have them reinstated. They are still at risk. I strongly support Cherwell's rejection of these sites.

Changes Sought

Reasons for Participation

Page e2733

PR-C-1440 10/10/2017 Stephen & Nicola Mobley & Davies N

4597

Comments

Wholly in agreement with objections raised by the response submitted by Yarnton Parish Council dated 2nd October 2017. It seems wholly unsound to make life altering plans for residents of three discretely separate villages within the GB (Yarnton, Begbroke and Kidlington) based upon aged data gathered prior to and completely ignorant of political and economic changes that are imminent from the British public's democratic decision to leave the European Union. For negotiations continue over the coming years, no one is currently able to predict what effect this new reality will have upon the demands on housing and other infrastructure for an area as internationally dependent upon foreign investment, trade and associated business and leisure visitors as Oxford is. It is clear from travelling in to Oxford on the main route from our village(s) that the existing infrastructure cannot currently be maintained to a suitable standard. For example; village and main roads are in a state of long term decay and drainage is blocked and being damaged by vegetation overgrowth. To place further stress upon these areas without accounting for the cost of upkeep as well as initial investment is wholly unsound. Bottlenecks to Oxford along the A44 at the roundabouts, canal and railway bridges are obvious to anyone travelling into the city at any time especially when private, commercial and existing public transport is at its peak. Expecting the residents of the proposed and unsubstantiated new urban sprawl to travel in to the city using means other than the current percentage split of existing methods of transport is wholly unrealistic and will lead to unacceptable challenges and damage to our local rural environment. Your Partial Review document (marketing focussed) front page has a number of carefully selected key words surrounding the pictures which it suggests are your key drivers in equal measure when giving consideration to the plans: Community, Economy, Heritage, Environment, Connect, Sustainable, Growth and Well-Being. However, it is clear that the six which have a huge impact on local residents have been given a back seat to considerations of Growth and Economy for our neighbours in Oxford. This is unacceptable. We look forward to your urgent reconsideration of the current plan as and when new credible data becomes available. We also urge a submission to the relevant authorities in Oxford to revisit their archaic planning guidelines and require them to consider their own affordable housing options. Especially in what appears to be their single minded efforts to invest in commercial and academic growth whilst pushing the supporting population out of the city to the detriment of rural communities within the greenbelt.

Changes Sought

Reasons for Participation

PR-C-1444 10/10/2017 Ian Lough-Scott Ian Lough-Scott on behalf of Upper Heyford Village Group

4608

Comments

1) CDC must reduce the number of homes required following the revised method for calculating need in the county, which reduces the actual need from 100,000 to 68,000. The revised figure confirms CPRE's view that the housing need is substantially overstated.
2) Oxford has the capacity to accommodate substantially more homes within the city if it concentrated on meeting its obligations for housing rather than earmarking land for additional commercial activity.
3) There needs to be a fresh approach to providing homes for those in real need, it is simply not possible under the current developer led schemes to provide enough homes for rent or purchase which accord with CDC policy (objective SO18) viz. providing affordable access to new homes for those requiring affordable housing, new entrants to the housing market, key workers and those requiring access to Oxford's key employment areas; and, providing well designed development that responds to the local context
4) There needs to be a greater effort to encourage new ideas through architectural competition and co-operative housing schemes
5) It is a complete fallacy to imagine that the number of houses actually built between now and 2031 will enough to keep house prices down, especially as the type of houses planned and now under construction will add to inequality rather than address it.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1451 10/10/2017 Peter A Roper

4615

Comments

"Object to houses being built on the greenbelt for the following reasons; It would impact heavily on the wildlife in the area. The green belt should be there for future generations to enjoy not paved over, these things matter to me because I have an interest in walking and in wildlife and I DO NOT want it to disappear. By continuously adding houses to the outskirts of Kidlington and joining up with other villages, Kidlington will lose its identity. There is no justification for building more houses and it would impact Kidlington considerably. It would increase the volume of traffic on the roads considerably, there is already enough traffic on our roads. It would also increase the levels of pollution even more with more cars on the road, which would be bad for the environment. It would stretch public services even harder, like doctors practices and schools. Once these houses are built there is no going back, the damage to our environment will be permanent. It is for these reasons that I hope this will not go ahead. I hope that you will consider my views and the views of everybody else who has protested against this."

Changes Sought

Reasons for Participation

PR-C-1452 10/10/2017 Cllr Emilie Walton N N N Y

5196

Comments

"Green Belt: There will always be a need for more housing as there is a constant global population increase, but the whole point of designated Green Belt is to protect the green space from Urban Sprawl. Permitting this development, no matter which sites or the scale, is opening the flood gates to allow reclassification of land and future development to the point that there is no Green Belt. Not only do we stand to lose Green space, we will lose flora and fauna, we will lose the natural landscape, we will lose the vista towards Islip, we will lose a valuable and much loved network of tranquil outdoor leisure routes. The flora and fauna around the developed Oxford Parkway Station and railway have already had a significant damage as a result of the construction of the massive new bridge over the railway line at Northfield Farm, despite an environmental "relocation" of a protective newt species. I do not believe that there is any appropriate method for preserving local wildlife and development to be balanced. Infrastructure: The current road and transport infrastructure is woefully inadequate without theaddition of a further 4400 to 10,000 vehicles, including the massively disruptive period of construction traffic during development. The road network around Oxford already frequently comes to a grinding halt for miles around the city and surrounding area when there is an incident or road works. The Park and Ride schemes only have a limited effect on alleviating the road network, and are still problematic and costly. Individuals then resorted to parking along the residential areas in Kidlington. This Parish Council has dealt with complaints from residents were received about not being able to exit their driveways and had to introduce restricted parking and enforcement at its expense. Demand on health services clearly have not been considered, e.g. social care as well as hospital capacity, waiting lists for GPs etc. It is not good enough for developers to say that there is space for a health facility to be accommodated but then for them not to be obligated to actually build the facility. Schools in the entire area of Kidlington/ Woodstock/ Yarnton are over capacity, especially where the demand to support international students and special needs pupils are concerned. More consideration to provide the current population of the area with these essential facilities should be assessed and developed prior to the introduction of further housing and demand on these already stretched resources. Water Supply: the Farmoor Reservoir is struggling to meet current demand. Thames Water frequently communicate to residents in the Oxfordshire area that they must conserve water. Are there plans to create a new Reservoir to meet the needs of Oxfordshire? Same could be said for waste and sewage facilities are over capacity.Air Pollution: The air quality around Oxford is very poor, particularly around the Gosford and Water Eaton area. Having spent most of my life living and working in Oxford I have developed asthma and sever hay fever. I know that I am not alone, there is an upward trend in respiratory issues and an increasing demand on health resources. Increasing the vehicular and other emissions, as well as removing valuable trees and green space will only further damage the health of the existing population.Flood Risk: It is not just the areas that they are proposing to develop that currently flood but also existing properties that are within or close to the current Environment Agency Flood Boundary. Increasing areas of hard surface within proximity to these 'at risk' properties will increase the likelihood of flooding. Insurance companies will refuse adequate cover. What compensation or prevention measure would be taken to protect these properties?Affordability: Will always be an issue especially if company and buy-to-let purchases are allowed. Housing within new developments should not only be about affordability but accessibility to individuals and families, particularly for key workers that are in massively short supply around Oxford. Oxford has a very high percentage of landlord and company owned residential properties, the new development will simply allow them to expand their property portfolios and drive up prices. If any development does proceed, there should be at least 75% allocated to affordability / key worker schemes. Oxford has a huge portfolio of executive housing, the new development should not extend to executive housing.Accepting some growth: Smaller sites of less than 100 homes should be considered. This will spread the burden and impact on surrounding areas and residents. There are pockets of land that are ripe for development that appear to have been left out of scope. Yet we are aware that the current owners or trustees would be more amenable to sell the land for development. Why have these been excluded? Other brownfield sites should be considered, even if they are more costly to develop and take longer for housing demand to be delivered, these sites should be given greater consideration and priority over Green sites."

Changes Sought

Reasons for Participation

Page 2734

PR-C-1458 10/10/2017 Jane Olds Caversfield Parish Council

4622

Comments

The Parish Council has discussed the response to the Local Plan Part 1 Partial Review of Oxford's Unmet Housing need and agrees with the District Council's reasons for restricting the housing development to Areas A and B. The Parish Council also agreed that the infrastructure needed for the development and for Oxford is more appropriate for these areas.

Changes Sought

Reasons for Participation

PR-C-1459 10/10/2017 Adrian Gray N

5198

Comments

"Objection to the proposed housing developments in the Kidlington area. Fully aware that more housing is needed but do not think it sensible that Oxford should dictate terms to the surrounding area, rather that it should be made to put its own house in order. Extremely alarmed by the plans to sacrifice Green Belt land for housing, in defiance of Government and Cherwell District Council's own policies. Not only will this permanently sacrifice open spaces to housing, it will set a precedent for further development. Much of the proposed development area is also low-lying and prone to flooding – new houses are already being built near Yarnton on floodplain land – with the rise in rainfall and extreme weather events this can only lead to more and worse flooding events, and is removing land that flood water can spread onto to prevent it from causing flooding further downstream in Oxford and other communities. Do not believe that there will be a meaningful amount of "affordable" housing in the proposed developments. Young people cannot afford to live here, and I work with people who travel from Swindon and Warwick, despite low wages by the area's standards. Utterly astonished by the lack of plans to improve the road network. Traffic already regularly backs up well through Kidlington in the morning, and it only takes a single incident to cause major traffic problems through the area. Without major investment in infrastructure, the extra vehicles from the proposed developments will cause traffic chaos of the sort we have seen recently with the works at the Wolvercote and Cutteslowe roundabouts on a daily basis, clogging the Northern routes into the city, and causing gridlock on the roads feeding them. The growth in traffic is utterly unsustainable and I consider that the planned submission is unsound, not positively prepared, not justified and not effective."

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1460 10/10/2017 Chris Robins — Y | Y | N | Y

4624

Comments

The areas of land proposed to be removed from the Green Belt pay insufficient regard to the need to prevent coalescence of communities. The remaining areas of Green Belt between Kidlington and the proposed extension of Oxford City, between Kidlington and Yarnton and between Yarnton and Begbroke have been narrowed to such an extent that for all practical purposes the communities of Kidlington, Yarnton and Begbroke will become coalesced with each other and with Oxford City.

Changes Sought

"In order to maintain a meaningful separation between communities, the areas removed from the Green Belt for strategic development sites should be revised as follows:Policy PR6a: removal of approximately 6.2 hectares of land as shown on map PR6a. attached to the original letter. Policy PR6b: this policy should be deletedPolicy PR7a: removal of approximately 53 hectares of land as shown on map PR7a. attached to the original letterPolicy PR7b: removal of 4.3 hectares of land as shown on Policies Map PR7b (unchanged)Policy PR8: removal of approximately 93 hectares of land as shown on map PR8. attached to the original letter. Policy PR9: removal of 17.7 hectares of land as shown on the map attached to the original letter PR9.jpgThe additional land removed from the Green Belt should be revised as follows:Policy PR3a: unchangedPolicy PR3b: unchangedPolicy PR3c: this policy should be deletedPolicy PR3d: this policy should be deletedPolicy PR3e: approximately 14.7 hectares of land adjoining Begbroke Science Park should beremoved from the Green Belt, but the boundaries should be revised as shown on map PR8, attached to the original letter. Two new areas of additional land should be removed from the Green Belt as shown on map PR7a. Attached to the original letter . These are:New policy PR3c: the area comprising Gosford Farm and Bramley CloseNew policy PR3d: a small triangle of land adjacent to the development site and between thatsite and the A34Table 4 needs in consequence to be rewritten:North Oxford: Policy PR6a: 180 homesKidlington: Policy PR7a: 1230 homesPolicy PR7b: 100 homesYarnton Policy PR8: 1610 homesPolicy PR9: 530 homesWoodstock: Policy PR10: 750 homesTotal: 4400 homesNote: the area covered by policy PR8 is misleadingly described in the submission plan asBegbroke, but in fact falls predominantly within the parish of Yarnton, and so has beendescribed as such in revised table 4 above."

Reasons for Participation

"This submission raises an important issue as to whether, in the event of the removal of GreenBelt land being found to be necessary, residential development could be allocated in a differentmanner so as to reduce detriment to the Green Belt and minimise the coalescence of communities."

PR-C-1461 10/10/2017 Deborah & Jeffrey Wright — N

5278

Comments

"Flooding can be a major problem in parts of Begbroke and despite assurances additional building is bound to increase pressure on streams such as Rowel Brook and the ability of fields to drain. The land surrounding the River Cherwell and the Oxford canal is in the Environmental Agency Flood Zone 3."

Changes Sought

Reasons for Participation

PR-C-1463 10/10/2017 Elizabeth Clarke — Y

4627

Comments

Please note that this response though separate and my own should be read in conjunction with the Representations made by the Begbroke & Greenbelt Campaign ""BYG"". I believe the plan is not effective or justified neither is it consistent with National Policy. The Council's Local Plan Review is not just to build in the Green Belt, but to attack the core principles on which all Green Belts are founded. Most residents are not at all in favour of the erosion of the greenbelt and from a personal point of view the Yarnton and Begbroke greenbelt land proved to be of huge emotional and physical benefit. The greenbelt is our main opportunity to get out in the fresh air and walk and have the health and wellbeing benefits of walking in green – removing that opportunity is irresponsible and in the longer term not cost effective.I do not believe the Council has a realistic plan for infrastructure; the roads in the area are already not fit for purpose; due to the price of homes in the area many residents travel by car to work, utilising the M40/A34 and M4, their transport needs are not currently met by public transport nor will they be under this plan. The low density proposed for much of the plan the means house prices will naturally be high and will attract higher earners who are likely to travel further for work, exacerbating the travel situation and adding to congestion.The reality of 4.4k new homes means 2 wage earners per house and an extra 8 thousand cars (at least) – trying to get through Kidlington, Yarnton and Begbroke – whilst some of the A44 is dualled not all of it is and there are several severe pinch points, recent housing developments in Yarnton have made the Turnpike roundabout much more congested on most days meaning traffic backs up the A44 almost to Begbroke. Plus there is the additional traffic cutting across from the A40 to avoid the Wolvercote roundabout. - In addition, no amount of work improving traffic flow on the A44 will have any effect whatsoever without first completing a considerable, and very costly, improvement of the A34 (extra lanes, bridge improvements etc.), Peartree roundabout, Wolvercote Roundabout (still), Sunderland Avenue, and the Woodstock road (which still backs up round the Wolvercote Roundabout every morning despite all the recent works). Surely any proposed development itself would be considerably hampered by the current poor infrastructure as well as causing so much additional congestion. - Closing Sandy Lane between Yarnton and Kidlington means residents will have to travel an extra 3.7k round trip, increasing congestion on other roads as well as adding considerable amounts of extra fumes to the atmosphere. In addition, where would all the dog walkers take their dogs for walks and would the cycle paths be protected? Where is the proof that this volume of housing is actually needed, the ""un-met"" housing need remains unproven, where would all these extra people come from?

Changes Sought

For the reasons I have given above AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

I would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-1466 10/10/2017 Mingshu Liu — N | N | N | Y

4630

Comments

This is Greenbelt (GB) land. The purpose of GB land is to keep a green area in built up areas. I have major environmental concerns & strongly believe the environment will be harmed by this new development. Oxford City have not yet identified their current housing needs, so the idea that we need this development to help with their housing needs just doesn't make sense. There are already issues with flooding. More houses will add to this problem, which occurs on a regular basis. Fields & roads flood. Transport into Oxford is already Poor/inadequate. In the mornings, the traffic is often queued right back to Yarnton. Even the current bus lane has little effect until you get past Peartree Roundabout. More houses can only make this worse. For the reasons given and the representations made by the Begbroke & Yarnton Green Belt Campaign, which are support and adopted as part of this representation, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Changes Sought

Reasons for Participation

Would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1467 10/10/2017 Terry Tossell

5273

Comments

Throughout the process, the lack of rigour in examining the city's claim and the response to that claim has been staggering and is not concealed by the expensive, overly-long, glossy presentation of the plan that discourages any close reading. Yet large numbers of people have made that effort, mounted displays, attended meetings and delivered explanatory material that shows the concern and anger in this village. Even now I am far from convinced that CDC is prepared to act in the best interests of its constituents and I hope CDC will suspend this consultation in the light of the recent Government announcement and seek further clarification before any more money is wasted on this matter.

Changes Sought

Reasons for Participation

PR-C-1469 10/10/2017 Sue, Nick and Ben Stewart N

4633

Comments

We urge you to oppose Cherwell's Local Plan including the development of housing on North Oxford Golf Club. We support all the points made by Gill Davidson in her letter(summarised below). My husband, one of my sons and I are all members at North Oxford and obviously we are therefore biased against the plan but we fail to see any advantage in using this site over any other proposed site around Oxford. Surely there must be a huge benefit for the environment, air quality and public health in keeping this green space between Oxford and Kidlington which has existed as a Golf Club for 110 years. The development of housing on North Oxford GC would not contribute to the housing crisis because the housing would not be "affordable". A golf course takes many years to establish and is costly to build from scratch – North Oxford GC does not have the funds to develop a new site and the proposed "sweetener" would be insufficient to make this possible. I fail to see how this Plan would contribute in a positive way to the interests of the community or to the national need for affordable housing. Please consider other options. Oxford and the surrounding countryside are protected from urban sprawl by the Green Belt. I urge you to recognise the importance of the Green Belt. Cherwell have not proven an exceptional need to build on the Green Belt. With such flimsy reasons for building on the Green Belt this would open the floodgates for uncontrolled development in the future. Do not be a person who allows this to happen. The Green Belt is vital to protect the character of the City and its surrounding countryside as well as providing a green lung that helps to maintain environmental quality. It is irrational to allow Oxford City Council to protect green field sites within the City where housing is needed, such as allotments, then to destroy the Green Belt and put neighbouring villages under pressure. North Oxford Golf Club Cherwell include in the plan the proposal to destroy North Oxford Golf Club which lies in the Kidlington gap, the most vulnerable part of the Green Belt. Far from solving the housing crisis it intends to build low density houses on this site. This is again is madness. I am dismayed by the fact that in the Cherwell Plan the golf course is treated just as another piece of land! The Club has been in existence for over 100 years. It is a beautiful green space supporting a rich environment. It is above all else a COMMUNITY of people. It provides recreation, social and employment for people of all ages. Some people have been members for over 50 years and many people rely upon the Club for their social connections. A number of the members are older and widowed, there are even some people with dementia who continue to play golf. These peoples' lives will be destroyed. Surely it is important to encourage people to engage in recreational activities not destroy these opportunities. Where is the logic in proposing to replace the golf course on land at Freize farm just down the road? If necessary, why not build houses there instead of creating this mindless destruction of a beautiful site that helps so many people live fulfilling and healthy lives. A golf course cannot be made overnight but takes years of careful management to develop and a golf club is more than just a piece of land. It is quite clear that the university Colleges who own this land are driving this development to fill their coffers. I urge you to resist this dominance of the University landowners in Oxford's planning. I am sure you will find overwhelming opposition to building on Green Belt land. Although I am opposed to building upon golf courses I would like to know why the golf course in the City is not being build on but the one in the Green Belt is? Traffic and Transport - Traffic congestion and associated deterioration in environmental quality is a worsening problem in Oxford and the surrounding area. Routes into North Oxford, through Woodstock and Banbury Roads are particularly bad and both these roads are in a shocking state of repair. These routes cannot sustain any further increase in traffic that would result from the 4,400 houses proposed in the Cherwell Plan. Whilst it is laudable to promote sustainable transport in the future, these problems need to be tackled first. If it is actually possible to encourage people out of their cars why not do it now? The £10 million spent on the Wolvercote and Cutteslowe roundabouts have made traffic problems worse. • Cherwell Council needs to put pressure upon Oxford City to review its own plan and to ensure that Oxford City uses its own land to alleviate the housing crisis and not to exacerbate it by focusing upon economic and commercial growth. They should also increase housing density.• Protect the Green Belt for the future. Do not be one of the people responsible for allowing this important resource to be devastated by development.• Recognise the need to develop infrastructure and transport before housing development and to resolve the current problems before making them worse.• Do not allow building on North Oxford Golf club. Recognise that the Club is a community of people not just a piece of land. Its development would have a negative impact on a number of peoples' lives.• Challenge the dominance of the University and its Colleges in determining the planning for Oxford.• Above all focus upon sustainable development – do not destroy the character of the City and its surrounding villages. Sustainable development should consider, social, environmental as well as economic sustainability.• Cherwell's plans are irresponsible and merely responding to pressure placed by the badly managed Oxford City.

Changes Sought

Reasons for Participation

Page 2739

PR-C-1473 10/10/2017 Debbie Dance Oxford Preservation Trust Y N N Y

5219

Comments

Infrastructure - The Oxfordshire Infrastructure Strategy (OXIS) was prepared on behalf of the Oxfordshire Growth Board to provide a view of emerging development & infrastructure requirements to support growth from 2016 to 2031 & beyond. We would like to understand how the infrastructure identified as necessary will be funded in order to provide a sustainable strategy for growth. Flooding - As CDC will be aware, the Environment Agency is currently developing the plans for a proposed Flood Alleviation Scheme (FAS) for Oxford. OPT is informed by the EA that it is not in a position to model for future growth so that the current plans are based on what is there now. It does not appear that any account has been taken of this scheme in this Partial Review & in OPT's view it is fundamental that any development that is to happen in Cherwell District takes account of the changes downstream at Oxford as well as in the more immediate vicinity & it would ask that this criterion to be added to the assessment of all potential development sites.

Changes Sought

Reasons for Participation

"OPT considers that there are important matters relating to the soundness of the plan that need to be discussed at the Examination and therefore wishes to reserve the right to participate at the Oral Examination. We take a forward thinking and positive approach to development, looking to influence change rather than stopping it. We are recognised as a professional and experienced voice, able to speak with conviction on matters relating to landscape, views and the impact of development on the city of Oxford and its green setting and surrounds, and are committed toensuring that Oxford can continue to flourish and proper, whilst protecting its historic character andsetting."

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1474 10/10/2017 Leslie Allen N Y

5201

Comments

"Lack of effort and due diligence by Cherwell District Council and Oxford City Council in researching potential sites. The Oxford City Council local plan preferred options rejects small site of less that 0.25 ha (Approximately 90 - equivalent to 30 football pitches) and also ignored sites in which the owners do not wish to sell plus those such as builders yards which due to city expansion over time are no longer suitably located and should therefore be considered for housing. There is a massive area where the old city gas works used to be which could also be suitable for housing. It is no wonder then that Oxford's contribution is so pathetically small at 3.7% Oxford have in the past also rejected schemes for a social housing development on redundant playing fields near William Morris Close. The Council does not seem willing to compromise but expects others to solve its problems. Oxford's information and approach does not appear to have been questioned by Cherwell and in my opinion indicates a lack of due diligence by both parties therefore making both plans unsound. In my opinion both councils have opted out of making tough decisions leaving it instead to the Inspector. Although housing is flagged up as a need, recent developments along the Botley Road e.g. Waitrose could have provided a local housing site, similarly the development for Islamic Studies in St Clements also could have been used for housing. It therefore appears that Oxford City Council does not have a practical grasp of solutions in its immediate locality. In addition, Oxford City Council has allowed the University and Oxford Brookes to expand out of all proportion swallowing up properties for their students rather than other residents. It is noted that the Cowley barracks site is earmarked for student housing, is there going to be corresponding relinquishing of properties for use by others? Similarly Cherwell have ignored opportunities to look at smaller sites less than 2.0ha which would lend themselves to discrete development and blend in with the villages. One of which was a brownfield site in Begbroke which was totally ignored (despite being previously suggested by the parish council) yet when the owners submitted plans for a small workshop, the application was rejected by CDC 'as it was in the Green Belt' !!!!! The ex-military bases in the Arncott area would be far more appropriate for large scale housing as there is already the presence of a rail infrastructure which could easily connect to the national rail network rather than just Oxford.The data supplied in previous documentation (Oxford's employment areas) indicate that 35,300 workers are employed to the East and South of the city compared with 31,400 in the city centre. It would therefore be more logical to develop housing in these areas rather than towards the North and therefore avoid increased journeys being funnelled through an already inadequate transport infrastructure. The level of job creation is not based on any real fact but mostly speculation. It does not take into account any effects of Brexit, the fact that there is an increasing trend towards working from home or the Government's latest guidelines on housing and is therefore unsound. Oxford City Council's recent thoughts of levying a charge for workplace parking could well reduce the level of companies wishing to operate in Oxford even further. The existing scientific sites are not full according to recent adverts Begbroke Science Park has large amount of space for rent in 2018 equally the Culham Science Park has non science tenants including a pest control firm. Although Oxford is a 'centre of excellence' in certain fields, Cherwell and the other Council's needs to develop other sources of employment apart from the hospitals and universities, if there is to be suitable and sufficient employment across the region. Putting you eggs in one basket is not a good strategy for the future. International companies will move facilities to wherever is more cost effective. There is a real risk 'affordable housing' may not be affordable for long. This is due to forces largely beyond local authority control .Flooding the countryside with houses will not have much effect. if located near 'mass transit systems' this will only help push the prices up.Type of developmentThere does not appear to be very much detail on the type of tenure there should be a mix of Freehold and rented. There is a lot of talk about 'affordable housing' but this is not defined and the Councils appear to be incapable of ensuring that developers cater for those on lower salaries. Fines are not enough as it is cheaper for the developer to pay the fine It is quite clear that unless the type of tenure is clarified then the land owners will not only profit from an exponential increase in land but also an ongoing substantial income unless they relinquish title. It has been reported in the press that key workers will get a 23%discount on the rental market rate. With extortionate rental levels they still won't be able to afford it. With regard to house prices, the affordability issue is not new. Oxfords proximity to London and the fact that it has always been within commutable distance has pushed house prices up yet local pay has always been lower. This effect was noticeable following the opening of the rail link at Water Eaton.Transport infrastructure and provision of public transport and biasedapproach to provision. It should be a condition that the transport infrastructure must be put in place before any development is permitted. Existing systems are inadequate for current needs let alone expansion. In addition, there has been vast expense and disruption to the major routes both within and to the north of the city for no real benefit., indicating that the knowledge of traffic movements both into Oxford and through the important junctions are seriously flawed there are also serious issues at motorway junctions (9 and 10) The bus lane improvement along the A44 Begbroke to Loop Farm.is physically impossible owing to the restrictive widths of railway and canal bridge crossings plus the underpasses at Peartree Interchange. Plans for 'cycle and pedestrian improvements along A44 between Bladon Roundabout and Peartree Roundabout', will not help either. Equally the constant referral to cycling needs to be put back into context. Although encouragement for this form of transport and the provision of safe route is commendable, it is not the major form of transport and given the age range and ability of the working population in Oxford combined with the British weather is unlikely to become so. It is also useless for carrying heavy loads such as the weekly shop. The proposed closure of Sandy Lane to motor vehicles. is unbelievably silly, un sound and not justified. It directly contradicts other proposals to reduce congestion at Langford Lane and Peartree. Sandy Lane is a vital and very well used link for Begbroke and Yarnton to get to Kidlington and vice versa. Closure of this link will add significantly to congestion and journey time for those in the affected villages. At present there seems to be no 'achievable' transport plan either by lack of funding or lack of joined up thinking by national , local and city authorities. Along with the major landowners. The Councils have a very poor track record in solving transport problems e.g. banning busses from Queen Street, modifications to the Cowley Road, Resisting the building of adequate car parking at the John Radcliffe hospital (which resulted in gridlocked roads) and spending £10 million on a roundabout scheme which increases journey time according to the local press. It is also clear that councils do not have the ability to influence commercial operators as we now have Oxford Bus and Stagecoach recently running competing services between Woodstock, Kidlington ((via Langford Lane) Water Eaton Summertown and Oxford yet missing out villages such as Begbroke which contain commuters and have no east/west connections following the demise of the K2 bus services following funding cuts. In addition, emphasis would be better focussed on diverting / improving routes for those travelling through Oxfordshire from either the N/S and E/W directions away from the problem areas near Oxford City.Discrimination against the elderly and mobility impaired persons on the A44at Begbroke Begbroke is a village cut in half by the A44 All persons using public transport therefore have to cross it at least once. Despite ongoing requests to Oxfordshire County Council for a controlled pedestrian crossing, the level of traffic is now such that elderly / persons with mobility issues cannot safely cross and are thus subject to discrimination. While traffic is queuing it is only possible to cross due to the good will of drivers. There does not seem to be provision of a suitable controlled crossing for Begbroke despite the increase in traffic which will result from any housing development. It should be noted that a crossing was provided at Yarnton yet the field of view for oncoming traffic is worse at Begbroke. Impact of the proposed developments on agricultural land and wild life populations. The land between Begbroke and Yarnton supports thriving populations of wild life including Red Kites, Deer, Woodpeckers, Pheasants Wrens , Hedgehogs, Bats and Dragon fly along with other species that support the eco system. Water voles have also been seen in Rowell Brook. The idea that wildlife will fit neatly into a wild life corridor is unsound. These species need the space and tranquillity away from human life in order to survive and flourish. Any development in this area will squeeze wildlife habitat and since people will inevitably bring cats, dogs and associated vermin such as rats, this will have a major effect on species currently thriving. Similarly any development along by the canal and special scientific interest sites will be detrimental. This has already occurred where building up to the canal at Kidlington and Langford locks has resulted in a downgrading of the environment and an increase in litter. It should also be noted that this area contains good agricultural land which in times of rising population should not be sacrificed. This area already provides a high quality walking and leisure environment for inhabitants of Kidlington , Begbroke, Yarnton and others. It must not be degraded."

Changes Sought

Reasons for Participation

Wishes to participate in the oral examination

PR-C-1476 10/10/2017 Peter Frampton Framptons on behalf of E P Barrus Y Y N Y

4640

Comments

DELETE

Changes Sought

Reasons for Participation

To participate in the Examination as to whether the Council has properly applied Green Belt Policy.

PR-C-1482 09/10/2017 Chris Dicks N N N Y

4648

Comments

Density of Housing: The proposed high density of housing will turn greenbelt into a cramped area of low quality small homes with small gardens. Such a density will not sit well with the suburban and rural nature of the current villages. It will also pose a flooding risk, with so little open land left on the site. This response though separate and my own should be read in conjunction with the Representations made by the Begbroke & Yarnton Green Belt Campaign "BYG".

Changes Sought

For the reasons I have given AND the Representations made by the Begbroke & Yarnton
Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

I would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1482 09/10/2017 Chris Dicks N N N Y

4647

Comments

Identity of Kidlington, Yarnton and Begbroke: This densely over-populated and huge site would serve to merge the identities of what are currently three distinct places. Creating an indistinct sprawl, with east-west links worse than at present. This response though separate and my own should be read in conjunction with the Representations made by the Begbroke & Yarnton Green Belt Campaign "BYG".

Changes Sought

For the reasons I have given AND the Representations made by the Begbroke & Yarnton
Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

I would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-1484 09/10/2017 Nicole and Eugene Brooks and Griffin N

4655

Comments

We object to the partial review for the reasons given below:
Do not consider the proposed submission plan to be sound and do not see any valid reason for exceptional circumstances to justify removal of green belt land in the area. The report that Oxford's unmet housing need is as high as stated in the plan has been thrown in to doubt with conflicting reports, and that new Government targets are significantly lower than this plan is based on. The plan is unsound and unjustified. It is being rushed through and not based on accurate figures. The proposed plan for improving infrastructure in the area to support this level of development is nowhere near realistic on a physical or financial basis. It does not begin to address the problems that will arise in this area. The proposal of closing the road between Yarnton and Kidlington is not justified at all. The plan is unsound as the need has not been thoroughly assessed or understood and no effective solution has been put forward. There is no justification for removal of green belt land in this area based on these proposals.

Changes Sought

Reasons for Participation

PR-C-1486 09/10/2017 Lawrence E Coupland

4663

Comments

The botched attempt at road improvements between the Wolvercote and Cutteslowe roundabouts does not augur well for further developments in North Oxford.

Changes Sought

Reasons for Participation

PR-C-1488 09/10/2017 Genevieve Coupland N

4671

Comments

Grew up in this area and have recently returned after 15 years living in London in order to start my family in this beautiful part of the city. Pollution and increased traffic are my main concern as this would damage the area further – the horrendous concrete Cutteslowe Roundabout is bad enough already!! We need the Golf Club and the Green Belt to remain how they are to counteract the damage from the Cutteslowe Roundabout. More houses means more traffic and the roads around here are already over congested. Furthermore, I think the impact of the Northern Gateway and Papermill should be gaged before any new plans are settled upon.

Changes Sought

Reasons for Participation

PR-C-1494 09/10/2017 David Evered N

4690

Comments

Object in the strongest possible terms to your proposal to take land around Yarnton, Begbroke and Kidlington out of the Green Belt and to encourage developers to build thousands of dwellings to a high density. Consider that the proposed Submission Plan is Unsound, NotPositively Prepared, Not Justified and Not Effective for the following reasons:The result will be a practical merging of these three villages to create an urban sprawl, effectively creating a new town – and practically joined to North Oxford. Previous far-sighted governments created the Green Belts to prevent just this occurrence happening. This is against the National Planning Policy Framework regarding the Green Belt. It also spectacularly contravenes your own Policy ESD14: Oxford Green Belt (The Cherwell Local Plan 2011 – 2031 Part 1) where you promise to maintain all the Green Belt to protect against precisely what you are proposing to do (quotes the 5 purposes of land in the Green Belt in the letter)
Yarnton and Begbroke are two small, quiet villages each with a distinct culture and character which will be totally destroyed by any such development. Indeed, Yarnton has claim to be the oldest village in the country with a history of farming thought to go back 5,000 years. Its setting and character will be lost in this urban sprawl. Furthermore, Cherwell Local Plan 2011-2031 Policy Villages 1 (page 246) categorises Yarnton and Begbroke as Category A villages. The policy only allows minor development, infilling or conversion in, or alongside these villages.Besides the loss of our identity and character, the loss of the recreational and visual amenity value of these fields would be enormous, not to mention the loss, too, of good agricultural land. The pressure a development like this would have on our infrastructure would be tremendous and dwarf the problems we have now. The A44 can be dreadful already during busy times and the extra traffic generated by several thousand new homes would cause bigger traffic flow problems and not helped by the proposed closure of Sandy Lane to motor vehicles. This is classified as a key alternative route by Oxfordshire County Council in case of problems on the A44 or A4260. This is unacceptable. Flooding and drainage generally has been a problem in Yarnton for a long time and the loss of these surrounding fields to concrete can only greatly exacerbate the problems. The Strategic Housing Market Assessment (SHMA) has always been thought to be highly ambitious and inflated. Indeed, recent government recalculation has reduced Oxfordshire's need by nearly 50%. Economic growth projections are overoptimistic and who knows what will happen to the economy post Brexit but it's not looking positive – since the referendum, growth has slowed considerably in the UK while it is rising in the rest of the E.U. And new figures show UK productivity to be 15% worse than our European partners and the USA. The major employment areas in Oxford are in the South and East of the city so this housing will be in the wrong area. With the reduction in Oxford's housing needs, they should be looking to build housing in those areas preferably on their brownfield sites and ones earmarked for commercial premises.None of the twelve reasons you cite as justification for taking our fields out of the Green Belt are 'Exceptional Circumstances' at all. They are merely attempts to justify building an unacceptable volume of housing based on flawed and overinflated projections. Many of the reasons are not relevant at all to the issue.The Green Belt protects us and our rural identity, character and way of life. I urge you to think again, drop this draconian proposal and maintain the entirety of our Green Belt.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1495 09/10/2017 Emily Moore N N

4691

Comments

Object in principle and practice to the permanent loss of Green Belt land. The countryside around Yarnton is rich in wildlife and the loss of habitat will have a massive environmental impact which cannot be rectified. Why has Cherwell put forward a plan which clearly goes against the National Planning Framework guidance (quotes the 5 purposes of land in the Green Belt)
Has Oxford City Council proved beyond all reasonable doubt that there are not more suitable locations which could be used or regenerated within its own city boundary? Are there not more suitable locations around the county which would not require the loss of Green Belt land? Why has Cherwell District Council ignored its own Green Belt policy? (Quotes Policy ESD 14 - Oxford Green Belt and A11 and B.260 in letter)
Yarnton is a village with approximately 1,350 houses and Begbroke has just 390 houses. Building 2,480 new houses on the Green Belt land between the two villages is disproportionate to the size of both villages and will essentially mean that each village loses its own unique identity and instead merges with Kidlington into one large conurbation. The impact of an additional 4,400 houses and associated cars is likely to mean that the A44 will be gridlocked during daily commuting times. This main route into the city is already overstretched and can often cause huge delays with the volume of traffic currently using it before the extra traffic is added into the equation. The additional housing may be being proposed to meet Oxford's unmet housing needs however anybody living in the area will face real difficulties actually commuting into Oxford - even allowing for the proposed new transport infrastructure (if the recent updates to thetraffic system around Wolvercote roundabout which have had no impact whatsoever are anything to go by). Cherwell District Council should be looking after the needs of its constituents and whoever has been involved in putting these plans forward should ask themselves if that is what they are truly doing and the impact of the legacy that they are leaving for future generations.

Changes Sought

Reasons for Participation

PR-C-1496 09/10/2017 Ianthe Maclagan N N

4692

Comments

Object to the proposed development and consider the proposals unsound on the following grounds:
1. Increased traffic congestion, pollution and noise. These are all very serious issues for Oxford, and for this part of it. In Linkside Avenue we are surrounded by noisy roads. The impact of development on the golf course will be felt particularly badly. With recent research and mounting concern about the dangers of air pollution, it is becoming increasingly clear that the future must include proper planning to limit private traffic and road use. There appears to be no plan to manage the traffic for this development.
2. Loss of irreplaceable, irrecoverable Green Belt. This is not consistent with national policy.
3. Fear that the housing built will not increase the housing available to ordinary people in Oxford, key workers such as nurses and teachers, and people on average incomes, and that any quotas imposed for affordability will be a) not really affordable and b) not held to. Any plan should focus on alleviating demonstrated housing need by local people, and include a high proportion of housing for purchase and rent by people on low to average incomes. Instead it seems likely that the area will become a commuter suburb for London.
4. Fear that the development is being led by commercial interests rather than a rational coordinated overview of housing need in Oxford and the best way to meet it. For these reasons I think the proposed submission plan is unsound, not positively prepared, not justified andnot effective.

Changes Sought

Reasons for Participation

PR-C-1498 10/10/2017 Mrs J Wright N N

4699

Comments

Moved into the quiet village of Begbroke over 25 years ago. Begbroke was chosen because of its rural surroundings. Moving from central Witney with congested routes to Oxford, pollution and noise my new home was idyllic. Begbroke and its surroundings as part of the Green Belt was a forever home. Walk almost daily in the countryside around our village. All our beautiful walks through heath, woodlands and fields are tragically in danger. All the floral and fauna will disappear too. Over the years extra property both residential and non residential have been built. We already suffer from localised flooding which has increased to the extreme that some residents have to use sandbags to protect their property. Less Green Belt means less ground to take away the excess water exacerbating the flooding issues. Already there is or soon to be new housing in Woodstock, Long Hanborough. Also Banbury and Bicester have expanded rapidly. North Oxford Golf Course will soon also be disappearing under bricks, mortar and tarmac. Now here the Green Belt is under attack. Developers want to destroy the Green Belt for what is only financial gain. Derelict and redundant land needs to be used as a alternative. Urban Sprawl. Kidlington will become part of a vast urban sprawl encompassing north Oxford, Cutteslowe, Wolvercote, Begbroke, and Yarnton. Our beautiful green countryside will disappear forever! Unaffordable Houses. Very few of the new houses would be 'affordable' in reality. Developers across the countryconsistently default on their affordable housing quota. Predicted prices for so called starter homes at Barton Park are already beyond the reach of first-time buyers. Most of the new houses are likely to serve the London-commuter and buy-to-let markets, and Kidlington's young people and the county's key workers still won't get the truly affordable housing they need. Our green rural surroundings will be destroyed! Public services to get worse. Underfunded public services, already struggling, will deteriorate further: waiting times to see your GP will be even longer and school class sizes will rise. Our children's countryside heritage will no longer exist! Traffic Gridlock. Traffic congestion and air pollution will undoubtedly worsen due to thousands more vehicles on our roads. This is in addition to the extra traffic from the 22,000 houses already approved elsewhere in the District by Cherwell, and over 10,000 more houses to be built in the other Districts just for Oxford overspill. Construction traffic and road works will add to this chaos for years while the development takes place. The fabulous scenery that surrounds us gone! Please reconsider the submission of these ill thought out plans.

Changes Sought

Reasons for Participation

PR-C-1499 09/10/2017 Mr P D C Brown N N

4700

Comments

Consider that the proposed submission plan is Unsound, Not Positively Prepared, Not Justified and Not Effective for the reasons given below.
1. The plan proposes development that would merge the villages development that would merge the villages of Yarnton and Begbroke with Kidlingtonmaking a huge conurbation on land that is green field Green Belt in contravention of the whole aim of theGreen Belt, and the policy on it endorsed by Cherwell District Council as recently as July 2015.
2. The plan purports to be for 'housing need' yet it includes a substantial area around the present BegbrokeScience Park for business growth with neither explanation nor justification for this development. The areathat has become Begbroke Science Park used to be a farm and ancillary old buildings and its currentdevelopment as a science park is development on a brownfield site. There is no justification for extendingthis development into the neighbouring fields of the Green Belt around it. As it is Begbroke Science Parkboasts that it is set in a 'rural idyll', and that would be destroyed. Quotes Begbroke website in the letter.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1501 09/10/2017 Cherry Brougham

4704

Comments

4,400 new homes is only appropriate for current Local Plan preparation purposes and will need to be reviewed very soon not only as the Government has recently revised Oxfordshire's housing requirement downwards, but because of Oxford City's Local Plan which is being consulted on. Since any reduction in Oxford's requirement will come off the numbers sought outside the City such reductions would be heavily 'geared'.Need to specifically meet Oxford's needs in planning for the additional housing development - the additional housing is not required to meet Cherwell's housing needs which are covered by the Local Plan. The areas of search are appropriate, given that the intention is to meet Oxford's housing needs. Agree with minimum site size threshold of two hectares for the purpose of site identification, and that Cherwell District Council should not be seeking to allocate sites for less than 100 homes.
It is difficult to see how the process can be completely unaffected by the knowledge that Oxfordshire's housing requirements have been revised downwards by the Government. Changes are required. The housing densities of sites PR6-7 are very low. A considerably smaller land-take could take 4,400 dwellings at urban densities. PR6a and PR6b should be removed from the proposals as their development would all but eliminate the 'Kidlington Gap'. PR6c should be used for housing instead of replacing the current golf course - it is close to the Northern Gateway. At appropriate densities PR7a & b, plus a greatly reduced PR8 and 9 could take the 4,400 dwellings. Nothing beyond careful monitoring of the indicators already identified to ensure that the final plan is delivered and sustainable development is achieved. One aim of monitoring must be to ensure that no development proceeds until the necessary transport and other infrastructure is costed, funded, and programmed. No further areas of search should be considered - those identified so far are close to Oxford and/or on transport corridors. For example, sites in Kidlington north of The Moors would add to traffic on the A4260. It should not be any sooner than 2021, given the uncertainties surrounding the number of dwellings that will be required until the Government's revised figures for housing requirements have been consulted on, and until Oxford City has completed its Local Plan. Agree with phasing of land release, but this should start with strategic sites nearest Oxford and in Kidlington (PR6a, PR6c, PR7a and PR7b) so as to delay the impact on Yarnton so that the impact of any reduction in the numbers of dwellings required can be concentrated there.

Changes Sought

Reasons for Participation

PR-C-1501 09/10/2017 Cherry Brougham

4713

Comments

Changes Sought

Reasons for Participation

PR-C-1502 09/10/2017 Henry Brougham

5144

Comments

Incorrect consultation form used. Comments relate to proposed submission plan. Five Year Land Supply Start Date - It should not be any sooner, given the uncertainties surrounding the number of dwellings that will be required until the Government's revised figures for housing requirements have been consulted on, and until Oxford City has completed its Local Plan

Changes Sought

Reasons for Participation

PR-C-1502 09/10/2017 Henry Brougham

5137

Comments

Incorrect consultation form used. Comments relate to proposed submission plan. Site Size Threshold - Agree

Changes Sought

Reasons for Participation

PR-C-1502 09/10/2017 Henry Brougham

5143

Comments

Incorrect consultation form used. Comments relate to proposed submission plan. Concern that the transport proposals are uncosted and unfunded and therefore only aspirational. No development should proceed until the appropriate transport infrastructure has been costed, funded and firmly programmed. One specific point: to close Sandy Lane at Yarnton would effectively cut off PR8 from Kidlington, the nearest centre.

Changes Sought

Reasons for Participation

PR-C-1502 09/10/2017 Henry Brougham

5142

Comments

Incorrect consultation form used. Comments relate to proposed submission plan. Strategic Development Sites – Initial Selection of Options for Testing. Agree with the initial selection of site options for testing

Changes Sought

Reasons for Participation

PR-C-1502 09/10/2017 Henry Brougham

5139

Comments

Incorrect consultation form used. Comments relate to proposed submission plan. Other Potential Strategic Development Sites No. Pressure to bring back other sites into the process must be resisted.

Changes Sought

Reasons for Participation

PR-C-1504 09/10/2017 Christine Lodge N N

4730

Comments

Green spaces in Kidlington – those mentioned in the plan and also other areas under threat by developers i.e. thearea behind The Moors – are precious and should be retained for those currently living in the village and ourchildren. There is no need for these vast number of houses to be built in a village as a response to the problemsidentified within Oxford.

Changes Sought

Reasons for Participation

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Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1506 09/10/2017 Bryony Thomas N

4738

Comments

Economics: it is not sound economics to add to Oxford's traffic and infrastructure issues. Firms will not be attracted to Oxford if our ring road is a frequent car park. Patients frequently miss appointments at hospitals because they are held up in the jams. Why do you not consider building up another centre in Oxfordshire such as Banbury, where the Horton can be expanded to take some of the pressure off the John Radcliffe hospital?
Leisure: the areas proposed for building are mainly pleasant and unspoilt countryside with many footpaths and green spaces, heavily used by walkers and joggers and you will greatly detract from the pleasures of living in Kidlington, increasing the chances of mental and physical health issues.

Changes Sought

Reasons for Participation

PR-C-1509 09/10/2017 Mrs Dominique Burford

4749

Comments

Very concerned by the building of the 4000+houses in the Begbroke/Yarnton area.Cannot believe Oxford City needs to use the land around us to meet their needs. Can pinpoint some areas in the City, which could be built on. The infrastructure around us is totally inadequate to cope with the proposed number of houses. The promises made are not sustainable. The problems we already face with sewage and flooding seem to have been disregarded. The idea the traffic will not be increased thanks to the creation or improvement of the cycling lanes is totally ludicrous. A lot of people will not consider cycling to work in Oxford an option as it will be much to far. We are struggling already with bad congestion on the A44 and A34 at peak times. The level of pollution will also increase. Appalled to think our Green Belt, which so far had been fiercely protected, is going to disappear to bereplaced by some kind of urban sprawl, destroying what is left of our countryside. Hope you will look very carefully into this rushed plan and consider better options.

Changes Sought

Reasons for Participation

PR-C-1510 09/10/2017 Daniel and Susanna Blackmore N Y

4750

Comments

Objections below.- The proposal contradicts Cherwell District Council's own 'Local Plan Policyon the Green Belt', which states that development should be minor, infillingand conversions only.- Yarnton, Kidlington and Begbroke are three distinct communities withimportant histories. This development would destroy these three identities,merging them into one unit, too large to have any community.- Destroying the Green Belt means the loss of high quality agricultural land,precious wildlife and recreational spaces. We plan to start keeping bees nextyear and cannot do so if houses are built on the field behind our house.- We have experienced flooding from the field behind Rutten Lane.Destroying the Green Belt would worsen flooding.- Proposed extra housing would be bought by those who can pay the most.This would be London commuters, effectively making Yarnton, Kidlington andBegbroke a sprawling suburb of Londoners, and destroying local villagecommunity. Oxford's housing problem would not be solved.- Oxford City would become an urban sprawl, expanding beyond itsboundaries.- The number of houses suggested is out of all proportion to the current sizeof the three villages.- Oxford City Council could consider building flats rather than houses to meetits housing needs.- Cherwell District Council could consider other sites within easy reach ofOxford by train e.g. Bicester.- The A44 is already congested and the increase in traffic would be anightmare.- Sandy Lane is a vital link road to Kidlington. Closing it would furtherincrease traffic on the A44 as well as being hugely inconvenient. We useSandy Lane several times a week. We have three young children so travellingby car is our only option. We also cycle to Summertown for work and will notcycle via Kidlington.- The A40 is also extremely busy and would become more so.

Changes Sought

Reasons for Participation

Begbroke and Yarnton Green Belt Campaign to represent them at the Examination

PR-C-1512 09/10/2017 Esther Ibbotson N

4753

Comments

Having looked at these for extensive building between Yarnton & Begbroke, & between Kidlington & North Oxford, I wish to object based on a number of concerns:
1) the enormous change to Yarnton as a village, making it 3 times its current size & altering it beyond all recognition,
2) the virtual joining of Kidlington to Oxford, threatening the identity of the village,
3) the massive increase in traffic caused by so many more people living in these areas. These roads are already congested, especially the Sainsbury's roundabout & Cutteslowe roundabout at certain times each day,
4) although I appreciate that people need places to live & affordable homes are needed, I don't think it is reasonable to build them all in this small area of just a few miles. Surely there are other places in Cherwellwhich could accommodate many of these homes?

Changes Sought

Reasons for Participation

PR-C-1513 10/10/2017 Mark Lowen

4755

Comments

It appears to be the strategy of Oxford CC & or the Oxon Growth Board to increase the employment opportunities in & around Oxford using the consequential influx of people to justify building on the GB. There are other options available to increase employment opportunities & increase housing in a sustainable manner. For instance there is room for commercial development to the north of Kidlington & at Begbroke Science Park. New housing to the north of Kidlington, out of the GB would provide cheaper housing for those working at those sites. Furthermore housing at the Northern Gateway, rather than a commercial development will result in a morning south-north commute, against the existing prevailing north-south flow of traffic. The plan provides for affordable housing. However the definition, which is Oxford City's definition is too wide in some respects & too narrow in others. Key worker definitions don't contain sufficient constraints on key workers from outside the area. Therefore encouraging migration by key workers from London. Also it does not provide any facility for private sector 'key workers'. We need housing for local people, irrespective of what sector they work in. Only achievable by restricting price or the introduction of help to buy or other innovative ways of purchasing for first time buyers. For those unable to buy, we need social housing at affordable rents for local people. Exceptional reasons need to exist to justify building on the GB. Oxford CC's plans to build commercial premises creating 5,000 jobs, without having 5,000 people within reasonable commuting distance to take these jobs. That is not an exceptional reason to justify building on the GB. If Oxford CC have a housing shortage without the Northern Gateway, then they should use that space to satisfy the housing requirement, before there is any argument to justify building on GB. If Oxford CC believe there is sufficient people who can commute to take these jobs, then there is no reason to build on the GB. The Govt. has changed the calculation method for housing need. CDC have refused to suspend this process until the implications of those changes have been considered & applied to these proposals. CDC's view seems to be that if the plans need to be reviewed, they will do it & they can be trusted to decide which if any sites are rejected. The public should be consulted in the context of the plan as a whole. No one knows what the plan as a whole might conceivably be.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1513 10/10/2017 Mark Lowen N

4754

Comments

The underlying problem in Oxford and the surrounding area is the influx of people from outside the area to take advantage of employment opportunities in Oxford, the private schools of North Oxford, and the transport links, especially the new Oxford Parkway Railway Station into London. As a consequence property prices have increased to a point where local people are unable to afford properties either to let or to buy. They are being priced out by people moving out of London where salaries are much higher. The Oxfordshire Growth Board have determined Cherwell DC should provide an additional 4,400 houses to meet Oxford City's unmet housing need. Cherwell's proposals will; decimate the green belt, destroy Yarnton and Begbroke's environment and increase traffic chaos to the north of Oxford. Oxford City's commercial development in the Northern Gateway will create 5,000 new jobs.

According to the Office of National Statistics, Oxfordshire's unemployment rate is 0.7%, amounting to a claimant count of only 2,900 in the entire county. Take away those; between jobs, approaching retirement, the unemployable and Oxfordshire is close to full employment. The Northern Gateway will attract thousands of people more into the area, exacerbating the housing shortage. There are already other proposed commercial developments in and around Oxford. The problems above that have led to the 'unmet housing need' will therefore only be exacerbated by the introduction of a further 5,000 jobs on Oxford City's only remaining land for housing. The Northern Gateway development is not sustainable. In any event Oxford City's view that they cannot find any other land on which to build houses, is questionable. They should be building affordable housing on the site of the Northern Gateway site.

Ironically Cherwell's plan includes building on North Oxford Golf Course, while Oxford City Council consider Southfield Golf Course as being too important a facility to build on, despite it being in the middle of the City's major centres of employment. Traffic congestion in and around Oxford is extreme, especially in the north of Oxford and to the south of Kidlington. There are other areas around Oxford on which to build housing that would be closer to major employment areas. In particular along the Northern By-Pass (A40) between the existing new Barton Gate Development and the Marston Flyover. Such housing would be closer to Oxford's employment centres such as the hospitals, the BMW factory and its surrounding employment centres. It appears to be the strategy of Oxford City Council and or the Oxfordshire Growth Board to increase the employment opportunities in and around Oxford and use the consequential influx of people to justify building on the Green Belt. There are other options available to increase employment opportunities and increase housing in a sustainable manner. For instance there is substantial room for commercial development to the north of Kidlington and at the Begbroke Science Park. New housing to the North of Kidlington, out of the green belt would provide cheaper housing for those working at those sites. Furthermore housing at the Northern Gate, rather than a commercial development will result in a morning south-north commute, against the existing prevailing north-south flow of traffic. The plan provides for affordable housing. However the definition, which is Oxford City's definition is too wide in some respects and too narrow in others. The key worker definitions do not contain sufficient constraints on key workers from outside the area. Therefore it will only encourage more migration by key workers from London. On the other hand, it does not provide any facility for other private sector 'key workers'. We need housing for local people, irrespective of what sector they work in. That can only be achieved by restricting price or the introduction of help to buy or other innovative ways of purchasing for first time buyers. For those unable to buy, we need social housing at affordable rents for local people.

The Government has changed the method by which housing need is calculated. Cherwell have refused to suspend this process until the implications of those changes have been considered and applied to these proposals. Cherwell seem to be taking the view that if the plans need to be reviewed, they will do it and they can be trusted to decide which if any sites are rejected. The public should be consulted in the context of the plan as a whole. No one knows what the plan as a whole might conceivably be. In Cherwell's original options document Sites PR14 and PR27 (Behind The Moors, Kidlington) were suggested as possible sites for development. Cherwell have rightly discarded this site as unsuitable. It is rumoured that developers are to make an application to the Planning Inspector. If they do I would object on the following grounds:

1. The site is in the Green Belt and must be preserved for the same reasons that existed when it was declared as Green Belt.
2. Loss of the landscape and rural views towards the oldest part of the village would be destroyed.
3. There would be an increased risk of flooding. There has been significant flooding along Mill Street, the land behind the Moors and to the west of the cemetery in very recent years. A development will exacerbate that flooding.
4. There is inadequate local infrastructure, such as surface water and could water drainage.
5. The road network is not up to coping. The Moors and Mill Street are long straight roads that already have speed humps installed. They are close to a school, nursery and a conservation areas.
6. The local Primary schools are full. This single development would necessitate another school for which there is no provision.
7. The fields in question are heavily used as a recreational amenity for dozens of people every day, in the summer perhaps hundreds a day.
8. There would be a loss of habitat for Short Eared Owls, Great Crested Newts and Skylarks.

Changes Sought

Reasons for Participation

PR-C-1514 10/10/2017 Councillors Neil Prestidge and Maurice Billington Prestidge and Billington N

4770

Comments

We believe that the plan will be a massive failure if it removes land from the green belt only to see insufficient delivery of affordable housing, or new development without supporting critical infrastructure, contrary to the plans objectives. We object to the revision of the local plan because it is unsound.

Changes Sought

Reasons for Participation

PR-C-1515 09/10/2017 Jackie Orchard N

4771

Comments

As a Yarnton resident I strongly object to CDC's plans to build 2,480 new houses on the GB land surrounding Yarnton, Begbroke & Kidlington. I understand that the 5 conditions for GB status are met. Therefore, it is only in very exceptional circumstances that such a building project can be permitted. If this plan was successful it would destroy the nature & quality of life in all 3 villages. Seriously harming the wildlife dependant on this area for survival. The impossible strain that would be placed on the infrastructure, which currently struggles, would have a major impact in the area.

Transport: The proposal provides limited insight/consideration to realistic improvements to the road networks. This would put unnecessary & impractical strain on the already overcrowded road system in & around Begbroke, Yarnton & Kidlington. The state of these roads are already of poor standard, increasing usage would only worsen this. Resulting in damage to vehicles & complaints to the council as well as unhappy motorists/voters/council tax payers being delayed in reaching planned destinations. Increasing traffic, particularly on the A44 Woodstock Rd between both Rutten Lane & Kidlington roundabouts, plays a crucial role for everyone. There is currently no bus service between Yarnton & Kidlington. If Yarnton residents wish to visit the main supermarkets in Kidlington they have to drive there. Thus, if the Sandy Lane link between Yarnton & Kidlington is closed to through access it would force residents onto the already overcrowded A44 Woodstock Rd, potentially increasing their journey length, adding to cost, pollution & the inevitable gridlock, already a regular feature on that road.

Health: Getting an appointment at Yarnton GP's is already a lengthy process. It's a min. 2 week wait for a regular appointment. Urgent, same day, appointments are limited & a question of luck. With potentially 2K new families to the area, the service would crumble under the strain leading to serious health implications for locals. Particularly impacting on vulnerable elderly & young people.

Quality of Life: The majority of residents who choose to live here do so because they prefer not to live in an overcrowded, under resourced urban sprawl. The plans would turn Yarnton, Begbroke & Kidlington into an urban sprawl, losing the village community. It would potentially become a dormitory town where those wishing an easy commute to London via Oxford Parkway increasing the risk of filling the area with people who have no real interest in it & no wish to integrate into the community. Parkway Station is already well used, especially during the week & would quickly become overcrowded with too few parking spaces, as would all the other car parks in Kidlington.

Summary: Concerned about the accuracy of the information this has been based on & the speed at which the council appear to be pushing this through. I don't feel well represented by my local council & given an option to provide a vote of no confidence I would happily do so. I don't believe the decisions taken for this so far have been well informed. Resulting in residents now distrusting the Council's motives. I would like to see evidence that thorough investigations have been made into using brown field sites & more appropriate locations within Oxford's boundaries. I appreciate more homes are needed, however, this plan appears excessive, doesn't address the increasing homeless concerns & shows little practical consideration to the supporting infrastructure. The council tax paying residents deserve more respect from CDC.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1517 10/10/2017 Jane Olds Fringford Parish Council N

4774

Comments

The Parish Council has discussed the response to the Local Plan Part 1 Partial Review of Oxford's Unmet Housing need & agrees with the District Council's reasons for restricting the housing development to Areas A and B.

Changes Sought Reasons for Participation

PR-C-1521 09/10/2017 Alaric Rose N

4791

Comments

I hope that there is a satisfactory outcome to the consultation as many people in the area are concerned about the scale of development, the lack of infrastructure budgeting and where any funds would come from to pay for the infrastructure necessary, and the continued pressure in both Oxford and Cherwell to favour employment opportunities over housing.

Changes Sought Reasons for Participation

PR-C-1523 09/10/2017 Brian Wilson N

4793

Comments

Whoever placed this plan for new houses in Kidlington must either a not live here or is making a tremendous profit on the proposal. The complete lack of an integration program for the total proposal is sufficient to show that this project is not thought out. Somewhere someone is making a large profit for a minimal investment. Perhaps the councillors supporting this are in on this. Kidlington does not have to become part of the urban sprawl to get the City off the hook. Much disgust in reading the proposals, they should be put on hold for good.

Changes Sought Reasons for Participation

PR-C-1524 10/10/2017 Wendy Price N

4794

Comments

Objection to the extent of the above development for the following reasons: At a public consultation in Kidlington an official from your department admitted that the proposed development was for the London overspill. Therefore the claim that it is to meet the needs of Oxfordshire residents is spurious. The National government have revised their projected housing needs for Oxfordshire reducing it to 68% and 50% for Oxford city. Therefore there is no need to build on the GB. The GB is an enlightened legacy from previous generations. With the current expansion of Oxford it is even more necessary for the well being of its population. Building within the city boundaries at a higher density would meet the projected housing needs. Our European neighbours show us how. The infrastructure of the city is strained already. At rush hour the main roads converging on the city are notoriously clogged. The proposed developments will exacerbate this.

Changes Sought Reasons for Participation

Page 2743

PR-C-1525 09/10/2017 Ben Haxton N N

4795

Comments

As a resident of Begbroke Village, I am deeply saddened to see that the local councils and University is wilfully abandoning the GB to development. This finite resource serves many in the community as a their first contact with clean, fresh air and nature on a regular basis. Its trees and plants serve both functional purposes to feed and maintain vulnerable ecosystems, but also to absorb pollution from our already congested local roads that surround it. It is my concern that the air quality in this area will dramatically worsen by the increased numbers of cars on the local roads, whilst the wildlife that is already vulnerable to the traffic will be forced out of their safety within the GB land and onto the roads, leading to an increased number of road traffic accidents associated with wildlife. A wealth of wildlife including bats, deer, lizards and variety of other animal species are solely dependent on these limited areas where they can be safe from excessive human contact. However, it is the space that the green belt provides that allows people the opportunity to observe wildlife free from stress and free from interference that offer great benefits to peoples mental health. The benefits to the local community of such a space, must not be jeopardised for financial gain by the few, as it should be preserved for all in the current sense, as well as future generations- as it was intended. The documentation that has been presented to date emphasises that the proposed housing will account for Oxford's largely unmet quota, however, it is evident that Oxford has not utilised its vacant land and buildings within the city, as well as to the north, accordingly. Based upon the pricing of the recent housing developments at Barton, it is apparent that the implied 'affordable' homes will be not be suitable for those on the housing list to purchase, and subsequently will be restricted to a limited market. Releasing the GB from its protective status can not be justified for this application. The poor transport links that are currently in place will be worsened by proposed road closures, whilst local floodplains that surround the main through roads and proposed development sites are already vulnerable. This will be subject to worsened flooding as the current, burdened infrastructure struggles to support the new burden. It is for these reasons that I consider that the proposed submission plan is Unsound, Not Positively Prepared, Not Justified and Not Effective for the reasons given in my specific objections above. In addition to the representation made by the Begbroke & Yarnton Green Belt Campaign and would request that my Representation is considered in association with theirs.

Changes Sought Reasons for Participation

PR-C-1526 09/10/2017 Alexander Fleet Y Y N Y

4796

Comments

The plans are completely unrealistic to the transport problems caused by the new housing. The roads are already at full capacity, with a typical bus journey taking 40+ mins to travel 5 miles at peak time. Most of that journey time is spent before even arriving in Oxford. If an incident or accident happens on any of the other routes going into Oxford, then you can easily add another 60 mins to your journey time. The roads simply will not cope with the 4000+ homes that the plans are proposing, before even taking into account the addition homes in Yarnton. The new traffic plans would even make things worse closing down one lane on the dual carriage way. The proposed bike path would make no difference (already longer than the national average in terms of the distance people travel to work by bike) as it starts in Kidlington. The housing being proposed will not ease Oxford's crisis in terms of affordable housing. The new "affordable" houses in Barton cost £270-300k; these new houses will be the same price and not help out any first time buyers. The amount of housing, of the densest in Oxfordshire, would completely destroy Yarnton / Begbroke's identity as villages, as it would combine them with Kidlington, as well as increasing the village populations by 4 times. The number of houses that have been proposed to be needed, are predicted on the economic from 2011/2012; a growth no economist would now predict even before taking Brexit into account. The economic growth around Oxford, is based mainly around the South East of Oxford whereas these houses are going to be built the North West (again adding to the traffic).To top it all off, this housing is for Oxford city's housing shortage, and not Cherwell Council. Houses will be built on Greenfield sites, while brown field sites exist in Oxford itself (for instance around the mini plant) and ludicrously a golf course. How can a golf course be ranked above green fields?

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1527 10/10/2017 Rachel Farquharson N

4797

Comments

Opposition to Cherwell's Local Plan and its decision to recommend the development of housing on the site of North Oxford Golf Club and neighbouring areas of the Kidlington GB gap. I absolutely recognise the housing crisis this country is facing and the need for each county and city to act in a responsible and proactive manner to address this. But we also have a collective responsibility to ensure that the plans we propose and implement not only address this capacity shortfall but also do so in a sustainable and responsible way. Our responsibility is not only to our current population but also to that of future generations. As a city Oxford is already facing very significant challenges associated with the management of a dense population, constrained by geographical and physical boundaries. We are also a city which has a well-documented problems with traffic congestion and associated pollution problems. As someone who has a personal and family history of respiratory disease and as a healthcare worker who has worked with respiratory conditions the issue of maintaining a 'green environment' and thus the health and welfare of not only the current population of Oxford but also that of future ones, is something I think we all should take very seriously. In making an assessment of how housing needs should be most appropriately addressed there are a number of important steps that should be taken: - ensuring the accuracy of the assessment of need - recent national and local re-assessments of housing need have raised questions about the accuracy of the estimate of the numbers of houses needed. - ensure that when housing solutions are proposed, that they meet the need for which they are intended- that is specifically low cost housing. - that the site and land selected offers a viable and appropriate short and long- term solution to meet these needs - that we take responsibility for determining the way to use our land assets in the most appropriate way and sustainable way. The Banbury Road is incredibly congested at any of the peak times of the day - this has both serious pollution and access implications both for day to day traffic and emergency access. That is not just a problem for today, but also has potentially incremental implications for the future. The Kidlington gap is designated as a strategic piece of the GB and the rationale for this has not changed. The golf course and the land surrounding it provides a very valuable leisure asset to not just golfers but walkers as well, and at a time when we are facing increasing challenges with our public health, retaining such a facility close to the city, accessible to all is such an important feature. It is for this reason, and those outlined in Gill Davidson's recent correspondence, that I urge you to oppose the planned development which includes the removal of North Oxford golf club; which currently provides a protected area of GB neighbouring the busy Banbury Road. Once this is lost it can be restored, so the long-term consequences of this decision need to be robustly considered. As a member of the golf club I naturally have a potentially biased perspective but I fail to see any advantage in using this site over any other proposed site around Oxford. And I fail to see how this Plan would contribute in a positive way to the interests of the community or to the national need for affordable housing and a healthy population. I strongly encourage you to re-appraise the options and the risks as well as benefits associated with these.

Changes Sought

Reasons for Participation

PR-C-1528 09/10/2017 Dr Lynne Cox N N N

4801

Comments

The council has a legal duty to support the views of its residents, who are strongly opposed to the proposed development. The plan ignores the views of the majority of residents who object to the proposal hence it is NOT POSITIVELY PREPARED.
The proposal is out of scale for the sites listed. Infrastructure will be overwhelmed (especially schools and GP surgeries) i.e. the plan as prepared is NOT EFFECTIVE.
Additional traffic on the roads will vastly overburden the infrastructure leading to additional congestion and pollution (traffic projections are based on models using false averaging). Congestion decreases worker efficiency, while pollution from busy roads leads to illness and death. The plan as proposed is therefore UNSOUND.
The council is going against its own planning policy as it has not demonstrated compliance with the requirement to consider ALL alternatives to GB. The plan as proposed is NOT POSITIVELY PREPARED. The Kidlington gap and the Yarnton gap are crucial parts of the GB, preventing urban sprawl from Oxford and retaining the unique communities of Kidlington and Yarnton. GB is a permanent designation in planning legislation and unmet housing need is NOT a reason for building on the GB. There are no exceptional circumstances in this case so I object as the proposals are NOT JUSTIFIED and UNSOUND; they are also INEFFECTIVE and INCONSISTENT WITH NATIONAL POLICY. I am saddened by the apparent failure of local democracy in that the local community is very clearly against loss of our critical GB land, the imposition of unnecessary housing and the degradation of community that it would entail, while the council appears already to have made private agreements with developers to go ahead, as revealed in the public meeting at Exeter Hall on September 21st, and which the council were unable to refute. The fact that Cherwell District Council has ignored both Parish Councillors and our own MP, Leyla Moran, is of deep concern. A failure to properly follow its own and national guidelines on planning may constitute an infringement of the law concerning the roles and duties of officials in local government. For all these reasons, I am completely opposed to the Cherwell district council's plan to permit building of 4,400 houses on GB land and I call upon the council abide by its duty to respect the views of local residents and to reject the plans for this additional housing (Policies PR1, PR3 and PR11).

Changes Sought

Reasons for Participation

Page 2744

PR-C-1530 09/10/2017 Michelle Mason Oxford Spires Academy N N N Y

4803

Comments

Deeply upset and angered by the plans set out to completely ruin our village of Yarnton. Moved to the village a year ago, largely to enjoy a more rural way of life, in a village with an identity and sense of community. From a very personal perspective, our properly backs on to the beautiful farmland of plot PR9. This was a major factor in why we purchased the properly, and we regularlyenjoy the views and walks that this offers, alongside many other Yarnton residents.Feel this plan will completely change the feel of the village and make it unrecognisable as it will become part of the 'Oxford sprawl' and essentially merge with Begbroke and Kidlington. Our beautiful countryside would be lost forever. The purpose of the Greenbelt is to stop these from happening. Feel that the justification to remove land for the Greenbelt is completely unfounded. It has already been established that the original SHMA figures did not accurately represent housing need, which were completely exaggerated. Only one third of the proposed housing is being fulfilled with the Oxford boundaries, and feels that much more need to be done in order to investigate how Oxford could meet its own housing needs, without forever eradicating our precious Greenbelt. Understand the 'need' for affordable housing in Oxfordshire, but does not believe that this plan will realistically achieve that. The SHMA (Clause 2.8) states that Oxfordshire household prices are 9x comparable incomes, meaning that in context an 80% market valuation is still out of the reach for many buyers. Aims to deliver affordable housing are rarely met, as Councils lack power to commit the builders who can make greater profit on the higher end properties. Believe that, the area will become increasingly popular with London commuters, and thus will not be serving the needs of Oxfordshire employees and families. Another major factor to consider is the impact that these plans will have on the roadsand traffic. Do not believe that there is a sound plan for how our roads would cope with this enormous increased pressure. The restrictions of a railway bridge, canal bridge, and adjacent properties on the A44 would make it extremely unlikely that sufficient adaptations could be feasible or affordable. Current commute to Cowley is already significantly delayed, mainly due to thebuild up of traffic from Yarnton to the A34 - a situation would be clearly get much worse. Regarding traffic, would also like to object to the plans to close the access from Yarnton to Kidlington (Sandy Lane). This serves as a great alternative to the A44, and allows better access to the resources that Kidlington has to offer.

Changes Sought

For the reasons given AND the Representations made by the Begbroke & YarntonGreen Belt Campaign support and adopt as part of my own Representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

Member of the Begbroke and Yarnton Greenbelt (BYG) campaign, and wish for them to represent me in regards to the current Consultation and to speak on my behalf at any Examination inPublic (or any other official meeting) in respect of the CDC Consultation on its Proposed SubmissionPlan. This representation is in addition to the response delegated to BYG.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1531 | 10/10/2017 | Paul and Rosemary | Griffiths | | N | N | N | Y

4804

Comments

The proposed submission plan is Unsound, Not Positively Prepared, Not Justified and Not Effective for the reasons given in my specific objections below
1. The proposal has been overtaken by events on a national scale.The whole basis on which the figures for Oxford's unmet housing needs and Cherwell's own needs have been calculated is rendered inappropriate by revised Government figures to be applied from 31st March 2018. These figures substantially reduce the amount of housing needed in Oxford (by 40%), thus hugely reducing the unmet need which might be met by neighbouring authorities, including Cherwell District Council. This reduction together with the reduction of Cherwell's own allocation (by 33%) means that the zones already allocated for housing within the Cherwell District Council will largely, if not entirely, meet this new reduced requirement without any need to sacrifice valuable Green Belt land such as that proposed around Yarnton & Begbroke.
2. No exceptional reason has been demonstrated for building on the Green Belt. There is no coherent argument why Green Belt land needs to be sacrificed for this additional housing. Every indication is given that this land has been chosen simply because of its proximity to Oxford. The whole purpose of Green Belt land is to prevent urban sprawl onto agricultural and forestry land around urban centres. As Oxford expands, the preservation of all existing Green Belt land, especially that closest to Oxford, is essential.
3. The proposed development is unlikely to impact on Oxford's unmet housing need. Electing to develop land around Kidlington, Yarnton and Begbroke will provide housing very conveniently close to the new Oxford Parkway railway station with its fast rail services to London. It is very likely that an appreciable amount of this housing will therefore be occupied by people commuting to London rather than by those working in Oxford and for whom the development is ostensibly being provided.Estate agents locally are already proudly boasting that housing in Kidlington and Yarnton is much in demand by such commuters to London with consequent increases in house prices. Houses on these proposed developments are therefore likely to be out of reach of a large proportion of those working in Oxford where the principal labour markets are education and health services which can not offer salaries to compete with those paid in the finance sector and the professions in London. If extra housing is really to service Oxford's unmet need, then it should be provided in locations where there is less easy access to commuting routes to London (for example West of Oxford) and certainly not so close to a fast rail link.

Changes Sought

Reasons for Participation

I would like Begbroke and Yarnton Green Belt Campaign to represent me at the Examination.

PR-C-1532 | 09/10/2017 | Helen | Broxap | | | | N | N

4809

Comments

Have great pride living in a beautiful village like Kidlington. I love the access to green spaces and the community spirit of small place like we currently have. I think the extra houses would change the place in a hugely negative way. There would be far too much pressure on the current amenities including medical practices, schools, shops and transport. You would be destroying wildlife habitats that are so valued by the residents and would change the entire nature of the place to a small town or suburb of Oxford, which I'm sure all the residents would object to. We didn't choose to live in a larger town and I think the results of this development would be hugelydetrimental and has been badly thought through. I consider that the proposed submission plan is unsound, not positively prepared, not justified and not effective for the reasons given in my specific objections above.Please reconsider for the sake of us all.

Changes Sought

Reasons for Participation

PR-C-1537 | 10/10/2017 | Helen | Hartley | Nexus Planning on behalf of Hollins Strategic Land LLP | N | N | N | Y

4826

Comments

Effective and Deliverable 10. Table 4 of the Proposed Submission Plan set out the Council's intention to accommodate the entire requirement across eight strategic sites in the south of the district around Kidlington. All but two of these sites are larger than 400 dwellings, with the largest being 1,950 dwellings (Land East of the A44, Begbroke). Whilst there are advantages to strategic allocations, they typically require the provision of more strategic infrastructure to support their delivery. By way of example, Policy PR6a of the Proposed Submission Plan requires the allocation of Land East of Oxford Road, North of Oxford to include the provision of a primary school and a local centre. The development of Land West of Oxford Road, North of Oxford must not commence before the development of a replacement golf course (Policy PR6b). Development on Land East of the A44, in Begbroke for 1,950 includes the provision of a secondary school to incorporate a four court sports hall, the provision of a primary school and provision of a local centre (Policy PR8). To ensure this infrastructure comes forward, the Proposed Submission Plan requires a Development Brief to be prepared (a lengthy process in itself) jointly between the landowners and the Council in relation to each of the eight sites, before the submission of any planning application. Given these requirements, it is evident the delivery of these strategic sites will be more challenging and subject to much longer lead in times than when compared to the alternative of smaller scale extensions to existing towns and villages. Recent research by Lichfield's 1 found that the average lead in time for sites over 1,500 dwellings from identification to planning approval is around 10 years, plus 1 – 2 years before the first dwelling is even delivered. The complexity of these sites, and the need to allow for 'reasonable lead-in times' is recognised in the agreement between the five Councils of 2021 as a start date for the 5 year monitoring period (paragraph 5.162 of the Proposed Submission Plan). Overall, given the long timescales associated with the delivery of strategic sites, HSL contend the Council should instead be seeking to accommodate a greater portfolio of sites to include smaller and medium sites in the form of extensions to existing towns and villages alongside some strategic sites. This would provide a much greater degree of flexibility in sources of housing land supply and provide more confidence in the strategy as deliverable within the plan period and therefore 'effective' in accordance with paragraph 182 of the Framework. In effect, a dispersal approach would provide certainty in delivery.

Changes Sought

Reasons for Participation

For reasons set out in the comments submitted, HSL are of the view that the Local Plan (Part 1) Partial Review does not address matters which run to the heart of Soundness and request the opportunity to make oral representations to this effect.

PR-C-1537 | 10/10/2017 | Helen | Hartley | Nexus Planning on behalf of Hollins Strategic Land LLP | N | N | N | Y

4822

Comments

The Apportionment of Oxfords' Unmet Housing Need. Table 3 of the Proposed Submission Plan sets out how the Oxfordshire Growth Board has established the apportionment of Oxford's unmet housing need for each of the 5 districts in the Housing Market Area (HMA) - Cherwell, Oxford, South Oxfordshire, Vale of White Horse and West Oxfordshire. The Partial Review of the Cherwell Local Plan (Part 1) is being progressed on the basis of an 'agreed' apportionment for Cherwell of 4,400 dwellings. HSL note with some concern however, that South Oxfordshire has not actually agreed to its apportionment as proposed by the Board (4,950 dwellings). Indeed in the Publication Version of its emerging Local Plan (due for consultation in October 2017), South Oxfordshire is committing to meeting only 3,750 dwellings of Oxford's unmet need.

Changes Sought

3. In this context, it may well be that Cherwell is required to accommodate more than 4,400 dwellings through the Partial Review. This needs to be acknowledged by the 5 Council's and the Growth Board before the Partial Review of the Cherwell Local Plan progresses any further.

Reasons for Participation

For reasons set out in the comments submitted, HSL are of the view that the Local Plan (Part 1) Partial Review does not address matters which run to the heart of Soundness and request the opportunity to make oral representations to this effect.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1537 10/10/2017 Helen Hartley Nexus Planning on behalf of Hollins Strategic Land LLP N N N Y

4823

Comments

Spatial Strategy for North Oxford, Kidlington and the A44 corridor. The Proposed Submission plan focuses the 4,400 dwelling apportionment entirely within the south of the district – in the area extending north from Oxford to south Kidlington, along the A44 corridor to Yarnton and Begbroke, and up to Woodstock in West Oxfordshire. Hollins Strategic Land (HSL) are seriously concerned that this does not represent the most appropriate, 'justified' or 'effective' spatial strategy for meeting this need, and that it leads to a Proposed Submission Plan which is not 'sound' in accordance with the tests set out in paragraph 182 of the National Planning Policy Framework ('the NPPF'). In explaining the rationale for the proposed spatial strategy, the Proposed Submission Plan (paragraph xiii.) states the Council are 'planning for development in the area of the district that has the strongest economic and social relationships with Oxford…'. However, the whole of Cherwell district has a close functional, economic, social and spatial relationship with Oxford. This is the reason it is included within the Oxfordshire HMA, and is being expected to accommodate some of Oxford's unmet needs. As described in the Oxfordshire Strategy Housing Market Assessment (SHMA) (April 2014, paragraph 1.24), the Oxfordshire HMA reflects the relationships between where people live and work and patterns of movement between homes. Accordingly, HSL contend that it is not necessary to direct the unmet needs towards that part of the district closest to Oxford. Development anywhere in the district would still contribute towards meeting Oxford's needs, and in HSL's view, proposing a more balanced spatial distribution of the 4,400 dwellings would result in a more effective, deliverable and justified strategy. The focus on the south of the district also comes at the expense of the Council's duty to protect the GB, with the proposed strategy necessitating the release of a significant amount of the Oxford GB. Whilst HSL agree with the Council that exceptional circumstances exist to justify the release of some GB land within Cherwell, the majority of the district is in fact not within GB and as such, it is possible to accommodate a proportion of the unmet need elsewhere. National policy is explicit in stating that the Government attaches great importance to GB land (paragraph 79, the NPPF), and that GB should only be altered in exceptional circumstances (paragraph 83, the NPPF). Given the alternative opportunities that exist for directing development on less sensitive land outside of the GB, it therefore seems likely that the Inspector conducting the examination into the Partial Review will consider the amount of GB release the Council are currently considering to be unnecessary and unjustified when compared with the reasonable alternatives that exist, and that therefore the proposed strategy to be unsound with regard to the tests in paragraph 182 of the NPPF. Hollins Strategic Land consider the spatial strategy in the Proposed Submission Plan cannot be considered to be sound in accordance with paragraph 182 of the NPPF as it is not Justified – given the considerable amount of land within Cherwell which is not GB, exceptional circumstances do not exist to justify the amount of GB release proposed. Having reviewed the evidence base, HSL consider the Council have failed to properly and objectively consider 'reasonable alternatives' such that the proposed spatial strategy does not represent the most appropriate or justified. Effective – the proposed strategy is over-reliant on a few large scale sites, all within close proximity, coming forward over the plan period. For the reasons set out above, in HSL's view, it is highly likely these sites will not deliver as anticipated. Accordingly, the Plan as proposed is not deliverable and therefore not effective Consistent with National Policy – as the intended housing distribution does not represent the most sustainable pattern of growth as advocated in the core planning principles set out in paragraph 17 of the NPPF, and fails to protect the GB in accordance with paragraphs 79 and 83, the proposed strategy is not consistent with national policy. The over-reliance on large sites also calls into question the flexibility of the plan and its ability to respond to changes in circumstance, as required by paragraph 14 of the NPPF.

Changes Sought

Reasons for Participation

For reasons set out in the comments submitted, HSL are of the view that the Local Plan (Part 1) Partial Review does not address matters which run to the heart of Soundness and request the opportunity to make oral representations to this effect.

PR-C-1538 09/10/2017 Dr Charles Riddell N

4830

Comments

Strong and formal objection to the planned development of 4,400 new houses in GB land near the villages of Kidlington and Yarnton. The proposed local plan for Kidlington and Yarnton is unsound on the basis of woefully insufficient infrastructure to cope with such an increase of population and traffic increase, especially in terms of demand for schools, GP surgery patient requirements and a vast increase in traffic both entering and leaving North Oxford, particularly during morning and evening commutes. The congestion will further be exacerbated. This is clear evidence that the proposal is both not positively prepared and also not effective in bringing commuters into the city of Oxford, when there is building space with the city confines. The traffic model on which Cherwell District Council proposes this Local Plan is shockingly flawed in the way that it has statistically manipulated the data it has gathered. Through only making reference to the projected average traffic increase across the day, the Council is deliberately hiding the impact of the vast and ever increasing amount of traffic at the morning and evening peak commuting times, both in entering and leaving Oxford city. This would further exacerbate a gridlock of traffic in the approach roads to both Cutteslowe and Wolvercote roundabouts, as well as endangering the health of residents within these affected areas (a) as a result of the increased pollution, and (b) particularly alarmingly, through increased difficulties faced by emergency ambulances in being blocked by stationary traffic on their routes to and from the JR Hospital. This serves to demonstrate that the proposal is not positively prepared. The Council Local Plan also proposes the development of unjustified housing in Kidlington and Yarnton which would also be very close to the Oxford Parkway Railway station. This would be a very attractive proposition to wealthy London commuters, who would be far more able to afford such houses than local people on whom the local economy and employment depends. This further justifies the total unsuitability for the location of the proposed Local Plan and is not effective (indeed destructive) in enhancing the essence of a local and binding community that Cherwell District Council should encourage and promote. Cherwell District Council is not consistent with national policy, nor its own policy, in its proposed building of homes on preserved GB land. Another point that demonstrates that this plan is not positively prepared and not justified is that on Oxford City Council's own website, there are a total of 65 Pilot Brownfield Sites across the city of Oxford that could be used on which to build houses, instead of needlessly sacrificing the countryside of the GB and the natural habitats and biodiversity that it is there to protect. Oxford City Council must do more to meet its own needs, rather than proposing a plan that is unsound for the surrounding communities and the city of Oxford itself. Also, it is unsound and not justified in relation to the government's own consultation, and not positively prepared in terms of the immense traffic chaos and safety concerns that it would cause residents of Oxford and villages to the north of the city, as well as not effective (indeed damaging) to the coherence of the local community, its economy and well-being.

Changes Sought

Reasons for Participation

PR-C-1543 09/10/2017 Sir Clive Booth Oxford Civic Society

4848

Comments

Oxford Civic Society (OCS) would first like to congratulate Cherwell DC on the professionalism with which the consultation proposals have been prepared and express appreciation of the well-conducted and illustrated public consultation event at Cutteslowe Park which we attended.OCS is pleased to note that Cherwell DC's proposals in general share much of the logic which we put forward in our response to the previous consultation, although Cherwell have chosen to further erode the 'Kidlington Gap' by moving the golf course further north and allocating housing land on both sides of the Oxford-Kidlington Road. One obvious benefit of the latter would be the opportunity to make proper pedestrian and cycle access from the Northern Gateway to Oxford Parkway. On the other hand, the development around Parkway Station would undoubtedly be highly attractive to London commuters, undermining the contribution to Oxford's unmet housing need, as we pointed out in our last response. The concern in the proposals for preserving the attractions of Cutteslowe Park and expending it are welcome. The proposal for permanent agricultural land to be designated to safeguard the fine views from the park will, we hope, serve to maintain a beautiful public asset, albeit that there can be no permanent guarantee that the land will remain agricultural.

Changes Sought

Reasons for Participation

PR-C-1545 10/10/2017 Christopher Slade

4851

Comments

I oppose this plan. The GB should be maintained in its current form especially close to North Oxford.

Changes Sought

Reasons for Participation

PR-C-1547 10/10/2017 Annie Kotak N

4858

Comments

Noise and Air Pollution: Traffic congestion and air pollution will undoubtedly worsen due to thousands more vehicles on our roads, and the increase of pollution from car fumes will have a detrimental impact on our health, wildlife, & natural environment in the long term. This is in addition to the extra traffic from the 22,000 houses already approved elsewhere in the District by Cherwell, and over 10,000 more houses to be built in the other Districts just for Oxford overspill. Construction traffic and road works will add to this chaos for years while the development takes place.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1547 10/10/2017 Annie Kotak N

4859

Comments

Household waste: Statistics say that the average household in the UK produces more than a tonne of waste each year. With the proposal of 4400 new houses that means over 4400 tonnes of waste will be produced in this area each year. Implore that you carefully consider the long term implications of this.

Changes Sought

Reasons for Participation

PR-C-1547 10/10/2017 Annie Kotak N

4860

Comments

Lack of amenities: Government cuts mean that many local amenities have had to close, and getting a doctor's appointment in both Yarnton and Kidlington practices is at minimum a three week long wait. It is just not feasible to allow the population to grow to this scale in this location.

Changes Sought

Reasons for Participation

PR-C-1547 10/10/2017 Annie Kotak N

4861

Comments

Believe it is our duty to take into account the natural wildlife, countryside beauty, environment around us and preserve it for future generations.

Changes Sought

Reasons for Participation

A more sensible plan is to recycle, reuse and renew existing buildings to create new, environmentally efficient homes to meet the demand.

PR-C-1547 10/10/2017 Annie Kotak N

4857

Comments

Impact on wildlife: we need to protect them now more than ever before as their natural environment is reduced more and more every day. We often see deer in the fields. There are already many animals killed by cars on the road between Yarnton and Oxford, more cars and houses means less land for the local wildlife. Should this proposal go through we would have effectively gone back on our word to protect this land we allocated as Green Belt, and simultaneously, destroyed their natural habitat.

Changes Sought

Reasons for Participation

PR-C-1548 10/10/2017 Naresh Kotak N

4865

Comments

Impact on wildlife: we need to protect them now more than ever before as their natural environment is reduced more and more every day. We often see deer in the fields. There are already many animals killed by cars on the road between Yarnton and Oxford, more cars and houses means less land for the local wildlife. Should this proposal go through we would have effectively gone back on our word to protect this land we allocated as Green Belt, and simultaneously, destroyed their natural habitat.

Changes Sought

Reasons for Participation

PR-C-1548 10/10/2017 Naresh Kotak N

4877

Comments

Believe it is our duty to take into account the natural wildlife, countryside beauty, environment around us and preserve it for future generations.

Changes Sought

Reasons for Participation

A more sensible plan is to recycle, reuse and renew existing buildings to create new, environmentally efficient homes to meet the demand.

PR-C-1548 10/10/2017 Naresh Kotak N

4873

Comments

Impact on wildlife: we need to protect them now more than ever before as their natural environment is reduced more and more every day. We often see deer in the fields. There are already many animals killed by cars on the road between Yarnton and Oxford, more cars and houses means less land for the local wildlife. Should this proposal go through we would have effectively gone back on our word to protect this land we allocated as Green Belt, and simultaneously, destroyed their natural habitat.

Changes Sought

Reasons for Participation

PR-C-1548 10/10/2017 Naresh Kotak N

4874

Comments

Noise and Air Pollution: Traffic congestion and air pollution will undoubtedly worsen due to thousands more vehicles on our roads, and the increase of pollution from car fumes will have a detrimental impact on our health, wildlife, & natural environment in the long term. This is in addition to the extra traffic from the 22,000 houses already approved elsewhere in the District by Cherwell, and over 10,000 more houses to be built in the other Districts just for Oxford overspill. Construction traffic and road works will add to this chaos for years while the development takes place.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1548 10/10/2017 Naresh Kotak N

4866

Comments

Noise and Air Pollution: Traffic congestion and air pollution will undoubtedly worsen due to thousands more vehicles on our roads, and the increase of pollution from car fumes will have a detrimental impact on our health, wildlife, & natural environment in the long term. This is in addition to the extra traffic from the 22,000 houses already approved elsewhere in the District by Cherwell, and over 10,000 more houses to be built in the other Districts just for Oxford overspill. Construction traffic and road works will add to this chaos for years while the development takes place.

Changes Sought | Reasons for Participation

PR-C-1548 10/10/2017 Naresh Kotak N

4868

Comments

Lack of amenities: Government cuts mean that many local amenities have had to close, and getting a doctor's appointment in both Yarnton and Kidlington practices is at minimum a three week long wait. It is just not feasible to allow the population to grow to this scale in this location.

Changes Sought | Reasons for Participation

PR-C-1548 10/10/2017 Naresh Kotak N

4875

Comments

Household waste: Statistics say that the average household in the UK produces more than a tonne of waste each year. With the proposal of 4400 new houses that means over 4400 tonnes of waste will be produced in this area each year. Implore that you carefully consider the long term implications of this.

Changes Sought | Reasons for Participation

PR-C-1548 10/10/2017 Naresh Kotak N

4869

Comments

Believe it is our duty to take into account the natural wildlife, countryside beauty, environment around us and preserve it for future generations.

Changes Sought | Reasons for Participation

A more sensible plan is to recycle, reuse and renew existing buildings to create new, environmentally efficient homes to meet the demand.

PR-C-1549 10/10/2017 Bella Kotak N

5109

Comments

Impact on natural wildlife - We need to protect them now more than ever as their natural environment is reduced more & more every day. We often see deer in the fields. There are already many animals killed by cars on the road between Yarnton & Oxford. More cars & houses means less land for the wildlife. Should this proposal go through we would have effectively gone back on our word to protect this land we allocated as Green Belt, & simultaneously, destroyed their natural habitat. Noise & Air Pollution - We will have increased pollution from car fumes. This will have a detrimental impact on our health, wildlife, & natural environment in the long term. Traffic congestion & air pollution will undoubtedly worsen with thousands more vehicles on our roads. This is in addition to the extra traffic from the 22,000 houses already approved elsewhere in the District by Cherwell, & over 10,000 more houses to be built in the other Districts just for Oxford overspill. Construction traffic & road works will add to this chaos for years while the development takes place. Household waste. Statistics say that the average household in the UK produces more than a tonne of waste each year. With 4400 new houses that means over 4400 Tonnes of waste will be produced in this area each year. I implore that you carefully consider the long term implications of this. It is our duty to take into account the natural wildlife, countryside beauty & environment around us & preserve it for future generations. We cannot allow vast developments like this to go through, negatively impacting our countryside & ultimately, ours & our children's lives. A more sensible plan is to recycle, reuse & renew existing buildings to create new, environmentally efficient homes to meet the demand.

Changes Sought | Reasons for Participation

PR-C-1550 10/10/2017 Jane Olds Launton Parish Council Y

4879

Comments

Launton Parish Council has discussed the response to the Local Plan Part 1 Partial Review of Oxford's Unmet Housing need and agrees with the District Council's reasons for restricting the housing development to Areas A and B. The infrastructure needed for the development and for Oxford is also more appropriate for these areas.

Changes Sought | Reasons for Participation

PR-C-1551 09/10/2017 C W Hodgkins

4880

Comments

Cherwell District Council is right to exclude this site from any development at this present time or any development in the future. It is important GB land and GB status should be protected and preserved as stated in the Conservative manifesto. The Moors Road can stand any further development - it was never built to take the volume of traffic it is taking at present, let alone in the future. The fields behind the Moors play a very important part for the village and the people of Kidlington as it provides them with some of the best wild life for miles around where with deer and monk jacks; I have great crested newts in my garden. If this land is developed then Kidlington as a village will disappear and will just become an urban metropolis.

Changes Sought | Reasons for Participation

PR-C-1554 10/10/2017 Frances Bower

4884

Comments

As a North Oxford resident and Council Tax payer, I wish to object very strongly to the proposals to build on Green Belt land to the north of the city, around Yarnton, Begbroke, Woodstock and Kidlington. The need for housing to be built on Green Belt is not at all proven, especially in view of the recently revised figures for the need for growth. There are plenty of brownfield sites which should be used and building on the Green Belt is a betrayal of current citizens and future generations, in terms of physical and mental wellbeing. These plans will increase traffic and pollution significantly. They will also cause irreparable destruction of wildlife habitat. Please ensure that the protests of local citizens are heeded and Green Belt land protected, as that was the whole point of Green belt in the first place.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1555 10/10/2017 Nigel Payne

4885

Comments

Object to the proposed construction of houses in the green belt adjacent to Kidlington and Yarnton. The continued erosion of green belt will eventually result in vast urban sprawls covering much of southern England, which is what green belt is supposed to prevent. It will result in the destruction of one of the most important factors in what makes a pleasant place to live. Add to this the increase in traffic on already congested roads, plus pressures on services and the whole plan should be rejected.

Changes Sought

Reasons for Participation

PR-C-1556 09/10/2017 Matthew Brack

4886

Comments

Question the logic behind the proposals and not convinced the Council will be able to deliver on its objectives. The main justification for the proposals is to meet the housing needs of Oxford but the housing numbers should be reviewed following recent Government recommendations of 762 houses for the Cherwell area until 20126. Another objective is to provide affordable housing and jobs (paragraph 4.1). Unless you plan to de-value current home-owners' properties, the jobs you create will need to have significant salaries to make the properties affordable. How will you encourage such employment opportunities into the city? Also concerned about the sustainability of the plan, with the additional traffic that will inevitably be created and the effect of air quality. Any traffic plan should include 24-hour access to Thornhill Park & Ride for daily commuters to London. If congestion increases between Kidlington and Thornhill, this will significantly reduce residents' quality of life.

Changes Sought

Reasons for Participation

PR-C-1557 10/10/2017 Robin Sloan

4887

Comments

Is more profoundly affected than most of your own residents. 1. Any development on Green Belt requires a test of exceptional circumstances to be met. This is not the same thing as arguing that a certain piece of Green Belt is already somewhat degraded and therefore the "cost" of their loss is not so great. It is the responsibility of the council to explain what those exceptional circumstances are. Don't think the council has figured out what the exceptional circumstance is. Certainly it has not been conveyed to residents .2. There have been several cases where development of office etc. spaces have been urged because of the need for employment space in Oxford to meet the needs of the resident population. Northern Gateway fell into that category. In this case, residential development is being urged to provide housing for people employed in Oxford. This is a tautological excuse and a fundamentally flawed and weak basis for planning. No effort has been made to resolve this tautology.Understand that actually the truth is the national economic development need is for areas like Oxford (and Cambridge, and London for example) to expand because they are so successful. But this is a different point and don't think that it is forming part of the planning discussion. Instead the plan relies on a tautology. The council should be clear to the residents.3. The proposed residential developments are wonderfully close to Oxford Parkway. As a result it is blindingly obvious that they will substantially be bought up (and / or rented) by Londoners who move out to Oxford and or residents of Oxford who are working in London for the wonderful location within an easy commute. Therefore the idea of providing housing for Oxford workers (flawed as it is because of the inherent tautology) is also fundamentally flawed in that it has no hope of achieving that dubious aim. If you want residential development to serve the local community it has to be located away from the magnet of the London commuter station.Therefore the development (if any were necessary) for Oxford workers should be located well away from a London commuter line station.4. The impact of this and other neighbouring proposed developments (Northern Gateway, Oxford council 's proposed neighbouring developments, South Oxfordshire council, Barton) on the levels of traffic congestion will be cumulatively enormous. As noted by the Oxford Times recently, the Wolvercote & Cutteslowe roundabout "improvements" have had little impact and do not justify / permit any increase in traffic. The level of traffic on Banbury Road has grown Significantly and is at or above capacity for much of the day all week. At the very least the proposed link Road from A40 on the west of A34 flyover to Freizeway ought to be a precondition for anydevelopment (including Northern Gateway).5. The proposal to develop the golf course and move it across the road is completely absurd. The course performs a perfectly good job as a green belt barrier where it is and as anyone with experience of golf courses will know you can't simply move it and plonk it on a field. It depends on natural features such as quirky lie of the land, mature trees and water courses. Otherwise it's as much fun as a driving range and of little value to a club. In fact the rich farm soil of the land to the East of Banbury Road is probably particularly unsuitable - golf courses generally are best on marginal land such as heaths and sand dunes.If you remove North Oxford Golf course it will simply disappear - unless you endow it with an enormous fund to create something out of completely unpromising material.6. A more general point:- the gap between Oxford and Kidlington could be maintained north of the A34 but in that case it is a very small gap indeed on the Banbury Road and of no scenic value. We would be losing what is an absolutely enchanting view of Water Eaton and Wood Eaton and the lovely walks around the area. This is one of the most beautiful and historic parts surrounding Oxford - it should be protected at all costs for the benefit of the communities of Kidlington, Oxford and indeed the region as a whole.

Changes Sought

Reasons for Participation

PR-C-1558 09/10/2017 Helen Newman N N N

4889

Comments

The 'green corridor' that runs between the proposed new development and Begbroke almost exactly mirrors the area identified as having a high risk of flooding on the Government's long term flood risk map. This is a high risk area even when there are open fields to absorb water. If the open fields are built on this will significantly increase the risk of flooding to properties in Fernhill Road which back onto Rowel Brook, particularly the properties at the far end where the land is low lying.

Changes Sought

Reasons for Participation

PR-C-1559 09/10/2017 Edith Sim

4891

Comments

"Objections to the whole "Land Grab" between Oxford and Kidlington1 The land being claimed for housing development is all in the Green Belt. Filling in the green belt between Oxfordand Kidlington is a ribbon development and will result in Kidlington being absorbed into Oxford. Leaving a derisorysmall gap between the two settlements is a cynical gesture.2 The land area being "grabbed" is much too large for the number of houses proposed, suggesting that many largedetached houses will eventually be built. This is not what is required by local young people who hope to beemployed in the Oxford area.3 Recent recalculation of housing need in the UK has shown that the calculation of number of houses planned in thisapplication is much too high.4 Houses in the area around Oxford Parkway Station are likely to be bought largely by London commuters, not bypeople who plan to work in the local area. This will not satisfy local housing needs, and will push up prices. Thereason for the housing that has been stated is to provide housing for people who are low paid and work in Oxford -this is not likely to happen and so the main reason for the housing is not likely to be met through this development5 Predicted house prices in the new Barton development near Oxford seem to be inflated by at least 50% aboveprices of existing comparable housing in the area. Artificial price inflation will result in any "low cost housing" beinginflated in price also, so there will eventually be very little "low cost housing" suitable for essential workers in theOxford area.6. Local traffic around the south end of Kidlington and around Oxford Parkway Station is already very heavy, andthere are very long delays in the morning rush hour. Very substantial re-planning of traffic flow would be required toaccommodate cars from hundreds of new homes. Substantial land would have to be set aside for bus and cyclelanes and the local rail station car park would have to be greatly enlarged. This would contribute to the ugliness ofthe ribbon development, and use up valuable agricultural Green Belt land."

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1560 09/10/2017 Aubrey King

4897

Comments

The GB serves to maintain the identity of settlements by preventing urban sprawl & merging of towns & villages. Without the GB Oxford city will expand without control consuming villages like Wolvercote, Yarnton, Begbroke, Kidlington & Woodstock. The villages will coalesce into single settlements rather than each being distinct & surrounded by or part of the GB. There is a 'Kidlington Gap' defined by GB east of Oxford/Banbury Rd & site 107 (OCC) and NOGC. Refers to & lists the 5 purposes of GB. CDC's plans will do exactly what the GB is designed to prevent, an urban conurbation from Oxford to Kidlington & beyond to Woodstock. CDC are not proposing to build on GB but to remove large areas of it, in order to enable developers to build on the land as they might on non GB land. Removing GB can only be undertaken through revision of the LP & only justifiable by demonstration of exceptional circumstances. We do not believe that CDC have demonstrated sufficient exceptional circumstances to justify removal of the GB & especially not the particular GB site proposed.

Changes Sought

Reasons for Participation

PR-C-1562 09/10/2017 Catherine Morrison N N N

4899

Comments

Consider the proposed submission plans put forward by Cherwell District Council to be Unsound, Not Positively Prepared, Not Justified and Not Effective. The title "Oxfords Unmet Housing Need" says it all. This isn't about Gosford, Water Eaton, Kidlington, Yarnton and Begbroke or even Cherwell District at all but solely for Oxfords City Councils benefit and those constituents you represent feel extremely let down by Cherwell Council. NONE of the reasons put forward by Cherwell or Oxford CC are believed by the majority of people living in these areas. There is NO guarantee that ANY of the homes would go to even Oxford people, let alone local people. It is a fact that house builders advertise any new homes in this area in London. It is perfectly obvious to everyone, including the Councillors of Cherwell that once ANY part of the Green Belt around Kidlington and district is built on, it will be the thin edge of the wedge. There will be no holding Oxford City Council back from further incursions onto Cherwell land and is amazed that Cherwell Council cannot see what will be on the horizon in that event. Oxford will lay claim to ALL the Kidlington area, with the loss of council revenues, etcetera to Cherwell DC. Object in the strongest terms to ANY of the proposals put forward in this plan but most especially to PR7a as this is the last barrier between Gosford/Water Eaton and North Oxford. Cherwell District Council are allowing Oxford City to ride roughshod over them and us, when Cherwell should be representing the people who elected them and pay their Council Tax. They should not be kowtowing to Oxford City, who we all know could well find housing spaces within the City boundaries if they so wished but, lets face it, it suits them very well to shove their problem onto Kidlington and District and they are doing so with the help of OUR OWN COUNCIL. Shame on you!

Changes Sought

Reasons for Participation

PR-C-1563 10/10/2017 Ken Pelton

5111

Comments

There is no provision of safe cycling routes for Islip or Noke. This doesn't deter keen cyclists but won't create many converts to cycling & no parent would let their child cycle on these roads. There is the possibility of creating direct cycle routes from both villages across agricultural land (or alongside the railway) to Oxford. These would be shorter & much safer than the existing routes and do much to encourage cycling from these villages. Unlike other communities, Noke has no public transport. Noke residents thus have no choice other than to use their cars or risk their lives cycling. Noke residents therefore deserve special consideration before any building takes place or any other measures which could increase danger & congestion on the B4027 or the Woodeaton- Marston road. Much of the transport strategy seems to depend on buses. These will inevitably be diesel powered (unless Cherwell insists upon electric) at a time when there are increasing concerns about the health impact of dieselparticulates Cherwell along with OCC & Oxford City should consider much more positive measures to encourage electric vehicle use & thus cut air pollution. Free parking & the use of bus lanes for such vehicles would make a significant difference. Oxford does not seem to have given serious consideration to a congestion charge. Such road pricing is the logical solution to congestion problems. Road space is allocated to those most willing to pay for it, rather than by rationing. There is a boost to the public purse, enormous savings in man hours & journey times & improvements to public health & pollution. The London congestion charge appears to work reasonably well. On the whole traffic moves in the congestion zone rather than being gridlocked and the scheme probably now commands public support. Oxford is ideal territory for a tram or rapid transit system, which it had in Victorian times only to be put out of business by the future Lord Nuffield . Two arterial routes running North South (from Kidlington) & East West would go a long way to actually solving Oxford's congestion and pollution problems."

Changes Sought

Reasons for Participation

PR-C-1563 10/10/2017 Ken Pelton

4900

Comments

Doesn't agree with the figures for Oxford's unmet housing need. There is no definition for unmet need. Kidlington has a population of some 14,000. The addition of 4,400 homes represents an increase in this figure of some 60% over a short period of time. This is hardly sustainable development. It is inconsistent that CDC is planning to sacrifice major portions of the GB in and around Kidlington whilst at the same time refusing small sustainable developments in villages such as Noke & Islip on the grounds of development in the GB. Such developments are essential to maintain the viability of these communities & to sustain local services & amenities. Much of the proposed housing is likely to be acquired by commuters to London rather than working locally. The existing transport infrastructure in & around Kidlington is already grossly inadequate before any of the houses associated with either Oxford's or Cherwell's housing plans are built. There are long traffic tailbacks driving into Oxford along all the major access routes every morning & the A34 is often at a standstill between Peartree & the M40 at any time of day. Has CDC calculated the cost in terms of lost man hours , pollution & human health of this existing congestion? Cherwell should ensure that OCC & the highways authorities solve the existing congestion problems BEFORE allowing any additional housing to be built. If further housing is to be built the transport infrastructure should be put in FIRST. None of the changes in the infrastructure Schedule (Appendix 4) are described as short term & many are described as long term (probably shorthand for being most unlikely to ever happen). Has CDC considered & quantified the impact & cost (time, pollution, heath) upon traffic flows through Islip on the B4027 & through Woodeaton to join the Oxford ring road at Marston? Many of the additional car journeys created by additional housing will inevitably either try to use the B4027 as an easier route to the A40 & M40 Junction 8 or to access Oxford via Woodeaton & Marston. The B4027 is already quite inappropriate for the traffic it currently carries through Islip & further South through Forest Hill. It is already hazardous & sometimes quite difficult to exit from Noke in the mornings because of an unbroken stream of 50mph (or more) southbound traffic approaching over the crest of a hill. There are long tailbacks every morning along the Woodeaton-Marston road often as far back as Sescut farm. The various transport measures aimed at improving provision for cyclist are welcome but risk being half hearted. The existing cycleways are poorly maintained (Road towards Woodstock, Marston Ferry road in Oxford) & whilst cycle ways often provide an efficient & relatively safe way of moving between major intersections, cyclists are usually left to take their lives into their own hands or encounter long delays at intersections (e.g.. Peartree, A40/Woodstock Road, A40 /Banbury Road, Sainsbury roundabout in Kidlington). Trying to reallocate existing road space between buses, cars and cycles in essentially a zero sum game. An improvement for one mode of transport will come at a cost to one or both the other modes. What is needed is more or wider roads & the opportunity should be taken to purchase additional land to make this provision wherever possible.

Changes Sought

Reasons for Participation

PR-C-1565 09/10/2017 Anthony Morris

4902

Comments

Objection to the proposed submission plan and consider that the GB in Kidlington should be left intact, as should the "Kidlington Gap". Also, the housing shortage you claim you want to solve could better be accommodated by Oxford, by using land slated for business for housing instead, and by using sustainable, not GB, land.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1567 09/10/2017 Dr Gillian Pink

4908

Comments

Concerned about the proposed new house building between Cutteslowe Park & Oxford Parkway Rail Station, & on the current golf course site. Obviously it is easy for local residents to prefer that building take place anywhere but in their area, but it does seem that situating new houses so close to the new rail link to London particularly invites commuters to seek to buy in the area. Also the obvious blight that such building would impose on a rural setting. In particular the fields to the north of Cutteslowe Park, St Frideswide Farm, & the footpath over to Water Eaton. I understand that serious efforts have not been made to address the housing shortage by transforming currently unused centrally located land designated for businesses, into residential properties. It does seem that any housing being built for the use of Oxford residents should be located in places where they are not attractive to commuters. Thank you for taking people's concerns into consideration in this matter.

Changes Sought

Reasons for Participation

PR-C-1568 09/10/2017 Gail Morris

4909

Comments

Please find attached objections to proposed plans for Yarnton & Begbroke. N.b. there were no attachments

Changes Sought

Reasons for Participation

PR-C-1571 25/09/2017 Gareth J Miller

4912

Comments

I object to the proposals set forth in the Draft Plan & fully concur with the arguments made by CPRE. It is vital to conserve the village nature of Yarnton & Begbroke & to preserve the GB to the north of Oxford.

Changes Sought

Reasons for Participation

PR-C-1573 09/10/2017 Ruth Davies N N N Y - Beg

4914

Comments

Objects to the planning proposals because: The plan to use GB for the development is not consistent with NP on the use of GB. I feel that the GB should be protected as it was originally intended, & that brown field sites should be fully utilised before GB is considered. The current proposal is to assist with the needs of Oxford. I think that Oxford has not sufficiently utilised all its own options before encroaching on the GB of the north of the county. Oxford could have & can still employ a higher density strategy in city areas, using the brown fields, having conversion from low rise to higher rise housing etc. A lot of the new plans are to support the university's plans for expansion & housing of staff. They could instead start a campus & associated resources in the north of England where there is empty housing & low employment. Oxford GB should be used before our GB in the solving of Oxford's problems. I have serious concerns about the loss of GB & the environment. Once it is gone, we will lose all sorts of good things: our ecology needs protecting, the plant life, the wildlife & the soil itself. In addition the current public transport supporting Begbroke is insufficient. No number 7 or number 500 bus coming here, & a cut to the S3 in recent weeks. How will sufficient transport networks & other infrastructure be made available when the current situation is not adequate.

Changes Sought

For the reasons I have given above AND the Representations made by the Begbroke & Yarnton Green Belt Campaign, which I additionally support & adopt as part of my own Representation in this document, the Plan cannot be changed to make it legally compliant or sound & should therefore NOT be submitted for Inspection.

Reasons for Participation

Begbroke & Yarnton Green Belt Campaign to represent.

Page 2751

PR-C-1574 09/10/2017 Fay Luteijn

4915

Comments

Strongly opposes the LP which encroaches on the forever shrinking GB for the following reasons: 1. Oxford is in dire need of social & low cost housing. It loses some of the best brains & talents in the country as they either can't afford to move to Oxford or can't afford to stay there. Yet the houses planned, I believe a one bedroom flat is to be priced in the region of £300,000, are likely to be bought by people working in London who want to move to the country & will commute. This in no way helps to deal with Oxford's housing problem & only serves to line the pockets of the Colleges, whose land it is, & the developers. 2. The surrounding roads are already often at stand still in morning & evening rush hour as well as in term time when the same applies to morning & afternoon school traffic. The added traffic from the new development can only make the even problem worse.

Changes Sought

Reasons for Participation

PR-C-1575 09/10/2017 Simon Head

4916

Comments

Stop Oxford Sprawl. With the number of employment opportunities we have nationally, particularly centred on certain areas in thecountry, it is obvious that this nation has a huge commercial impact on the World economy. It is my personal experience that our country excels in detailed engineering & computing. E.g.. most F1 Teams are based in England, including Mercedes F1 in Brackley -current World Champions. We also design an awful lot of spacecraft & computing technology. There is a need to reduce the North/South employment divide. Therefore the Govt. should look at the Country as a whole & redevelop the areas that have 'brownfield' sites e.g.. most pit towns, & try to get technology firms to move/expand to these areas. The long term result being that migration will occur toward these more prosperous areas & some excellent education will also grow. This needs to be a long term plan & promise to the nation that will encourage these now unloved areas to become prosperous again in a different industry. It ought to be remembered that it is people that form a successful company not it's location. People can be educated therefore becoming more suited to available employment. It is my belief that green areas help to keep this world's atmosphere more tolerable to life forms so are extremely important & we should never approve destruction of green spaces.

Changes Sought

Reasons for Participation

PR-C-1577 09/10/2017 Jane Irving N N N

4918

Comments

The consultation document paras 3.6 and 3.7 state that the project team met from January 2015 to September 2016 to progress projects including an understanding of Oxford's unmet housing need, resulting in a decision on apportionment on 26 September 2016. The recent re-evaluation of Oxford's unmet housing need in August/Sept 2017 means that the decision referenced in para 3.7 is irrational, as are the housing proposals by the council based on that apportionment. This means the plan is not sound.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1580 09/10/2017 Janet and Tim Stott N

4926

Comments

Oxford's Local Plan has not yet been prepared so Cherwell's allocation of homes is premature and is not an appropriate strategy and is unjustified.We consider that the proposed submission plan is unsound, not positively prepared, not justified and not effective for the reasons given in our specific objections.

Changes Sought | Reasons for Participation

PR-C-1581 24/09/2017 Dr Ratna Thakar

4927

Comments

Raise concerns with regards to the current proposed development plans. I consider that the proposed submission plan is unsound, not positively prepared, not justified and not effective for the reasons in my specific objections. I strongly object to these proposals and ask that the plans be rejected.

Changes Sought | Reasons for Participation

PR-C-1583 01/10/2017 Daniel Walrond N

4941

Comments

Very glad of extension to the consultation period, the original window was totally inadequate. Strongly object to proposed plans of building on the Green Belt between Oxford, Kidlington and Yarnton. This is a clear removal of the separation between then and will most certainly lead to both Kidlington and Yarnton becoming Oxford. This is exactly why Green Belts were created and the proposed plans are an unjustified use of Green Belt land which is not consistent with National Policy. One of the stated motivations of this proposed plan is for use of Oxford housing overspill, yet Oxford City has consistently failed to develop land for meeting its housing needs. There is so much land within the Oxford City ring road that has not been developed, especially brown field sites. Much of the housing needs in the area are for jobs within Oxford City. Huge numbers of people commute into Oxford to meet the demand of jobs. Yet housing has failed to keep pace. Housing should first be developed closer to where people work, which would be consistent with meeting emission targets set out by central Government. Thus these proposed plans are ineffective because Oxford City has failed to develop within the ring road. Believe that the District Council plans are inaccurate and have been prepared in such a way to present a biased view. Question the consultation process because it has been such a short period as if to get these plans passed without local residents noticing. Also because Cherwell District Council are not taking this consultation seriously - concern drawn from attending a Public Meeting on 21st September in which Cllr Barry Wood failed to answer questions. These plans should be rejected. Also deeply concerned to hear Cllr Barry Wood give such negative (and unprofessional) references to lawyers and implied that he and the Council are being forced into allowing developers to build in wholly inappropriate ways that will have an negative impact on Kidlington and Yarnton. projected growth and requirements for housing in the Cherwell District Council proposed plan should be reviewed given that revised figures are soon to be updated. It would be prudent to do so regardless of my objections outlined in this letter. The housing in these plans do not appear to be suitable for sustaining the affordability for local people and people on lower paid but essential jobs for Oxford's infrastructure are unable to live in the locality. Yet the plans appear to be targeting larger four to five bedroom houses at low density to supply demand for London based commuters. This is not a local plan for a local city, it is to supply demand for people to work in London and live some where less urban, whilst ruining vital Green Belt land between Oxford and Kidlington. The levels of congestion in Kidlington is very high and I do not believe it is correctly represented in the proposed plan. Considering that the road network is not able to cope with the level of traffic today and the proposed plans do not give any solid plans for improvement. Nor that recent "improvements" to Cutteslowe and Wolvercote roundabouts have had any impact on this. The plan is not positively prepared because it fails to provide the necessary infrastructure. Also the council has failed to show competence in addressing the existing problems in the area with recent road works, which further discredits the proposal plan. Strongly object to the proposed plans. With so much documentation to digest the District Council is failing to allow fair time to review them.

Changes Sought | Reasons for Participation

PR-C-1594 29/09/2017 Mrs S D and Mr P L Stock

4975

Comments

Please preserve this site in the Green Belt thereby preventing urban sprawl. Green belt must be protected and preserved, preventing loss of landscape and the wonderful rural views which are so loved and appreciated, especially towards the older part of the village. Development as suggested would undoubtedly exacerbate flood risk, also extra traffic increase on already very busy roads, for vulnerable children and families. The fields are so important to village residents who thoroughly enjoy the abundance of the wildlife we have there and I give thanks each day for the opportunity to walk in them? Do not want the development to take place, and wish this land to be left as a permanent green space.

Changes Sought | Reasons for Participation

PR-C-1596 14/09/2017 Teresa Goss Adderbury Parish Council

4977

Comments

While Oxford City and its surrounding areas have benefited from the five purposes of the Green Belt, it is equally clear that many villages in North Oxfordshire have suffered a corresponding detriment with the pressure for housing development beyond the Oxford Green Belt. In particular villages like Adderbury and Bodicote (in particular with the Longford Park development); loss of green fields on the edges of many North Oxfordshire villages (witness Adderbury, Bloxham & Bodicote to mention only three in proximity) and the setting and special character of historic villages spoiled by large urbanising housing estates on their perimeters (witness Adderbury, Bloxham & Bodicote). Adderbury Parish Council (APC) greatly welcomes the proposal to carry out a relatively minor adjustment to the Oxford Green Belt and not to seek to impose yet more housing towards the north of the Cherwell District. APC supports the proposals for housing development close to Oxford City and in the parishes of Kidlington, Begbroke, Thrupp and Woodstock. APC agrees with CDC that this is most sustainable in order to provide for residents who will work in Oxford and the industries situated near Oxford. The Begbroke Science Park demonstrates the ability of Oxford University to "leap" the ring road and to promote the science economy while the proximity of the airport at Langford Lane presents a golden opportunity for further economic development in the fields of science, technology and academic research. The new railway station at Oxford Parkway and the proposal for a further railstation at the Begbroke Science Park make for easy travel to Oxford and other destinations while established bus routes also support Oxford City's policy of reducing reliance on the private car. While the proposals include the loss of green fields that will undoubtedly provoke much local unhappiness, there are proposals for their replacement with what appears to be a well-balanced proposal (witness the "moving" of the North Oxford Golf Course to land at Frieze Farm). APC notes with some concern that South Oxfordshire District Council has not agreed its allocation of housing and is concerned that equity demands all councils around the Oxford Green Belt need to work together to meet the needs of Oxford's flourishing science and academic economy. In particular, the area around Grenoble Road is well suited to the sort of Green Belt adjustments proposed in this Cherwell plan and demands urgent attention.

Changes Sought | Reasons for Participation

PR-C-1596 14/09/2017 Teresa Goss Adderbury Parish Council

5400

Comments

Adderbury Parish Council strongly objects to Taylor Wimpey suggesting that building 250 houses on Milton Road, Bloxham, will address the issue of Oxford's Unmet housing need. However, Adderbury Parish Council has been very clear that it agrees with CDC's proposals that Oxford's unmet need should be met within easy reach of Oxford (for sustainability as new residents will work in Oxford) and a suitable area can be found. The Parish Council agrees with a change in the Green belt to enable some housing in that area.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1597 13/09/2017 Charles Cottrell-Dormer

4978

Comments

Land to the south of Steeple Aston called the old allotments is included in the Local Plan as a settlement area. It can never be developed as it is in the view of Rousham House and Gardens and should therefore be excluded.

Changes Sought | Reasons for Participation

PR-C-1602 06/10/2017 Mark Rowan-Hull N

4983

Comments

Understand the well established and developing argument for a need for housing (thought question the statistics as there seems to be no explanation offered within the document) the need is most certainly within the City of Oxford, which as stated in this proposal is not coping with its need. Unfair that the University and City Council are trying to put pressure on all surrounding areas and on Cherwell in an attempt to cover up their own short sightedness and failings. As a family we are involved in preserving wildlife in Begbroke, looking after woodland taking great lengths (both financially and via employment) to reinstate the natural surrounding landscape. This document and the previous one show this as duplicitous and contradictory to these assertions and actions. Therefore questioning the motives for countenancing even the possibility for this development around Begbroke Science Park, changing the precious infrastructure for generations to come, and suggest that motive is financial gain rather than unmet housing need. "Affordable housing" itself currently a term in question, as the wider economic landscape renders the term redundant. Proposals in this plan are mistaken and would completely undermine the natural beauty and fabric of the area (documented in the Doomsday Book). It places great strain and unnecessary pressures on its infrastructure, biodiversity and its unrivalled, unfettered views across ancient ridge and furrow land surrounding Begbroke Wood (which I am responsible for) containing beautiful rare untouched meadowland with hedges and streams for a huge variety of animals and wildlife, enjoyed by many local walkers. With regard to Begbroke being fully connected to Oxford, the cycle path from Begbroke to Oxford is woefully inadequate and dangerous, involving crossing the A34 (one of the most dangerous roads in the country). Even if it were to be updated, Begbroke is 8 miles from the centre of Oxford and travelling in each morning is extremely difficult. At present, the cycle path is largely unused. The A44 is Jammed each and every morning suggesting overwhelmingly that the area is not coping with traffic. Development of the scale suggested would place an even greater burden on what is already a great problem. Begbroke itself offers the first area outside of Oxford of complete protected GB. To develop on this land would set an unprecedented danger to the character of the landscape in such close proximity to Oxford. This beautiful, special and unique place should be vehemently protected. There is no other place like it and this is the wrong place to consider developing.

Changes Sought | Reasons for Participation

PR-C-1610 15/07/2017 Janice Ure

5063

Comments

Thousands of houses planned, therefore cars for Yarnton, Begbroke & Kidlington & yet you don't keep the roads in good repair now, so what is going to happen to them when extra traffic is here?

Changes Sought | Reasons for Participation

PR-C-1615 10/10/2017 Victoria Carruthers

5568

Comments

Urban sprawl - The identified parcels of land between Cutteslowe and Oxford Parkway station would effectively serve to connect Oxford and Kidlington as one. Does Kidlington want to join Oxford? The current plan would obliterate the distinction between Oxford and Kidlington.

Changes Sought | Reasons for Participation

PR-C-1615 10/10/2017 Victoria Carruthers

5569

Comments

Wildlife and nature - Plenty of valued wildlife and plants occupying the identified parcels of green belt will be driven out or will die; walks and views and the ability to spend time in 'green spaces' will be lost. These natural advantages that have drawn residents toward Kidlington and Gosford, and are so important to the physical and mental health of all those who make use of them will be no longer available. How will this affect the wellbeing of our residents?

Changes Sought | Reasons for Participation

PR-C-1616 10/10/2017 Clare Boddington N

5572

Comments

Concerned that the views of existing residents are not being properly considered and that the consultation process is just for show. At a very well attended meeting in Kidlington in September, Barry Wood gave the impression that not much could be done to stop the plans being approved in full. Hope the concerns of the people of North Oxford will be carefully considered before a development of this scale is given the go ahead as it will change our communities and Oxford beyond all recognition.

Changes Sought | Reasons for Participation

PR-C-1623 09/10/2017 Jane, Elizabeth and Kate Rendle N

5547

Comments

We object to Policy PR11 on infrastructure because it only sets out "an approach". It is wishful thinking. No costs are shown and in most cases no source of funding is identified. There are no projects to improve the already congested highway network for private vehicles and no indication of how it will cope with the additional vehicles owned by the occupiers of these new houses and the other developments planned for the area. The plan is not positively prepared because it is out of scale, not useful for the area and does not provide for necessary affordable infrastructure.
We also strongly support Cherwell's rejection of previous sites considered for development such as The Moors area of Kidlington for the aforementioned reasons. We trust that Cherwell District Council will abide by its responsibilities to its residents, heed these objections, not accede to Oxford City Council, and use them as sound justification for rejecting the proposed development plans.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1629 03/08/2017 A Ioannides

5542

Comments

Strongly opposes your proposal for building 2,480 houses on the Green Belt around Yarnton and Begbroke. It seems that the CDC (from their comments) have already decided that this plan will go ahead. So this is hardly a consultation. More like a box-ticking exercise. The excuse that you have no choice but to agree to demands from Oxford City, highlights your failure to represent your voters, and to do the job you have been elected to do. There are so many flaws in the proposed planning, is hardly strategic, more like the quick patch option that benefits mostly the land owners, the builders and the councils but not the environment or the residents, old and new. None of the infrastructure steps proposed are binding or are substantial enough to cope with the number of houses involved, the increase in car traffic and pollution, medical care, flood prevention or policing. And infrastructure should come before any development (if it is strategic) not after. Most of the promises will disappear once the profits have been materialised. If you really believe that this plan will solve the Oxford housing problem, then maybe you can explain how you will stop the thousands of people exiting London from moving here and commuting, possibly by car every day. With regards to the location chosen, your own figures show that the housing problem is mainly for people working in Cowley and Headington, so choosing to build houses in the opposite part of Oxford to these locations does not make sense. If you destroy this valuable and critical Green Belt (according to your latest report) you deserve to go down in History for making Oxfordshire a worse place to live for generations to come. Hopes, somehow that common sense prevails.

Changes Sought

Reasons for Participation

PR-C-1631 05/10/2017 Martin Palmer

4988

Comments

Sirs, I am writing to express deep concern over the plans to build over 4,000 homes around Kidlington and Yarnton. I think the plans are flawed on several counts, but mainly in the lack of supporting infrastructure. Kidlington is already a traffic pinch point, and this will make it substantially worse. Also massive pressure on Doctors, Dentists, Schools. Finally, we should protect the green belt. Once its gone its gone forever.

Changes Sought

Reasons for Participation

PR-C-1633 12/10/2017 Ismail Mohammed Buckinghamshire County Council

4991

Comments

Thank you for your emailed notification of the consultation on the partial review of the Cherwell Local Plan Part 1. Buckinghamshire County Council (BCC) is grateful for the opportunity to contribute to shaping the emerging Local Plan for Cherwell. BCC acknowledges the importance of a plan-led approach to managing housing growth and development across Cherwell District. BCC can confirm that there are no significant strategic issues arising between our two authorities. As neighbouring authorities, the focus of our review on the Cherwell Local Plan Part 1 was in relation to potential cross boundary impacts on education and transport. Our education team confirmed that there are no significant cross border movements in terms of education, so the local plan housing proposals will have little impact on education provision in Buckinghamshire. Similarly, due to the location of new development proposed in Cherwell Partial Review Proposed Submission Plan, BCC does not consider there to be significant strategic transport issues impacting on Buckinghamshire. However as the County Highways Authority, BCC are involved in the emerging discussions on the Oxford to Cambridge corridor and would support all future joint working between our authorities on the impacts of cross regional growth. Please continue to notify the County of any future consultations on the Local Plan.

Changes Sought

Reasons for Participation

PR-C-1636 11/10/2017 Steve McCurdy

4994

Comments

We are deeply unhappy with the proposals from Oxford City Council to develop Oxford in such a way that
there will be a need for so many more houses to be built around the city on green belt land. Infinite economic
growth cannot be master. You cannot be slaves to developers simply because they have deep pockets. Do what
is right and not what is expedient. I wish to add to my earlier contribution to this consultation by saying how disappointed I am to learn of the Council's response to residents at the Kidlington meeting at the end of last month. It really is not good enough to say that developer's pockets are deep and that boxes have been ticked. That is a pretty spineless response to such genuine and strongly held concerns as expressed at the meeting.

Changes Sought

Reasons for Participation

PR-C-1640 26/12/2017 Qiuojuan Yuan N

5657

Comments

I object most strongly to the Plan's disregard for National Planning requirements on sustainability. All documents in the Evidence Base support the conclusion that Oxford City's housing problem is one of affordability, not availability. The proposed additional construction in Cherwell cannot be supported by the demographic and economic projections in the Evidence Base. It would therefore promote unsustainable commuting patterns as new residents would be working further afield, for e.g. in London and Birmingham. It would promote unsustainable demographic expansion, increase congestion and pollution and undermine Cherwell's ability to comply with NPPF sustainability requirements. The Plan is therefore unsound.

Changes Sought

Reasons for Participation

PR-C-1641 27/10/2017 J Dear N

5653

Comments

We are concerned about:
1) Oxford sprawling and losing its identity.
2) Infrastructure – traffic is already very bad.
3) These houses being bought up by commuters rather than having locally affordable housing.

Changes Sought

Reasons for Participation

PR-C-1642 08/10/2017 Richard Bamprey N

5649

Comments

I believe there has been a lack of consideration of brownfield sites and this neglect has been due to cost. Green areas are vital and irreplaceable. Please reconsider.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - General Comments

PR-C-1644 11/10/2017 Kate Berney N

5644

Comments

Especially object to Green Belt land being used and there being entirely too little infrastructure in place, proposed or possible for the proposed developments. Further, the number of houses required has not been confirmed nor has there been an adequate assessment of what Oxford City and the University can do to meet its own housing needs. Kidlington would come to a standstill.

Changes Sought — Reasons for Participation

PR-C-1645 11/10/2017 A M Foley N

5640

Comments

Whilst we (my husband and I, and our two adult children) agree there is a shortage of housing in the Oxford are a, particularly affordable social housing, we are totally opposed to building on designated Green Belt land when alternatives have not been fully investigated and the proposed 4,400 new houses exceeds the targets set by the Government. We are also concerned that the current infrastructure (roads, schools, GP surgeries and other public services) will be unable to cope. Another concern is the potential increase in pollution from the additional traffic on our roads.

Changes Sought — Reasons for Participation

PR-C-1646 11/10/2017 R Hopcroft N

5635

Comments

Kidlington is a village not an expansion of Oxford. We do not need jobs and housing to support that. We need proper family homes and not flats or affordable houses, without going into a lengthy response on many topics (Immigration being one). These polices have to stop. If the housing requirements are needed for the country then move it all up north where they are crying out for this type of infrastructure. Totally object to all!

Changes Sought — Reasons for Participation

PR-C-1647 11/10/2017 Mrs Fowler N

5631

Comments

It is completely unacceptable to wan t to build more than 4,400 in an area already over built, with no provision for health care, social care, school and Transport. The traffic is horrendous at the best of time so having more people on the road is clearly going to make things worse!
It takes 4 weeks to have a routine appointment at the GP, so how much longer will it take where there are around 10,000 more people living around – What about the oversubscribed schools!
These plans are not thought through carefully enough and should not go ahead.

Changes Sought — Reasons for Participation

PR-C-1649 11/10/2017 B Scattergood

5620

Comments

I totally object to houses being built on green belt land. I have lived here for the past 44 years and didn't expect this to happen in Kidlington.

Changes Sought — Reasons for Participation

Proposed Submission Plan - Other Comments

PR-C-0136 03/10/2017 Anthony Gladstone

1520

Comments

Strongly applaud decision that land behind The Moors in Kidlington is unsuitable for development. Local infrastructure cannot bear much more, the road already has speed bumps and narrow sections that hold up traffic, the foul drain where Church St meets The Moors already needs frequent attention. GB is there to prevent urban sprawl which in this case helps provide a very congenial area for recreation for locals and visitors.

Changes Sought — Reasons for Participation

PR-C-0229 24/08/2017 Alys Thomas Cushman & Wakefield on behalf of Royal Mail Group

792

Comments

The protection of existing operations and amenity is a crucial issue for Royal Mail, particularly where there is potential for sanctions to be placed upon them when uses of a sensitive nature are introduced in close proximity to existing properties. For example, due to the nature of their delivery requirements and targets, Delivery Offices are operating early mornings and often late evenings, generating large volumes of vehicular movements and associated mail sorting and loading activity, all of which result in noise, light and other associated impacts that are not expected to be experienced in a residential environment. The issue of neighbouring land uses and their compatibility, including potential environmental / amenity impacts, is therefore fundamental to Royal Mail where Local Planning Authorities are assessing the suitability of future land use allocations and development sites. This particular issue is clearly recognised within the National Planning Policy Framework (NPPF) at paragraphs 123 and 109. These paragraphs support the protection of existing businesses and their operations, and paragraph 123 in particular states that planning policies and decisions should aim to recognise that existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established. Since noise is inevitable from normal Delivery Office activities, Royal Mail has concerns about the juxtaposition of residential uses adjacent to an operational site, which could potentially lead to noise impact and complaints. The consequences of any noise-related complaints by neighbouring residents can be costly or disruptive for Royal Mail. We respectfully request that the Council places great emphasis on these issues when reviewing any future proposed allocations and sites located near Royal Mail assets referred to earlier in this correspondence. Royal Mail would welcome further engagement with the Council, particularly with regard to the expected significant growth within Cherwell over the plan period and beyond and the potential impact on their future operations within the area.

Changes Sought — Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Other Comments

PR-C-0262 10/10/2017 Richard Pye — N N N Y

5576

Comments

Prepared on behalf of the Oxfordshire Growth Board, of which CDC is a member, to review 36 different spatial options for accommodating Oxford's future unmet housing need. It is noteworthy that this language highlights a future unmet need and raises the question as to why Oxford City Council is not prioritising housing-led developments within the city boundaries (see response to exceptional circumstances 1 & 2). The note was updated to include refined housing number trajectories through until 2031 and a 30 minute travel time accessibility calculations for jobs in Oxford. As detailed in Table 2-1 of PR15, a total of seven sites were examined within the Cherwell district. By good fortune, six of these sites encompass Policy Sites PR6a to PR10 inclusive with the one exception being Shipton quarry. This allows a direct comparison to be made against subsequent RAG assessments made in the Transport Assessment (Evidence document PR52). Conclusions for the sites in Cherwell in the high-level Transport provided. There are also inaccuracies within PR15 related to the Cherwell sites being given incorrect ratings: The Land East of Yarnton is described as being able to access 97,550 jobs in Oxford within 30 minutes; in contrast two adjacent sites at Begbroke and Land West of Yarnton are only able to access 6,057 and 10,746 jobs respectively. This means Land East of Yarnton should have received an amber rating rather than the green rating it was apportioned. Land north of Oxford was given a green rating for proximity to future transport investment needed for other strategic developments. This should be rated amber as the rapid transit is unfunded and this would be consistent with the rating for the Land SE of Kidlington.

Changes Sought

For the reasons I have given above AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

Would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-0335 25/09/2017 Dr Shamim Rahman — N

971

Comments

Believes that approx. 4000 homes means on average an 15,000 more residents in the area. Currently the local GP practices are struggling to provide appointments for the excising population. Further increase in population will make this an safety issue. Understands that plans will be to recruit more GP's and provide more facilities, but there is an serious problem in recruiting more GPs, which is likely to get worse! Suggestions: 1. A formal plan that is sustainable and not simply "planned" to provide GP & community healthcare availability for old and new residents. 2. Reduce the number of houses to be built and re-distribute to other areas of Oxfordshire to allow fairer distribution to allow local resources to cope.

Changes Sought

Reasons for Participation

PR-C-0354 15/08/2017 Maura Cordell

989

Comments

Object to the building work will cause lots of congestion with many trucks and diggers coming into the area, this will of course cause a great deal of noise and discomfort for residents close to the planned development sites.

Changes Sought

Reasons for Participation

PR-C-0404 04/10/2017 Dr Hilary Maddicott

2343

Comments

Strongly support Cherwell DC's decision not to include land behind the Moors (Options sites PR14 and PR27) in the Plan. The site is most historically important and should be protected. Exceptional circumstances needs to be demonstrated to release the site from the Green Belt. The sites constitute a landscape of the last remaining unspoilt corner of Kidlington with wide views across fields to the old village, the heart of the conservation area with its landmark St. Mary's steeple and many other listed buildings. Footpaths on the fields are much used by local walkers. The sites are also a haven for wildlife. Lack of appropriate access. The nearby North Kidlington Primary School also adds to the congestion at school peak times. The sites mostly able to absorb rain water and preventing flooding. Development will lead o the run off of more water from the area.

Changes Sought

Reasons for Participation

PR-C-0436 05/10/2017 Steve Pickles West Waddy ADP on behalf of JA Pye (Oxford) Ltd — Y Y N Y

1100

Comments

Much of the land proposed to be allocated to meet Oxford's unmet need is not located close to existing service centres. As a result new service centres are proposed to be created under the allocation policies for Begbroke (policy PR8) and land east of Oxford Road (policy PR6a). The effect of this is that these new developments will not be served by or support the important Kidlington Village Centre. This would conflict with the aspiration of the Cherwell Local Plan 2011- 2031 Part 1 policy Kidlington 2, which is entitled 'Strengthening Kidlington Village Centre,' which states that it is proposed in part 2 of the Local Plan to expand the geographical area defined as Kidlington Village Centre, with the aim of supporting the viability and vitality of the existing village centre and encouraging economic activity. This is also the aspiration of the adopted Kidlington Masterplan, Theme 3 of which is 'Strengthening Kidlington Village Centre,' with the objective being: 'To strengthen the Village Centre, increasing its mix of uses and vitality and its attractiveness to local residents, employees and visitors as a place to shop, work and spend leisure time during the day and evening.' None of the proposed allocations to meet Oxford's unmet need, which amount to a total of 4,400 dwellings, would help to achieve this objective, however, as they are all located well away from Kidlington Village Centre, with the most significant amounts of development being allocated on the northern edge of Oxford; and at Begbroke and Yarnton.

Changes Sought

Amend the strategy to remove, or at least minimise, the amount of land to be removed from the Green Belt in the 'Kidlington Gap' by instead removing other areas, such as the J A Pye (Oxford)Ltd land at Webb's Way, Kidlington (PR32), which the Cherwell Green Belt Study (April 2017) has identified would cause less harm to the Green Belt.

Reasons for Participation

J A Pye (Oxford) Ltd owns land at Webb's Way, Kidlington and wishes to ensure that the argumentis strongly made for the removal of this site from the Green Belt and its allocation for housingdevelopment, which would help to address Oxford's unmet need.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Other Comments

PR-C-0436 05/10/2017 Steve Pickles West Waddy ADP on behalf of JA Pye (Oxford) Ltd Y Y N Y

1104

Comments

Appendix 4 of the council's HEELA states that the site (HEELA168) 'is considered to be unsuitable for development as the site is an important open space within the Church St Conservation Area & provides a rural setting for the church and its environment.' While it is accepted that this is the case with the outer fields which are not proposed for development, it is not the case with the inner field, which is screened by a continuous thick hedgerow on its eastern boundary. Aspect's comments on the potential impact on the Conservation Area are contained in paragraph 3.7 of the Landscape & Visual Appraisal of Land at Webb's Way (January 2017) , where they state that: 'It is considered however that, on the ground, the south western part of the site is not readily perceived and does not appear to contribute to the setting of the Conservation Area, particularly when compared to the more open network of fields to the north east which are publicly accessible and from which views towards the church are available. This part of the site does not appear to be related to the listed buildings or the setting of the Church or Mill End. It is acknowledged that the proposals will change the character of the site, however, various post- war residential developments to the south east and north west of the site, immediately adjacent to the Conservation Area and the listed buildings of Mill Street have been integrated without harm to the setting of these buildings or the wider designation. It is considered that a sensitively designed development can be integrated without compromising the perceived landscape setting of the listed buildings or Conservation Area. '

Changes Sought

Amend the strategy to remove, or at least minimise, the amount of land to be removed from the Green Belt in the 'Kidlington Gap' by instead removing other areas, such as the J A Pye (Oxford)Ltd land at Webb's Way, Kidlington (PR32), which the Cherwell Green Belt Study (April 2017) has identified would cause less harm to the Green Belt.

Reasons for Participation

J A Pye (Oxford) Ltd owns land at Webb's Way, Kidlington and wishes to ensure that the argumentis strongly made for the removal of this site from the Green Belt and its allocation for housingdevelopment, which would help to address Oxford's unmet need.

PR-C-0436 05/10/2017 Steve Pickles West Waddy ADP on behalf of JA Pye (Oxford) Ltd Y Y N Y

1101

Comments

In order to increase footfall to Kidlington Village Centre it is important that some of this development is located much closer to the village centre. One such site is the J A Pye (Oxford) Ltd land at Webb's Way (as indicated on the attached Site Location Plan L02) and there are also other potential sites that could be allocated, as indicated in the council's HEELA and Green Belt Study. Allocating the land at Webb's Way would also enable a significant contribution to be made towards providing green infrastructure in the area in accordance with proposed policy PR5, which requires development proposals meeting Oxford's unmet need to show how multi-functioning Green Infrastructure can be provided including the restoration or re-creation of habitats; biodiversity enhancements; informal and public open space and movement corridors. The Landscape & Visual Appraisal (January 2017) carried out by Aspect, which is submitted with these representations, indicates that the south western part of the site is well contained, being adjoined by residential development on three sides and a hedgerow on the other and has the capacity to accommodate sensitively designed residential development. The north eastern part of the site is more open and this part of the site would be a suitable location for landscaped public open space and wildlife habitats.

Changes Sought

Amend the strategy to remove, or at least minimise, the amount of land to be removed from the Green Belt in the 'Kidlington Gap' by instead removing other areas, such as the J A Pye (Oxford)Ltd land at Webb's Way, Kidlington (PR32), which the Cherwell Green Belt Study (April 2017) has identified would cause less harm to the Green Belt.

Reasons for Participation

J A Pye (Oxford) Ltd owns land at Webb's Way, Kidlington and wishes to ensure that the argumentis strongly made for the removal of this site from the Green Belt and its allocation for housingdevelopment, which would help to address Oxford's unmet need.

PR-C-0436 05/10/2017 Steve Pickles West Waddy ADP on behalf of JA Pye (Oxford) Ltd Y Y N Y

1105

Page 2757

Comments

It is not considered therefore that the impact on the Conservation Area is a valid one for rejecting allocation of the Webb's Way site. The Council acknowledges that the Webb's Way site is located in a suitable location to accommodate Oxford's unmet need and has good access to services and facilities in Kidlington. Although the Webb's Way site is a relatively small site, it is important to allocate a mix of housing sites, as smaller sites have the benefit of enabling development to come forward at an early stage in the plan period as significant infrastructure provision would not be required, thereby enabling an early contribution towards meeting Oxford's unmet housing need. In addition, the impact of developing a small site adjoining the existing settlement of Kidlington would have a much smaller impact on the purposes of the Green Belt than the large areas which it is proposed to allocate under policies PR6a and PR6b, which are located in a critical location in the Kidlington Gap as set out in the accompanying Green Belt representations. It is therefore considered that the failure to allocate land at Webb's Way, Kidlington does not represent the most appropriate strategy when considered against the reasonable alternatives and the plan is therefore unsound in this respect.

Changes Sought

Amend the strategy to remove, or at least minimise, the amount of land to be removed from the Green Belt in the 'Kidlington Gap' by instead removing other areas, such as the J A Pye (Oxford)Ltd land at Webb's Way, Kidlington (PR32), which the Cherwell Green Belt Study (April 2017) has identified would cause less harm to the Green Belt.

Reasons for Participation

J A Pye (Oxford) Ltd owns land at Webb's Way, Kidlington and wishes to ensure that the argumentis strongly made for the removal of this site from the Green Belt and its allocation for housingdevelopment, which would help to address Oxford's unmet need.

PR-C-0440 28/09/2017 Mrs Maureen Morris

1118

Comments

Strongly supports decision not to include The Moors for development.

Changes Sought

Reasons for Participation

PR-C-0441 08/10/2017 Stephen & Amanda Ward

1119

Comments

Strongly supports the decision not to include the land behind The Moors in Kidlington (sites PR14 and PR27). Kidlington's schools and doctors surgery are already running at almost full capacity, and would not be able to manage with a major increase in the local population that this development would produce. Concerned for some time that this site may be developed. It is an area of great beauty and interest. One of our biggest concerns is the proposed entrance site being sited opposite Benmead Road. This is already a very busy junction with school traffic and young and older pedestrians. The additional traffic would pose a risk of vehicle accidents as well as risk of harm to pedestrians. A further concern would be the existing drainage system in the area as it is already at near maximum capacity as the fields behind the Moors flood regularly. This is a beautiful part of the village and we strongly object to any further attempts to be developed in any way.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Other Comments

PR-C-0448 09/10/2017 Suzanne Wilson-Higgins Lion Hudson IP Limited (Jordan Hill, Oxford) Y Y N Y

1128

Comments

Process: First I would like to comment on this form and the procedure which is unbelievably convoluted and not conclusive to democratic consultation about planning and development. As a councillor of the Gosford & Water Eaton Parish Council we had to employ a professional planning consultant to complete our response at considerable expense to document our collective and detailed response. Most objecting citizens would not be able to use this document format with convoluted references to a complex document. Very disappointing. General comment on PR-38 Greenbelt development: This plan crushes Oxford's northern GREEN BELT and in summary represents unreasonable overdevelopment to our parish - Gosford & Water Eaton - which is chopped-up into artificial sections by the document so that the unreasonable number of houses proposed for the Gosford and Water Eaton parish is camouflaged. At last count over 3000 homes were being proposed when all sites in the parish are added up. Our parish is erroneously referred to as either Kidlington OR North Oxford throughout your document which may be indicative of the political agenda to change the boundaries and conflate parishes but that is by no means a forgone conclusion! Very misleading and very disappointing. The plan creates an overdeveloped, unsightly, commuter community to London while destroying the recreational lungs of Oxford which the green belt provides for the benefit of residents in Oxford, Gosford & Water Eaton and Kidlington.In this personal submission I wish to concentrate on two specific aspects of the proposal and make practical positive proposals:(a) Site reference PR38 - North Oxford triangle in which my home and my neighbour's barns are situated bang in the middle (on the Oxford Road); and(b) Site reference PR 39 - Frieze Farm, Woodstock Road.Environmental impact horrendous: The Oxford Road cannot possibly absorb the volume of traffic that would be generated by development of approximately 1000 homes on each side of the road and the additional pollution generated by traffic would undermine the sustainability plan intentions. At last count there were over 2000 homes proposed to be built either side of my home which essentially destroys the GREEN BELT area where I have lived for 27 years. I heard a planning officer indicate that the housing density will be particularly high because of proximity to Oxford Parkways station/the Water Eaton Park & Ride. This is of particular concern as I believe locating many houses adjacent to the station will simply be used by London commuters and in fact drive UP the housing prices and in turn actually undermine the "Oxford's Unmet Housing Needs" purpose of the whole plan!

Changes Sought

1.More Parking given to the reservation placed on the fields adjacent to the Water Eaton Park & Ride, it is assumed that the car park will be extended alongside the railway line & gravel works. Go ahead and extend the car park which encourages more people across the county to use the Oxford Parkway train station to London. 2.Leave the golf course where it is. So many established and preservation order covered trees should remain, 140 years of local tradition and use, why disrupt a well maintained landscape only to relocate the golf course a few kilometres north. The infrastructure cannot cope as it is. 3.Develop PR39 Frieze Farm. Over 1000 houses could easily be built on site PR39 Frieze Farm where the owners actually want development, it is adjacent to a duel carriageway which has the scope for proper feeder lanes, bike lanes and pedestrian walkways. 4. Leave the Green belt between the farm track to Water Eaton Manor and the Park & Ride. Who an earth wants to live adjacent or under electricity pylons and within earshot of gravel works that are active from 5am - 11pm and passing trains. 5. Allow Christ Church to develop around St Frideswide Farm. That is a natural extension of current development, sewer infrastructure which would have to be put in place and is completely absent north of Jordan Hill/Cutteslowe.

Reasons for Participation

PR-C-0468 08/10/2017 Anthony Cooper

1144

Comments

Strong objection to any direct or back-door attempt by any developer to develop the land behind The Moors; specifically sites PR14 and PR27, currently excluded from the Unmet Housing Needs Plan and to argue that these areas should not be reassessed for development in the future. The proposed access is opposite Benmead Road which already suffers from congestion during daytime due to vehicles parked on both sides of the road. Benmead Road also provides access to a primary school and nursery. Local children will be at increased safety risk from the inevitable increased traffic flow resulting from further development in The Moors. The build site area is adjacent to areas of high flooding risk and as such will increase the risk of flooding to existing properties in the area and potentially cause flooding in those not currently subjected to it. The village is already struggling with infrastructure such as long delays to access health services, excess traffic through the village, pressure to develop vital retail areas (e.g. Co-op site) into residential use, inability of grown-up local residents to get onto the housing ladder etc.

Changes Sought

Reasons for Participation

Page 2758

PR-C-0477 04/10/2017 Martin Canning

1162

Comments

Strongly supports the decision of Cherwell District Council that the land represented on Sites PR14 & 27 is not suitable for development. The fields west of the burial ground behind the Moors flood regularly and any development is certain to exacerbate the tendency to flooding. There would be a large increase of traffic on a narrow road which is already busy and subject to traffic calming. The fields are an important and well used resource for residents and visitors, providing much needed green space on this side of the village. The sites are in the Green Belt development which would cause damage to the surrounding countryside and loss of habitat for many species of wildlife including Short Eared Owls and Great Crested Newts.

Changes Sought

Reasons for Participation

PR-C-0488 06/10/2017 John Pilgrim

1173

Comments

Strong support is given to Cherwell District Council's decision not to include green belt land behind The Moors (PR14, PR27) for development in their proposed submission plan to meet Oxford's perceived unmet housing needs based on inaccurate SHMA data. The Green belt must be preserved to prevent urban sprawl and the green belt status should be protected and preserved as stated in the Conservative Government's manifesto. PR14 and PR27 are located in the green belt, they are made up of ancient water meadows with a rich and diverse wildlife and flora. There are important populations of reptiles and amphibians, birds and insects including Short Eared Owls and Great Crested Newts. Skylarks nest in the fields in these areas every year and the skylark and other species are fully protected under the Wildlife and Countryside Act 1981.

Changes Sought

Reasons for Participation

PR-C-0488 06/10/2017 John Pilgrim

1174

Comments

The decision to exclude this site is also important because building on this green belt land would have a significant and damaging impact on the setting of the Grade 1 Listed St Mary the Virgin Church and the many listed properties in the conservation area. Within this general area there are 34 listed buildings, a scheduled monument and five conservation areas including Thrupp Cross (monument) and The Old Priest House (grade 2 listed building next to the church.) There is a serious risk of flooding in the adjacent Conservation area if the land should ever be developed in the future. There are existing drainage problems in Church Street due to damaged and inadequate Victorian drains. The Council's exclusion of this site recognises that there is inadequate local infrastructure to support development of this scale. There would be a detrimental impact on existing roads and services especially surface and foul drainage provision. One of the most important reasons for the Council rejecting and excluding this site and one with which I fully agree is that these fields are an important amenity for local residents and visitors. This land should be treated as a permanent local green space, essential in the well being and mental health of the inhabitants.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Other Comments

PR-C-0561 09/10/2017 Andrew Smith Hampton Gay and Poyle Parish Meeting N N N N

1398

Comments

Regarding Legal and procedural compliance of the consultation we are not qualified to comment and have no financial capacity to employ professional advice. However the nature of the process and return forms demand that we have to make serious representations to defend our interests, in a complex and detailed way that does not seem reasonable to 'laymen'-are we thus being fairly consulted on the plan?

Changes Sought

Reasons for Participation

PR-C-0561 09/10/2017 Andrew Smith Hampton Gay and Poyle Parish Meeting N N N N

1394

Comments

Regarding Legal and procedural compliance of the consultation we are not qualified to comment and have no financial capacity to employ professional advice. However the nature of the process and return forms demand that we have to make serious representations to defend our interests, in a complex and detailed way that does not seem reasonable to 'laymen'-are we thus being fairly consulted on the plan?

Changes Sought

Reasons for Participation

PR-C-0561 09/10/2017 Andrew Smith Hampton Gay and Poyle Parish Meeting N N N N

1395

Comments

In respect of Duty to Co-operate, our question is whereas the districts have clearly committed to contributing to a solution to Oxford's housing need, has the city really exhausted all possibilities to meet it's own needs? After all the best place for housing for the City is in the City-that possibility should be re-examined

Changes Sought

Regarding the Duty To Co-operate, we think the plan consultation should be delayed while that duty is discharged in respect of: - basic re-evaluation of the assumption that other communities and their GBs should be decimated to accommodate the city's needs. - re-assessment of housing needs across Oxfordshire and the south east. -requirement for Oxford City to fundamentally review their housing estimates.

Reasons for Participation

PR-C-0561 09/10/2017 Andrew Smith Hampton Gay and Poyle Parish Meeting N N N N

1397

Comments

As a small Parish, directly adjacent to the Kidlington/Yarnton/Begbroke area, we have major concerns about the submission plan in general: -about the scale of the development proposed. -a lack of confidence that local infrastructure (particularly in respect of transport systems which are already creaking under current load) will be built to match the development. -lack of detail about how social/affordable housing will be guaranteed to be built to meet the alleged housing need in Oxford for key workers. -concern that housing in the area will just become a dormitory for London Commuters using Oxford Parkway. - lack of confidence that Housing need across the City and Districts is accurately estimated in the plan.

Changes Sought

The plan is not justified or effective and should be reviewed as follows:
-the assumption that communities in the Kidlington/Yarnton/Begbroke area should be sacrificed and their green belt destroyed to accommodate Oxford.
-further consideration of outlying areas should be considered to dilute and disperse the scale of the development allied to developing transport infrastructure for those areas
-more detail needed to demonstrate that existing and new transport infrastructure will accommodate the development and will be in place on a timely basis before development is completed
-more detail on how new social/affordable housing can be reserved for the need of Oxford's key workers

Reasons for Participation

Page 2759

PR-C-0561 09/10/2017 Andrew Smith Hampton Gay and Poyle Parish Meeting N N N N

1399

Comments

In respect of Duty to Co-operate, our question is whereas the districts have clearly committed to contributing to a solution to Oxford's housing need, has the city really exhausted all possibilities to meet it's own needs? After all the best place for housing for the City is in the City-that possibility should be re-examined

Changes Sought

Regarding the Duty To Co-operate, we think the plan consultation should be delayed while that duty is discharged in respect of: - basic re-evaluation of the assumption that other communities and their GBs should be decimated to accommodate the city's needs. - re-assessment of housing needs across Oxfordshire and the south east. -requirement for Oxford City to fundamentally review their housing estimates.

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Other Comments

PR-C-0561 09/10/2017 Andrew Smith Hampton Gay and Poyle Parish Meeting N N N N

1396

Comments

We do not support the vision contained within the plan document: - as it sacrifices local communities and their GB to accommodate the needs of Oxford city, without concern for the wishes of those communities. -by definition the development is to provide commuting homes for Oxford, no consideration is given to how that creates balance and sustainable communities in the villages affected. - we do not accept that development of this scale can be sympathetic to the historic context of the villages or their environment.-clearly development of this scale needs strong connections and transport infrastructure if it is to serve Oxford Commuters but that assumes the basic vision that the village should be sacrificed to help Oxford is accepted which it is not. Also the document does not give enough detail or commitment to developing already overwhelmed transport systems to accommodate this flawed vision. - we accept that development should be well connected to Oxford, if it is to serve the city, but do not accept that proximity is the only factor. Accordingly, investment in transport infrastructure can serve more outlying communities as well as those in the Kidlington/Yarnton/Begbroke area. - we do not believe the vision explains how social/affordable housing for lower paid, key workers for Oxford city will be delivered and reserved for those workers. - we envisage development of this scale will result in unforeseen transport consequences for our Parish, with increased 'rat running' in both directions through Hampton Poyle, worsening an existing congestion/speeding issue. We cannot therefore see how this adds to our Health and Well being.

Changes Sought

The plan is not justified or effective and should be reviewed as follows: - the assumption that communities in the Kidlington/Yarnton/Begbroke area should be scarified and their green belt destroyed to accommodate Oxford. - further consideration of outlying areas should be considered to dilute and disperse the scale of the development allied to developing transport infrastructure for those areas. - more detail needed to demonstrate that existing and new transport infrastructure will accommodate the development and will be in place on a timely basis before development is completed. - more detail on how new social/affordable housing can be reserved for the need of Oxford's key workers.

Reasons for Participation

PR-C-0561 09/10/2017 Andrew Smith Hampton Gay and Poyle Parish Meeting N N N N

1413

Comments

As a small Parish, directly adjacent to the Kidlington/Yarnton/Begbroke area, we have major concerns about the submission plan in general: -about the scale of the development proposed. -a lack of confidence that local infrastructure (particularly in respect of transport systems which are already creaking under current load) will be built to match the development. -lack of detail about how social/affordable housing will be guaranteed to be built to meet the alleged housing need in Oxford for key workers. -concern that housing in the area will just become a dormitory for London Commuters using Oxford Parkway. - lack of confidence that Housing need across the City and Districts is accurately estimated in the plan.

Changes Sought

The plan is not justified or effective and should be reviewed as follows:
-the assumption that communities in the Kidlington/Yarnton/Begbroke area should be sacrificed and their green belt destroyed to accommodate Oxford.
-further consideration of outlying areas should be considered to dilute and disperse the scale of the development allied to developing transport infrastructure for those areas
-more detail needed to demonstrate that existing and new transport infrastructure will accommodate the development and will be in place on a timely basis before development is completed
-more detail on how new social/affordable housing can be reserved for the need of Oxford's key workers

Reasons for Participation

PR-C-0561 09/10/2017 Andrew Smith Hampton Gay and Poyle Parish Meeting N N N N

1401

Comments

As a small Parish, directly adjacent to the Kidlington/Yarnton/Begbroke area, we have major concerns about the submission plan in general: -about the scale of the development proposed. -a lack of confidence that local infrastructure (particularly in respect of transport systems which are already creaking under current load) will be built to match the development. -lack of detail about how social/affordable housing will be guaranteed to be built to meet the alleged housing need in Oxford for key workers. -concern that housing in the area will just become a dormitory for London Commuters using Oxford Parkway. - lack of confidence that Housing need across the City and Districts is accurately estimated in the plan.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Other Comments

PR-C-0561 09/10/2017 Andrew Smith Hampton Gay and Poyle Parish Meeting N N N N

1412

Comments

Regarding page 14 of the summary booklet , we do not support the proposals outlined within the plan document for a number of reasons: Policy PR1 is flawed as it implicitly accepts without question the requirement to deliver these houses. However, the use of the term "sustainable development" is frustrating as there is no clear evidence that these developments will meet any nationally acceptable sustainability criteria. Policy PR3 is flawed as it sets out to allow for exceptional changes to the GB. 3. Most of the proposals violate a key GB purpose. On page 2, the second of these is stated to be 'to prevent neighbouring towns merging into one another'. Several of the sites, if developed, would directly contravene this purpose.Policy PR4a is somewhat bizarre. It is clearly a requirement that the proposed development should require the delivery of affordable and sustainable transportation into Oxford. However, those of us who have lived in villages and towns north of Oxford for tens of years see no evidence yet of any such delivery. Surely it should be incumbent on the Council to demonstrate its ability to provide a better system to fit current needs prior to promising a wonderful and untested and, as yet, unplanned system that will support the requirements after the new houses have been built.Policy PR5. The phrase to deliver "a consolidated and integrated approach to green infrastructure" is a wonderful but tenuous ambition. Please see below but we do not believe that CDC see this as a key aim and we find it hard to see how it will be achieved under the current proposals.In addition we note:Every proposal claims that 50% of the houses will be affordable. Experience elsewhere suggests that developers will undermine that proportion at every opportunity, to make more profit from their developments. I see no evidence that the Council will be able to enforce that proportion rigorously. Every proposal claims to involve net biodiversity gains. Across the eight sites this hardly seems credible. In every case building, often to quite high densities, will take place on open land, so notwithstanding the assumptions made as to biodiversity, it is hard to believe that there will be a net improvement at every site.Most of the proposals violate a key GB purpose. On page 2 of the Summary Booklet, the second of these is stated to be 'to prevent neighbouring towns merging into one another'. Several of the sites, if developed, would directly contravene this purpose.We note that the general arguments in relation to the various sites could apply equally, if not better, to building within Oxford.

Changes Sought

The plan is not justified or effective and should be reviewed as follows:
-the assumption that communities in the Kidlington/Yarnton/Begbroke area should be sacrificed and their green belt destroyed to accommodate Oxford.
-further consideration of outlying areas should be considered to dilute and disperse the scale of the development allied to developing transport infrastructure for those areas
-more detail needed to demonstrate that existing and new transport infrastructure will accommodate the development and will be in place on a timely basis before development is completed
-more detail on how new social/affordable housing can be reserved for the need of Oxford's key workers

Reasons for Participation

PR-C-0561 09/10/2017 Andrew Smith Hampton Gay and Poyle Parish Meeting N N N N

1411

Comments

In respect of Duty to Co-operate, our question is whereas the districts have clearly committed to contributing to a solution to Oxford's housing need, has the city really exhausted all possibilities to meet it's own needs? After all the best place for housing for the City is in the City-that possibility should be re-examined

Changes Sought

Regarding the Duty To Co-operate, we think the plan consultation should be delayed while that duty is discharged in respect of: - basic re-evaluation of the assumption that other communities and their GBs should be decimated to accommodate the city's needs. - re-assessment of housing needs across Oxfordshire and the south east. -requirement for Oxford City to fundamentally review their housing estimates.

Reasons for Participation

PR-C-0561 09/10/2017 Andrew Smith Hampton Gay and Poyle Parish Meeting N N N N

1410

Comments

Regarding Legal and procedural compliance of the consultation we are not qualified to comment and have no financial capacity to employ professional advice. However the nature of the process and return forms demand that we have to make serious representations to defend our interests, in a complex and detailed way that does not seem reasonable to 'laymen'-are we thus being fairly consulted on the plan?

Changes Sought

Reasons for Participation

PR-C-0561 09/10/2017 Andrew Smith Hampton Gay and Poyle Parish Meeting N N N N

1409

Comments

As a small Parish, directly adjacent to the Kidlington/Yarnton/Begbroke area, we have major concerns about the submission plan in general: -about the scale of the development proposed. -a lack of confidence that local infrastructure (particularly in respect of transport systems which are already creaking under current load) will be built to match the development. -lack of detail about how social/affordable housing will be guaranteed to be built to meet the alleged housing need in Oxford for key workers. -concern that housing in the area will just become a dormitory for London Commuters using Oxford Parkway. - lack of confidence that Housing need across the City and Districts is accurately estimated in the plan.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Other Comments

PR-C-0561 09/10/2017 Andrew Smith Hampton Gay and Poyle Parish Meeting N N N N

1408

Comments

In respect of Duty to Co-operate Cherwell's strategy for building 4,400 homes in North Oxford, Kidlington and the A44 corridor, options A and B fails to meet a well thought out and strategic plan. A number of points must be raised identifying serious concerns. Regarding page 10/11, the selected areas of search and reasons for selecting options A and B:1. The 4,400 homes is completely out of proportion in terms to the existing housing stock/numbers of Kidlington and Gosford, Begbroke and Yarnton. The villages will be swamped and loose the village characteristics that has been developed over many years.2. The current travel infrastructure from this area to Oxford City is completely inadequate with lengthy rush hour commute times to get to a city desk, hospital or university, etc. place of work. Adding additional housing stock with their associated transport medium to the existing chaotic road network will cause gridlock.3. Oxford City Council's, 'Oxford needs a gear change to tackle congestion' released last Wednesday 27th Sept. is late into the discussion arena and should have been released/discussed months ago. This is completely unacceptable and bad practice to release an initiative so close to the Cherwell deadline of 10th Oct.4. Instead of building homes including schools, GP practices, transport systems in areas A and B, focus must be reapplied to the City area and how to maximise the use of brown and greenfield sites.5. Oxford City must stop providing additional sites for businesses if it cannot provide enough space for the associated housing requirements.6. Oxford Parkway, a superb link into London Marylebone, will become a London Commuter station with many of the Cherwell planned developments for Oxford key workers being swamped by workers from the capital with greater spending power/salaries grabbing the local area A and B properties. In the Cherwell Local Plan of July 2017, it is stated on page 12 that this is "a coherent and joined-up plan." I COMPLETELY DISAGREE, this plan is anything but a coherent strategy and requires urgent reassessment. All of Oxford's six councils, not just from a Cherwell D.C. perspective, MUST sit down and discuss a way forward to resolve this housing and its associated transport issues as a matter of some urgency. This Cherwell Local Plan will NOT work as it stands.

Changes Sought

The plan is not justified or effective and should be reviewed as follows:
-the assumption that communities in the Kidlington/Yarnton/Begbroke area should be sacrificed and their green belt destroyed to accommodate Oxford.
-further consideration of outlying areas should be considered to dilute and disperse the scale of the development allied to developing transport infrastructure for those areas
-more detail needed to demonstrate that existing and new transport infrastructure will accommodate the development and will be in place on a timely basis before development is completed
-more detail on how new social/affordable housing can be reserved for the need of Oxford's key workers

Reasons for Participation

PR-C-0561 09/10/2017 Andrew Smith Hampton Gay and Poyle Parish Meeting N N N N

1414

Comments

Regarding Legal and procedural compliance of the consultation we are not qualified to comment and have no financial capacity to employ professional advice. However the nature of the process and return forms demand that we have to make serious representations to defend our interests, in a complex and detailed way that does not seem reasonable to 'laymen'-are we thus being fairly consulted on the plan?

Changes Sought

Reasons for Participation

PR-C-0561 09/10/2017 Andrew Smith Hampton Gay and Poyle Parish Meeting N N N N

1407

Comments

In respect of Duty to Co-operate, our question is whereas the districts have clearly committed to contributing to a solution to Oxford's housing need, has the city really exhausted all possibilities to meet it's own needs? After all the best place for housing for the City is in the City-that possibility should be re-examined

Changes Sought

Regarding the Duty To Co-operate, we think the plan consultation should be delayed while that duty is discharged in respect of: - basic re-evaluation of the assumption that other communities and their GBs should be decimated to accommodate the city's needs. - re-assessment of housing needs across Oxfordshire and the south east. -requirement for Oxford City to fundamentally review their housing estimates.

Reasons for Participation

PR-C-0561 09/10/2017 Andrew Smith Hampton Gay and Poyle Parish Meeting N N N N

1393

Comments

As a small Parish, directly adjacent to the Kidlington/Yarnton/Begbroke area, we have major concerns about the submission plan in general: about the scale of the development proposed; a lack of confidence that local infrastructure (particularly in respect of transport systems which are already creaking under current load) will be built to match the development; lack of detail about how social/affordable housing will be guaranteed to be built to meet the alleged housing need in Oxford for key workers; concern that housing in the area will just become a dormitory for London Commuters using Oxford Parkway; and lack of confidence that Housing need across the City and Districts is accurately estimated in the plan.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Other Comments

PR-C-0561 09/10/2017 Andrew Smith Hampton Gay and Poyle Parish Meeting N N N N

1400

Comments

SO16: clearly District, City and County Councils need to work together. However we do not agree with this objective as it makes no consideration of the needs and wishes of the Kidlington/Yarnton/Begbroke communities that are being fundamentally sacrificed in respect of their green belt and historical/environmental contexts. it makes no reference to the priority that should be attached to the city re-evaluating all opportunities to provide housing for key workers within the city itself.-SO17: as noted above, we do not accept that meeting Oxford's needs is the only consideration to support economic growth in Oxford and Cherwell. Developing local communities with local residents working in local businesses, or in the digital age utilising outlying operations of Oxford centric organisations, should be considered. That approach could consider sites across Cherwell (and Oxfordshire) not just the Kidlington/Yarnton/Begbroke area, representing a dilution and dispersal of the currently proposed intense developments.-SO18:clearly this is an important objective for meeting the needs of Oxford's key workers but we do not agree with it as drafted as it makes no consideration of a priority to re-evaluate opportunities within the city to house such workers, does not consider outlying areas for remote workers as suggested for SO17 above, nor has any reference to guaranteeing how new housing will be reserved for Oxford's key workers and not London commuters from Oxford Parkway.-SO19: this objective is ok as far as it goes but it does not consider developing transport strategy across Cherwell and Oxfordshire to make Oxford more accessible from developing existing transport links in outlying areas. Implicit is the assumption that transport development is by reference only to the proposed Kidlington/Yarnton/Begbroke developments.

Changes Sought

Specifically regarding Strategic Objectives:-SO16 should be amended to include a first priority that housing for Key workers for Oxford should be built in Oxford and only when those opportunities are exhausted should development in other areas be considered.-SO17:this should be amended to commit to the dilution and dispersal of housing developments across the district allied to developing remote working and district wide, integrated transport networks.-SO18:this objective needs to be amended to include a commitment to guarantee that new social/affordable housing will serve Oxford's key workers not London commuters. -SO19:this objective needs to be amended to recognise that developing existing transport infrastructure across the district will give opportunities to meet Oxford's housing need from further afield than just the Kidlington/Yarnton/Begbroke area.

Reasons for Participation

PR-C-0561 09/10/2017 Andrew Smith Hampton Gay and Poyle Parish Meeting N N N N

1416

Comments

We do not support the justification for Development in the GB contained on page 30 of the summary plan document for the following reasons: "Oxfords Urgent and Pressing Housing Need". It is fair to ask whether in the 21st century with fast internet access we require people to travel routinely into employment hubs to work. Clearly there are some workers (teachers, nurses etc.) who need to but there appears to have been little thought give to how a burgeoning high-tech centre like Oxford should source its work force. We note that the Oxfordshire Growth Board is supporting housing developments in the Didcot area as well as the West Oxfordshire Garden Village. Surely this makes the case that development close to Oxford is not necessary."The Clear Inability of Oxford to meet its own housing needs". The previous comment addresses part of this issue. But the other part is the extent to which Oxford can address this need itself without disturbing the GB. Building on Brown Field sites in Oxford will alleviate many of these issues as well as reducing the issues that relate to commuting. They would also provide a greener solution as people would be more likely to walk or cycle to work than those from outside the ring road. "The absence of sustainable, deliverable and alternative sites". This is simply not correct. There is a lot of land within the Oxford ring road system that could be developed. To say that it is GB ignores the fact that the land proposed for development is nearly all GB."The opportunity to create a sustainable joined up vision for the whole of the north Oxford/Kidlington/A44 corridor area" . This single statement effectively incorporates the seven statements which precede it - other than the one that relates to Woodstock. This key statement is thus repetitive and we address it here. Many of the statement leading into this key one are not actually the basis for Exceptional Development in the GB ("relationships between existing communities and the proposed development areas"; "relationship... to Oxfords Northern Gateway site..."; "unique place shaping of land in the vicinity of the ..Begbroke Science Park and the Oxford Canal"; "improvement to transport infrastructure in the north Oxford/A44/A4260 corridor"; "strengthening of Kidlington village centre related to sustainable transport improvements"; and " the opportunity for improvements to the quantity and quality of new public open space, green infrastructure and recreation facilities and in terms of access to the countryside"). Clearly this is an aspirational afterthought sought to partially justify the proposed development. The "unique place shaping" comment is especially risible. However, there are many ways that such a vision could be created without the proposed development. Piecemeal encroachment onto the GB in eight different locations seems a poor basis for such a vision.

Changes Sought

Reasons for Participation

PR-C-0561 09/10/2017 Andrew Smith Hampton Gay and Poyle Parish Meeting N N N N

1406

Comments

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Changes Sought

Reasons for Participation

PR-C-0561 09/10/2017 Andrew Smith Hampton Gay and Poyle Parish Meeting N N N N

1405

Comments

As a small Parish, directly adjacent to the Kidlington/Yarnton/Begbroke area, we have major concerns about the submission plan in general: -about the scale of the development proposed. -a lack of confidence that local infrastructure (particularly in respect of transport systems which are already creaking under current load) will be built to match the development. -lack of detail about how social/affordable housing will be guaranteed to be built to meet the alleged housing need in Oxford for key workers. -concern that housing in the area will just become a dormitory for London Commuters using Oxford Parkway. - lack of confidence that Housing need across the City and Districts is accurately estimated in the plan.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Other Comments

PR-C-0561 09/10/2017 Andrew Smith Hampton Gay and Poyle Parish Meeting N N N N

1404

Comments

Regarding rejected areas of search and rejecting areas C to I as page 10 of the summary booklet:- Oxford City suffers from an extremely poor transport infrastructure when it comes to ease of access for commuters travelling to their place of work within the city. It always has been the case and by building homes to satisfy the City's shortage remotely/outside of its boundaries will only compound the current and foreseeable travel situation. - It appears that Cherwell has 'cherry picked' areas, the A to I list, that could be considered for housing development and then rejected them as a way of saying that deep analysis has been completed to arrive at their conclusion and subsequently remove the areas C through I .These areas should never have been selected for consideration.- Cherwell's premise of building the additional homes in a dispersed manner will have a huge effect on existing mature villages and exacerbate the already poor travel infrastructure to Oxford City.-It must not be forgotten, it is the City that has a housing shortage especially for its 'key' workers and that for efficiency and cost, homes for these essential workers must be provided in close proximity to their place of work.- An Oxfordshire wide joined up strategy is clearly missing between housing requirements for key City workers and travel infrastructure systems. - To re-emphasize, Housing for 'key' workers supporting Oxford City's human resource requirements MUST be in close proximity to their place of work.

Changes Sought

The plan is not justified or effective and should be reviewed as follows: - the assumption that communities in the Kidlington/Yarnton/Begbroke area should be scarified and their green belt destroyed to accommodate Oxford. - further consideration of outlying areas should be considered to dilute and disperse the scale of the development allied to developing transport infrastructure for those areas. - more detail needed to demonstrate that existing and new transport infrastructure will accommodate the development and will be in place on a timely basis before development is completed. - more detail on how new social/affordable housing can be reserved for the need of Oxford's key workers.

Reasons for Participation

PR-C-0561 09/10/2017 Andrew Smith Hampton Gay and Poyle Parish Meeting N N N N

1403

Comments

In respect of Duty to Co-operate, our question is whereas the districts have clearly committed to contributing to a solution to Oxford's housing need, has the city really exhausted all possibilities to meet it's own needs? After all the best place for housing for the City is in the City-that possibility should be re-examined

Changes Sought

Regarding the Duty To Co-operate, we think the plan consultation should be delayed while that duty is discharged in respect of: - basic re-evaluation of the assumption that other communities and their GBs should be decimated to accommodate the city's needs. - re-assessment of housing needs across Oxfordshire and the south east. -requirement for Oxford City to fundamentally review their housing estimates.

Reasons for Participation

PR-C-0561 09/10/2017 Andrew Smith Hampton Gay and Poyle Parish Meeting N N N N

1405

Comments

Regarding Legal and procedural compliance of the consultation we are not qualified to comment and have no financial capacity to employ professional advice. However the nature of the process and return forms demand that we have to make serious representations to defend our interests, in a complex and detailed way that does not seem reasonable to 'laymen'-are we thus being fairly consulted on the plan?

Changes Sought

Reasons for Participation

PR-C-0734 04/10/2017 Michael Kelly

1847

Comments

Protest to the proposals to build on green belt land to the north of the Moors in Kidlington. Not only is this land prone to flooding but it is used by hundreds of people for recreation. Over the last few years traffic in the Moors has increased because of in building and cannot see how this road will cope with an extra 300 houses.

Changes Sought

Reasons for Participation

PR-C-0766 10/10/2017 Haidrun Breith Berks, Bucks & Oxon Wildlife Trust Y

512

Comments

Welcome that ecological scoping surveys were undertaken to inform the site allocation process and to highlight the need for further surveys. They give a useful indication of habitats and potential ecological interest but have to be treated with caution as they are subject to a number of considerable limitations, in particular access restrictions (done from Public Right of Way only) and sub-optimal survey timing, which might mean that some ecological interest might have been missed. Para. 158 of the NPPF requires Local Planning Authorities to base local plan policies "… on adequate, up-to-date and relevant evidence …" As such surveys are required to inform judgements on suitability and capacity. The potential lack or inadequacy of ecological surveys could be in conflict with the NPPF and could potentially result in allocations being found unsound.

Changes Sought

Reasons for Participation

Potential biodiversity impacts as outlined in the representation.

PR-C-0832 10/10/2017 David Flavin Oxfordshire County Council

5490

Comments

Although the development and use of active travel routes is integral to the overall vision of sustainable development the Monitoring Framework in Appendix 5 does not set out how the use of such infrastructure will be monitored and evaluated. As traditional fixed pedestrian and cycle counting equipment is expensive and only provides single point tallies (rather than an overall picture of how and why people are moving around), strongly recommend that the Partial Review seeks innovative new ways to measure and fund ongoing monitoring of pedestrian and cycle activity.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Other Comments

PR-C-1327 10/10/2017 Julian Bagwell

4348

Comments

No support for Strategic Objectives. If the Vision is flawed and not properly analysed, then logically the Strategic Objectives, which support the Vision, are equally flawed.

Changes Sought | Reasons for Participation

PR-C-1327 10/10/2017 Julian Bagwell

4353

Comments

The document is flawed in its analysis in several places. It dismisses sites further away in a manner that suggests such sites should not have been included in the first place. It does not make a good case for the 'exceptional circumstances' that would justify GB development with several of the proposed sites violating one of the five principal purposes of GB. Many of the justifications put forward apply more strongly to building within Oxford. A further point is that the proposals make relatively sweeping statements about improvements to local transport infrastructure. The current situation in and around Oxford is dire It is hard to believe that in the short term things would get better and even in the longer term massive infrastructure investments would be required just to get back to the current dire position. The failure to address adequately the impact of the proposals on transport infrastructure is a serious failure especially when set against the obviously lower infrastructure costs associated with building more houses within Oxford.

Changes Sought | Reasons for Participation

PR-C-1327 10/10/2017 Julian Bagwell

4352

Comments

No agreement with reasons for GB development insofar as they apply to Cherwell. Whilst Oxford has an urgent and pressing housing need, there is no evidence that it is imperative that Cherwell should help meet this need. Three points made seem particularly egregious: - The clear inability for Oxford to fully meet its own needs; Oxford wants to preserve its GB, but that involves a clear trade-off, Cherwell's GB is sacrificed instead. Many more houses could be built on land within Oxford and the need for Cherwell to support Oxford is not proven. - The absence of sustainable, deliverable and appropriate alternative sites; Simply not correct. There is a lot of land within the Oxford ring road system that could be developed. To say that it is GB ignores the fact that the land proposed for development is nearly all GB. - The opportunity to create a sustainable joined up vision; There are many ways that such a vision could be created, piecemeal encroachment onto the GB in eight different locations seems a poor basis for such a vision.

Changes Sought | Reasons for Participation

PR-C-1327 10/10/2017 Julian Bagwell

4351

Comments

Proposals as stated are generic, apart form PR4b. They could apply equally, if not better, to building within Oxford. I do not support the proposals. 1. Every proposal claims that 50% of houses will be affordable. Experience suggests developers will undermine this. No evidence that the Council will be able to enforce this rigorously. 2. Every proposal assumes houses will be occupied by people working in Oxford. With proximity of sites to Oxford Parkway there is a high risk that many will be occupied by London commuters. 3. Every proposal claims to involve net biodiversity gains. Across the eight sites this hardly seems credible. In every case building, often to quite high densities, will take place on open land, so notwithstanding the assumptions made as to biodiversity, it is hard to believe that there will be a net improvement at every site. 4. Most of the proposals violate a key GB purpose. On page 2, the second of these is stated to be 'to prevent neighbouring towns merging into one another'. Several of the sites, if developed, would directly contravene this purpose. 5. The general arguments in relation to the various sites could apply equally, if not better, to building within Oxford. A separate issue is that the analysis does not make any comments about the downsides of development at particular sites. These obviously exist and to ignore them is again flawed and partial, only presenting what it claims are positive benefits without any assessment of the problems that the proposals might create.

Changes Sought | Reasons for Participation

PR-C-1327 10/10/2017 Julian Bagwell

4349

Comments

No agreement for reasons for rejecting areas C to I. This area of analysis is poorly conducted. To identify nine separate areas and then say, without any substantive analysis, that seven of them are too far away, smacks of window dressing. If they are too far away, they should not have been included in the first place. That said, some of the reasoning for rejection is specious: They are less well situated to build communities associated with Oxford. I do not agree. Go to Oxford Parkway any weekday morning and see how many people live in or near Oxford and work in London. Are Oxford and its surrounding areas less well situated regarding working in London? Practical evidence is they are not, so the argument that distance of a few miles is some sort of insuperable barrier is clearly flawed. They were more likely to result in a higher level of commuting to Oxford by private motor vehicle. Again. I do not agree. No argument is presented in support of this statement. People choose public or private transport for many reasons and a few miles distance seems not to be particularly relevant. Whether homes were built five or ten miles from Oxford it is very likely that they will choose public or private transport for reasons generally not associated with the difference in distance. They were likely to result in less affordable transport options for accessing Oxford for potential occupiers of affordable and low-cost housing. Again this is presented as evidence, when it is only an opinion. If good quality public transport were available for more distant sites, there is no reason why those in affordable and low-cost houses would be unable to afford the small addition in fares involved. More dispersed locations provided less opportunity for strategic infrastructure investment. No they do not, the other sites are in or near to other urban areas which each offer opportunities for strategic infrastructure investment. The entire basis for the proposals is flawed because the analysis presented is partial and flawed by the erroneous presumption that distance is somehow a major problem. If the Council insists that distance is an issue, then the argument that the houses should be built within Oxford becomes even stronger - the distances involved are less and the opportunities for strategic infrastructure investment are more localised and presumably less costly than the necessary investments to bring more people into Oxford.

Changes Sought | Reasons for Participation

PR-C-1327 10/10/2017 Julian Bagwell

4347

Comments

No support for this vision. Not appropriate for Cherwell to support Oxford's unmet housing needs without careful consideration of whether or not Oxford can do that without encroaching on Cherwell's GB. Looking at various elements of the Vision, all of them could apply at least as well, and in some cases better, to Oxford building more houses on spare land in and around the city, that is within the ring road structure. For example: - creates balanced and sustainable communities: this would be better achieved within Oxford, given that the document talks extensively about people working in Oxford. - Is well connected to Oxford: by definition, housing built nearer to Oxford would be better connected. - Is supported by necessary infrastructure: clearly houses built nearer to Oxford will create less pressure on the wholly inadequate current infrastructure. If these Vision points are relevant, then the document should have stated clearly why they are more relevant for building to be conducted in Cherwell than in Oxford Omitting such an analysis is a clear flaw in the document.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Other Comments

PR-C-1327 10/10/2017 Julian Bagwell

4350

Comments

No agreement for reasons for selecting areas A and B. The reasoning rejecting the other areas is flawed on several grounds. The housing should be built in Oxford: - Proximity to Oxford; Building within Oxford involves even greater proximity than building outside it. - Opportunity to reduce reliance on private motor vehicles; Public do not like or accept the vision that planners put forward to discourage use of private motor vehicles, so will not follow planning dictate in this matter. Nevertheless, if they do, building in Oxford is better as by its very nature would encourage more cycling and walking to work than building outside of Oxford. - Delivery of sustainable transport improvements; Many people are sceptical that these improvements will make things better, especially with the huge problems the proposed new building will cause in relation to traffic and associated factors. However, building within Oxford would minimise these problems due to shorter home to work distances involved. - Relationship of existing communities to Oxford; There is resentment that Oxford is pushing its problems into surrounding areas. These proposals will not improve relationships. Building in Oxford would remove these tensions. - Existing economic relationship between the areas of search and Oxford; These can continue without the proposals. Building within Oxford will strengthen its economy more than building outside. - Affordable homes close to the source of that need; Building within Oxford is a better opportunity as the general home to work distances must be less than building outside.

Changes Sought

Reasons for Participation

PR-C-1385 10/10/2017 Ian Middleton The North Oxfordshire Green Party N N N Y

5313

Comments

Water has several dimensions, few of which are mentioned in the Partial Review. Firstly there's the issue of water supply, which is by no means guaranteed. There is no mention in the review document as to how the additional water supply infrastructure will be incorporated into such large developments and what impact the additional demand may have on other existing settlements and dwelling.

Changes Sought

Reasons for Participation

To have an opportunity to make a personal representation at the appropriate time and when further information is available about the scale of response to these plans. There will likely be many changes in circumstances between the submission of representations and the consideration of the outcome. I would like to be able to add additional relevant information at that time if appropriate. Also as Green Party Parliamentary candidate for many parts of the area under consideration I feel I should be able to give voice to the views of the Green Party supporters and voters when the time comes

PR-C-1385 10/10/2017 Ian Middleton The North Oxfordshire Green Party N N N Y

5317

Comments

This is greenwashing at its worst. Houses do not provide biodiversity, they provide housing. Biodiversity requires large areas of untouched green space. Replacing that with a few bat boxes and some birdhouses is simply not a fair exchange. The areas around the locales encompassed in PR8 and PR9 are rich in wildlife and provide vital habitat to a number of species. Green infrastructure already exists in the green spaces encompassed by the green belt that these proposals place under threat. Large areas of animal habitat will be concreted over should these plans go ahead and that does not represent a net gain in green infrastructure. What is being proposed are small areas of green space that are intended to compensate for a contiguous landscape that is both essential to wildlife and of great value in terms of the health and well-being of Oxfordshire residents, as well as the many visitors it attracts. Once this resource is lost, we will never get it back."

Changes Sought

Reasons for Participation

To have an opportunity to make a personal representation at the appropriate time and when further information is available about the scale of response to these plans. There will likely be many changes in circumstances between the submission of representations and the consideration of the outcome. I would like to be able to add additional relevant information at that time if appropriate. Also as Green Party Parliamentary candidate for many parts of the area under consideration I feel I should be able to give voice to the views of the Green Party supporters and voters when the time comes

PR-C-1404 09/10/2017 Andrew Hornsby-Smith N N N Y

5364

Comments

The proposed submission is not justified and concern is expressed about the scope of the review. The Council's sole purpose in conducting this review should be to accommodate Oxford's unmet housing needs. This should have been handled very carefully, such that, after evaluating allocations outside the Green Belt, any residual allocation was
such that 'very special circumstances' existed by virtue of the fact that the harm done to the Green Belt's purposes was minimised. This has not been the case. Too much importance has been attached to the relatively democratically unaccountable aims of the Oxfordshire Growth Board. Detailed comments are made in relation to Begbroke Science Park and Oxford Technology Park (PR8).

Changes Sought

Reasons for Participation

Has spoken as a platform speaker at three public meetings in Kidlington and Gosford. Made a substantial representation at the Issues and Options stage. As a former parish councillor, has represented Kidlington Parish Council at the North Oxford Area Action Plan examination in public, and likewise was invited to the Examination in Public of the Local Plan. Has an MSc in Transport Planning, so part of representation covers that area. Also offers a distinctive perspective as a
local resident, who agrees with the principle of a Green Belt review, but does not support the current planned site allocation. Has no interest in promoting a particular site, but only have some sympathy with those who would wish to preserve the Green Belt intact. Believe views represent many in Kidlington who recognise the need for local housing, but see these plans as strategically unacceptable. Representation contains primary research evidence which could be presented.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Other Comments

PR-C-1412 10/10/2017 David & Adele Smith

4526

Comments

Strongly support the decision of Cherwell District Council not to include The Moors Land, Kidlington for development. This site is in the Green Belt which must be preserved to prevent urban sprawl. The impact of the proposed development on the Green Belt is not modest as claimed by the developers. Green belt status should be protected and preserved as stated in the Conservative Government's manifesto. Loss of landscape and rural views towards the oldest part of the village. Development (including residential and business units) would affect the setting of St. Mary's Church - Grade 1 listed - and other listed buildings in the Church Street conservation area - a very much treasured part of this village that must be preserved for the enjoyment of future generations. Development will exacerbate the flood risk to all housing and adjoining land/conservation area. The fields behind the Moors and west of the burial ground already flood regularly. Inadequate local infrastructure to support development of this scale will undoubtedly have a detrimental impact on the existing roads and services especially for surface and foul drainage. Access to the proposed Moors development site is at the junction opposite Benmead Road, close to two Kidlington conservation areas. Development will create a great deal of extra traffic near to a school and nursery on a relatively narrow, busy residential road already the subject of traffic calming measures. The Moors is already overloaded with traffic and hold ups with drivers cutting round the village to avoid the severe main Banbury Road traffic tail backs at peak times. Damage to surrounding countryside and loss of the rich habitat for many wild rare wildlife species including Short Eared Owls, Great Crested Newts and Skylarks. The fields are an important and very well used amenity for all village residents and regular visitors providing excellent countryside walks. This land should never be developed and should be treated as Permanent Green space. Thank you for your decision of support to protect this much loved and unique part of our county!

Changes Sought

Reasons for Participation

PR-C-1482 09/10/2017 Chris Dicks N N N Y

4650

Comments

Light Pollution: The spaces around Yarnton Begbroke and Kidlington benefit from dark skies. These are very important for wildlife, and also human wellbeing. The new proposed conurbation would destroy this, creating a huge amount of light pollution. The glare of lighting from the new station and its car park alone would be unacceptable in this location. This response though separate and my own should be read in conjunction with the Representations made by the Begbroke & Yarnton Green Belt Campaign "BYG".

Changes Sought

For the reasons I have given AND the Representations made by the Begbroke & Yarnton
Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

I would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-1505 09/10/2017 Richard Lodge

4883

Comments

Green spaces in Kidlington – those mentioned in the plan and other areas under threat by developers i.e. the area behind The Moors – are precious and should be retained for those currently living in the village and for our children. There is no need for the vast number of houses to be built in a village as a response to the problems identified within Oxford. The sites are in the Green Belt which must be preserved to prevent urban sprawl. This is not a modest development! Cherwell District Council was right to exclude this site. I strongly support their decision.

Changes Sought

Reasons for Participation

PR-C-1505 09/10/2017 Richard Lodge

4882

Comments

Green spaces in Kidlington – those mentioned in the plan and other areas under threat by developers i.e. the area behind The Moors – are precious and should be retained for those currently living in the village and for our children. There is no need for the vast number of houses to be built in a village as a response to the problems identified within Oxford. The sites are in the Green Belt which must be preserved to prevent urban sprawl. This is not a modest development! Cherwell District Council was right to exclude this site. I strongly support their decision.

Changes Sought

Reasons for Participation

PR-C-1532 09/10/2017 Helen Broxap N N

4805

Comments

Particularly concerned about PR20 and PR 91. They are areas that create a green, clean air buffer between villages and Oxford. Theycounteract pollution from the major train line and canal traffic, along with car/industrial pollution. They are essential areas of public access to enjoy and benefit from the countryside. Concerns are for any of the green belt being developed on, which I think is unjustified and unsound. Also of particular concern are sites 14, 27 and 34 as I am worried about building on the floodplain and encroaching on the precious wildlife, and outstanding walks that can be found in the St Mary's fields area leading up to Thrupp.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Other Comments

PR-C-1534 10/10/2017 Alan Lodwick Y N

4819

Comments

Support the rejection by the Council of those Green Belt sites put forward at the options stage, and which the Council has not allocated in this draft plan. Aware that developers continue to promote these sites and are in regular contact with the Council. I therefore repeat my objections to any proposed development of the following three sites in the Green Belt with which I am particularly familiar. (Reference numbers are as in the options consultation). I support the Council's rejection of:Site PR14 (North of The Moors, Kidlington)This site is in open countryside beyond a clearly defined boundary to the village. It forms part of the Cherwell Meadows leading towards the river Cherwell. It is much used by residents for walks and peaceful enjoyment of the countryside as can be seen from the numerous footpaths that have been created across the site. There is considerable wildlife present. The site is adjacent to the Church St. Conservation Area and provides fine views of the historic Grade 1 listed St Mary's Church with its remarkable spire. For all these reasons the site, if it were not already protected as part of the Green Belt, would be a prime candidate for designation as Local Green Space. Kidlington does not have a public park and this countryside, readily accessible to the village, helps to make up for that deficiency.Access to this site would be from the Moors, a road which already suffers from traffic problems as can be seen from the traffic calming measures in place. Adding further to this traffic would be unacceptable. The eastern field on the site is subject to groundwater (water table) flooding which has occurred at least twice in the last six years (when the meadows closer to the river also flood) and can persist for at least a month. It is therefore unsuitable for any development. (Evidence can be provided separately if required) Development on the slightly higher portions of the site would be likely to add to this flooding as a result of runoff. The site is not suitable for development.
Site PR27 (Further North of The Moors, Kidlington)This site is currently open countryside and completely surrounded by open countryside forming part of the Cherwell Meadows leading towards the river Cherwell. It is much used by residents for walks and peaceful enjoyment of the countryside as can be seen from the numerous footpaths that have been created across the site. There is considerable wildlife present. The site provides fine views ofthe historic St Mary's Church with its remarkable spire. Access to this site would be at least in part from the Moors, a road which already suffers from traffic problems as can be seen from the traffic calming measures in place. Adding further to this traffic would be unacceptable. The site is not suitable for development.
Site PR32 (Adjoining Webbs Way, Kidlington) The site lies in an important historic part of Kidlington within the Church Street Conservation Area. There are listed buildings within close proximity including the Grade II Dovecote End and Old Rectory, the Grade II* Dovecote, Grade II* Vicarage and Grade II Church Street Farmhouse. Development would result in the loss of an important gap within the Church Fields Character Area and would adversely affect the setting of the Conservation Area. There would also be a detrimental impact on the character of the Mill Street area to the south. An important and well used footpathproviding unique views of the conservation area passes close by and the site has wildlife interest. Access to this site would be from Mill Street, a road which already suffers from traffic problems as can be seen from the traffic calming measures in place. Adding further to this traffic would be unacceptable. The site should not be developed as was recognised in the 2014 SHLAA.

Changes Sought

The rejection of these sites is supported.

Reasons for Participation

PR-C-1564 09/10/2017 Helen Longhurst

4901

Comments

Strong objection to the land behind The Moors being included in the strategic plan at a later date. I understand a developer is trying to obtain this land for development in the future. (Sites PR14 and PR27).The fields are unsuitable for housing for a number of reasons:It is green belt.The infrastructure in Kidlington could not support such large levels of housing. The increased traffic would pose further problems to the very busy main road that runs through the middle of the village.Living on The Moors, we see deer and other wildlife everyday.The fields are used by many local residents who enjoy the rural views towards the oldest part of Kidlington, which also include conservation areas. The fields regularly flood, housing will exacerbate this problem. As a resident we have frequently experienced surface water flooding during heavy rain. Please do not allocate this area of Kidlington for development when there are other brown field sites available by Kidlington

Changes Sought

Reasons for Participation

PR-C-1579 09/10/2017 Steward Longhurst

4922

Comments

I object to the development on the Moors. With reference to the above parcels of land behind The Moors in Kidlington, I would like to add my voice to the campaign to ensure that Cherwell DC maintains their objection to future development by Bloombridge or any other developer. The land is GB and helps supports an abundance of wildlife including a thriving Roe deer population that are seen on the land several times a day. Additionally I would also have big concerns over drainage - surface water run off from the ridge into the rear gardens of properties on The Moors has been an issue in recent winters. Building on the land will only exacerbate the problem.There are a number of other potential development sites within the village and brownfield sites nearby that wouldn't create additional traffic on a road that is already used as a rat-run to avoid the village centre at peak times.I understand the pressure on housing in and around Oxford but it should not be an excuse to build on unsuitable land in a village with a limited infrastructure.

Changes Sought

Reasons for Participation

Proposed Submission Plan - Consultation Process

PR-C-0006 17/07/2017 Stefan Lutener

6

Comments

Resident of Yarnton, exceptionally grateful to have been brought up in the this wonderful part of Oxfordshire. Devastated that no prior consultation has taken place with local residents. People understand the need for more homes but not in the huge numbers and densities planned. The plans would destroy the historical identity of all three communities and cause irreplaceable damage to the wildlife environment and beauty of the GB surrounding these villages. Infrastructure is at breaking point with the A44 and A34 unable to cope with the amount of traffic. These proposals will make the situation considerably worse. New housing projects should be shared with all the Oxfordshire villages in the surrounding areas, not just the few closer to Oxford. For example, Islip and Long Hanborough have excellent train links to Oxford. You risk spoiling the GB for future generations. This area is the gateway to the Cotswolds. It is imperative that these villages keep their identities and grow in a linear approach and not mass building. The newly constructed Cresswell Close Development in Yarnton appears to have drainage problems. This is a fundamental lack of infrastructure planning which concern and fear that this lack of foresight could be replicated again. The Oxford GB is precious to local residents and should not be destroyed and lost forever on a whim.

Changes Sought

Reasons for Participation

PR-C-0020 04/08/2017 Rita E Ahern

465

Comments

Request to extend the consultation period on this proposal to 12 weeks. It is undemocratic to give such a brief time to consider such a complex matter potentially affecting the lives of so many. Six weeks in peak holiday time is of little value when there are so many documents to read and so many points of view to reflect on. Surely the District Council would want to demonstrate that they take some account of long-standing residents thoughts on these very important matters.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-0029 31/07/2017 Jonathan Mason

857

Comments

Frustrated that the consultation period for the "Cherwell Local Plan 2011-2031 (Part 1): Partial Review" has been set at the statutory minimum of 6 weeks, and that it has been timed to take place during the summer holidays, when the majority of people who will be significantly and adversely affected by this will be busy with childcare and/or on holiday, so are likely to have less time to consider the extensive planning documentation fully. It is as if the District Council is fully aware how unreasonable, unsustainable and unpopular these plans will be and is trying to sneak them through in the shortest, most inconvenient period. Urged to extend this period of consultation, to give people time to make to the representations based on reasoned considerations of the plans, rather than just knee-jerk reactions.

Changes Sought

Reasons for Participation

PR-C-0029 09/10/2017 Jonathan Mason N N N Y

5533

Comments

According to the Cherwell District Council Local Plan, "the essential characteristic of a Green Belt is its permanence" and "detailed Green Belt boundaries defined in adopted local plans should be altered only exceptionally". Nothing in the Plan or associated documents provides a convincing case that the current need can be considered as exceptional. It is an acute, temporary need that results from poor previous planning and failure to distribute employment and wealth throughout the country. Wider, long-term planning failures should not be mitigated by destruction of the Green Belt for short term and short-sighted gain. The housing requirement figures are at best debatable, insufficient consideration has been given to alternatives to meet Oxford's housing needs within Oxford itself, and Cherwell District Council's childish initial attempts to push this plan through with the minimum statutory consultation are a clear indication that was is being proposed here is not right.

Changes Sought

For the reasons I have given above AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

Would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-0029 31/07/2017 Jon Mason

34

Comments

Frustration on the consultation period for the "Cherwell Local Plan 2011-2031)" has been set at the statutory minimum of 6 weeks and that it is during the summer holidays, when the majority of people are on holiday or busy with child care, so having less time to consider the planning documentation fully. Council urged to extend this period of consultation, to give people time to make representations based on reasoned considerations of the plan.

Changes Sought

Reasons for Participation

PR-C-0033 04/08/2017 Fiona Brimson N

842

Comments

Requests an extension of the consultation process for the removal of the green belt around Yarnton, Begbroke and Kidlington. Understands that the minimum time has been allowed and consider the timing of this to be far too short to allow a fair response. Other councils in similar situations have allowed far longer than the minimum Cherwell has decided.Please extend the time frame to allow residents a fair opportunity to respond.

Changes Sought

Reasons for Participation

PR-C-0039 04/08/2017 Mr & Mrs P. Moylan No

48

Comments

Undoubtedly, the homelessness crisis in Oxford is acute. It is folly to think that the building of houses will address this. The Council needs to fight harder to reinstate some of the vital services which have been limited or closed, particularly as regards physical and mental health, the most significant causes of homelessness, Rep provides website to express the point. The speculative building of houses signifies nothing other than a means of salving the conscience of the CDC and the present government. The transport infrastructure is already under strain. The proposal to modify the A44 from Bladon to Pear Tree by making one lane of the dual carriageway into a bus lane, is absurd. Traffic is often slow or stationary at present; this measure would lead to gridlock along the A44. The plans include the proposal to close Sandy Lane. This will remove a key road link between Yarnton and Kidlington. This action will lead to further traffic congestion at both ends of Kidlington and increased pollution. The suggestion that the Sandy Lane link can become a wheel-chair access and cycle lane as part of a cycle 'superhighway' into Oxford is ludicrous! In any case, such a project would simply lengthen cycle journeys! The introduction of another secondary school in the area, in addition to two further primary schools will increase litter, traffic and, sadly, crime. Where are the plans for increased community support, generally? The consultation period of 17th July to 29th August is too short a time-frame; indeed, we think it is poor judgement from the Council to run the consultation period during the school holidays, and thereby strongly urge for a considerable extension to the deadline. In summary, there are no 'exceptional circumstances' that justify building on the GB and altering forever the nature and identity of our historic villages and their beautiful and unique surroundings. The plans cannot be considered 'sound', in the sense that they have not been positively prepared, justified, or are effective and consistent with national policy. There must be more 'joined-up' thinking, analysis of real rather than perceived future need, and together with Oxford City, the CDC must be more resourceful and creative about finding responsible solutions to housing issues.

Changes Sought

Reasons for Participation

PR-C-0044 08/08/2017 Mrs M A Read N

56

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought

Reasons for Participation

PR-C-0045 08/08/2017 Patricia Hook N

61

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-0046 09/08/2017 Mrs Lesley Sims

63

Comments

Objection to the Development proposals. Riding Roughshod through regulations: Why do we have regulations if the green belt can be thrown over for the very reasons stated for its existence. Why can Oxford impose development on Cherwell when Cherwell had its own plan completed and accepted as required. Who challenged the stakeholders over their wish list? Significant Conflict of interest: Very large windfall profits would be made by landowners who own the GB sites and who have recommended the development. Some of these landowners say they need affordable housing for employees. How will they contribute to that when the cost of residential land at more than a million an acre makes affordable housing pretty much impossible? Lack of Regulation: History shows that promised affordable housing does not get built and that land is released slowly to drive up value and returns to shareholders. This is perfectly correct from the point of view of the development companies and therefore it needs regulation to enforce what is required or it will not happen. The Oxford Council plan appears to be to hand over other councils' green-belt land to developers without any genuinely enforceable controls over what is built, or when, or whether the development will be properly supported by new infrastructure. They are not putting any money into this. There must be ways to set up suitable vehicles to ensure that this does not become a sprawl of opportunist developments. Lack of Trust: The appalling documentation which lacks executive summaries and can only be thought to be deliberately inaccessible. The timing of a consultation over the summer is either cynical or naive given that it is such a well-known ruse. The agreement between landowners and developers which is well ahead of any other consultation, leaving those who have had no say until now on the back foot. The marking out of additional green belt sites for nebulous use which can easily be seen as ring-fencing more green-belt for development as required. The sweeping lack of response to the objections received. Promises that joining all the villages up and then joining it all up to Oxford will not create a dormitory, with absolutely no response to the objections to this plan and no funded plan for the infrastructure that might prevent an infinitely worse quality of life for people in these villages. Out of date Data: The data being used is pre-Brexit. These are not sound data now. Cherwell Council appears to feel that it cannot refuse the demands of Oxford - but that is a nonsense. To what extent have they had an opportunity and the resources to test what is being demanded. There is a lack of any apparent enforcement of suitable infrastructure - are the people of Cherwell to pay for this too, one day, when life becomes impossible? • We need housing but more than anything else we need affordable housing for people who live and work here now - not for London commuters. We need to know exactly which sites will be used and to remove the soft land grabs proposed. We need to limit the amorphous mass proposed, maintaining some sort of separation from Oxford. We must limit the driving effect of windfall profits for one part of the community at the expense of others - and preferably direct some of them into reducing housing costs. We need better infrastructure now - let alone with additional housing. Oxford needs to help itself more and be seen to be doing so.

Changes Sought

Reasons for Participation

PR-C-0048 07/08/2017 Mr S Beckett N

68

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought

Reasons for Participation

PR-C-0049 09/08/2017 David Meara N

73

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought

Reasons for Participation

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PR-C-0050 09/08/2017 Lee Gumbrell N

78

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought

Reasons for Participation

PR-C-0051 07/08/2017 Huw Morgan N

83

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought

Reasons for Participation

PR-C-0052 06/08/2017 Melanie Snelling N

88

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought

Reasons for Participation

PR-C-0053 08/08/2017 Ora Sapir N

93

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought

Reasons for Participation

PR-C-0056 08/08/2017 Mr C Norridge N

103

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-0057 09/08/2017 Philip & Rebecca Cobden N

108

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0058 06/08/2017 Nigel Francis N

113

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0059 09/08/2017 Fleur Yerbury-Hodgson N

118

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0060 10/08/2017 Michele Lodge N

123

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0061 07/08/2017 S Hooker N

128

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

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PR-C-0062 11/08/2017 Jane Gould N

133

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0063 12/08/2017 K R Fuller N

138

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0064 G Hellman N

143

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0068 12/08/2017 Keith & Hilary Prince

149

Comments

To build on the golf course will be very detrimental to wildlife. The narrow green belt to the north of the city of which the golf course forms part, is essential as a wildlife corridor for animals. The buffer between Oxford and Kidlington is essential and must be maintained. I believe that there is a golf course within the city boundaries that could be built on to help Oxford meet its own need. Kidlington has a right to maintain its own identity and not become part of a greater Oxford. The large estates do not include any open spaces for people to roam. This is already a problem in this area. Doubling the size of the population with nowhere for people to go without the need for long car journeys is a symptom of the greed which is underpinning these plans and will be detrimental to the well-being to the residents. There are continuing reports about the effects of pollution on the health of the population, yet there are plans for PR7a to build right next to the A34, one of the busiest roads in the country. Increase in development needs to be done in a gradual manner so that numbers can be absorbed naturally and the services needed for them to be provided. With no end to austerity in sight and continued cuts planned we know that no additional services will be provided and this will lead to many people being unable to access schooling, and medical services etc. Objection to the complexity of the consultation documents. They are not easy to find on the council website and there are so many. These are all wordy and complicated for lay people to read. Unable to find a summary of the plans and other relevant data anywhere to assist with understanding. This is a discourtesy to residents of Kidlington, Yarnton and Begbroke assuming this has been done purposefully to make it difficult for residents to understand and therefore discourage objections. This underpins our understanding that this massive development is almost certainly about greed, financial gain and reward for some rather than an honest assessment of the actual need.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-0068 12/08/2017 Keith & Hilary Prince

148

Comments

Objection to building 4400 homes in and around Kidlington, Yarnton and Begbroke.1. It cannot be possible that the population will increase so rapidly in the next 10 years that this number of housing will be needed in addition. Agree that Kidlington and the local area can take some housing but this must be in the hundreds not thousands, so that infrastructure and the well-being of existing residents is considered. If this many houses are needed just to cover Oxford's unmet need why is the City Council a) building industrial/commercial units at the northern gateway when there is no shortage of jobs in the area. This would be an ideal position for housing with its easy access to Oxford but will only now add to the problem when people have to move to the area to fill the jobs. b) allowing the development at Templars Square Cowley (within the city boundary) to only have 20% affordable housing? If genuinely trying to meet unmet need then all the new housing should be affordable, low rent or part rent part buy, and be occupied by those working in the area in low paid jobs as key workers or in other essential services. The houses that are proposed will not be affordable, they are purposefully being built around the new station to attract those who wish to move out of London but continue to work there. This is not Oxford's unmet need but an enormous commercial profit scheme and many of the properties will immediately be bought by 'buy to let' landlords thus removing them from the housing market and immediately pushing up prices. 2. Such huge numbers of new residents who will move to the area to buy these houses will have a catastrophic effect on existing residents. The roads are already so full there is no capacity for the 10,000 or so extra cars that will arrive. Housing estates will become clogged with traffic every morning trying to leave. The notion that all will get on a bus every day is ridiculous as for most people the bus does not go where they need to go. Will need at least 3 more primary schools and one more secondary school and triple the number of Doctors surgeries and dentists. Have not seen any mention of this, although all the documents associated with the consultation are so complicated and wordy it is very difficult to find any facts at all. There are few shops to the north of the city. This is unlikely to change and so traffic numbers on the ring road will soar. One of the car parks in Kidlington has already been earmarked for development, but the size of the town is to double with nowhere for cars to go when shopping.

Changes Sought — Reasons for Participation

PR-C-0069 12/08/2017 Shaun Waine N

153

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought — Reasons for Participation

PR-C-0072 14/08/2017 M F Fawcett N

160

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought — Reasons for Participation

PR-C-0073 14/08/2017 Mr & Mrs Williams N

165

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought — Reasons for Participation

PR-C-0074 14/08/2017 Tony Gregory N

170

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought — Reasons for Participation

PR-C-0075 14/08/2017 Vivienne Brucker N

175

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought — Reasons for Participation

PR-C-0076 14/08/2017 Joan Davies N

180

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought — Reasons for Participation

PR-C-0077 10/08/2017 Edmund Isanski N

186

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought — Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-0078 14/08/2017 Mrs E Witchelo N

191

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-0079 12/08/2017 Trevor Elford N

195

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-0082 17/08/2017 B J Wintour N

202

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-0083 17/08/2017 Mrs F M Berry N

207

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-0084 17/08/2017 Mrs M Leach N

211

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-0085 17/08/2017 Adrian Smith N

216

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-0086 17/08/2017 C & E Rogers N

221

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-0087 12/08/2017 Mrs D Innes N

226

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-0088 06/08/2017 Petr Stepan N

231

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-0089 16/08/2017 Margaret Middleditch Middleditch N

235

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-0090 14/08/2017 S Kerry N

240

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-0091 11/08/2017 Mr & Mrs C Dabney N

245

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-0095 12/08/2017 L Brennan N

253

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-0096 17/08/2017 Mr N & Dr J Donoghue & Broderick N

258

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-0097 21/08/2017 Margaret Smith N

264

Comments

This development is not justified or a proven requirement. It will change the nature of Kidlington as a village and is therefore undesirable. Already several dwellings have been rebuilt as flats, increasing the population, traffic and demand for services. The timing of the consultation is not good and although I have been able to read up I was not able to attend the public meetings/exhibitions. Please re-think these proposals.

Changes Sought Reasons for Participation

Page 2774

PR-C-0097 21/08/2017 Margaret Smith N

263

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-0098 21/08/2017 Michael Clapson N

268

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-0099 19/08/2017 Margaret Grain N

272

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-0100 18/08/2017 Kenneth Clarke N

277

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-0101 22/08/2017 Mr D Norris N

282

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-0102 21/08/2017 D Burns N

286

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0103 14/08/2017 Anne Hine N

291

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0104 19/08/2017 A Wood N

296

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0105 19/08/2017 B & J Boffin N

301

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0106 20/08/2017 Ellen & Dan Fallows N

306

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0109 22/08/2017 Liam Robbins (& Family) N

323

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0110 14/08/2017 Lisa & Mark Smith N

328

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0111 21/08/2017 Jean W S Moir N

333

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0112 21/08/2017 Ian James N

338

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0113 18/08/2017 Mr & Mrs William Snyder N

343

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-0114 23/08/2017 Abby Thomson N

348

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0118 22/08/2017 D J White N

356

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0119 30/08/2017 Ailsa J Allen N

361

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0120 29/08/2017 Fiona Garratt N

366

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0121 24/08/2017 Michael Winterbottom N

371

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

Page 276

PR-C-0122 25/08/2017 Stella Maidment N

376

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0123 23/08/2017 K Palowska-Benda N

381

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0124 24/08/2017 Mrs Lauren Wellard N

386

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0125 24/08/2017 Martin & Pamela Palmer N

391

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0126 23/08/2017 Mrs Audrey Archer N

395

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-0127 18/08/2017 S Byles N

400

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0128 25/08/2017 Tracey Wyse N

405

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0129 25/08/2017 Mr A C Bunce N

410

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0130 22/08/2017 David Sloan N

415

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0131 25/08/2017 Fiona Gibson N

420

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

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PR-C-0131 10/10/2017 Fiona Gibson N

2311

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0132 24/08/2017 Ms MA Harwood N

425

Comments

Reason: Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0133 25/08/2017 Mrs Mary Laina N

430

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0134 25/08/2017 Laura Ugolini N

435

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0135 23/08/2017 Henrietta Batchelor N

440

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-0136 16/08/2017 Anthony Gladstone N

445

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought — Reasons for Participation

PR-C-0137 23/08/2017 Ann Gladstone N

530

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought — Reasons for Participation

PR-C-0138 24/08/2017 Mr J M Ward N

535

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought — Reasons for Participation

PR-C-0139 19/08/2017 Anthony Lyne N

540

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought — Reasons for Participation

PR-C-0140 19/08/2017 Mrs Evans N

545

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought — Reasons for Participation

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PR-C-0141 23/08/2017 Mrs G P Savin N

550

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought — Reasons for Participation

PR-C-0142 30/08/2017 Mrs Christine Howard N

555

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought — Reasons for Participation

PR-C-0146 30/08/2017 Paul Holmes N

568

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought — Reasons for Participation

PR-C-0147 06/09/2017 J Wilson N

573

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought — Reasons for Participation

PR-C-0148 04/09/2017 Mr D J A Hamblen N

578

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought — Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-0149 31/08/2017 Noel Heaven N

583

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0150 03/09/2017 Christine Brooks N

588

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0151 22/08/2017 Denise McDonagh N

593

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0152 22/08/2017 A & A R Walton N

598

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0153 05/09/2017 Sally Hope N

602

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

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PR-C-0154 05/09/2017 Bethan Gawthorne N

607

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0155 05/09/2017 Melanie Greene N

612

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0156 05/09/2017 Mr Charles Henry Pilcher N

617

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0157 10/09/2017 Mr & Mrs N Barrett N

622

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0158 10/09/2017 E M & C G Brooks N

626

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-0163 20/09/2017 Mrs Stella Job

629

Comments

Glad you have extended the consultation period, since the August deadline was entirely inappropriate. However, we have only received leaflets from the SOS campaign & not from yourselves. The plan is helpful in providing much needed houses for the area, so primarily supports it. However: 1. The station at Sandy Lane would be helpful. While we have good links to Oxford centre from Kidlington, the links to Banbury & the north of the county are poor. It is difficult to get into Oxford Station in rush hour to get trains to the north via Banbury, so that would help. However, it is critical that it has good road access & plenty of parking. 2. The traffic at Sainsbury's roundabout & down through Yarnton needs to be addressed. 3. One major improvement to reduce traffic around the Wolvercote roundabout / Frieze Way would be to extend the A34/A44 junction to link directly with the A40. (See sketch provided) - (This is a very rough sketch, but a link such as this would be relatively cheap in highway construction terms, as it requires no grade separation/ bridges, etc., & would only require land purchase of a field. It would reduce the traffic at the Wolvercote Roundabout significantly, by providing a route for A40 traffic to access the A34 more directly. I think this would be much more cost effective than the alterations to the Wolvercote & Cutteslowe roundabouts which were recently carried out at vast expense in terms of construction, disruption to local business & stress to local people, & resulted in only an incremental improvement, if any.) . 4. Pressure needs to put on the relevant authorities for a major upgrade of the A34, probably to motorway status. 5. It's very important to keep GB corridors with some woodland/ wilderness area. My children have enjoyed playing in the area between Grovelands & Begbroke. This is such an important part of childhood, & it's also important for dog walkers & others. That sort of thing has an impact on encouraging an outdoor life which improves health. These areas are particularly important to maintain a firm GB status: a) between the railway & the canal, & generally keeping a green corridor between Begbroke / Yarnton & Kidlington. You seem to be proposing this, though it is rather thin by Grovelands near Harts Close. b) a green corridor at the Old Yarnton Lane track to keep that traffic free walk between the villages. c) around Frieze Way & between the A34 & Bicester Rd. You have provided reasonably well for this. 6. We need a high proportion of affordable housing. We desperately need local housing for local people to work in local jobs. We don't need to provide housing to make Kidlington / Yarnton a town for wealthy London commuters.

Changes Sought

Reasons for Participation

PR-C-0164 Margaret Rockall N

633

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought

Reasons for Participation

PR-C-0165 14/09/2017 Nicola & Ian Timbrell & East N

638

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought

Reasons for Participation

PR-C-0166 18/09/2017 Linda M Tayler N

643

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought

Reasons for Participation

PR-C-0167 18/09/2017 Tim Butler N

648

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought

Reasons for Participation

PR-C-0168 18/09/2017 C R Swift N

653

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought

Reasons for Participation

PR-C-0169 19/09/2017 Mrs M Sammons N

658

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought

Reasons for Participation

PR-C-0172 20/09/2017 David Bevis N

666

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-0173 21/09/2017 Tom Phillips N

671

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0174 19/08/2017 Jacqueline Bevis N

676

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0175 21/09/2017 Sue Crisp N

681

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0176 18/08/2017 R Aust N

686

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0179 21/09/2017 William Underhill N

696

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

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PR-C-0181 20/09/2017 Kevin Newton N

702

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0185 22/09/2017 Sarah Wood N

713

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0186 25/09/2017 Mrs K Bartlett N

718

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0187 22/09/2017 Pauline Steele N

723

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0188 Mrs M Cooper N

728

Comments

Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-0189 25/09/2017 Susan Oldfield

730

Comments

Wishes to add her voice to her MP, Layla Moran and calls on CDC to suspend immediately the consultation concerning the development proposed for the area around Begbroke, Yarnton and Kidlington. This is in the light of the requirement that Oxford City must review and reduce the figures on which that proposal is based.

Changes Sought | Reasons for Participation

PR-C-0189 02/08/2017 Susan Oldfield

839

Comments

Grave concerns as to the reasonableness and validity of the consultation process concerning the proposed new development in the Begbroke, Yarnton and Kidlington area.People have been offered only the minimum possible time in which to respond to the plans.Some documents crucial to the scrutiny process are missing. This prevents people from making a full and considered judgment on the proposals.Rep is asking to suspend the consultation process immediately, at least until the proper documentation is in place. Then Rep believes it would be reasonable for you to offer an eight week period, from that date, for residents and other concerned people to make their responses.

Changes Sought | Reasons for Participation

PR-C-0190 01/10/2017 Bob McGurrin Woodstock Action Group

1898

Comments

Concerns over Cherwell District Council's plans to build 4,400 houses to meet Oxford's so called "Unmet Needs" by building 3,990 of these houses on Green Belt land surrounding Oxford. Strenuously object to Policy PR3. The Plan purports that there are exceptional circumstances for building on the Green Belt, viz, "to help Oxford's needs. The reasons why the Green Belt exists are fivefold and the Government has said that it "attaches great importance to Green Belts" (NPPF para 79) except for one escape clause that in, "very special circumstances" it will allow inappropriate and harmful development to the Green Belt to be approved. (para 87) However, 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations." (para 88) Furthermore, NPPF policy, (para 89) states definitively that, "A local planning authority (such as Cherwell District Council) should regard the construction of new buildings as inappropriate in Green Belt." Referring back to the fivefold reasons for the GB, the plan will actually:- cause and perpetuate the unrestricted sprawl of large built up areas; cause the melding of Yarnton and Begbroke into Kidlington and Kidlington being subsumed as a suburb of the city of Oxford; encroach extensively on open fields along the A44 "growth" corridor extending from North Oxford to Woodstock; cause the deterioration of the setting and approach to the Blenheim World Heritage site and the diminishing of the special character of local villages, in particular that of the historic town of Woodstock. The Plan should focus on regenerating and recycling of land within Oxford, e.g., the former Dog Racing Stadium, University Parks, Christ Church Meadow, Magdalen Deer Park, Oxpens Ice Rink, golf course, derelict farmland, increasing density and height of buildings, and prioritising affordable housing over employment sites. The Plan (PR 3) is excessive and unsound and now untenable and superfluous in the light of the national government's more reasonable calculation of housing needed by more than 30% i.e., from 100,000 to 68,000. The so-called "Unmet need" for Oxford would be reduced by about 50% thus neutralising the supposed "very special circumstances" upon which PR3 was concocted. These proposed reductions in housing need would also reduce the number of housing contributions required by local authorities for Oxford's "needs." Ex., Cherwell -33%, Oxford City -47%, South Oxfordshire -20%, Vale of White Horse -33%, West Oxfordshire -9%. Total for Oxfordshire -32%. We know that the these new national government housing projections are not yet official policy and will not be until at least March 2018 around which time there will be a public consultation on these projections. That is why some local authorities, despite these lower housing projections, prominent amongst them being the Cherwell District Council, have decided not to wait until these projections become policy and to rush ahead using current over-exaggerated figures. Why? Gross increases in taxable income? This makes this consultation nothing more than an expensive (to the tax payers) exercise in condescension and of placating the public.The Woodstock Action Group (WAG) in light of the national government's realisation that the current housing targets are flawed, over-calculated and in excess of those actually needed in Oxford, the Cherwell District and the other local authorities, calls for the deletion of policy PR3 from the CDC Local Plan.

Changes Sought | Reasons for Participation

Page 2782

PR-C-0190 07/10/2017 Dr. Robert W. McGurrin Woodstock Action Group (WAG) N

1625

Comments

Serious concerns about ponderous, heavily technically laden text of this Plan. Local residents will have had difficulty reading and understanding this excessive publication, no doubt, resulting in reducing the number of residents' representations, especially negative ones. The same trick of scheduling public consultations during holiday seasons. In attempting to negate local action groups' objections planning proposals offer sugar-coated proposals in the hopes of seducing potential residents into buying houses. E.g. Cherwell District Council says that a new railway station between Kidlington and Begbroke would support residents of the proposed housing in those areas. This is very doubtful.
Affordable and sustainable transportation on the A44 to and from Oxford and Woodstock.
CDC have not come forward with any up to date evidence of a traffic or planning assessment pertaining to the local Environment as related to forecasted transport requirements and their affects upon local residents and commercial interests who stand to be adversely affected by the additional housing along the "growth" corridor of the A44 from Oxford to Woodstock. The A44 through Woodstock and the A4095 in Bladon are operating at peak levels of around 70 to 75%. Major planned developments will substantially increase local traffic, private and otherwise, and this has not been factored into the overall Plan. Consequently, these local highway systems will not be able to cope with or sustain themselves with the massive combined developments planned in Cherwell and West Oxfordshire, specifically on good farmland at the SE quadrant of Woodstock and across the A4095 border in Cherwell. There is no timely register of just when and how these planning proposals will be delivered in the CDC Local Plan, i.e. suitable and sustainable plans to reduce and cope with the inevitable exponential surge of growth in all kinds of traffic on local area roads and specifically, the A44 "growth" corridor from North Oxford and sprawling out to Woodstock.
Clarity is needed to warrant the acceptance of a multitude of traffic assessments as being realistic rather than optimistic. Morning and evening peak periods' traffic, already at saturation point, will increase as the number of 2-way daily journeys, private, public and essential, expands. Leading to more time spent on local highways at a much slower speed or gridlock. This will further increase the amount of noxious CO_2 and NO_2 gases spewed into the local surrounding atmosphere with resultant increases of disabling lung diseases and premature related deaths in the larger local areas.

Changes Sought | Reasons for Participation

WAG call upon the leaders of both the Cherwell and West Oxfordshire District Councils to do the right thing and reduce the number of proposed houses in line with the national government's recent and reasonable lowered calculations of actual housing need in both local areas.

PR-C-0191 Trevor Langrish N

736

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-0192 25/09/2017 Helen Langrish N

741

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0193 23/09/2017 Mr & Mrs Lodge N

746

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0247 01/08/2017 David C Hinde Begbroke & Yarnton Green Belt Campaign (2)

833

Comments

BYG are concerned that CDC's consultation is not compliant with statutory framework, not procedurally fair & not reasonable as a matter of law for the following reasons: 1. Insufficient time for review of documents. There are vast numbers of documents to consider comprising thousands of pages & yet CDC have given only the bare statutory minimum period for the Consultation of 6 weeks. (Oxford CC provided 8 weeks for its consultation). This is unreasonable. 2. Consultation taking place over the Summer Holidays. The timing could not be worse as it coincides with the school Summer Holiday season when many people are away on holiday. Indeed we note that the Options Consultation on the proposed CDC PR also coincided with the Christmas holiday season. This is unreasonable & we conclude that both consultations were deliberately timed to avoid the maximum number of relevant residents who will be most affected by the Partial Review being able to participate in the process. 3. Very important documents are missing. As if points 1 & 2 were not serious enough it turns out that important documents which should have been made available by CDC are missing from its evidence base documents suite which has been put out as part of the Consultation. We are still identifying missing documents but at the very least the following important documents are not available when they plainly should be: (provided in table form) PR54 Housing and Economic Land Availability Assessment (HELAA). The HELAA provides important evidence for the development of a Local Plan. The HELAA is required by the NPPF. The HELAA enables planning policy to be devised on the basis of available sites. It is important to the Consultation because the HELAA should include detailed assessments of all sites considered within the Cherwell search areas & will enable a review of rejected sites in comparison with those put forward for development, which in turn is important to respondents in seeking to recommend alternative options. PR36: A44 & A4260 Corridor Study. This document was commissioned by Oxfordshire CC to review the A44 & A4260 corridor & key cross link roads bounded by the A4095 & the A4260 Frieze Way/Peartree Interchange. 5 of the 7 selected sites are either within this area or are located on the boundary. The study takes account of planned development in the area included in the CDC LP. At the time of writing, CDC is working on growth options for a partial review of the LP relating to Oxfords un-met housing need, some of which lie on the A44/A4260 corridor study area. Depending on the growth options taken forward from this partial review, some aspects of the proposals in PR36 may need to be revisited.

Changes Sought | Reasons for Participation

BYG demands that the CDC Submission Plan Consultation be suspended immediately. In order to ensure a reasonable and fair Consultation CDC must: 1. Provide to the general public the documents which we have identified as missing;2. Confirm that there are no other documents missing which are relevant to the Consultation; 3. If there are any such documents missing, in addition to the ones we have identified, provide to the general public those additional documents as well; 4. Upon the provision of all the missing documents; re-start the clock for the Submission Plan Consultation to run from the day after the provision of the missing documents for a period of 8 weeks to take account of the Summer Holidays which is consistent with Oxford City Council's Local Plan 2036 Options Consultation which started prior to the School Holidays and runs for 8 weeks. Please confirm by return that you will ensure as Leader of Cherwell District Council that the above entirely reasonable demands being made by BYG will be met.

PR-C-0247 01/08/2017 David C Hinde Begbroke & Yarnton Green Belt Campaign (2)

834

Comments

Multiple documents have been submitted with this representation. These are summarised as follows. Appendix A: Baseline Data and Evidence. Relevant information gathered through the baseline review is presented on the plans provided in Appendix A. These plans provide a record of the issues & constraints that have guided the development of potential design options. The key points & themes to emerge are summarised in this section but the Appendix A is missing. Appendix B: Stakeholder feedback. The feedback & comments from stakeholders are provided in Appendix B. The key themes to emerge after analysis of the feedback are summarised in the report but are not available for review as Appendix B is missing. Appendix C & D: Design Overview. Plans showing the preferred corridor design are provided in Appendix C. It is unclear if this is the information provided in PR36b. The operation of selected junctions has been modelled for a future year scenario (2031). The findings are discussed in context below, & presented in detail in Appendix D. Appendix D is missing. Appendix E: Design decision. Further to the design notes provided in the report, a record of all design options considered throughout the corridor is provided in Appendix E. This appendix is missing & would seem relevant given the residents of the area may consider aspects of the other options more appropriate given local knowledge. Hard to achieve this if the information is not provided for review & comment. Appendix F: Full Cost Estimates. The main body of the report provides a summary of the total scheme costs. The full cost estimate calculations are provided in Appendix F which is omitted. The report acknowledges the proposed schemes are costly and therefore it would be appropriate to have access to these detailed costs to understand better which elements of the proposals could be cut. As the plans remain unfunded understanding these detailed costings is again very important. The relevance of the above is related to CDC alleged Exceptional Circumstance 9 on page 66 of the Proposed Submission Plan: "The improvement of transport infrastructure in the north Oxford / A44 corridor area." Document PR36 is also included in PR52, Transport Assessment in Appendix 6. The six appendices are again omitted. The inclusion of PR36 in PR52 further underscore its relevance & importance to the process. Without these documents the general public are simply not able to participate in a reasonable and meaningful Consultation as they should be. This is again plainly unacceptable and quite unreasonable & puts in doubt the genuineness of the Consultation. It is quite unreasonable & procedurally unfair for the CDC Submission Plan Consultation to proceed unless & until the missing documents are made available to the general public.

Changes Sought | Reasons for Participation

PR-C-0248 03/08/2017 Iain Geddes

835

Comments

Request Cherwell District Council to suspend the consultation on Cherwell's Partial Review of its Local Plan on the following grounds:• Insufficient time for review of documents• Consultation taking place over the Summer Holidays• Very important documents are missingThere is very strong feeling at grassroots level about the unacceptable level of mass housing being proposed in Oxfordshire. It is a great disappointment the your Council, along with others, have conceded to the unverified demands of housing allocation being promulgated by Oxford City Council to meet their so-called 'unmet housing need'.On top of this scenario, it would appear that Oxfordshire is to bear the brunt of Central Government's 'vision' to develop the Cambridge – Milton Keynes – Oxford 'corridor' at the expense the quality of life and place currently experienced by those of us that live in Oxfordshire, and also at the expense of the depletion of wildlife and the natural environment. Your vision seems to be more concrete, more traffic, more pollution – the doom laden scenario of 'business as usual'. Instead of economic growth, you as a Council should be planning for 'sustainable growth / smart growth' where the qualities of the natural environment are placed at the heart of planning.I trust you will immediately respect the request / demand from the Begbroke and Yarnton Green Belt Group for the immediate suspension of the proposed submission Plan for Consultation.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-0249 01/08/2017 Prof James C Briden

836

Comments

Requesting that the current CDC Local Plan consultation be suspended so that essential documents identified by the Begbroke and Yarnton Action Group as missing are made available; and then that a reasonable time – not a minimal time – is allowed for responses. Given that the current consultation period coincides with the peak holiday season at least 8 weeks should be allowed in line with Oxford City's process.

Changes Sought

Reasons for Participation

PR-C-0250 01/08/2017 Caroline Briden N

837

Comments

Requesting that the current CDC Local Plan consultation be suspended so that essential documents identified by the Begbroke and Yarnton Action Group as missing are made available; and then that a reasonable time – not a minimal time – is allowed for responses. Given that the current consultation period coincides with the peak holiday season is seems to me that at least 8 weeks should be allowed in line with Oxford City's process.

Changes Sought

Reasons for Participation

PR-C-0251 05/10/2017 Antonio Corbi

1180

Comments

Addresses Cllr Barry Wood & thanks him for attending the Kidlington Parish Council public meeting on 21/09/17 & for taking questions on the proposed changes to the LP. Your frank responses reinforced my view ,shared with many others, that CDC does not intend to take the public consultation seriously. That it is listening only to the development lobby & running scared of litigation. Tellingly, most of the reasons given in the LP for building on the GB North of Oxford read as if they have been copied & pasted from some Local Enterprise / Oxfordshire Growth Board strategy document for capitalising on cashing in the land value. You dismissed suggestions to wait on the outcome of the current Government consultation that could well show that the current SHMA housing targets are perhaps double what is needed. You seemed remarkably unconcerned by the possibility Cherwell is committed to many more homes than it really needs & seemed determined to compound the error by building homes that Oxford City doesn't need in the most inappropriate and vulnerable part of the Green Belt. Your defence was twofold: that the SHMA target doesn't need to be accurate so long as it has been approved via the correct process, if a new formula were introduced that slashes the existing target you were confident in the Council's ability to find ways to keep housing need projections at the current level. Do you really think that this is an appropriate & professional response to serious & legitimate concerns? Never saw such a blatant display of official contempt for both the probity of the Council's conduct of an evidence based process & for public scrutiny. It is most important to be sure the housing target is as accurate as possible. Recall the initial LP Examination in Public saw Cherwell's case thrown out for not meeting newly revised SHMA targets. It had to go back to the drawing board to double the housing numbers. Is that not a clear pointer toward the need to stop & rethink – to apply your vaunted ingenuity to bring the numbers down? This requires making a clear separation between need (which is finite) and demand (which is massive & almost infinite). Cherwell already has a massive new build commitment & a LP in place. It need not rush to add more. It certainly should not progress a process designed to take land out of the GB against a background of heightened uncertainty magnified by Oxford City not having a LP in place. I urge you to take a principled stance in your role as Leader of the Council & our representative on the Growth Board. Please do everything in your power to apply the safety brake. I think the 400+ members of the public present at Exeter Hall on Thursday made their feelings clear & gave you a mandate to change direction. It is time our elected representatives acted to re-open the housing need question. CDC should work with the Growth Board to withdraw support for allocating Oxfords unmet housing pending an urgent review of the underpinning housing need projections. If you really are unwilling or powerless to Stop Oxford's Sprawl and save our GB then perhaps it is time to resign. No one of principle would want to preside over the urbanisation of Oxford's GB. History will not forgive you.

Changes Sought

Reasons for Participation

Page 2784

PR-C-0251 17/09/2017 Antonio Corbi

863

Comments

Unhappy & concerned about short consultation period being held over the summer months. Oxford City Council should meet their own unmet needs, not their neighbours. Their needs have been overstated & the council will have all powers to cover these. Passing their responsibilities to other councils is a good strategy but it is irresponsible. It seems that CDC is more interested in meeting the request of Oxford CC than hearing its own people. An additional 4,400 houses for the district by 2031, over & above that allocated in the adopted part of its LP is outrageous! 1. The LP Review is intended to only accommodate Oxford's "unmet need", but this is substantially overstated & Oxford has not satisfactorily identified the amount of it they might not be able to meet. Oxford is capable of accommodating all or almost all of it by switching land earmarked for businesses to housing instead. It is premature for CDC to even start the process of accommodating it. 2. The Council's LP Review is not just to build in the GB, but to attack the core principles on which GB's depend. Even if Oxford's inability to accommodate its own housing need was real & had been properly quantified Oxford could and should meet it elsewhere than in the GB, which 3/4 of its own voters want to see protected. 3. Sustainability - Although you say the most sustainable option is to build on the GB, to it is the very definition of unsustainability. It should be located the sustainable sites it has identified elsewhere in the district. 4. Density - In the adopted part of its LP & in this Review you waste land by proposing to build at very low densities. This is an unsustainable waste of a vital resource, & higher densities would produce the more affordable houses people actually need. 5. Transport - You say the housing could be supported by a new railway station 'between Kidlington & Begbroke' but this is unlikely to be deliverable. The plans should be put on hold until the Oxford to Cambridge Expressway route is settled, the East-West railway is re-opened & the full extent of the expansion of Bicester is agreed, with its possible new transport infrastructure. 6. Any new high-tech employment sites in the district should be focused at Bicester where large numbers of houses are already being built/have been provided for on the basis that high-tech employment would be provided, but this has not yet been forthcoming. 7. The planned housing for Yarnton will put undue stress on the rather weak local infrastructure & services, which are practically non-existent & damage the rural environment. Many neighbours are already abandoning this area.

Changes Sought

Reasons for Participation

The Council should set much higher density targets on building properties.

PR-C-0251 02/08/2017 Mr Antonio Corbi

838

Comments

Requesting that the current CDC Local Plan consultation be suspended so that essential documents identified by the Begbroke and Yarnton Action Group as missing are made available; and then that a reasonable time – not a minimal time – is allowed for responses. Given that the current consultation period coincides with the peak holiday season is seems to me that at least 8 weeks should be allowed in line with Oxford City's process.

Changes Sought

Reasons for Participation

PR-C-0253 02/08/2017 Layla Moran

840

Comments

Requests an extension of time on the public consultation on the Cherwell Local Plan. The Begbroke and Yarnton Green Belt Campaign refers to missing documentation in the Local Plan Partial Review. These are important omissions, and residents have been in contact with their concerns about the shortness of the consultation period. There are over 200 pages of consultation documents, even without those omitted, residents will not have time to read, digest and respond to this in a satisfactory manner over this period. Fully support BYG's call for a suspension of the consultation period until the missing papers are made available. If the consultation can be extended, or begin again once all the documents are available.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-0254 19/09/2017 Denise Greenspan

841

Comments

Complete and unequivocal objection to Cherwell District Councils plans to build Oxford City housing on the Yarnton and Begbroke GB. Objections to the threat to wildlife and creeping urbanisation of our cities and further objections to consultation process. Suggests approaches to ribbon development. The plan is based on flawed and out of date information (pre-Brexit data and a discredited SHMA). With regard to increase in traffic a CDC representative at the exhibition in Begbroke village hall felt that there would only be a 1.2% increase, there is simply no way that tripling the size of the village will lead to only a 1.2% increase in traffic. Objections are: 1. The loss of vast swathes of countryside and wildlife around Yarnton 2. Irreversible harm to the history and identity of the village 3. Traffic gridlock on the A44 – it already takes one hour to get from Yarnton to Cowley each morning and no amount of bendy buses will improve that because there is only room for one lane in each direction over the bridge. 4. Air pollution from said increased and gridlocked traffic 5. Lack of water supply – Thames Water has informed me that water will be brought in from Wales. The reservoir that South Oxford is trying to build is to support the water supply in London – only 20% of it, if it is ever actually built will be allocated to South Oxford. 6. Ironically then – this proposal would also lead to an increased flood risk. 7. Closure of Sandy Lane – this is a busy thoroughfare between Yarnton and Kidlington, its closure would require a 3 – 4 mile detour in either direction - leading to even more traffic on the A44 8. Since this is housing for Oxford City it should be said that this is just too far for public transport in to the city; it would take me more than 2 hours each way, by bus, to get to my office in Cowley. It takes 2 hours to get to London. This plan would end up being London housing, not Oxford City. Oxford City should be exploring other non-greenbelt sites closer to the city. As well as having higher density targets within the inner city or perhaps building where better infrastructure has already been provided, such as Bicester.

Changes Sought

Reasons for Participation

PR-C-0258 31/07/2017 Kazia Kantor N

845

Comments

Consultation period is far too short. The 6 week period you have approved is the minimum that can be given and to apply this over the summer holiday period, strikes me as being unreasonable and undemocratic. You well know the volume of documents each resident must read through and absorb in order to appreciate the full extent of the proposed plans; estimates that there are nearly 2,500 pages of technical "stuff "(which would be a challenge to anyone let alone a lay person) and then there are a significant number of additional documents with supporting evidence which also have to be studied in order to reach a thoughtful conclusion. How can you reasonably expect that those residents ,who will be significantly affected by CDC's proposals, can deal with so much in such a short time and particularly when most have full time day jobs and many will have family commitments over the holiday period. One is driven to conclude that Cherwell District Council is behaving cynically and undemocratically. Despite the hand-ringing at the Council meeting when the Council approved this plan, there appears to be no intent or action by the Council to serve the best interests of its electorate; this is hugely disappointing! Urges the Council to put pressure on the planning department to extend the consultation period to the maximum. It is important that the electorate have faith in their elected representatives and that they have time to assess the plans that will have such a significant impact on their lives.

Changes Sought

Reasons for Participation

PR-C-0259 02/08/2017 Peter Nicholson N

846

Comments

The 6-week deadline for responding to the Consultation is too short. Requests that it is extended. This is because: a) the consultation is being held over the Summer holidays when many people are away on holiday and unable to read and research the 2,000+ pages of information, much of which is written primarily for specialists and not ordinary people, and therefore requires considerable time to read and consider b) some vital documents are missing from the evidence base, these being (i) the PR54 Housing and Economic Land Availability Assessment, the publication of which is stated to be "imminent, but which (2 weeks into the consultation) has not yet appeared on your website, and (ii) the Appendices for the PR36 A44 & A4260 Corridor Study, which contain crucial diagrams and stakeholder feedback information (among other evidence) which is needed in consideration of a response to this document. Considers that, owing to the omission of the documents in (b), which are required in your consultation, and the extremely complex nature of the rest of the evidence base which has to be read, you should order the Consultation to be restarted on production of these documents and for a longer period than the statutory 6 weeks. Also asks why it is that the responses to practically every question in my last representation in this consultation the process was not summarised accurately, but instead were lazily curtailed with a comment along the lines of "a more detailed discussion of these issues is provided in the consultation"? Appreciates that officers' time is limited when dealing with these responses, but when comparing the summaries of my responses to the questions in this document with others', it is clear that many other responses have had longer summaries to the same questions and have not been censored in the same way. Raised many valid points in each of my answers; these have not been highlighted properly in your summary, and would appreciate an explanation for this.

Changes Sought

Reasons for Participation

PR-C-0260 01/08/2017 Dr Rhian Pye

847

Comments

Insists that the Council increase the time allocated for the public consultation into the CDC partial review relating to the building of 4,400 houses in the vicinity of Begbroke, Yarnton and Kidlington in order to meet Oxford's so-called 'unmet housing need'. Should the proposed vast numbers of houses be built in this area it will undeniably have a large negative effect on the local communities of these three villages. Therefore it is clearly unreasonable, not to mention highly disrespectful to residents in these communities, to permit only the minimum time allowed for the public consultation process. Residents should be permitted eight weeks to study and respond to the vast number of documents included as part of this consultation, as is the case with the public consultation currently being carried out by Oxford City Council. Secondly, it is also unreasonable and unfair for CDC to conduct the partial review consultation at such a time as to exactly coincide with the school summer holidays when many residents of this area will be away on holiday and therefore unable to participate effectively in the consultation process. This is particularly unreasonable as CDC chose to run the previous consultation over the Christmas holiday season when again it would have been likely that some people would have been unable to effectively participate in the consultation process as is their right. It appears to me that CDC are actively working to limit the opportunities for local communities to respond to these proposals. This is clearly fully against the ideals of a democratically elected local council.In studying the documents related to this consultation it has come to my attention that certain documents, or appendices to documents, are not available for the public to review. These include PR54 - the Housing and Economic Land Availability Assessment (HELAA) which is required by the NPPF, and information relating to the transport infrastructure of the A44 corridor. Residents of Begbroke and Yarnton in particular have every right to have full access to the plans CDC have for attempting to limit the negative impact the additional houses will have on local transport routes such as the A44, particularly bearing in mind that these are already struggling to cope with the current levels of use.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-0262 01/08/2017 Dr Richard Pye

849

Comments

Insufficient time for review of the documents- Proposed Submission Plan document is 198 pages long and is underpinned by a massive evidence base. Despite the wealth of information to review, Cherwell District Council has provided the minimum statutory period for the consultation of only six weeks. This is extraordinary. Oxford City Council who have provided eight weeks for their consultation process for their Local Plan 2036 Preferred Options. Unreasonable for Cherwell District Council to provide such a short review time period. The timing of the consultation coincides with the summer holidays - It is not acceptable. It is particularly frustrating that Cherwell District Council has not provided more consideration to the timing having run the first stage of this process to review the Options Consultation over the Christmas and New Year holidays. This latest poor judgement on when to time the current consultation process leaves one to assume that this is a deliberate tactic from Cherwell District Council to preclude its residents from being able to fully engage and respond meaningfully as part of this important process.) Incomplete evidence with documents missing - Further frustrated to find that key documents that should be available as part of the evidence base that underpins Cherwell District Council's plans are missing. Given the depth of information to wade through, concerned that other documents are missing including: a) A high-level Housing and Employment Land Availability Assessment, which is key to understanding how the new housing plans have been developed (PR54). B) Six appendices relating to infrastructure improvements in the north Oxford/A44 corridor area (PR36). Notes that PR36 is also included in PR52, Transport Assessment, in Appendix 6. Again the six appendices from PR36 are omitted. The inclusion of PR36 in PR52 further underscore its relevance and importance to the consultation process.Without access to the above documents, it is not possible to participate in a reasonable and meaningful manner to this important consultation process. It is therefore unreasonable for Cherwell District Council's Submission Plan Consultation to proceed until all of the missing documents are made available to the general public. To remedy this situation suggests the following reasonable demands: 1. Provide access to these missing documents to the general public. 2. Confirm that there are no other documents missing that are relevant to the consultation. If documents are missing, please make these available to the general public for review and consideration.3. Once all documents are made public, re-start the clock for the Submission Plan Consultation to run from the day after all documents are provided, and that this consultation runs for a full eight weeks. Given the whole plan is considering Oxford City Council's unmet need, it seems fair and reasonable that Cherwell District Council act in a manner that is consistent with its neighbouring council.

Changes Sought

Reasons for Participation

PR-C-0262 10/10/2017 Richard Pye N N N Y

5580

Comments

The Proposed Submission Plan is 198 pages in length and is underpinned by an evidence base comprising 72 documents, many of which are in multiple volumes. Given the size of the development and requirement for the removal of land from the Oxford Green Belt, the length of the consultation is inadequate and should have been longer. It is not possible to fully review all of the evidence and provide the detailed response that this PSP warrants. Incomplete evidence base such as the Housing and Economic Land Availability Assessment (PR54) and the A44/A4260 Corridor Study (PR36, incorporated as appendix in PR52). These were not published until 25 August 2017. There are a large number of inaccurate details within the evidence base. This is notably with the RAG assessment metrics that were used in site selection.

Changes Sought

For the reasons I have given above AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

Would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-0264 31/07/2017 Peter & Valerie Green

851

Comments

Concerned that the consultation period for your proposed plan for the extensive building on our green belt area is far too short, allowing only six weeks. Suggests the period is increased to at least ten weeks and order the Planning Policy Team to do this so as to be in line with other local authorities.

Changes Sought

Reasons for Participation

PR-C-0265 02/08/2017 Ellis Davies

852

Comments

Bitterly complain the way that Cherwell District Council has treated the whole process of the Partial Review of Oxford's Unmet Housing Need. There are a number of points to raise: 1. Both consultations have cynically been taken by CDC, have been held over periods when people are unlikely to have much time. The first consultation during Christmas holidays and this second one during Summer holidays. The consultations have been set at the minimum period of six weeks whereas other councils across the country including Oxford gave more time for the electorate to consult on such massive development. 2. The vast number of documents and their complexity require a lot time and effort to be able to be addressed and a lot of them are not available. With such an important and controversial consultation the Cherwell website should give prominent importance so that the public, across Cherwell District are aware of what is going on. There is no obvious link to the consultation process and this was even admitted by CDC staff and a district councillor that it was difficult to find the relevant location for the information. Have been informed that many of the documents relevant to the consultation process are unavailable or are missing. It must be noted that the six week consultation leaves very little time for the general public to comment if they only become aware when the public exhibitions are held in their parish, especially for Begbroke which is being held on 2nd August 2017, which leaves less than a month for Begbroke and only two weeks for Kidlington. Where are the democratic principles of CDC, and what is the purpose of CDC and its district councillors with their failure to properly consult with the parishes that very much affected? The impact of a vast development within the green belt is of such importance the public should have been made fully aware and therefore request that a deadline for closure of the consultation should be extended.

Changes Sought

Reasons for Participation

PR-C-0266 30/07/2017 Dr Neil McCulloch

853

Comments

Appreciate that this 6 weeks consultation is the minimum required by law. However, since it is being held over a period in which almost everyone is away on holiday, it is likely that consultation will be much less than it should be for a such a major issue. Moreover, the previous consultation happened over the Christmas period where again the ability of citizens to participate was likely to be less. Given the importance of the issue and the need for local citizens to not only be consulted, but to feel that they have been properly consulted, am writing to formally request that you extend the consultation period for at least a further month so that people can continue to put forward their views on the issue in September when far more people will have returned from holiday and will be able to focus on the issue.

Changes Sought

Reasons for Participation

PR-C-0267 02/08/2017 John Burford

854

Comments

Very disappointed to note that the MINIMUM 6 weeks has been given for consultation on this massive proposal to add Yarnton and Begbroke to the sprawl coming up from the Pear Tree junction Understand that you needed to kowtow to the City yet possibly make some limited effort to protect the Green Belt and save face....but NO. Your presentation to the council was a straightforward hands in the air surrender to the powers that be i.e. the cosy City & University elites.Please allow more time for the local people, who voted for you when you were a staunch protector of the Green Belt, to consider the full implications of this ruinous assumption-based plan. At least you owe us that.....don't you?What are you frightened of?I hope you might just read this email and think about the two villages that will be trashed and subsumed by this 3rd rate plan on the table.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-0271 31/07/2017 Lynne Whitley

858

Comments

Resident of Yarnton. The proposed major developments on land both sides of the A44 between Yarnton and Begbroke will effectively merge Yarnton with its neighbouring villages Begbroke and Kidlington. Very surprised that you are expecting your constituents to read all the technical documents and respond in such a short time frame to the consultation for these developments. Residents have 3-4 weeks to consider and comment on a simple minor household planning application. This is a major development and the timescale and timing of this consultation is totally unrealistic for people to have chance to visit exhibitions and read all of the documents available, particularly in school/general summer holidays and then provide a considered response. Understand that 6 weeks is the minimum statutory consultation period required. Disappointed that Cherwell District Council have chosen not to provide a longer and more reasonable timeframe that reflects the complexity of such a development that includes major infrastructure changes to Yarnton and the local vicinity (or indeed should include major infrastructure changes). Request that Cherwell District Council extend their 6 week consultation period for a more realistic timescale of at least 10 weeks. Know that other residents of Yarnton and Begbroke would appreciate this extension.

Changes Sought

Reasons for Participation

PR-C-0318 19/08/2017 Judy Davies

956

Comments

Object to the way this consultation process has been delivered. The timings and opportunities to be able to respond we're unfair. Many people are not aware of the proposals.

Changes Sought

Reasons for Participation

PR-C-0320 22/08/2017 Dr Maria Carmen Giraldez N

943

Comments

Objection to unreasonable consultation process. Complexity of consultation and timing over the school summer holidays. Not a fair opportunity for members of the public to read, understand the proposals and make their views known.

Changes Sought

Reasons for Participation

PR-C-0336 10/10/2017 Kevin Bezant

5526

Comments

This has been a sham. Consultation periods have been held over holiday periods. The second consultation period has only been extended in response to a legal threat concerning the lack of an important document in the evidence base. Cherwell have ignored the objections it received from the first consultation and will no doubt do the same from the second. Cherwell is only going through the process of these consultations because it is obliged to.

Changes Sought

Reasons for Participation

Page 2787

PR-C-0340 04/08/2017 Joe W Martin

976

Comments

The briefest legal time for consultation on the proposed housing developments in Begbroke, Yarnton, & Kidlington – and at this time of year when many people are away on holiday – is not at all what residents of Cherwell District Council have the right to expect from their District Council officers. The timing elements noted in the Council for the Protection of Rural England's comments on the proposals are well-considered, relevant, & important. Please, please, at the very least, extend the consultation time to ten weeks minimum to be more in line with more typical Council practice. Even better, postpone the whole process in line with CPRE's comment: "The Local Plan Review is intended only to accommodate Oxford's "unmet need" for housing but not only is Oxford's total housing need substantially overstated, Oxford has not satisfactorily identified the amount of it they might not be able to meet. In CPRE's view Oxford is capable of accommodating all or almost all of it by switching land earmarked for businesses to housing instead. It is therefore premature for Cherwell to even start the process of accommodating it."

Changes Sought

Reasons for Participation

PR-C-0341 04/08/2017 Suzanne McIvor

977

Comments

The consultation period of six weeks for the Local Plan partial review is too short to allow the average individual time to read it, digest it, take a week's holiday, and then respond. In the same vein choosing to run the consultation over the summer holiday period is a shoddy way to treat neighbourhoods that stand to be greatly affected by your proposals. While the Council may be fulfilling its statutory responsibilities it is not fulfilling its moral obligation to allow locals the opportunity to respond in a meaningful way. Appreciates that there are time issues with the plan but would urge CDC to extend the consultation period to allow residents time to respond.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-0344 22/08/2017 Prof John Batchelor N

5295

Comments

With regard to the timing of the consultation process, it is symptomatic of the underlying cynicism implicit within the management of the Cherwell Local Plan that the timetable was originally timed to coincide with the school holidays. Am encouraged by the fact that Cherwell has been forced to back down over this and extend the deadline.
In summary and underpinning my arguments above, is that the proposed use of Green Belt land is wholly unacceptable. Green Belt legislation in the south of England has been invaluable in protecting historic cities and villages and ensuring that there is NOT one huge urban sprawl with Oxford as its centre. The Green Belt area surrounding Kidlington is beautiful recreational land dotted with historic villages and ancient buildings, in particular St Mary's Church in Kidlington. The spire of St Mary's has been a landmark for hundreds of years and is visible standing within an uninterrupted green landscape from footpaths cycle tracks and fields to the north of Kidlington, through Hampton Poyle, Hampton Gay, Bletchington and beyond towards Kirtlington, and these areas harbour and conserve a wide variety of beautiful wildlife. The Green belt legislation is an essential safeguard in an overpopulated country. The policy states that it should be violated only in 'exceptional circumstances.' The present circumstances are not 'exceptional'. Kidlington is not part of Oxford, and there is no case for forcing Kidlington to help solve Oxford's problem. The Plan as a whole is not sustainable. I would like to add today, 22nd August, that I would echo George Osborne's fresh intervention this week in which he seeks to revive the pressure for improved transport and business stimulus in the north of England. If this wholly sane policy were to be adopted the present intolerable pressure on the south of England would be eased.

Changes Sought — Reasons for Participation

PR-C-0345 04/08/2017 Maya Ellis

461

Comments

Resident of Yarnton village, located in the centre of the proposed controversial development of over 2,500 new homes that will engulf my home, neighbours and village. This is a major development on designated green belt that will effectively merge Yarnton with its neighbouring villages Begbroke and Kidlington. Started to review the technical documents available online on the Cherwell District Council website and am astounded that you are expecting your constituents, hugely impacted by such a high density complex development, to read all the technical documents and respond in such a short time frame. A simple minor household planning application takes 8 weeks for your council to consider and respond. This is a major development and the timescale and timing of this consultation, exacerbated over the school summer holidays, is wholly unrealistic for myself we some knowledge of the planning industry and resources to hand, let alone a lay person to digest and provide a considered response. Understand that 6 weeks is the minimum statutory consultation period required. Astounded and disappointed that our County Council have chosen not to provide a longer and more reasonable timeframe that reflects the complexity of such a development that includes major infrastructure changes to Yarnton and the local vicinity. Respectively request that Cherwell District Council extend their 6 week consultation period for a more realistic timetable of at least 10 weeks.

Changes Sought — Reasons for Participation

PR-C-0354 15/08/2017 Maura Cordell

987

Comments

Glad that the consultation has been extended to enable local residents to put forward views of this development which is to meet the needs of a council which is not the one that serves the Kidlington area

Changes Sought — Reasons for Participation

PR-C-0403 27/09/2017 Todd Huffman N

1042

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought — Reasons for Participation

PR-C-0443 10/10/2017 Linda Browning N

3187

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought — Reasons for Participation

PR-C-0447 03/08/2017 David Hipkiss N

848

Comments

Very concerned Cherwell resident who lives in the middle of the PR8 parcel of land that is slated for the development of, 'a new urban neighbourhood'. Attempting to construct a review of the publicly available data to allow the submission of an evidence based objective assessment of CDCs plans to meet 'Oxford's Unmet Housing Need is a challenge due to the many thousands of pages of data and evidence to review and short period of time over the summer holidays, the timing of which seems to be somewhat of a co-incidence, and perhaps designed to minimise the number of observations and objections. Expresses surprise that several seemingly important reference documents are absent or simply missing from the data pack and online data room.The missing documents include but are not limited to PR54 Housing and Economic Land Availability Assessment (HELAA) and PR36: A44 & A4260 Corridor Study - None of the 6 Appendices (A to F) are provided; these are critical as the deal with Baseline Data and Evidence, Stakeholder Feedback, Design Overview, Design Decision, Full Cost Estimates.

Changes Sought — Reasons for Participation

PR-C-0452 04/09/2017 Mary Lunn N

2964

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought — Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-0454 22/08/2017 Hilary Lord N

318

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0488 06/10/2017 John Pilgrim N

1230

Comments

The Consultation on the Proposed Submission Plan has, like its predecessor, been poorly publicised. Planning the consultation process for the main holiday period was very disappointing and the public (which the council exists to serve) only had the opportunity to comment due to intervention by our local MP and Kidlington Development Watch which forced Cherwell to extend the consultation period. Cherwell should have done more – via Cherwell Link article and all other means available, to raise public awareness of the possible loss of Green Belt via this proposed revision of the local plan. The consultation papers are over long and difficult to assimilate in a short time. It is understood that the Council does have discretion on the timing of a public consultation. Choosing to hold the consultation and public exhibition in Kidlington over the summer holiday period was unreasonable. Cherwell District Council appears to be more concerned with following the process of consultation than considering the views of local residents and acting on what people are telling them. This was borne out by Councillor Wood's shameful performance at the Kidlington Parish Council public meeting on 21st September. Councillor Wood appears to have no regard for the probity of the Council's conduct of an evidence based process and for public scrutiny. It is most important to be sure the housing assessment estimate is as accurate as possible. So much relies on it. The initial Local Plan Examination in Public saw Cherwell's case thrown out for not meeting newly revised Strategic Housing Market Assessment targets. Not one of the Council's twenty four questions mentioned the GB or asks about the acceptability of development in the GB – perhaps the most important matter of all. The Council must act professionally this time and take account of new lower government estimates of housing need. In conclusion wish to emphasise that object in principle to building on the Green Belt and consider that the excessive and overwhelming housing development proposed is unjustified, unsustainable and totally unacceptable. There are alternative sites available in Oxford which are more suitable for Oxford's requirements and their development will have the benefit of assisting in urban regeneration in the city by encouraging the recycling of derelict and other urban land.

Changes Sought | Reasons for Participation

PR-C-0509 08/08/2017 John, Laura & Benito Wainwright N

2522

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0548 09/10/2017 Clive McDonnell N

1365

Comments

Objects to proposed plan & sustainability appraisal. It is inconsistent with the NPPF because it fails to provide sustainable development, ensuring a better life for current/future generations. It fails to: Promote realistic sustainable transport; Protect GB; Meet the challenge of climate change & resultant flooding; Conserve and enhance the natural and historic environments. The consultation process has been unreasonable. I object to the complexity of it, with the demand that representations are made on a specific form, and being timed over school holidays. CDC failed to give the public an opportunity to digest the proposals & make their views known. Considers the proposed submission plan, associated policy maps and sustainability appraisal to be unsound, not positively prepared, not justified and not effective for the reasons detailed in specific objections and comments.

Changes Sought | Reasons for Participation

PR-C-0548 09/10/2017 Clive McDonnell N

5399

Comments

Objects to proposed plan & sustainability appraisal. It is inconsistent with the NPPF because it fails to provide sustainable development, ensuring a better life for current/future generations. It fails to: Promote realistic sustainable transport; Protect GB; Meet the challenge of climate change & resultant flooding; Conserve and enhance the natural and historic environments. The consultation process has been unreasonable. I object to the complexity of it, with the demand that representations are made on a specific form, and being timed over school holidays. CDC failed to give the public an opportunity to digest the proposals & make their views known. Considers the proposed submission plan, associated policy maps and sustainability appraisal to be unsound, not positively prepared, not justified and not effective for the reasons detailed in specific objections and comments.

Changes Sought | Reasons for Participation

PR-C-0566 10/08/2017 A Watson N

2088

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-0595 09/10/2017 Mark Behrendt Home Builders Federation Y

1495

Comments

Since the start of this consultation the Government has published its long awaited paper on the standard methodology for assessing housing needs. Given that this is still a consultation only limited weight can be given to its contents, however it clearly indicates the Government's direction of travel with regard to the OAHN. The assessment of housing need for Oxford City Council set out in this consultation is 800 dwellings per annum, significantly lower than the current expectations. The HBF is yet to make any formal statement on the methodology however we would like to comment briefly on how the standard methodology might apply to Oxfordshire. Key to considering the standard methodology in relation to Oxfordshire is that the OAHN for Oxfordshire was based on either economic growth scenarios or the significant requirement for affordable housing in Oxford City. Consideration of both these scenarios sit outside of the standard methodology which focuses on the uplifts required to address market signals. As the consultation states in paragraph 28 "a reduction in their local housing need compared to the existing approach can be attributed to our method not making a specific adjustment to take account of anticipated employment growth" and goes on to confirm in paragraph 46 that local authorities are able to plan for a higher number than the one established by the standard methodology. Similarly, with regard to affordable housing provision Planning Practice Guidance in paragraph 2a-029 outlines that: "The total affordable housing need should then be considered in the context of its likely delivery as a proportion of mixed market and affordable housing developments, given the probable percentage of affordable housing to be delivered by market housing led developments. An increase in the total housing figures included in the local plan should be considered where it could help deliver the required number of affordable homes." This is a separate assessment to the one for market signals and implies that where there are substantial affordable housing needs that are not addressed by the market signals uplift then an additional uplift to total should be considered. Given that the uplifts made in Oxfordshire related to either economic or affordable housing growth scenarios we consider that the assessed needs as set out in the partial review are a sound basis for planning across the County not just now but in future should the standard methodology be implemented. These growth scenarios are also important in relation to Cambridge – Milton Keynes – Oxford Growth Corridor. In order to support the ambitions for this area the National Infrastructure Commission suggested that there may need to be 23,000 new homes delivered per year across the corridor. This is significantly higher than the 15,000 homes required to meet projected population growth. As Government expects plans to be kept under review there will be opportunities to assess needs with its partner authorities in Oxfordshire in order to take account of any changes should these arise. We would therefore encourage Cherwell and all the authorities across Oxford to continue their approach to delivering new development that will meet the needs of the County.

Changes Sought

Reasons for Participation

Expresses interest inattending any relevant hearing sessions at the Examination in Public

PR-C-0606 10/10/2017 Bryant & Margaret Ambrose N

3393

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought

Reasons for Participation

PR-C-0606 10/10/2017 Bryant & Margaret Ambrose N

3397

Comments

Consultation Process - although this has now been extended, there has been a great deal of scepticism as to the intention, therefore side stepping the proper democratic process

Changes Sought

Reasons for Participation

Page 2790

PR-C-0639 09/10/2017 Laura Walton N

1570

Comments

Objection to the consultation process which was unreasonable, unfair and unnecessarily complex. The council have produced a large number of documents in the hope that people won't read all of them and constantly using legal terms, so that you need a law degree to understand what is actually being proposed. At the public meeting held at Exeter Hall 21st September, Councillor Wood managed to anger local residents by not answering their questions. He presented a monologue of why the Oxford had to do this and skirted round the topic as to why villages had to take on Oxfords housing needs. He repeatedly tried to twist what people had been saying (specifically the issue of affordable housing within the development). He has said this is non-negotiable, that they have decided we are having Oxfords housing requirement. This is not consultation; our views are not being listened to. As a single person who has lived in Kidlington all my life, with a well paid job and not on minimum wage, I am unable to afford a house or flat of my own (even affordable housing). What Oxford needs is to build affordable homes within the city boundaries. Instead they are building estates like Barton park with houses that have extortionate prices tags, appealing to people commuting to London with London weighting. The actual percentage of affordable housing built always ends up being lower than the proposed percentage, but is still unaffordable for local people. The main reason put forward for building these 4400 houses is to provide affordable housing for local residents - the proposed plan will not do this. More unaffordable homes built to take London's housing issues at the cost of the GB and local villages are not needed.

Changes Sought

Reasons for Participation

PR-C-0671 08/10/2017 Matthew Simpson

1649

Comments

Apologies for not using your official representation form, except as a guide: it's a rather uninvitingly bureaucratic document to follow, well-exemplified by the 8-line (!) postal address provided at the end.

Changes Sought

Reasons for Participation

PR-C-0694 09/10/2017 Elizabeth McDonnell N

1710

Comments

Objection to the proposed submission plan and sustainability appraisal which are inconsistent with the National Planning Policy Framework in terms of failing to provide sustainable development which ensures a better life for both current and future generations, this is on the grounds that it fails to: • Promote realistic sustainable transport. • Protect green belt land. • Meet the challenge of climate change and resultant flooding. • Conserve and enhance both the natural and historic environments. The proposed submission plan, associated policy maps and sustainability appraisal are unsound, not positively prepared, not justified and not effective for the reasons detailed in specific objections. Throughout the proposal no mention is made of the requirements for increased utility provision in terms of electricity, gas, communication and water/sewage infrastructures, this is despite each of these being highlighted as an issue in the sustainability appraisal. Failure to give due consideration to such essential infrastructure needs suggests the proposal is unsound and not effective. The consultation process has been unreasonable. Objection to the complexity of the consultation, with the demand that representation submission be made using specific Council pro-forma and the initial timing over the school summer holidays. The Council failed to give members of the public an opportunity to read and understand the proposals and make their views known.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-0700 16/08/2017 Tony Churchill N

2160

Comments

Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. The Green Belt is essential to break up the continuous development between Oxford and Kidlington. The current road system has no spare capacity and so further traffic will create major congestion. The local infrastructure; shops, car parks etc. cannot cope with more residents.

Changes Sought

Reasons for Participation

PR-C-0715 21/08/2017 Dr Victoria Slater N

2762

Comments

Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought

Reasons for Participation

PR-C-0718 01/10/2017 Daniel Walround

1805

Comments

Very glad that there has been an extension to the consultation period, the original window was totally inadequate. Strongly object to the proposed plans. Would like to express more detail, but with such a short window for consultation it is not possible to fully explore issues within the plans. Also with so much documentation to digest the District Council is failing to allow fair time to review them.

Changes Sought

Reasons for Participation

PR-C-0727 10/10/2017 Bridget Davidson N

1833

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought

Reasons for Participation

PR-C-0736 01/10/2017 Liz & Roy Moore N

1854

Page 2791

Comments

Cherwell's key justification for development of the Green Belt is (item 1) to meet Oxford's urgent need for housing, and notably affordable housing. Not only does it not meet the definition of 'exceptional circumstances' but it is flawed in other important respects. The 2014 SHMA projections of future housing need for Oxfordshire continue to be challenged as overambitious and inflated estimates of future employment growth, measured against current trends and the economic uncertainty of Brexit. The proposed standard methodology for calculating housing need set out in the current NPPF review suggests Oxfordshire's current forecast should be reduced by about a third and Oxford's by a half – considerably lower than the SHMA estimates. The most-recent (2014) DCLG projections of an increase of around 10,800 households in Oxford between 2016 and 2036 is also substantially less than the 28,000 houses Oxford considers necessary to meet its unmet housing need over a comparable time span. Since a realistic and sustainable estimate of future housing need is the critical factor in determining the necessity for Cherwell to accommodate Oxford's unmet housing need, in light of the lower figures arising from the proposed NPPF standardised calculation of housing need, the justification and even legality of Cherwell's current Partial Review must be questioned and the SHMA forecast challenged and reviewed before the consultation process proceeds further.

Changes Sought

Reasons for Participation

PR-C-0736 01/10/2017 Liz & Roy Moore N

1861

Comments

The democratic validity of this and other public consultations is weak. No individual can reasonably respond to the avalanche (often concurrent) of Oxfordshire's public consultations which have the capacity to profoundly affect their quality of life, and on which they have the right to express their views, in the timescales (of which the three most recent have been over holiday periods) and by theconsultation processes currently employ. Reiterate the very serious concerns, also expressed at previous consultations, that this current Partial Review consultation process is too short to allow proper scrutiny of the massive and complex documentation; that it is inadequately publicised (were it not for the efforts of Kidlington volunteers, who notified practically every household in the village, few residents would have been aware that the consultation was taking place); and that document presentation is difficult to access and hard to read. Very few hard copies of key documents are available, and only available to read in public buildings. Readers that can (and a large minority cannot) are forced to access documents on-line, where the list of documents gives little clue to their contents, and where the documents themselves are in double-column format, compounding the difficulty of reading them on a computer screen. The colour registers and hatching in the Key Site Proposals maps contained in the Summary Booklet are a poor match to the keys, the text of the keys is too small to decipher (for the elderly at least!), and the maps are inaccurate – for example in four out of the five maps where site PR6b (largely comprising the golf course) appears it is not labelled as such and is not in the cream colour used to indicate nearby sites, giving a misleading impression of the proposed scale of development.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-0778 10/10/2017 Sarah Knox-Brown Begbroke & Yarnton Green Belt Campaign N N

5661

Comments

Only a high level Options paper was published at the Reg 18 stage. The Options consultation failed to appropriately communicate that preferred areas of search (A and B) had been identified and that detailed work had been undertaken to assess sites within these two areas of search only. Apart from "guidance on representations" it is not clear that any comments made during the Reg 19 consultation will only be considered as part of the Inspector's examination process, and will not result in a revised plan prior to submission. There is lack of explanation within the plan of "where we are now" in the plan process or discussion of "next steps". This is a fundamentally misleading approach contrary to B.95 of the Local Plan which indicates that "Full public consultation will be central to a "sound" process and outcome." For consultation to be lawful, it must take place when proposals are at a formative stage. Options are already decided for this consultation which is unlawful. Reference made to a letter from Cllr Wood which refers to the Council having to deal with Oxford's unmet need as defined in the SHMA and proceed with the Partial Review as currently timetabled. This is misleading as the Inspector did not require the Council to commit to meet Oxford's needs as assessed in the SHMA, no local policy requires this and neither does the NPPF. The Local Plan has no punitive measures if the two year deadline for the partial review from adoption is not met, and as long as the 5 year housing supply remains there is no real risk of arguments based on failing to meet Oxford's housing need succeeding at appeal. If the Council proceeds as planned, we consider the Inspector will find the Plan unsound due to inadequacy of evidence base and failure to ensure effective consultation and participation by the public.

Changes Sought

The Council should reconsider its proposals and adapt the status of the Submission Plan to that of a draft local plan being consulted upon under regulation 18. The Council should then (a) take fully into account the consultation responses to date; (b) reassess its draft in light of the standardised OAHN and determination of Oxford's final housing figures.

Reasons for Participation

PR-C-0791 10/10/2017 Keiron Ward N Y

2030

Comments

Concerned that CDC has progressed with the current Plan despite an overwhelmingly negative response to the Options consultation. Reference made to the public meetings and exhibitions at Kidlington and concerned that public views carries less weight. Raised the issue on why consultations are short and carried out during the most inconvenient periods. The response forms are unclear and people were not be made aware that other forms of responses are acceptable. Concerns over the Statement of Consultation document and how it captured the public comments. Many objections to question 1 in the Options Paper however no change has been made to this. There were no questions on the release of the Green Belt therefore the public were not given an opportunity to express views on this earlier.

Changes Sought

The plan should be withdrawn and substantially rewritten to reflect the views expressed by the public during the consultation. The Council must rethink and improve it's policy for conducting important public consultations. It must provide information in a user friendly, non-coercive style. It must start listening to other voices than those of the development lobby.

Reasons for Participation

Would like to be represented by Kidlington Development Watch at the oral examination in public. For the reasons given in the Kidlington Development Watch representation.

PR-C-0834 10/10/2017 Linda Ward N Y

5181

Comments

Concerned that CDC has progressed with the current Plan despite an overwhelmingly negative response to the Options consultation. Reference made to the public meetings and exhibitions at Kidlington and concerned that public views carries less weight. Raised the issue on why consultations are short and carried out during the most inconvenient periods. The response forms are unclear and people were not be made aware that other forms of responses are acceptable. Concerns over the Statement of Consultation document and how it captured the public comments. Many objections to question 1 in the Options Paper however no change has been made to this. There were no questions on the release of the Green Belt therefore the public were not given an opportunity to express views on this earlier.

Changes Sought

The plan should be withdrawn and substantially rewritten to reflect the views expressed by the public during the consultation. The Council must rethink and improve it's policy for conducting important public consultations. It must provide information in a user friendly, non-coercive style. It must start listening to other voices than those of the development lobby.

Reasons for Participation

Wish to be represented by Kidlington Development Watch at the oral examination in public.

PR-C-0847 28/07/2017 Dr Michael Fraser N

850

Comments

Frustration at the short period, over the summer holidays, given for the consultation concerning the Partial Review of the Local Plan. It is ridiculous that Cherwell District Council expect residents to consider and respond to over 2,000 pages of documentation. Assumes that Cherwell would not have released a document for consultation unless it was important. Furthermore there are 1000s more technical pages in the evidence base, many of which are crucial to evaluating the soundness of the Local Plan. Six weeks, in the summer holiday period, is entirely unreasonable to hold a true consultation. Therefore, requests that the Cherwell Planning Team is directed to extend the consultation to something more reasonable (e.g. 12 weeks or more). Otherwise asks whether we to conclude that the decisions around the Local Plan have been pre-determined and the consultation is simply a box-ticking exercise? Sincerely hopes that the profound and destructive impact that the proposals would have on Begbroke, Yarnton and Kidlington will not come fruition.

Changes Sought

Reasons for Participation

PR-C-0850 10/10/2017 Colin Homans N

5703

Comments

Poor timing of public consultation and allowing little time for consideration and comment.

Changes Sought

Reasons for Participation

PR-C-0850 10/10/2017 Colin Homans N

2294

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-0851 10/10/2017 Margaret Homans N

2299

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0852 10/10/2017 D Homans N

2304

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0856 10/10/2017 Anne Clifton N

2316

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0857 10/10/2017 Elaine Oke N

2321

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0858 10/10/2017 Katherine Andrews N

2326

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

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PR-C-0859 10/10/2017 S Wentzel N

2331

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0860 10/10/2017 Daphne Hampson N

2336

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0861 10/10/2017 Walker N

2341

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0900 10/10/2017 Kieran Brooks N

2426

Comments

Object to the complexity of the consultation process & it's timing over the school holidays. The council has not given members of the public a fair opportunity to read & understand the proposals & make their views known. The information provided has been inadequate & when documents were made available they were appallingly presented in Kidlington Public Library, piled on a shelf amongst other books & papers, unlabelled & with no signage to direct the public to their location. I had ask their whereabouts from library staff.

Changes Sought | Reasons for Participation

PR-C-0902 14/08/2017 Mrs Elizabeth C Mills N

2432

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-0903 14/08/2017 HF Way N

2437

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0904 12/08/2017 Michael Kavey N

2442

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0905 22/08/2017 David Elvidge N

2447

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0906 07/08/2017 Patricia Ann Heath N

2452

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0907 11/08/2017 David G Hitchens N

2457

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0908 11/08/2017 Susan H Booker N

2462

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0909 11/08/2017 Mrs A P Aust N

2468

Comments

Considers that the proposed submission plan is unsound, not positively prepared, not justified and not effective for the reasons given; Thoroughly supports all the objections on the card to PR1a, PR3, PR11 & unreasonable consultation process.

Changes Sought | Reasons for Participation

PR-C-0909 11/08/2017 Mrs A P Aust N

2467

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0910 08/08/2017 J E Cox N

2472

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0911 10/10/2017 Mrs D Harrys N

2477

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-0912 08/08/2017 Michael Sims N

2482

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0913 07/08/2017 Mr A Leake N

2487

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0914 07/08/2017 Moya Hermon N

2492

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0915 06/08/2017 Fred Paul Brightmore N

2497

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0916 07/08/2017 Mrs Patricia Watson N

2502

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0917 07/08/2017 Keith Watson N

2507

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0918 10/10/2017 Kelly Balliu N

2512

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0919 07/08/2017 Kevin & Natalie Brownsill N

2517

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0921 14/08/2017 Ursula Dawson N

2527

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-0921 14/08/2017 Ursula Dawson N

2528

Comments

Object to PR1a, PR3, PR11, plus unreasonable consultation process. Object to CDC failing to commission and examine an environmental report. It is NOT good enough to leave it to contractors. Strongly Object to CDC not representing the people of Cherwell and choosing to give into pressure from Oxford. Not acceptable. On your website you have 4 priorities; 1. Sound budgets & customer focussed council. You are ignoring the customer. 2. Thriving communities. You are intending to smash the community to pieces. 3. District of Opportunities. Letting Oxford City Council pressure you makes this a ridiculous statement. 4. Safe, clean and green. You are proposing lots of traffic, fumes, getting rid of Green Belt. Why are you proposing to do the opposite of what you state on you website are your priorities?

Changes Sought Reasons for Participation

PR-C-0922 10/08/2017 C R Masters N

2532

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-0923 09/08/2017 David Barber N

2537

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-0924 07/08/2017 Mr & Mrs M J Brown N

2542

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-0925 08/08/2017 Mrs S M Atkins N

2547

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

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PR-C-0926 10/10/2017 M C Makepeace N

2552

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-0927 07/08/2017 Moira Robinson N

2557

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-0928 07/08/2017 Michael C Warmington N

2562

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-0929 18/08/2017 P Newman N

2567

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-0930 02/08/2017 Michael Pollard N

2572

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0931 08/08/2017 Mr & Mrs D G Nash N

2577

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0932 08/08/2017 W L H Horlick N

2582

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0933 11/08/2017 Clodagh Jakuborin N

2587

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0934 23/08/2017 Jack Li N

2592

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

Page 2797

PR-C-0935 24/08/2017 A Davenport N

2597

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0936 10/10/2017 Sheila Nichols N

2602

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0937 19/08/2017 Anne Sandy N

2607

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0938 07/08/2017 Kate Rendle N

2612

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0939 16/08/2017 J Hill N

2617

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-0940 16/08/2017 Felicity Peacock N

2622

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought — Reasons for Participation

PR-C-0941 14/08/2017 I Lyne N

2627

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought — Reasons for Participation

PR-C-0942 11/08/2017 Mrs B Bellinger N

2632

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought — Reasons for Participation

PR-C-0943 19/08/2017 Madelaine Demport N

2637

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought — Reasons for Participation

PR-C-0944 20/08/2017 Ylber Balliu N

2642

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought — Reasons for Participation

Page 2867

PR-C-0944 20/08/2017 Ylber Balliu N

2646

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought — Reasons for Participation

PR-C-0945 22/08/2017 Sidney Oretagu N

2651

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought — Reasons for Participation

PR-C-0946 19/08/2017 Michael Foster N

2656

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought — Reasons for Participation

PR-C-0947 19/08/2017 Mrs Michele Allen N

2661

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought — Reasons for Participation

PR-C-0948 16/08/2017 P E Clayton N

2666

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought — Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-0949 11/08/2017 John Holding N

2671

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0950 10/08/2017 Mr R M Gynes N

2676

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0951 10/10/2017 Julia Middleton N

2681

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0952 10/10/2017 Mr & Mrs F A Williams N

2686

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0953 06/08/2017 S Wells N

2691

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

Page 2699

PR-C-0954 09/08/2017 Mr Martin Long N

2695

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0955 17/08/2017 M Blake N

2699

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0956 13/08/2017 Margaret Russell N

2076

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0957 17/08/2017 Erdogan Mustafa N

2080

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0958 19/08/2017 Jane Brooks N

2084

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-0960 10/10/2017 Mr & Mrs P Bray N

2703

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0961 11/08/2017 Miss S P Moores N

2708

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0962 06/08/2017 J M Bicknell N

2712

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0963 11/08/2017 R Hardwick N

2717

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0964 10/10/2017 C K Peddy N

2722

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

Page 2088

PR-C-0965 24/08/2017 Nicky & Patrick Forsythe N

2727

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0966 25/08/2017 Mrs J D Spacksman N

2732

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0967 29/08/2017 A W White N

2737

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0968 30/08/2017 Jane Green N

2742

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0969 10/10/2017 Kim Weitzel N

2747

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-0970 31/08/2017 G M Brooke N

2752

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-0971 08/11/2007 Mrs Claire Ring N

2757

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-0973 31/08/2017 Dr Guy Harrison N

2767

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-0974 22/08/2017 Mrs Pamela Lampard N

2772

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-0975 24/08/2017 Mrs J Franklin N

2777

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

Page 2801

PR-C-0976 23/08/2017 S P Spacksman N

2782

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-0977 23/08/2017 R Lewis N

2787

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-0978 23/08/2017 Mrs L Gregory N

2792

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-0979 24/08/2017 Mrs Margaret Eynon N

2797

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-0980 10/10/2017 Ruth Higginson N

2802

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-0981 13/08/2017 K Middleditch N

2807

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0982 14/08/2017 Paul Blake N

2812

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0983 16/08/2017 Mr & Mrs J & M Smith N

2817

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0984 17/08/2017 Trevor Cuss N

2822

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0985 18/08/2017 Jenifer Beesley N

2827

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0986 19/08/2017 Farimah Zarrivi N

2832

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0987 20/08/2017 Timothy Kenneth Simmons N

2837

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0988 20/08/2017 Mrs M Simmons N

2842

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0989 14/08/2017 Heather Field N

2847

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0990 17/08/2017 Mr & Mrs G J Barrett N

2852

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-0991 07/08/2017 P W Harvey N

2857

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0992 21/08/2017 Paul & Olga Jones N

2862

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0993 19/08/2017 R Prowton N

2867

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0994 21/08/2017 Mr M Bennett N

2872

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0995 11/08/2017 Marian Adams N

2877

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

Page 2803

PR-C-0996 19/08/2017 D Grant N

2882

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0997 22/08/2017 Mrs B M Brown N

2887

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0998 12/08/2017 Geoffrey Ayres N

2892

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-0999 13/09/2017 Malcolm Williams N

2897

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1000 20/09/2017 Joan Leech N

2902

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-1001 06/09/2017 Paul Burgess N

2907

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1002 20/08/2017 Peter & Amanda Clarke N

2912

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1003 10/10/2017 Mr & Mrs M J Goodin N

2917

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1004 20/08/2017 G W McIntyre N

2922

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1005 21/08/2017 Nicola King N

2927

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1006 21/08/2017 Mrs S Amiralai N

2935

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1007 21/08/2017 Chris & Diane Hodgkins N

2940

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1008 17/08/2017 Anita Jackson N

2944

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1009 16/08/2017 Mrs A Emberton N

2949

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1010 20/08/2017 James Philpott N

2954

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-1011 23/08/2017 Tony Norris N

2095

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1012 24/08/2017 T Norris N

2100

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1013 23/08/2017 Reg Bendall N

2105

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1015 03/09/2017 Michael Trinder N

2969

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1016 03/09/2017 Christine Trinder N

2974

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

Page 2805

PR-C-1017 17/08/2017 Mrs Newing N

2979

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1018 24/08/2017 John & Maire Walden N

2984

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1019 30/08/2017 Mrs Janet Jeffreys N

2989

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1020 31/08/2017 Raymond Suter N

2994

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1021 30/07/2017 Jenny Cooper N

2999

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-1022 25/08/2017 George Wakefield N

3004

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1023 24/08/2017 Ann Ayris N

3009

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1024 24/08/2017 Rodger Ayris N

3014

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1025 08/08/2017 Eileen Bloomer N

3019

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1026 19/08/2017 Mrs C L Roberts N

3024

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1027 24/08/2017 A A Green N

3029

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1028 24/08/2017 Mrs C Green N

3034

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1029 24/08/2017 Mrs S Higgins N

3039

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1030 01/09/2017 F L G Ratford N

3044

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1031 24/08/2017 David Blackwell N

3049

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-1032 11/09/2017 Mr & Mrs Mayling N

3054

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1033 17/09/2017 Peter Gough N

3059

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1034 15/09/2017 Emma Gough N

3064

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1035 18/08/2017 Jo Gough N

3069

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1036 18/09/2017 Andrea Van Rooyen N

3074

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

Page 2807

PR-C-1037 25/09/2017 J P McArdle N

2110

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1038 02/10/2017 Mrs G Honey N

2115

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1039 09/08/2017 David Payne N

2120

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1040 05/10/2017 Dr J D Priddle N

2125

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1041 05/10/2017 Deborah Quare N

3082

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-1042 03/10/2017 Rosemary Werlinger N

3087

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1043 04/10/2017 Beccy McKenna-Jones N

3092

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1044 13/08/2017 Dennis, Wendy, Steve Richens N

3097

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1045 09/10/2017 T J Soanes N

3102

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1046 09/10/2017 Tim Madge N

3107

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1047 15/08/2017 G E Dunn N

3112

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1048 14/08/2017 D Pittick N

3117

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1049 15/08/2017 Emma Luo N

3122

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1050 18/08/2017 Ann & Phil Smith & Urquhart N

3127

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1051 18/08/2017 Robert Bruce N

3132

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-1052 18/08/2017 Mrs Elizabeth Bruce N

3137

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1053 17/08/2017 TJ White N

3142

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1054 19/08/2017 Sandra Whitfield N

3147

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1055 08/08/2017 Barry Hiles N

3152

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1056 24/08/2017 Mrs Valerie Brennan N

3157

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

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PR-C-1057 10/10/2017 S D Rugg N

3162

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1058 23/08/2017 Mr & Mrs Moore N

3167

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1059 04/10/2017 Clare Phillips N

3172

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1060 01/10/2017 Mrs F M Boolt N

3177

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1061 02/10/2017 Peter Druce N

3182

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-1063 24/08/2017 L & CF McKeever N

3192

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-1064 20/08/2017 E Morris N

3197

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-1065 23/09/2017 Norma Aubertin-Potter N

3202

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-1066 28/09/2017 Anthony Andrews N

3207

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-1067 21/09/2017 Gordon Tasker N

3212

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-1068 10/08/2017 Mrs Joyce Ruiz N

3217

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-1069 23/08/2017 Louise M Green N

3222

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-1070 10/10/2017 A V Smith N

3227

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-1071 24/08/2017 Matt Bassett N

3232

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-1072 27/08/2017 Julia Cameron N

3237

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-1073 17/08/2017 Mr CW & Mrs PS Armstrong N

3242

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-1074 08/08/2017 David Bloomer N

3247

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-1075 21/08/2017 J Mills N

3252

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-1076 21/08/2017 Pauline Kearney N

3257

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-1077 24/09/2017 John Sear N

3262

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

Page 2811

PR-C-1078 21/09/2017 Glenda de la Bat Smit N

3267

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-1079 22/07/2017 Chris Eyre N

3272

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-1080 22/07/2017 Mrs S Connell N

3277

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-1081 22/07/2017 D Knott N

3282

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-1082 22/07/2017 George A Innes N

3286

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-1083 22/07/2017 D Jones N

3290

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1084 04/10/2017 Mr R G & Mrs C Littlewood N

3295

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1085 04/10/2017 Mrs S Morton N

3299

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1086 25/08/2017 Michael S Bradley N

3304

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1088 28/09/2017 Mrs Sheila Churchill N

3313

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1089 25/09/2017 Wendy Cowley N

3318

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1090 28/09/2017 R E Hunt N

3323

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1091 June Boffin N

3328

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1092 25/09/2017 Bernard Boffin N

3333

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1093 29/09/2017 Simon Godsave

3338

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-1094 28/09/2017 Mrs Godsave N

3343

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1095 05/09/2017 Jackie & Steve Garlick N

3348

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1096 05/10/2017 Sue Wrist

3353

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1097 05/10/2017 Mr & Mrs Hand N

3358

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1098 05/10/2017 Betty Laitt N

3363

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

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PR-C-1099 10/10/2017 Turid Walsh N

3368

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1100 09/10/2017 Vassilis Karatzios N

3572

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1100 10/10/2017 Vassilis Karatzios N

3373

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1101 10/10/2017 Brian Beesley N

3378

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1102 09/10/2017 Sarah Karatzios N

3567

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-1102 10/10/2017 Sarah Karatzios N

3383

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known

Changes Sought Reasons for Participation

PR-C-1103 12/09/2017 A E Dudley N

3388

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-1105 10/10/2017 Mrs Alison Machin N

3401

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-1106 10/10/2017 Katrina Jenkins N

3408

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-1107 10/10/2017 V Butcher N

3413

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

Page 2

PR-C-1108 10/10/2017 Roy Hounslow

3418

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

814

PR-C-1109 10/10/2017 Hilary Watkins N

3423

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-1110 25/09/2017 Miss L Smith N

3428

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-1111 10/10/2017 Norman Davies N

3433

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-1112 10/10/2017 Miss P Edgington N

3438

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-1113 10/10/2017 Linda Brogden N

3443

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1114 10/10/2017 RK Brogden N

3448

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1115 10/10/2017 William Norton N

3453

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1116 10/10/2017 J Nelson N

3458

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1117 10/10/2017 P Clarke N

3463

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

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PR-C-1118 10/10/2017 Bryan Franks N

3468

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1119 10/10/2017 R Wheeler N

3473

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1120 10/10/2017 Mrs R Brown N

3478

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1121 10/10/2017 L Sullivan N

3483

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1122 10/10/2017 Mrs Josephine Lee N

3488

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-1123 10/10/2017 Mr & Mrs K & J Abraham N

3493

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1124 10/10/2017 Mr M Stringer N

3498

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1126 06/09/2017 Kim Bennell N

3508

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1127 14/09/2017 P & B J Wood N

3513

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1128 25/09/2017 Mark Gardner N

3518

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1131 24/09/2017 Amy & Michael Shorter N

3532

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1132 26/08/2017 Sonya Willoughby N

3537

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1133 06/10/2017 Mrs J & Mr C Floyd N

3542

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1134 06/10/2017 Margaret & David Dee N

3547

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1135 05/10/2017 R D Walton N

3552

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-1136 06/10/2017 G Furry N

3557

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1137 09/10/2017 David Lee N

3562

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1140 06/10/2017 Sheila E Middleton N

3577

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1141 08/09/2020 Lawrence J Middleton N

3582

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1142 30/09/2017 Mrs Patricia Shaw N

3587

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

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PR-C-1143 04/10/2017 Ray Norrie N

3592

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1144 01/10/2017 M J Elliott N

3597

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1145 01/10/2017 Mrs M Elliott N

3602

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1146 04/10/2017 Daria Nastri N

3607

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1147 04/10/2017 Mik Ashfield N

3615

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-1148 02/10/2017 Lucy Pilgrim N

3622

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known

Changes Sought | Reasons for Participation

PR-C-1149 03/10/2017 Mary Franks N

3630

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1150 25/09/2017 Robin Cowley N

3635

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1151 09/09/2017 Ida D Leach N

3640

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1152 12/08/2017 Georgina Ashton N

3645

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1153 12/08/2017 G Pollard N

3650

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1154 16/08/2017 Lianne O'Sullivan N

3655

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1155 11/08/2017 Emma & Gary Billingham & Sargent N

3660

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1156 12/08/2017 N H Crombie N

3665

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1157 12/08/2017 Joanna Towersey N

3670

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-1158 11/08/2017 Richard Priscott N

3675

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought — Reasons for Participation

PR-C-1159 10/10/2017 Mrs J Riordan N

3680

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought — Reasons for Participation

PR-C-1160 06/07/2017 S Tonkin N

3685

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought — Reasons for Participation

PR-C-1161 05/09/2017 Mr & Mrs J Holland N

3690

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought — Reasons for Participation

PR-C-1162 24/08/2017 Mr & Mrs L Lacey N

3696

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought — Reasons for Participation

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PR-C-1163 11/07/2017 Mrs Bettina Lewington N

3701

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought — Reasons for Participation

PR-C-1164 24/08/2017 Stephen Mundy N

3706

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought — Reasons for Participation

PR-C-1165 23/08/2017 Dr Nika, Jiri Abu, Faytl N

3712

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought — Reasons for Participation

PR-C-1166 24/08/2017 Mr Ken Morris N

3717

Comments

Unreasonable consultation process. Objects to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought — Reasons for Participation

PR-C-1167 21/08/2017 Mrs Pauline Rushby N

3722

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought — Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-1168 08/08/2017 Christopher Cosby N

3727

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1169 11/08/2017 Jan & Andy Hodgson N

3732

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1170 09/08/2017 Mr & Mrs M Fennymore N

3737

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1171 12/08/2017 Matthew Hunt N

3742

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1172 08/08/2017 Robin Carey N

3747

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1173 30/08/2017 Mrs M Henton N

2130

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1174 30/08/2017 Larysa Yurkova N

2135

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1175 14/08/2017 Mrs J Townsend N

2140

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1176 23/08/2017 Eileen & Allan Nicholls N

3753

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1177 18/08/2017 Mr D Townsend N

3758

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-1178 11/08/2017 Christina Allen N

3763

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought — Reasons for Participation

PR-C-1179 09/08/2017 Mrs S E Bullock N

3768

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought — Reasons for Participation

PR-C-1180 10/08/2017 Mrs A Brenan N

3773

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought — Reasons for Participation

PR-C-1181 09/08/2017 Mrs Baggett N

3778

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought — Reasons for Participation

PR-C-1182 19/08/2017 Mrs F Haley N

3783

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought — Reasons for Participation

PR-C-1183 19/08/2017 Mrs Celia Wilson N

3788

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought — Reasons for Participation

PR-C-1184 19/08/2017 M O'Mahoney N

3793

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought — Reasons for Participation

PR-C-1185 19/08/2017 N O'Mahoney N

3798

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought — Reasons for Participation

PR-C-1186 12/08/2017 Heather Eustice N

3803

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought — Reasons for Participation

PR-C-1187 14/08/2017 Mrs J Butler N

3808

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought — Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-1188 10/08/2017 N B Tinnion N

3813

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-1189 05/08/2017 Terence Yeatman N

3818

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-1190 14/08/2017 Mrs A Wyatt N

3824

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-1191 18/08/2017 Mark Dilks N

3829

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-1192 23/08/2017 David & Alison Cook N

3834

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-1193 08/08/2017 Robert Craig N

3839

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-1194 19/08/2017 Lauren Bates-Brownsword N

3844

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-1195 23/08/2017 D Dean N

3849

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-1196 08/08/2017 Dianne Bates-Brownsword N

3854

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-1197 08/08/2017 Darryl Bates-Brownsword N

3860

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-1198 23/08/2017 Malcolm & Joy Axtell N

3866

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1199 10/10/2017 Le Brun N

3871

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1200 21/08/2017 Yvonne Bunn N

3876

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1201 20/08/2017 Alison Turner N

3880

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I object to moving the golf course to Frieze Farm and building on its site. Its grounds are a positive community asset for future generations, with trees, wildlife, reducing global warming etc. The houses could be built on Frieze Farm instead. This wouldn't affect the occupants and their access to the Railway etc. Kidlington is a safe environment. The roads, infrastructure will be damaged. Sort Oxford spaces out better.

Changes Sought | Reasons for Participation

PR-C-1202 08/08/2017 Mary Timms N

3888

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Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. The leaflet suggests this is 'Oxford's' problem. I know government has set targets for the S E of England, so it's not specific to Oxford. We all have a responsibility to try to alleviate the problems. I am aware of housing shortages. However, councils need to ensure developers who state e.g. 40% of housing will be affordable, remains 40% or whatever they agree to, to obtain PP. Weak councils must not allow developers to change the goals once building starts or allow to sell affordable properties as Buy to Let. Councils must stay strong. Developers must agree to fund extra services e.g. Schools, GPs, roads etc. before completing stage 1, not once they're broken. Re plans, PR7(a) is preferable to building at PR6(b) and PR6(a) but not enough homes. If anything, allow PR8 and PR7(a), this may preserve Green Belt and keep a distance.

Changes Sought | Reasons for Participation

PR-C-1204 13/08/2017 Bridget Blyth N

3896

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I consider that the proposed submission plan is unsound, not positively prepared, not justified and not effective because building on the Green Belt with a massive housing development is unsuitable and unacceptable. It will cause travel difficulties.

Changes Sought | Reasons for Participation

PR-C-1205 13/08/2017 Jake Bennett N

3900

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. Building on Green Belt will cause a strain on public services. i.e.. Longer waiting times for GP's, bigger class sizes and travel difficulties.

Changes Sought | Reasons for Participation

PR-C-1206 13/08/2017 Sean Blyth N

3904

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. Building a massive housing development will take away beloved countryside views and walks. Many of the wildlife will lose their homes.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-1207 13/08/2017 Kate Blyth N

3908

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I think your proposals to build on Green Belt land are unsustainable and unacceptable. It will cause major traffic problems and a real strain on public services.

Changes Sought

Reasons for Participation

PR-C-1208 10/10/2017 Mrs Gonelt N

3912

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. No more land taken from us in Kidlington. We have enough houses without the city overflow. The green land we need for our own people. Enough is enough.

Changes Sought

Reasons for Participation

PR-C-1209 12/08/2017 Andrew & Caroline Luckraft & Blunear N

3916

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. This has reached us during the summer holidays, showing a disregard for the electorate. When is Cherwell District Council going to stop doing what Oxford City Council wants it to do? Consider what your electorate want you to do. Kidlington and Yarnton are not a dumping ground for Oxford expansion. Kidlington has been treated like a dumping ground for decades. The roads are at gridlock. The services are poor, particularly the service provided by the Surgery. We want the community to remain and not to become a housing estate. We love our country walks nearby.

Changes Sought

Reasons for Participation

PR-C-1210 11/08/2017 Jacqueline Palmer N

3920

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. The Green Belt is sacrosanct. If we start building on it now then it will be lost forever. Oxford City could build houses where they are developing land for commercial use. It will increase traffic and burden on services. We need COMPROMISE.

Changes Sought

Reasons for Participation

Page 2824

PR-C-1211 15/08/2017 J M Dow N

3924

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. Such development makes a mockery of the foresighted decisions made by the inventors of the GREEN BELT. In law this is SACROSANCT. The whole area will turn into suburbia losing the community atmosphere of the different villages. Where will these people work? Plenty are already commuting/working in London, earning 'big bucks' and contributing little to the community. This will generate more traffic. Early morning traffic is already at gridlock heading to the Parkway Station & Oxford. Extra people will need all the local services putting even more strain on Schools, Doctors etc. Will the new homes have parking for the 2 cars most families find necessary now? There are already many cars parked on grass verges, paths and roads, especially at weekends. Also estate roads used as 'rat runs'.

Changes Sought

Reasons for Participation

PR-C-1212 14/08/2017 M Dimech N

3928

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. The Green Belt will be eroded. Walks in the countryside are known to have mental and physical benefits to young and old alike. Increased housing means increased traffic congestion. No-one in Kidlington would like the A4260 to become like the A40 Oxford to Witney. Traffic jams would increase pollution and there will be fewer trees and shrubs to absorb the harmful gases, causing lung problems etc. GP Surgeries and schools will be overwhelmed and new residents will be unable to enrol in these. It happened in Derby where we moved from. The quality of drinking water, already very hard, will deteriorate. The JR hospital is already bursting at the seams. Can it take more patients in A & E, Maternity etc.? STOP THE SPRAWL.

Changes Sought

Reasons for Participation

PR-C-1213 10/10/2017 Rennie Kennedy N

3932

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. There is inadequate infrastructure and Kidlington is quite large enough. Additional traffic will increase air pollution.

Changes Sought

Reasons for Participation

PR-C-1214 18/08/2017 S Brain N

3936

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. Green Belt should NEVER be built on. We enjoy walking in this around Kidlington. There are many houses in Kidlington which have been for sale for months so new houses are not needed. People won't cycle, it is not safe. Cars on the road will increase, and thus cycling will be difficult. Schools and doctors are stretched now. If less student accommodation was built there would be more for us locals.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-1215 17/08/2017 Mrs T R Brodie N

3940

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. 1. The plan is not consistent with national policy for Green Belt areas with no concern for wildlife. Once gone it cannot be recovered, becoming another urban sprawl. 2. Builders rarely include affordable housing as they are only concerned with builds that give them the biggest return, regardless of cost to consumers. 3. Public services, schools and roads are already overwhelmed. 4. Oxford City should use their own spare ground on affordable housing and not impose on local villages. Why build another business park? Oxford and surrounding areas already have an abundance. 5. Kidlington is already a large village. Is the council looking to make it a town, joining it with Cutteslowe, Begbroke, Yarnton?

Changes Sought — Reasons for Participation

PR-C-1216 14/08/2017 Mrs A Pearce N

3944

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. The increased traffic is concerning. Kidlington is gridlocked most mornings. What will happen when even more traffic is on the roads? Unfortunately not everyone can catch buses and cycle. I am concerned over Green Belt removal. I appreciate the surrounding Kidlington countryside, wildlife and rivers for walking and running.

Changes Sought — Reasons for Participation

PR-C-1217 17/08/2017 E Lambourne N

3948

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. We want Kidlington to remain a village and not virtually be added to Oxford. Traffic is already a problem and will be horrendous with extra houses. Green Belt land should be kept. All services will be over-loaded and many of the green areas in Cherwell will disappear for ever. This should not be allowed.

Changes Sought — Reasons for Participation

PR-C-1218 17/08/2017 R Lambourne N

3952

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I have lived in Kidlington village since the 1930's and was schooled there. I have seen lots of land taken and built on. We don't want to merge with Oxford. We want the Green Belt to stay.

Changes Sought — Reasons for Participation

PR-C-1219 10/10/2017 Mrs Frances Clinkard

3956

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I was born in Summertown and settled in Kidlington on marriage as we couldn't afford a house in Oxford. Kidlington is nice to live in. We do not want to be part of Oxford and lose the Green Belt between the two. Green spaces are important for health and well being. Kidlington traffic is congested in the mornings. Building houses will bring more cars. Oxford thinks they can take over Kidlington. When the airport became commercial it became London-Oxford. The promised railways station became Oxford Parkway. This development may not affect me as I am 83, however I hold Kidlington dear and I have volunteered in various Kidlington groups over many years. The national policy is to keep the Green Belt.

Changes Sought — Reasons for Participation

PR-C-1220 16/08/2017 F Boult N

3960

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I don't want our Green Belt built on, or Kidlington turned into another Blackbird Leys. It is the only bit of greenery we have left. The traffic will be horrendous. Kidlington shops (what we have) will suffer. It will turn into a real mess. JUST THINK AHEAD!!

Changes Sought — Reasons for Participation

PR-C-1221 16/08/2017 Janet Stevens N

3964

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. We have enough problems now with over crowding, GP Surgeries overstretched, Schools overflowing, not to mention the heavy volume of traffic. We do enjoy the countryside walks which will be affected if this goes ahead.

Changes Sought — Reasons for Participation

PR-C-1222 17/08/2017 Thom Murton N

3968

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. No reason to defy laws on Green Belt! This is protected! Do not destroy countryside!

Changes Sought — Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-1223 16/08/2017 Diana Lintott N

3972

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. 1. The fact that Oxford house prices are very high does not justify building on the Green Belt and creating the urban sprawl that the Green Belt was designed to stop. 2. Cherwell has no need to agree to Oxford's unjustified request and should consider the interests of its own ratepayers first. 3. Any houses built on the Green Belt wouldn't help those working in the service industries, but would be for London commuters. 4. No provision has been suggested for infrastructure and no costing has been suggested. 5. The Green Belt around Kidlington is subject to flooding and is unsuitable for house building.

Changes Sought

Reasons for Participation

PR-C-1224 18/08/2017 Mr B May N

3976

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. My points are; A. Deport all at Campsfield Detention Centre and build the houses on that land. B. I object to the Oxford City development. Oxford should find it own vacant land. i.e. West of Oxford between Botley Road and Wolvercote, next to the A34. C. Why move the Golf Course and pay for a new one next to Stratfield Frieze Way, move people from Jordan Hill to Barton (where these houses were being built for Oxford's overflow), I thought these houses were Council, not private, for them to be sold?

Changes Sought

Reasons for Participation

PR-C-1225 18/08/2017 Mr & Mrs L B Darcey N

3980

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. Resources are stretched already (schools and doctors surgeries). Yarnton Lane Rd gets damaged enough without extra traffic. We are villages, not a town.

Changes Sought

Reasons for Participation

PR-C-1226 08/08/2017 Daniel Mason N

3984

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I am concerned the impact proposed plans will have on Kidlington residents. Traffic is already a big issue and this will add to the problem. The impact on house prices in Kidlington is a concern. Losing green area's will effect the visual aspect of the village and the environment/wildlife. Extra housing will not benefit Kidlington residents, it will just provide commuters from London, Buy to Let landlords and other Oxford overspill with housing. I'm concerned about local services such as the J R and other Hospitals who are already struggling!

Changes Sought

Reasons for Participation

PR-C-1227 17/08/2017 C Blake N

3988

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. Will cause more traffic congestion. Won't help people in Kidlington, only people outside, by pushing house prices up.

Changes Sought

Reasons for Participation

PR-C-1228 15/08/2017 H & C Wardrop N

3992

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. The roads are very busy now, with long queues at times making it difficult to cross or get out of road junctions. The Doctors are already difficult - they are always very busy. Schools will become overcrowded which does nothing to help education. The shops in Kidlington centre could be a lot better. Not having a shoe shop makes it difficult, especially for elderly people. Having less green spaces around us means having less places to walk.

Changes Sought

Reasons for Participation

PR-C-1229 17/08/2017 Jane Rendle N

2142

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. There is no need for an additional 4400 houses in this area. CDC need to refer this back to Oxford City. There is plenty of unused land and houses within the city, probably a lot owned by colleges, which could be utilised. More homes within the city would alleviate some of the enormous traffic problems the area already has. It is imperative that Green Belt land is protected and CDC must do this in line with Government policy. Infrastructure in this area is already stretched to breaking point. There is regular disruption on our roads due to accidents. Again, CDC should be protecting it's current residents who are paying Council Tax! CDC must see that housing proposed on such an enormous scale is merely to line the pockets of greedy developers and greedy landlords (e.g. Bicester Homes and latterly Barton new town - 3 bed houses at £600K!). There will not be affordable/social housing on a sensible scale without doubt! This proposal is not justified or proven - based on 40% increase in demand whereas 10-20% is actually expected.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-1230 07/08/2017 Elizabeth R Rendle N

2146

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. The 4400 proposed houses will further decrease the quality of life of current residents of Oxfordshire who already struggle with unaffordable housing and public services stretched to their limits. These properties will be used by commuters to London via Oxford Parkway - people who will not contribute to Kidlington's existing community spirit. Disgusted to see the efforts to sneak this through during school holidays.

Changes Sought

Reasons for Participation

PR-C-1231 17/08/2017 Kim Lee N

2150

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I object to Policies, PR1(a), PR3, PR11 and it is an unreasonable consultation process. Countryside, landscape and walks will disappear. The current infrastructure will not cope with increased population. Traffic congestion during peak periods will be much worse.

Changes Sought

Reasons for Participation

PR-C-1232 17/08/2017 Lucy Tarrant N

2154

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. You cannot build on protected Green Belt. This is not justifiable and goes against Government Legislation. Traffic and Infrastructure will not cope. Where will more GP's and Teachers come from? Do not destroy protected countryside.

Changes Sought

Reasons for Participation

PR-C-1233 05/09/2017 Mrs I Thatcher N

2158

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. Kidlington has already expanded. Living on Oxford Rd the traffic has increased and health is suffering due to exhaust fumes. GP Surgeries are insufficient to cater for people. The Council should represent the people it serves and say NO to raping the Green Belt.

Changes Sought

Reasons for Participation

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PR-C-1234 24/08/2017 Steph Bishop N

3999

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. The point of a Green Belt is for wildlife to keep their habitat, local residents having access to countryside and to STOP development. Why put conservation in place, then ignore it to suit developers or those with money? Its a mockery. Once Green Belt is destroyed, it's lost forever. I love the village I was born in. I want it to stay a village. If Oxford want homes let them find space near them. Our services are already overloaded. Will they provide extra schools, GP practices, shops & parking? This is not designed to benefit local residents and as we live here we should have the right to say what happens here. Kidlington is big enough. Traffic is already a problem, further development will make it worse.

Changes Sought

Reasons for Participation

PR-C-1235 12/08/2017 L Ayres N

4003

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. All done on the quiet! Why? 300 empty houses in Oxford. No exceptional need to build on Green Belt.

Changes Sought

Reasons for Participation

PR-C-1236 26/08/2017 Chris Grace N

4007

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. 4400 is a lot of houses (over 4 times the Barton Park development). I object to the massive addition to local villages and permanent loss of Green Belt. Doing this without improving the road network will be disastrous. The rush hour traffic into Oxford from this direction is already bad (changes to Cutteslowe/Wolvercote roundabouts making little improvement).

Changes Sought

Reasons for Participation

PR-C-1237 28/08/2017 Peter B Jeffreys N

4011

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. The assumption that Brexit will have no effect on employment and housing needs is not justified. Building on the Green Belt is a major step and sets bad precedence both for other areas and for the rest of Oxfords Green Belt. It is already difficult to get to appointments at our Surgeries and Oxford hospitals. Closing Sandy Lane affects the former, 1 mile becomes 3 or 4 using either of the alternatives. No timings for travel to the hospitals appear to have been made by bus or car to predict journey times when houses are increased by 2/3. The information available is all but incomprehensible to ordinary people. Please explain - 'sustainable travel opportunities', ' pedestrian wheelchair & cycling connectivity' and 'green infrastructure network'. They SOUND good, but they tell us nothing.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-1238 22/09/2017 Dr G P Maddison N

4015

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. This plan is unsound, poorly prepared, and almost certainly will be ineffective in dealing with the issue invoked as it's dubious justification, namely local housing need. Firstly, it is now clear that the evidence quantifying the latter requirement is completely unresolved, conflicting official figures mean the situation is confused and still disputed. It is manifest common sense that no plan should proceed until this fundamental question is properly decided. Secondly, if local housing need is indeed the motivation the key point to be considered is 'will people currently resident in and around Oxford, but in need of their own dwelling, be helped by this development, or not?' New build under plan, consisting largely of low density houses costing in excess of £300000, hardly seems likely to assist those unfortunate people referred to, such as the thousands said presently to be on Oxfordshire housing lists. But if the answer to the foregoing question is in fact 'no', then the whole case for the proposed plan is entirely spurious. There are many other severe drawback to the CDC plan, such as the appalling exacerbation of already serious traffic congestion in the area. In short, it seems a cynical attempt to exploit a lucrative commuter expansion based on new rail links to London at the expense, and against wishes of the existing communities.

Changes Sought

Reasons for Participation

PR-C-1239 04/09/2017 Mr & Mrs F Sarvari N

4019

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. We are 100% against these proposals, but as local residents the Council just expects us to put up and shut up! It is vital that green open spaces are retained and protected, and that of the villages in the proposed development areas too. The opening of the Parkway Station has created an invitation for urban sprawl for London commuters, which will push the house prices up, preventing local families from staying in their home villages. The infrastructure would have to be improved ten fold, but the funding just isn't available with all the current Government cuts. Please listen to the people of this area not ignore their concerns. We live in a beautiful part of the country and want it to remain that way.

Changes Sought

Reasons for Participation

PR-C-1240 10/10/2017 W Brown N

4023

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I object to policy PR1(a), 4,400 homes means at least 5,000 more cars. PR3 - remove Green Belt? You are saying the people that made the Green Belt were wrong? I don't think so, lets keep it! The road outside my house (Oxford Rd, Kidlington) is a permanent CAR PARK with traffic gridlock.

Changes Sought

Reasons for Participation

PR-C-1241 14/08/2017 Thomas Pilgrim N

4027

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. Oxford's housing shortfall figures are based on unsound data. Who is set to benefit from the Northern Gateway business park? There is very low unemployment, so we do not need to bring in more jobs. Oxford City Council is bullying the rest of the county to give up our Green Belt. This is giving away our children's legacy to a few peoples greed. Developers only want to serve the profitable London commuter and Buy to Let markets. Again, greed of the few who are only on the planet for a brief time. This will add to the traffic chaos, pollution, loss of diverse and beautiful countryside. A massive and overwhelming housing development is unsustainable and unacceptable.

Changes Sought

Reasons for Participation

PR-C-1242 22/08/2017 Zita Quinn N

4031

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I am not in favour of this development. I consider it to be unsound, not positively prepared, not justified and not effective, having seen the concrete deserts created in other parts of the country in the name of 'progress' and 'need'. What of the thousands of properties that lie empty left to rot? Old industrial sites? Brownfield sites? The Moors where I live is already a rat run. There are three homes for the elderly, each with insufficient parking. So the road outside each is a 'car park'. Another for dementia is in the final stages of construction, thus more traffic, more medics, more ambulances. Now the land behind the houses is to be built on. The infrastructure cannot take it. You are building to bring people to the area NOT for present need. What countryside will future children have? What will happen to the wild flora and fauna?

Changes Sought

Reasons for Participation

PR-C-1243 21/08/2017 Steve Burbridge N

4035

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. Green Belt is supposed to be a permanent defence against urban sprawl. Why is so much development taking place in this area when the northern counties which need new industries are under pressure?

Changes Sought

Reasons for Participation

PR-C-1244 13/08/2017 Pascal Godard N

4039

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. Roads are already saturated, traffic, pollution, noise. The plan doesn't take into account these problems. If we really need more houses, these issues need solving first before adding even more. The concern is not preserving Green Belt just for pleasure, but to preserve the Green Belt and improve infrastructure. Making Oxford a place where people wish to live and work, and not to leave because of these issues being ignored in the first place. We need to create new Park & Rides with dedicated bus lanes all the way into the City Centre and safe cycle lanes suitable for children.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-1245 20/08/2017 Mrs M H Ford N

4043

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. Although more housing is required, surely to join up the smaller villages with Oxford, building on Green Belt, would be a pity. Flooding must be a big issue and additional traffic would be a problem.

Changes Sought | Reasons for Participation

PR-C-1246 22/08/2017 Mr B E Braley N

4047

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. In 1970 we moved to Benmead Rd, Kidlington. It was an ideal situation with all amenities close by, good bus service into Oxford and countryside a short walk away. I am still here and presently so are many of the aforementioned advantages, despite the enormous developments in and around Kidlington during the intervening years. Development has reached saturation point, with frequent congestion on the roads, waiting time to see one's doctor increasing etc. The provision of new housing on the proposed scale with all the extra need for services, power, water, transport etc. can't possibly take place without encroaching on Green Belt land. This is unacceptable. The character of Kidlington and surrounding areas will be changed beyond recognition. I herewith submit my objection to the current proposals.

Changes Sought | Reasons for Participation

PR-C-1247 10/10/2017 Maureen Gale N

4051

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. Affordable houses are welcomed, but the so called affordable house are never built. Average families cannot buy the ones the builders put up. The infrastructure can't cope; roads, doctors, schools, dentists. You cannot get an appointment now.

Changes Sought | Reasons for Participation

PR-C-1248 22/08/2017 Mrs D Gregory N

4055

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. The object of a councillor is to serve the public who elected them and carry out their wishes. The building of these houses will cause more traffic chaos, overcrowded schools, and be even harder to get a GP appointment. I've no doubt most of these houses will be unaffordable to the general public. As for building on the Green Belt - absolutely unthinkable. What consideration is given to those of us who enjoy walking in the countryside? Leave Oxford to sort out their own problems. Leave Kidlington, Begbroke and Yarnton alone. Cherwell District Council, listen to those who elected you!

Changes Sought | Reasons for Participation

PR-C-1249 22/08/2017 Sandy Lord N

4059

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. Once it took me 1.5 hours to travel from Kidlington to Cowley Road. Taking 45 minutes alone to reach Jordan Hill. The housing development will increase traffic congestion. It is already difficult to time a journey into Oxford. It's unpredictable depending on traffic congestion. The 'improvements' to the Cutteslowe and Wolvercote roundabouts haven't improved traffic flow. If there were around 8,000 more cars travelling our roads, it would become gridlocked. We would need more shops, more GP Surgeries and more schools. We would just become an extension of Oxford and lose our own village identities. We need to retain Green Belt areas to protect wildlife and conserve animals, plants and insects in the area.

Changes Sought | Reasons for Participation

PR-C-1250 25/08/2017 Marcy Yousaf N

4063

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I object. Too much congestion.

Changes Sought | Reasons for Participation

PR-C-1251 18/08/2017 Catherine Sykes N

4067

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I am concerned about the level of congestion this housing would cause around Kidlington, Yarnton and the A34. It would become unpleasant to move around. The A34 cannot cope at the moment and with the expansion of Bicester. Medical and educational facilities have not been mentioned either! I recognise a need for more housing but this proposal is worrying, especially the 'at risk' sites.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-1252 15/08/2017 Joan Hadaway N

4071

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. Green Belt development is wrong. Local habitats, walks and views will be destroyed. They promote the wellbeing of local people, keeping them fit and active, in turn reducing the pressures on the NHS. They must be preserved for future generations. It's a human right to expect to live within in a pleasant green environment. Building this amount of new housing will have a huge impact on traffic problems in North Oxford and the A40, which is already under strain. Public services and infrastructure is unable to cope competently already, impacting the need to get to work, hospital or GP appointment in a reasonable time. Schools are already full. Cherwell is already prone to flooding. Concreting more of the countryside will make things worse. Green Belt is sacrosanct. That's Government Policy.

Changes Sought

Reasons for Participation

PR-C-1253 21/08/2017 Mr & Mrs R S White N

4075

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. How has the figure of 4400 homes been reached? It's not sustainable in this already overcrowded area. The Green Belt must be kept and not used for building land. Our services are under strain. GP surgeries, hospital and schools all underfunded and stretched to breaking point. As are our roads. How will our water supplies cope if we have a dry spell? We will lose the natural flood plain surrounding us and consequently suffer more flooding. This is ill thought out and the number of houses planned appears to be unjustified. How many houses will be affordable? Where are the jobs for so many people?

Changes Sought

Reasons for Participation

PR-C-1254 21/08/2017 Mr A Bishop N

4079

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. These proposals are not justified. Protecting Green Belt is paramount. To build housing in areas that currently can't cope with pressure on its infrastructure is wrong. Local roads, traffic, schools and medical services are already stretched to their limits.

Changes Sought

Reasons for Participation

PR-C-1255 17/08/2017 Philppa Burrell N

4083

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. Kidlington is crowded enough. Leaving the house on a weekday at 7.30am to get to the JR at 9.00am, the cars are nose to tail. With 2 cars per household the roads won't cope! 8000 more cars! Green Belt should not be built on. We will need more GP Surgeries. We currently have to wait 3-4 weeks for a regular appointment.

Changes Sought

Reasons for Participation

PR-C-1256 16/08/2017 Margaret Crick N

4087

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I strongly object to these proposal for all the reasons outlined above and in particular the loss of the Green Belt, urban sprawl, environmental damage, lack of infrastructure and unsustainable demands on public services. The area does not need thousands more expensive houses. Although I live in Oxford, I regularly use facilities in Kidlington, Cutteslowe, Begbroke and Yarnton and walk and cycle in the Green Spaces.

Changes Sought

Reasons for Participation

PR-C-1257 17/08/2017 Gerald Whitehouse N

4091

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I object to Policies PR1(a), PR3, PR11 and the unreasonable consultation process. What is proposed is rash and ill advised. Please reconsider. Prudence is paramount.

Changes Sought

Reasons for Participation

PR-C-1260 17/08/2017 D R Pickvance N

2170

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. Yet again the voices of Kidlington, Yarnton & Begbroke are being ignored. More of Oxfordshire (CDC) countryside disappearing. The views and countryside around the Green Belt approaching Water Eaton Manor will be spoilt by building 650 houses and the potential for more (PR6a - East of Oxford Rd) and (PR8 Land East of the A44).

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-1261 23/08/2017 Mr & Mrs A Sinnott N

2174

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. It is already impossible to commute to Oxford in mornings due traffic volume. Commuter parking has increased on local roads due to the expensive park and ride scheme. Building a new Science Park in Langford Lane will add to traffic problems. No mention anywhere of schools, doctors or leisure facilities. It will destroy village lives. Don't see the need for a new railway station. The closure of Sandy Lane will affect us. No mention of local people buying these homes. It will just be for overspill from London commuters.

Changes Sought

Reasons for Participation

PR-C-1263 11/08/2017 Mr B Hosier N

4101

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I oppose this development strongly for all the reasons in your pamphlet.

Changes Sought

Reasons for Participation

PR-C-1264 10/08/2017 Brian Parkinson N

4105

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. The infrastructure does not warrant any more building in this area. I strongly object to Green Belt land being used for building housing estates.

Changes Sought

Reasons for Participation

PR-C-1265 10/08/2017 Mrs P & Miss S Cranfield N

4109

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. We don't want Green Belt that preserves open spaces taken away. It separates villages and towns. Villages will lose identities if merged, becoming big an impersonal. We don't need more to be joined up to Oxford. It will mean overcrowding in schools, shops, GP Surgeries, and more traffic on roads creating fumes and pollution. We've been here since 1973 and would not like the changes.

Changes Sought

Reasons for Participation

Page 2831

PR-C-1266 23/08/2017 Margaret Beavan N

4113

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I object to the proposed submission plan. Where are the people supposed to go? We can't get on the roundabout at the moment. The traffic situation in Kidlington is horrendous. There are no shopping facilities. Three supermarkets covering the current population are stretched. Parking will be squeezed, access to the rail station will be compromised. The Green Belt, wild life and local church graveyards should be protected from building. The Green Belt is an area of outstanding beauty, used by walkers, dog walkers, children and bringing in visitors. There are more rural areas that could be used, rather than putting pressure on a squeezed community, increasing traffic and pollution and impacting health establishments. Strongly objects.

Changes Sought

Reasons for Participation

PR-C-1267 23/08/2017 Mr W A Edgington N

4117

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. If Oxford City needs more housing due to unlimited immigration they should build on their land only and not forcibly take other Council's land. Especially Green Belt. If these plan go ahead, Kidlington and the surrounding villages will become a suburb of Oxford City. No more houses should be built in Kidlington as it is fully developed and the infrastructure is adequate for the population.

Changes Sought

Reasons for Participation

PR-C-1268 22/08/2017 S Bevis N

4121

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. The infrastructure in an around Kidlington & Gosford is already insufficient for local needs. Currently the wait for a GP appointment is 1 month! In the morning I can hardly move from my home due to traffic, worsened when the overburdened schools are open. At this time people frequently drive on the path along Lower Cromwell Way. I can see no concrete plan to address the current problems, let alone plan for a further expansion. The Green Belt allows Kidlington/Gosford and other areas to remain distinct from the ever burgeoning Oxford metropolis. These plans go against the National Planning Policy Framework dated 27th March 2012.

Changes Sought

Reasons for Participation

PR-C-1269 22/08/2017 Mrs I Kabat N

4125

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-1270 10/10/2017 Derek & Barbara Luke N

4130

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-1271 24/08/2017 G M Waddle N

4135

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-1272 19/08/2017 Mr & Mrs J Lloyd N

4140

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-1273 20/08/2017 June Taylor N

4145

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-1274 21/08/2017 Gordon Wyles N

4150

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-1275 18/08/2017 Mrs Marjory Kilby N

4155

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-1276 19/08/2017 Mr M Pratley N

4160

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-1277 19/08/2017 Miss B Pratley N

4165

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-1278 19/08/2017 Mrs V Pratley N

4169

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

PR-C-1279 20/08/2017 D Williams N

4174

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-1280 20/08/2017 Mrs Williams N

4179

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1281 18/08/2017 Dawn Williams N

4184

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1282 14/08/2017 Mr & Mrs B Knight N

4189

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1283 22/08/2017 NP Barrett N

4194

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

PR-C-1284 22/08/2017 Mrs J Barrett N

4200

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought | Reasons for Participation

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PR-C-1285 17/08/2017 Diana Bouckham N

4204

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I agree with all the objections above. Kidlington should be left as it is, a 'large village', not become part of Oxford. Underfunded public services are struggling and will deteriorate further. Waiting time to see a GP will be even longer if plans go ahead. I fear for my children and grandchildren who live in Kidlington. There will be a 'traffic gridlock' as there seems no plans to improve local road networks. Air pollution will be worse as more houses will mean more traffic. Closing Sandy Lane would also be a disaster.

Changes Sought | Reasons for Participation

PR-C-1286 17/08/2017 Mr & Mrs R Shepherd N

2175

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. While SOME expansion would be acceptable it is not appropriate to plan to build 4400 houses in Kidlington, particularly at the cost of Green Belt. There is no adequate justification for the destruction of Green Belt. Oxford should look within its boundaries and not destroy the small amount of open ground between Oxford and Kidlington. The infrastructure cannot cope with that number of additional dwellings. The schools the roads, the facilities and amenities in the area to say nothing of the GP Practices! Listen to what the people who LIVE in Kidlington are saying and scale down the proposed developments. You are elected by the people to represent the people, not the developers and certainly to Oxford City Council. So do the right thing & represent our views!

Changes Sought | Reasons for Participation

PR-C-1287 15/08/2017 Mr & Mrs R Harris N

2179

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. We object to PR1 and PR3. Green Belt means Green Belt forever.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-1288 14/08/2017 Kim Martin N

2183

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. If the additional homes are required by Oxford, is Oxford going to provide the funding for the additional infrastructure? I would expect any homes built near the Kidlington Railway Station to fetch a top rate selling price so how are the needy going to afford them? The additional traffic is going to be too much for the road to cater for. The trees and wildlife around Kidlington will suffer.

Changes Sought

Reasons for Participation

PR-C-1289 14/08/2017 Ann Martin N

4209

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. We must keep our Green Belt, which is designed to prevent urban sprawl. The proposed development around the new railway station will feed the high end of the market and will do little to address the housing crisis, or affordable housing - ref PR4a, PR7b, PR7a, PR6a, PR6b, PR6c. Have transport and other infrastructure projects been costed? Will Oxford pay for these? What about our wildlife? The proposals will harm habitats, flora and fauna irreparably. Will CDC & Oxford City Council ignore butterflies, lizards, snakes, great crested newts, wild flowers & deer, in breach of regulations? The Green Belt is important and irreplaceable environmental resource that helps promote locally grown food, supports wildlife and provides much loved breathing space. Villages want to keep their identity, but it seems local people are allowed little input.

Changes Sought

Reasons for Participation

PR-C-1290 15/08/2017 David & Janet Davis N

4213

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. There is a problem with Thames Water telling everyone in Kidlington to save water at the moment. Also the sewage drains are at capacity. Where will all the extra produced by new houses go? No thought to extra traffic produced as the infrastructure has to be bid for. What happens if the money does not get allocated after the development has been built? Could the open spaces within Oxford ring road be used instead of Green Belt e.g. from Wood Farm to Marston? This development by Oxford is unacceptable. Oxfordshire County Council and Oxford City Council should be looking for capacity in Oxford. Once Green Belt has been built on and a precedence started, nothing will stop the developers. Making this area an urban sprawl, the promise of social housing is only a rouse as has been proved in other areas of the country. Cherwell District Council are being held to account over this, apparently thinking that they can do as they want. Hence how they gave so little time initially to allow people to comment on the plans. Please take notice of local opinions!

Changes Sought

Reasons for Participation

PR-C-1291 15/08/2017 Mr D Myers N

4217

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I consider that the proposed submission plan is unsound, not positively prepared, not justified and not effective for the reasons given ; Our Green Belt and villages within them, so close to Oxford City must be protected from the proposed damaging major housing development for health reasons. This is to mitigate the effects of increasing harmful pollution levels and deteriorating air quality on the people that live in the villages, especially along the main arterial roads. My family and I have lived in Kidlington since 1981 and we have witnessed a dramatic increase in traffic volume and pollution in recent years. This is especially noticeable at peak times when the A34 and A40 roads are increasingly impassable due to high traffic levels and frequent accidents, resulting in locally clogged village roads. Our already congested and often gridlocked arterial roads through the villages of Kidlington, Yarnton and Begbroke cannot accommodate a further influx of high traffic volumes that a housing developments of 4400 homes would create. Our bus services are already under severe strain at peak times. Cherwell District Council has made no plans to improve the affected local road network, or a sustainable new infrastructure for further generations.

Changes Sought

Reasons for Participation

Page 2834

PR-C-1292 14/08/2017 Mr B & Mrs J Higgins N

4221

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. We would be losing Green Belt areas put in place to provide open spaces between built up areas for everybody's enjoyment. By joining together Kidlington, Yarnton and Begbroke with Oxford would make one massive urban development and these villages would lose their individual identities. Villages such as these make up the whole essence of the British way of life. Smaller developments, retaining Green Belt would be far more considerate.

Changes Sought

Reasons for Participation

PR-C-1293 10/10/2017 L Howard N

4225

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. Green Belt should not be used for housing. We have housing land available in other parts of the country. As our area is unable to absorb extra pressure on roads (e.g. A34), hospitals and other public services, e.g. Schools and public transport.

Changes Sought

Reasons for Participation

PR-C-1294 14/08/2017 C Howard N

4229

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. We live very close to this development and I cannot go out on Fridays or Saturdays as the A34 is a 'Car Park'. So how can you let another 8000 cars join the queue? Already the GP's and Schools are overstretched. Please use common sense about this. We need the Green Belt for escape from traffic. Please think of people living next to the A34.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-1295 12/08/2017 E Bolden N

4233

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I agree with the above objections the green Belt was introduced to stop urban sprawl. The infrastructure will not support the additional population and the main roads are a frustrating nightmare on Pear Tree. Kidlington is too big for a village and should be a town. This would stop Oxford trying to swallow it up and becoming another Cowley of Iffley. Shame on you Cherwell Councillors, you should look after Cherwell's interests, not bow down to Oxford.

Changes Sought — Reasons for Participation

PR-C-1296 10/08/2017 Alison Ingram N

4237

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I object to our area having to give up its Green Belt in order to solve the housing problems of Oxford. Particularly as the city has used land for Business Parks rather than housing. Public Services and roads in our area would be overwhelmed. I particularly object to the proposed closure of Sandy lane as this is our access to Yarnton Nurseries which is well loved and very well used.

Changes Sought — Reasons for Participation

PR-C-1297 09/08/2017 A Kelly N

4241

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I feel this is far too many houses. Where will all these people work? The roads into Oxford are far too congested already. More Schools? More GP Surgeries? We do NOT need Oxford overspill. Let them find places in and around Oxford that doesn't use the green Belt. It should be protected as has been done for hundreds of years.

Changes Sought — Reasons for Participation

PR-C-1298 10/10/2017 M J Kelly N

4245

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. It can take up to 1 and 1/2 hours to get to the ring road from Kidlington in the morning. These proposals will only make things worse or impossible. I strongly object to these proposals.

Changes Sought — Reasons for Participation

Page 2835

PR-C-1299 15/08/2017 S M Rawlings N

4249

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I object on principle to building on Green Belt land. Once built on it is lost forever. The traffic through Kidlington is bad enough now, without exacerbating the problem by building many more houses. I also have great difficulty getting a GP appointment now (up to 3-7 weeks currently) without having to compete with many more people.

Changes Sought — Reasons for Participation

PR-C-1300 13/08/2017 Mr & Mrs M Evans N

4253

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. We don't think the GP Surgeries in this area will be able to handle the influx of new people, we have to wait up to 4 weeks to see a GP as it is. The roads are chaotic as it is, with the abortions of the Woodstock and Banbury Road roundabouts. Another 4,400 cars at rush hour? Get real. We should not be encroaching on our precious Green Belt land.

Changes Sought — Reasons for Participation

PR-C-1301 11/08/2017 Mrs K J Mansfield N

4257

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I believe that the submission plan is neither justified or sustainable. Building on the Green Belt should never be agreed to . Oxford City is far too big as it is. We in Cherwell should not have to give way to this. The policy on infrastructure is not costed and the present highway network is already far too weak for the current housing. The public has not had enough time to object or agree to this. Once the Green Belt is built on it is lost forever, and all areas will be covered by ugly urban sprawl. We neither asked for, or agree to this. I consider the proposed submission plan is unsound, not positively prepared, not justified and not effective for the reasons given in my specific objections.

Changes Sought — Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-1302 22/08/2017 Mrs M Duffield N

4261

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I wish to express my opposition to the proposed Cherwell Local Plan for the area including Yarnton, Begbroke and Kidlington. I would emphasise the areas which are designated "Green Belt" should not be desecrated by this development. The residents of this area will have their green lung permanently destroyed and the inheritance for future generations will be gone for ever. We have a right to breathe fresh air and should not have our environment, with the inevitable increase in traffic polluted by more and more vehicles. Furthermore we in Yarnton and Begbroke have been disadvantaged by the withdrawal of one of our regular Stagecoach buses from three to two per hour. We have no direct means of travelling to Kidlington via public transport and in the proposed plan it has been suggested that our direct route to Kidlington via Sandy Lane be closed to those who do have personal transport. The whole plan seems to have been conceived by a committee whose only interest is in financial gain for Cherwell with no consideration for the interests or well being of those who live there.

Changes Sought

Reasons for Participation

PR-C-1303 18/08/2017 P Foyle N

4265

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought

Reasons for Participation

PR-C-1304 02/10/2017 Graham Perks N

4269

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. The roads in North Oxford cannot cope with the current volume of traffic even after all the roundabout improvements. Building new houses will bring even more traffic as it is not just one per household but often two or three. Politicians need to be much more imaginative than they are at present e.g. restricting the number of cars per household to one as in the Channel Islands, re-opening the Oxford-Witney-Fairford railway line with stations and car parks at Yarnton, Cassington, Eynsham and Witney, re-opening the Banbury-Kingham-Cheltenham railway line. In other words get the traffic off the roads before there is gridlock.

Changes Sought

Reasons for Participation

PR-C-1305 07/10/2017 Catherine Mary MacRobert N

4273

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. In addition to my wish to preserve some attractive Green Belt land, I have two concerns; 1. What provision will be made for the extra traffic which will result from the proposed development? Already the Kidlington roundabout is close to gridlock in the morning rush hour. Traffic lights at least will be needed there. Have you agreed this extra expense with OCC? 2. Part of the area which you propose to develop is low-lying and liable to flooding. What makes you think that people, especially those on lower incomes will be willing to buy houses in the new development if they cannot gain insurance, or if they can at an extortionate price?

Changes Sought

Reasons for Participation

PR-C-1306 02/10/2017 Lucy Moore N

4277

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I grew up in Oxford and return to visit friends and family. With each return I see a little less countryside and a little more congestion. Building on the Green Belt is not justified when so much Brown Field is available. The plan is unsustainable, urban sprawl must be contained. One day I hope to return to Oxford. However these plans are not positively prepared and side-line the quality of life of existing residents, so I feel less inclined to return. Arranging to meet people in Oxford becomes more difficult with congestion issues. Building on the Green Belt is not effective, showing short termism. We should be leading the way with innovative, forward thinking solutions not based on unsound plans & quotas. Please give the Green Belt and Oxford the space & respect it deserves.

Changes Sought

Reasons for Participation

PR-C-1307 04/10/2017 Dr Robert McGurrin N

4281

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I object to plan PR1(a) as being untenable and now redundant in the light of the national government's revised calculations of the number of houses needed in the local area from 100,000 to 68,000. Although not official policy yet I find it deplorable that CDC is rushing ahead with the plan in flagrant repudiation of proposed national government policy. The cumulative and substantial effect upon local villages along the A44 growth corridor from Oxford to Woodstock are obvious; traffic congestion, safety, noise, unhealthy air quality, overwhelmed infrastructure and degraded local environment. Also the destruction of the integrity and special historic character of the small town of Woodstock and its cultural heritage in the almost frenzied pursuit of local authorities hungry for more and more tax revenue.

Changes Sought

Reasons for Participation

PR-C-1308 06/10/2017 Carolina & Peter Laitt N

4285

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. We consider the proposed submission plan to build thousands of houses on the Green Belt in and around Oxford, unsound, not positively prepared, not justified and not effective. The proposal will impact on ourselves and the residents of North Oxfordshire & Oxford. It will raise pollution levels, our beloved countryside will disappear where people walk to relax and there are farms. It would be an atrocity to convert the golf course in North Oxford (the 1st and oldest course in Oxford) as it provides a space for young and old to exercise and socialise. Moving it elsewhere will require decades for trees to mature, and people will feel disengaged. The environment will be damaged by loss of habitat, deforestation, overpopulation and there will be an increase in CO_2 due to an increase in vehicles. In turn this will cause a negative impact on health of us and future generations. Research indicates an increase in CO_2 has a direct correlation with cancer, lung and neurological disorders. Quality of life will be impacted as traffic gridlock will occur on already overwhelmed roads, increasing noise and dust. Already strained local services like GP Surgeries, hospitals, schools, pubic transport will suffer. We all know the houses will be unaffordable for local people anyway, only benefitting profitable London commuters, Buy to Let and Foreign investors.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-1309 06/10/2017 Alicia Gardner N

4289

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I agree with reasons PR1(a), PR3, PR11 and unreasonable consultation process. Therefore, I oppose construction on the Green Belt.

Changes Sought — Reasons for Participation

PR-C-1310 06/10/2017 Douglas Roberts N

4293

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I agree with objections, PR1(a), PR3 and PR11 and to help save the Green Belt, the local countryside and our rural villages in Cherwell and Oxford's unmet housing needs. I support the stance CPRE Oxfordshire have taken that the city could meet most, if not all of it's housing needs within its own boundaries by prioritising land for housing and making sure houses are genuinely affordable homes that people are hoping for. This could be achieved by making better use of brownfield sites and taking a step increase in density targets. Extra housing would require extra transport requirements, but there appears to be no proposals to cope with increased traffic and congestion. Plans should be put on hold until this is addressed. Also Sandy Lane should be improved, not closed to vehicles. I believe CDC can do better with regard to building the required houses without concreting very the Green Belt we require for future generations.

Changes Sought — Reasons for Participation

PR-C-1312 09/10/2017 Anita Bayne N

4300

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I have moved from a very rural area to Kidlington over 20 years ago. I was delighted that I don't have to walk far to find countryside and wildlife despite Kidlington's size and proximity to Oxford. My partner and I visit the fields under threat with a bat detector. As a birdwatcher I've heard many different species. Obesity is increasing and Public Health England are encouraging people to walk more, but you will be taking away easily accessible local walks, the lungs of the area. Residents will have to use their cars to go elsewhere, or walk on polluted concrete pavement. Once the land is built and under concrete it will be lost forever to future generations. Please do not go ahead but think of the environmental damage and loss.

Changes Sought — Reasons for Participation

PR-C-1313 09/10/2017 Simon Barnard N

4305

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. I'm dismayed by the proposal to build 4000+ homes in and around Kidlington on effectively virgin farm land/green belt. Kidlington has thus far preserved its distinct identity rather than being an extension of Oxford. The proposal will double our population, merging us with Begbroke and Yarnton, whilst robbing them of their separate entities. I understand the need for new homes but this is an ill judged plan to deal with Oxford's housing issues by dumping its problems on its neighbours. No attempt has been made to consider the transport and infrastructure requirements for the 4000 new homes. Kidlington's roads are near gridlock at peak times and GP surgeries oversubscribed. A letter to the Oxford Mail summed up the prevailing attitude by suggesting Oxford's Housing needs could be solved by "building on land near the airport". Presumably justified on the basis that Kidlington's residents are too ill informed to object and thus deserving of their environment being blighted by a massive overspill building scheme. I reject CDC's proposals, an example of unabashed urban sprawl. We deserve better.

Changes Sought — Reasons for Participation

PR-C-1314 05/10/2017 M A Collier N

4309

Comments

Unreasonable consultation process. Objects to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought — Reasons for Participation

PR-C-1315 07/10/2017 S J W McFarlane N

4313

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known. It is crucial that a balance should be preserved between meeting an acknowledged need for more affordable housing for those living and working in Oxford, and the preservation of a unique city and its immediate environs. Oxford has no responsibility for providing housing for those who wish to use Oxford as a convenient dormitory for London.

Changes Sought — Reasons for Participation

PR-C-1368 09/10/2017 Helen Allen

4447

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought — Reasons for Participation

PR-C-1387 10/10/2017 Shoha West N

4488

Comments

Unreasonable consultation process. Object to the complexity of the consultation and its timing over the school holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known

Changes Sought — Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-1401 10/10/2017 Alan Lodwick Alan Lodwick on behalf of Kidlington Development Watch N N N Y

4507

Comments

Objection. Consider that the plan is uncompliant and unsound because (a) it does not seriously take into account the public consultation response at the options stage and (b) the content of the plan was predetermined in advance of that consultation as evidenced, for example, by public statements made by the leader of the Council and the Council's senior officer during the consultation period. This predetermination has carried through to the consultation on this draft submission plan.The Statement of Consultation document is both misleading and inadequate. It is peppered with bland statements such as "The comments made on the consultation process have been noted." and "The consultation exercise has met all the requirements stipulated by the relevant planning regulations." It gives every impression that consultation is simply a process and the response can happily be ignored provided the process has been followed, an impression reinforced by the public comments of the Council Leader and Senior Officer. Question 1 on the Options Consultation asked "Is 4,400 homes the appropriate housing requirement for Cherwell?". The Statement of Consultation notes that "Overwhelmingly the representations objected to this figure." (p12). The Council has not made any change in response to that overwhelming response.Moreover, it is clear that the Council never had any intention of doing so. At the public meeting (attended by around 300 residents) in Kidlington on 4th January the Council Leader and Senior Officer stated that 4,400 houses figure was fixed and would not be changed, despite the very first question on the consultation asking if it was an appropriate figure. (When publicly challenged the response given was "It's the process"). We consider therefore that Cherwell Council has predetermined and invalidated the outcome of its consultation. This was reinforced by the many angry comments we heard from residents saying "it's all been decided, hasn't it?", an impression that some said was confirmed by their discussions with planning officers at Cherwell's public exhibitions. The options consultation had no question about the acceptability of development in the Green Belt. We consider that this was a very serious omission given that this is one of the most significant matters in the plan. It also means that the public wasdenied the opportunity to give its views on this major issue and the Council denied CDC. We consider that the Council has discouraged public comment on the plan, has ignored what comment has been made and has made a mockery of consultation by predetermining the outcome.

Changes Sought

The plan should be withdrawn or substantially rewritten toreflect the views expressed by the public during the consultation.

Reasons for Participation

"We (Kidlington Development Watch – KDW) consider this is necessary because of:our extensive involvement with the consultations at all stages of the Cherwell LocalPlan to date; the considerable work we have undertaken to publicise the consultationourselves; of the feedback we have received from Kidlington residents; and, the largenumbers of them who have responded as a result of our efforts.KDW is a voluntary organisation run by Kidlington residents with experience andinterest in planning issues. We believe that effective, informed public participation inplanning consultations is vital to democratic policy making. We publiciseconsultations that directly affect Kidlington and offer advice on how people can bestmake their views known. In relation to this and the previous options consultation weprinted and distributed leaflets, put up posters, ran a stall on many Saturday marketsand at other events, participated in public and parish council meetings, provided information on our website and responded to requests for information from Kidlingtonresidents.As a result, we have gained a very good understanding of the views of Kidlingtonresidents, a large number of whom have made representations because of ouractivities. KDW's representations therefore reflect the views of much of the Kidlingtoncommunity."

PR-C-1404 09/10/2017 Andrew Hornsby-Smith N N N Y

4510

Comments

Objection to the procedure used by Cherwell District Council which has not fulfilled its obligations under section 3.2 of its Statement of Community Involvement, which states that the Council will 'provide the community with balanced, clear and easily understood objective information.' Detailed criticism of documents available and procedures relating to Executive hearing on 19 June 2017. The decision was taken to approve the draft over 2 months before the publication of the Housing and Economic Land Availability Assessment (HELAA) on 25 August 2017, and this has resulted in the extension of the consultation period. However, in my view that is not in itself procedurally acceptable. Councillors will not have had the opportunity to see this key document prior to their decision to submit the proposed submission plan. Neither is this assessment taken into account in the exhibition material that was taken to various locations in Cherwell. Incorporates a number of criticisms of the HELAA. Principally, the number of houses deemed acceptable for each site correlates suspiciously well with the Council's own housing allocations made and prepared for the submission stage and for the preparation of the public exhibition display. Considers that the HELAA was influenced by decisions that the Council had already made. Detailed criticism of the HELAA. Detailed criticism of summaries in previous consultation statement relating to the Options Paper (also see Appendix 1 of representation).

Changes Sought

Reasons for Participation

Has spoken as a platform speaker at three public meetings in Kidlington and Gosford. Made a substantial representation at the Issues and Options stage. As a former parish councillor, has represented Kidlington Parish Council at the North Oxford Area Action Plan examination in public, and likewise was invited to the Examination in Public of the Local Plan. Has an MSc in Transport Planning, so part of representation covers that area. Also offers a distinctive perspective as a
local resident, who agrees with the principle of a Green Belt review, but does not support the current planned site allocation. Has no interest in promoting a particular site, but only have some sympathy with those who would wish to preserve the Green Belt intact. Believe views represent many in Kidlington who recognise the need for local housing, but see these plans as strategically unacceptable. Representation contains primary research evidence which could be presented.

PR-C-1532 09/10/2017 Helen Broxap N N

5428

Comments

The Consultation has been very poorly publicised. Cherwell should have done more – via Cherwell Link article and all other means available, to raise public awareness of the possible loss of Green Belt via this revision of the local plan. It was very difficult to find the consultation details on your website. The consultation papers over long and difficult. Understand that the Council does have discretion on the timing of a public consultation. Choosing to hold the initial consultation and public exhibition in Kidlington over the Christmas period was not reasonable. Has family in the north and wasn't back in time for the consultation at Exeter Hall. This was a poorly chosen time for a consultation and it seems ingenuous in the extreme the way that the Council are seemingly trying to slip this through whilst people are otherwise occupied over the festive period. The second consultation was also short and badly advertised. If it weren't for non-profit groups campaigning, local people would again not have had chance to have their say and had the consultation period extended. The representation by Barry Wood was at the least disappointing, but also ill-prepared, showing a leaning to be persuaded by developers rather than local opinion or even reassessed housing needs figures. We have been let down by elected representatives who haven't backed up local opinion, other than Layla Moran who has been a keen advocate to address these issues. If acouncil can't listen to the MP for the region then there is something wrong with the system. Any encroachment on greenbelt shouldn't be driven by developers and should have to go through parliament.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-1583 01/10/2017 Daniel Walrond N

4941

Comments

Very glad of extension to the consultation period, the original window was totally inadequate. Strongly object to proposed plans of building on the Green Belt between Oxford, Kidlington and Yarnton. This is a clear removal of the separation between then and will most certainly lead to both Kidlington and Yarnton becoming Oxford. This is exactly why Green Belts were created and the proposed plans are an unjustified use of Green Belt land which is not consistent with National Policy. One of the stated motivations of this proposed plan is for use of Oxford housing overspill, yet Oxford City has consistently failed to develop land for meeting its housing needs. There is so much land within the Oxford City ring road that has not been developed, especially brown field sites. Much of the housing needs in the area are for jobs within Oxford City. Huge numbers of people commute into Oxford to meet the demand of jobs. Yet housing has failed to keep pace. Housing should first be developed closer to where people work, which would be consistent with meeting emission targets set out by central Government. Thus these proposed plans are ineffective because Oxford City has failed to develop within the ring road. Believe that the District Council plans are inaccurate and have been prepared in such a way to present a biased view. Question the consultation process because it has been such a short period as if to get these plans passed without local residents noticing. Also because Cherwell District Council are not taking this consultation seriously - concern drawn from attending a Public Meeting on 21st September in which Cllr Barry Wood failed to answer questions. These plans should be rejected. Also deeply concerned to hear Cllr Barry Wood give such negative (and unprofessional) references to lawyers and implied that he and the Council are being forced into allowing developers to build in wholly inappropriate ways that will have an negative impact on Kidlington and Yarnton. projected growth and requirements for housing in the Cherwell District Council proposed plan should be reviewed given that revised figures are soon to be updated. It would be prudent to do so regardless of my objections outlined in this letter. The housing in these plans do not appear to be suitable for sustaining the affordability for local people and people on lower paid but essential jobs for Oxford's infrastructure are unable to live in the locality. Yet the plans appear to be targeting larger four to five bedroom houses at low density to supply demand for London based commuters. This is not a local plan for a local city, it is to supply demand for people to work in London and live some where less urban, whilst ruining vital Green Belt land between Oxford and Kidlington. The levels of congestion in Kidlington is very high and I do not believe it is correctly represented in the proposed plan. Considering that the road network is not able to cope with the level of traffic today and the proposed plans do not give any solid plans for improvement. Nor that recent “improvements” to Cutteslowe and Wolvercote roundabouts have had any impact on this. The plan is not positively prepared because it fails to provide the necessary infrastructure. Also the council has failed to show competence in addressing the existing problems in the area with recent road works, which further discredits the proposal plan. Strongly object to the proposed plans. With so much documentation to digest the District Council is failing to allow fair time to review them.

Changes Sought

Reasons for Participation

PR-C-1616 10/10/2017 Clare Boddington N

5572

Comments

Concerned that the views of existing residents are not being properly considered and that the consultation process is just for show. At a very well attended meeting in Kidlington in September, Barry Wood gave the impression that not much could be done to stop the plans being approved in full. Hope the concerns of the people of North Oxford will be carefully considered before a development of this scale is given the go ahead as it will change our communities and Oxford beyond all recognition.

Changes Sought

Reasons for Participation

PR-C-1640 26/12/2017 Qiuojuan Yuan N

5656

Comments

Unreasonable consultation process. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought

Reasons for Participation

Page 2839

PR-C-1641 27/10/2017 J Dear N

5652

Comments

Unreasonable consultation process. I object to the complexity of the consultation and its timing over the school summer holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought

Reasons for Participation

PR-C-1642 08/10/2017 Richard Bamprey N

5648

Comments

Unreasonable consultation process. I object to the complexity of the consultation and its timing over the school summer holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought

Reasons for Participation

PR-C-1644 11/10/2017 Kate Berney N

5643

Comments

Unreasonable consultation process. I object to the complexity of the consultation and its timing over the school summer holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought

Reasons for Participation

PR-C-1645 11/10/2017 A M Foley N

5639

Comments

Unreasonable consultation process. I object to the complexity of the consultation and its timing over the school summer holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought

Reasons for Participation

PR-C-1646 11/10/2017 R Hopcroft N

5634

Comments

Unreasonable consultation process. I object to the complexity of the consultation and its timing over the school summer holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Consultation Process

PR-C-1647 11/10/2017 Mrs Fowler N

5630

Comments

Unreasonable consultation process. I object to the complexity of the consultation and its timing over the school summer holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought — Reasons for Participation

PR-C-1648 11/10/2017 Laura Morgan N

5626

Comments

Unreasonable consultation process. I object to the complexity of the consultation and its timing over the school summer holidays. The Council has not given members of the public a fair opportunity to read and understand the proposals and make their views known.

Changes Sought — Reasons for Participation

Proposed Submission Plan - Omission/Alternative Sites

PR-C-0186 08/10/2017 Mrs K Bartlett

1879

Comments

Object to any future development by Bloombridge, or any other developer, to permit future development on the land behind the Moors in Kidlington. This is land in the Green Belt, and should be preserved as such. The fields are in a wonderful area for the locals to go walking, in what is becoming a very built up area, and so is such an important amenity for the village which is well used. It is prone to flooding, and so is unsuitable for building on as well Please do protect this very special area.

Changes Sought — Reasons for Participation

PR-C-0197 29/08/2017 Richard Long N

751

Comments

Very concerned about Kidlington infrastructure and adding lots of traffic to an already congested system, as well as the cramming of new housing producing future ghettos. Why not spread housing to other sites in the District? The proposals will not produce affordable housing for anyone, especially young people. If schools are proposed in Kidlington where will the teachers come from as house prices are so high? Destroying so much green belt is morally wrong.

Changes Sought — Reasons for Participation

PR-C-0245 17/09/2017 Neil Sadler

831

Comments

It is with great consternation that I read about the proposed plans to develop the land around this area with around 650 houses. The view across the fields towards Islip from the cricket pitch is one of my most treasured moments of the year, and the sense of openness that Cutteslowe offers is what makes this such a special outdoor space. Strongly oppose this plan, and respectfully urge that development opportunities be sought elsewhere, where there is more suitable land and where the impact would not be so great on the environment and experience of existing residents.

Changes Sought — Reasons for Participation

PR-C-0291 04/10/2017 C H Adams

2373

Comments

Object to building on the Green Belt when there are other sites available.

Changes Sought — Reasons for Participation

PR-C-0350 29/09/2017 Dr. Mark Wallace

1492

Comments

Strongest possible terms of objection to any building on land behind The Moors. It is an exceptionally beautiful area of heathland/countryside and is incredibly well-used by many local residents. There are plenty of other sites that have been earmarked for development and the last thing we need is for all green areas around Kidlington/Yarnton/Begbroke to disappear.

Changes Sought — Reasons for Participation

PR-C-0404 04/10/2017 Dr Hilary Maddicott

2343

Comments

Strongly support Cherwell DC's decision not to include land behind the Moors (Options sites PR14 and PR27) in the Plan. The site is most historically important and should be protected. Exceptional circumstances needs to be demonstrated to release the site from the Green Belt. The sites constitute a landscape of the last remaining unspoilt corner of Kidlington with wide views across fields to the old village, the heart of the conservation area with its landmark St. Mary's steeple and many other listed buildings. Footpaths on the fields are much used by local walkers. The sites are also a haven for wildlife. Lack of appropriate access. The nearby North Kidlington Primary School also adds to the congestion at school peak times. The sites mostly able to absorb rain water and preventing flooding. Development will lead o the run off of more water from the area.

Changes Sought — Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Omission/Alternative Sites

PR-C-0442 02/10/2017 Elizabeth Tonkin

1120

Comments

Disturbed to hear that these proposals are still in question for the Moors and there are many reasons why they should not be carried out. As an elderly resident walking is very important to maintain health. As the Moors is easily accessible it is possible to go there on my own and to walk for Cherwell DC set up weekly health walks.

Changes Sought | Reasons for Participation

PR-C-0450 08/10/2017 James & Kate Hamilton

1542

Comments

GB is an irreplaceable public good, created with the distinct purpose of separating settlements and protecting historic landscapes. Land behind the Moors and Webbs Way is one of the most popular, accessible and necessary interfaces between town and country in Cherwell. It has for generations provided lungs for Oxford, and protected a unique medieval landscape which contains many Listed Buildings. Destruction of the landscape compromises them severely. Further damage would be done by light pollution inevitable from new housing. The fields and their ancient tracks and rights of way are high among the attractions that persuade people to choose to live in Kidlington, so it would be counter-productive to destroy this natural amenity by building on it. Indeed there is a case for making this landscape an amenity for all by formalising it as a 'reserve' akin to, or even part of, the National Trust. This is an amenity that is beyond price. If we are to provide more homes, then we must also provide amenity. The landscape with its central focus on the spire of St Mary's Church, 'Our Lady's Needle' – as featured in Simon Jenkins' book England's Thousand Best Churches (1999) - is just that. Build on it, and it's gone.

Changes Sought | Reasons for Participation

PR-C-0452 04/10/2017 Mary Lunn

485

Comments

Having already made an earlier response to the planned new build in Kidlington on grounds of lack of infrastructure, crowded roads for people working within the ring road travelling from Kidlington to Oxford and reduction of Green Belt with effect on wildlife and local people. The points clearly apply in connection with the land behind the Moors also. However an added key point is the use of land which drains on to the Cherwell river flood plain, thereby exacerbating problems with flooding lower down in the more southerly reaches of the river within Kidlington. Any new housing reduces the capacity of the land which it stands on to absorb rain water and this is particularly difficult in such an area already vulnerable to flooding.

Changes Sought | Reasons for Participation

PR-C-0452 04/10/2017 Mary Lunn N

2965

Comments

Object to building at land behind the Moors. Lack of infrastructure, crowded roads for people working within the ring road travelling from Kidlington to Oxford and reduction of Green Belt with effect on wildlife and local people. Land behond the Moors drains on to the Cherwell river flood plain thereby exacerbating problems with flooding lower down in the more southerly reaches of the river within Kidlington. Any new housing reduces the capacity of the land which it stands on to absorb rain water and this is particularly difficult in such an area already vulnerable to flooding.

Changes Sought | Reasons for Participation

PR-C-0455 02/10/2017 Bernard E Braley

488

Comments

The plan proposed by Bloombridge Development Partners to develop land behind The Moors, Kidlington, is completely unacceptable, especially as the land is in the Green Belt, which should be preserved to prevent urban sprawl. Having moved to Kidlington in 1970 it was considered that this was an excellent place to bring up a family as it was close to shops, schools, medical care and other amenities as well as being able to walk across the fields, through the woods and along the river. To lose such an amenity does not bear thinking about. Much of the land is subject to flooding and extra development would surely increase the risk of this happening. The extra traffic from such a development would have a severe impact on the roads serving the area. Cherwell District Council must continue to exclude the area behind the Moors, Kidlington from any development plan and it is urged that you do so.

Changes Sought | Reasons for Participation

PR-C-0456 29/09/2017 Anthony Frankland

489

Comments

Confirms strong support for Cherwell's decision not to include the Moors land for development. It was the right decision for Kidlington . Is dismayed that Bloombridge still considers the land appropriate for development as it is not for the following reasons: The land is in Green Belt. This is an important landscape for the oldest part of the village. There is risk of flooding. The area is already has a stretched infrastructure. This area is rich with wildlife, putting them at risk. The area is well used by local residents and a reason why many of us choose to live there.

Changes Sought | Reasons for Participation

PR-C-0461 02/10/2017 Mark & Angela Prosser

1134

Comments

Objection made to Bloombridge's proposals to push for planning on the land behind The Moors. All the wildlife which is behind The Moors which includes the great crested newts etc. Also this area is renowned to flooding and it is therefore not practicable. The development would exacerbate the flood risk to adjoining housing and land. In particular objection made to Broadfields application to build housing and industrial units behind The Moors, (particularly behind us in Moorlands) this is absolutely ridiculous, the traffic congestion that this would create would be catastrophic.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Omission/Alternative Sites

PR-C-0462 03/10/2017 Alan & Margaret Bowers

1135

Comments

The decision taken not to include the land behind the Moors (Sites PR14 and PR27) was correct. The number of houses and business units proposed would alter the general area and drastically increase the amount of traffic along The Moors Road. Over time The Moors and Mill Street had considerable work carried out installing larger pipework connected to the over worked and overloaded foul drainage system. The increase in volume from the proposed sites would once again increase the chances of having the overflow from the drainage system coming out onto the surface again. The sites that are also in the Green Belt which should be preserved to prevent the sprawl of urban development. The fields which would be used for these sites are a well used amenity by villagers and visitors and this area has long been looked on as a local green space.

Changes Sought

Reasons for Participation

PR-C-0497 08/10/2017 Philip Towler

1310

Comments

Supports the Council's decision to exclude sites from the proposed submission plan. Strongly agrees land behind The Moors, Kidlington (Option sites PR14 & PR27) is unsuitable for development. Understands the developers wish to reverse the Councils decision & persuade the Planning Inspector at a later date. Strongly objects any request to allocate these sites for development. Reasons for objection: It is on Oxford GB. GB must be protected. It was created to preserve open spaces & prevent urban sprawl & are important to villagers for recreation & views to St Mary's church. Govt. policy states unmet housing need is NOT a reason to build on GB & development should only be considered if there was no alternative. It is inconsistent with NP. The impact would be severe, adversely affect the setting in Church St conservation area, damage the countryside & the habitat for wildlife. The local infrastructure is inadequate. The proposed access, via The Moors, close to 2 conservation areas, would detrimentally impact the road & create large traffic volumes near a school & nursery on a narrow & busy road already subject to speed ramps. It's proximity to the River Cherwell means this site floods regularly & development would exacerbate this. The proposed development by Bloombridge of PR14 & PR27 is unsound & unsuitable for the location.

Changes Sought

Reasons for Participation

PR-C-0501 29/09/2017 John Hughes

1193

Comments

Strong agreement in decision not to include the Moors land for development. Many reasons include flood issues, inadequate local infrastructure and damage to countryside and wildlife.

Changes Sought

Reasons for Participation

PR-C-0507 08/10/2017 Bridget Atkins

1209

Comments

Support for Cherwell District Council's decision that the land behind the Moors in Kidlington should not be developed on. This site is in GB which should be preserved for the wellbeing of residents and the countryside (thereby the wellbeing of the wider population, wildlife and climate). Fields are used by Kidlington residents for walking, cycling, enjoying the countryside. Have all seen the fields being the Moors flood regularly. Further development would increase the risk of flooding. The views need protecting (property developers are already guilty of putting up new rapid growing tall hedgerows to deliberately obscure views across the countryside). The area is one of natural beauty and a conservation area - with listed buildings including St Mary's Church. It must be conserved. It is not for this generation to spoil it for the next.

Changes Sought

Reasons for Participation

PR-C-0511 06/10/2017 Steven Daggitt

1224

Comments

As developers are continuing to press for development on these sites I would like to restate previous objections. These sites are particularly unsuitable for development. The are in GB and abut the Kidlington Church Street Conservation Area. They are one of the most popular walking areas in Kidlington used by many people from near and afar for fresh air and recreation. They afford really attractive countryside and provide irreplaceable views of Kidlington's historic, Grade 1, listed parish church. The land is low-lying and development would increase the flood risk. Local roads have only small capacity and increased traffic would present a serves road safety risk.

Changes Sought

Reasons for Participation

PR-C-0511 06/10/2017 Steven Daggitt

1225

Comments

Unsuitable for development. Part of GB and is wholly contained within the heart of the Church Street Conservation Area defined and protected by Cherwell District Council. It forms part of the "Church Fields Character Area" described in their document: "Kidlington Conservation Areas Appraisal May 2009". It affords views of the important listed buildings and old walls of the area. The unsuitability of this site for development is made clear in the following quote from P.34 of Cherwell District Council's "Kidlington Conservation Areas Appraisal May 2009". “5.12.4 Threats • The public right of way is an ideal place to see the rear of the properties on Church Street and Mill Street. The paddocks stretch right up to the high walls of the properties, and shows how easily inappropriate development to the rear can be detrimental to the conservation area. At present, the high walls and vegetation blends the line between fields and houses, and this symbiotic relationship should be protected.”

Changes Sought

Reasons for Participation

PR-C-0511 06/10/2017 Steven Daggitt

1223

Comments

As developers are continuing to press for development on these sites would like to restate previous objections. These sites are particularly unsuitable for development. The are in GB and abut the Kidlington Church Street Conservation Area. They are one of the most popular walking areas in Kidlington used by many people from near and afar for fresh air and recreation. They afford really attractive countryside and provide irreplaceable views of Kidlington's historic, Grade 1, listed parish church. The land is low-lying and development would increase the flood risk. Local roads have only small capacity and increased traffic would present a serves road safety risk.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Omission/Alternative Sites

PR-C-0515 06/10/2017 Jeffrey Wright Begbroke Parish Council N Y

1258

Comments

Suggested sites in Oxford – many more could be listed.1. The "Northern Gateway" should be housing and not industry – near to city.2. Although in Green belt - Frieze farm would be better for housing (nearer to city than Begbroke or Yarnton)3. Build on North Oxford Golf course – nearer to Oxford.4. A planned golf course on Frieze Farm could be sited elsewhere – permitted in the green belt.5. Industrial City sites reserved for employment such as Blanchford's in Headington (near to healthcare employment centres such as hospitals) and Blackwell's in Marston Street could be used by moving the business to industrial parks out of residential areas.6. Southfield Golf Course could be built on to provide low cost housing – near to hospitals. This is a large site – recently permission has been granted to build on nearby land.7. Playing field at Meadow lane Donnington is an ideal site. Near to transport links/employment and has Iffley Meadows and Rivermead Nature park for residents enjoyment.8. Oxford Greyhound Stadium and The Kassam stadium areas are ideal for residential development and near to a science park.9. When Brookes campus relocates to Oxford – Wheatley campus would make good key worker accommodation.10. Eastwyke Farm is another site with potential. These sites could deliver the housing they say they need. (pictures and maps provided). Oxford can provide housing when it wants to - Bob Price in the Oxford Mail – September 2017, is quoted.

Changes Sought

Reasons for Participation

Please review our PowerPoint presentation for the comments of Begbroke parish council. This is necessary as we believe Cherwell Executive will ignore any representations as they have already made their mind up. We believe that The Planning Inspectorate will take more notice of what we have to say.

PR-C-0537 06/10/2017 Joan Tossell N

1321

Comments

Support for decision to exclude the area behind the Moors. Concerned that developers will continue to make representations. Main concern that this is a category 2 flood risk area. When this area of the GB was last under threat in the 1990s, the Ministry of the Environment Inspector ruled that, "I think that the fields and paddocks and even land in its rough state has a charm where it abuts, irregularly in places, the existing limits of development. I do not consider that the GB boundary hereabouts should be further out than that shown on the local plan. To my mind the GB should wash up to the existing development; for to leave pockets of 'white land' is to differentiate between pockets of this rural fringe area, which in their own way all contribute to the character of this area (and irregularity is a characteristic of the edges of this development). And were development ever to take place it would I fear be significantly harmful to this rural end of Kidlington. … I feel, without question, that it would be most unfortunate if this north-eastern area of the village were ever to be seriously considered for development" (p7). If you are unfamiliar with the area, take a look at your own Kidlington Framework Masterplan. On page 16 you will see a photograph (figure 2.29) of the views enjoyed by our walkers which you label "distinctive views towards St Mary's Church". The same page describes the area as follows - "The River Cherwell meanders south from Thrupp and to the east of Kidlington, surrounded by a water meadow landscape with overhanging willows along the bank edge attracting herons and kingfishers. Within these meadows is an overgrown reed area attracting a wide range of bird species including warblers, bitterns and woodcocks. Between the River Cherwell and the north edge of the village are broad rolling fields which rise in height to the north west, these are known as Kidlington Fields. Footpaths across the fields provide links to Thrupp and Hampton Poyle. Views towards St Mary's Church are particularly distinctive" - an excellent description in your own document and which only a few months later, you propose to trash to meet Oxford City's housing needs

Changes Sought

Reasons for Participation

PR-C-0538 29/09/2017 Lynn A Bairstow-Fowler

1339

Comments

Strong support regarding decision not to include GB land behind The Moors in the Proposed Submission Plan. Land is not suitable for development now or any time in the future. Larger village and loss of green space would result in loss of good community feel. These fields with their landscape rural views have been enjoyed by many generations and should continue to do so. GB must be preserved and protected as stated in the Conservative Government's manifesto. The development is not modest and would have a direct impact especially within the setting of the conservation area of St. Mary's Church and other listed buildings. Access to the development site would be dangerous for schools and nurseries in Benmead Road. This land already floods considerably every winter and this development would exacerbate the flood risk not just to housing but adjoining land and the nearby conservation areas.

Changes Sought

Reasons for Participation

PR-C-0543 03/10/2017 Lynn Pilgrim

1877

Comments

Strongly support Cherwell District Council's decision not to include green belt land behind The Moors (Options sites: PR14, PR27) for development in the proposed submission plan to meet Oxford's perceived unmet housing needs based on inaccurate SHMA data. One of the most important reasons for the Council rejecting and excluding this site and one with which I fully agree is that these fields are an important amenity for local residents and visitors alike.
Throughout the year many thousands of walkers enjoy both the views of open countryside and views towards the Conservation area and St Mary's Church. The importance of this area and setting was emphasised in the Planning Inquiry held in the mid 1990's. This land should be treated as a permanent local green space, essential in the well being and mental health of the inhabitants. Comments provided on the following points: Green Belt, wildlife, heritage, flooding and infrastructure.

Changes Sought

Reasons for Participation

PR-C-0553 09/10/2017 Douglas Williamson

1373

Comments

Supports CDC's decision to exclude sites PR14 & PR27 from consideration for housing. This land is adjacent to the only conservation area in Kidlington, & to St Mary's Fields Nature Reserve. Both would be damaged by development in the area. The area is also prone to flooding, & the narrow access road of 'The Moors' is already subject to traffic calming.

Changes Sought

Reasons for Participation

PR-C-0553 09/10/2017 Douglas Williamson

1374

Comments

Supports CDC's decision to exclude sites PR14 & PR27 from consideration for housing. This land is adjacent to the only conservation area in Kidlington, & to St Mary's Fields Nature Reserve. Both would be damaged by development in the area. The area is also prone to flooding, & the narrow access road of 'The Moors' is already subject to traffic calming.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Omission/Alternative Sites

PR-C-0555 01/10/2017 Chris Skinner

5403

Comments

Strongly oppose development on land to the NE of the Moors/St Mary's Fields. This pushes the developed boundary into open land [as opposed to infill between Yarnton/Kidlington] & removes a linking community amenity to the Cherwell valley.

Changes Sought

* Provision of an improved traffic-free, more direct cycle & walking route should be considered including bridges across the Bicester Road, the A34 & the railway & then on a new, dedicated route running east of Cutteslowe park before swinging round via a new bridge to join the A40 cycle route to Headington. A significant investment & focus on prioritising cycling will be required to truly change the transport choices made. * Improving rapid bus transit to the hospitals & Headington should be considered. I would suggest the current 700 bus route is re-routed directly from Cutteslowe, along the A40, leaving at the new junction, using the rear entrance into the JR, avoiding Summertown & Marston completely [already served by bus services]. A target journey time of 30 mins from Kidlington centre to the Churchill would not be unreasonable, even at peak times.

Reasons for Participation

PR-C-0565 01/10/2017 Mrs S J Brown

1432

Comments

Object to any development planned behind The Moors, Kidlington. The first important factor to be considered is that this is GB and should be conserved as such. There are also Conservation Sites on the land proposed for development. The roads are much too narrow to take a big influx of traffic and the local schools and already full to overflowing. It is also well known that this part of the village is prone to flooding and any building development on the site would only make matters worse. There is much wildlife in this area, some of it rare and it should therefore be preserved for this reason, and also for the use of the residents of the village. I would therefore ask the Planning Inspector to reject robustly any requests put forward for future development of this important area of the village.

Changes Sought

Reasons for Participation

PR-C-0566 29/09/2017 A Watson

1433

Comments

This county and country need more houses. This is an ideal location for a number of them. I have walk this land for over forty years and it has NEVER flooded. The drain down The Moors was enlarged a few years back and I would think it could more then cope with the extra houses. As for the green belt, this bit will not be missed. The countryside is more attractive closer to the river.Thanks to the post-war expansion of the village we have three Supermarkets, two Post Offices, a pool and much more. I suspect most of the NIMBYs behind the campaign to stop this development live and benefit from the earlier development and now want to stop others enjoying the same.This extra building will bring in more revenue for the council and may at least stabilise house prices. Think of the needs of the many not the selfish babbling few.

Changes Sought

Reasons for Participation

PR-C-0576 07/10/2017 Juliet Joyce

1446

Comments

Objection to the development proposal PR-B-0847 of the land at The Moors, Kidlington (PR14 and PR27). Key reasons for the objection:1. The loss of landscape and rural views due to development, and the impact on the setting of St Mary's Church is a significant loss of amenity. 2. The proposed area acts as a natural area of drainage (the fields are frequently water logged during periods of wet weather); developing this area will increase risk of flooding in the surrounding land and houses etc. 3. Development (and consequent building use) will cause significant increase in traffic along The Moors and Benmead Road. Further, for this large size of development, most residents will need to use vehicles to commute to their employment, driving up amount of traffic and congestion. The area around the proposed development is NOT suited to more traffic and have school/nursery nearby. 4. Specifically the risk of congestion and road accidents given that the proposed entrance to the development is almost opposite the junction with The Moors and Benmead Road is a major concern. 5. Development will significantly impact a well used and valued amenity used by residents and regular visitors who enjoy walking, exercising, and the scenery.Cherwell DC has my strong support for their decision to NOT include the proposed area for development.

Changes Sought

Reasons for Participation

PR-C-0581 29/09/2017 Natalie Wallace

1469

Comments

Objects in the strongest possible terms to any building on land behind The Moors. It is an exceptionally beautiful area of heathland/countryside and is incredibly well-used by many local residents. There are plenty of other sites that have been earmarked for development and the last thing we need is for all green areas around Kidlington/Yarnton/Begbroke to disappear.

Changes Sought

Reasons for Participation

PR-C-0582 30/09/2017 Alexander Wallace

1470

Comments

Objects in the strongest possible terms to any building on land behind The Moors. It is an exceptionally beautiful area of heathland/countryside and is incredibly well-used by many local residents. There are plenty of other sites that have been earmarked for development and the last thing we need is for all green areas around Kidlington/Yarnton/Begbroke to disappear.

Changes Sought

Reasons for Participation

PR-C-0587 28/09/2017 Kenneth Marsland

1482

Comments

Support for CDC in their decision that the land off The Moors in Kidlington (Sites PR14 and PR 27) is unsuitable for development. This ruling meant that it was not included in the Proposed Submission Plan (July 2017) to meet the contentious "Oxford 's Unmet Housing Need " plan. As was apparent at the meeting at Exeter Hall discussing these proposals, the local residents are vehemently against any large scale development in the Kidlington area which is seems are not going to required anyway when Oxford rethink their real requirements. Objections :1. The site is an extensive area of Green Belt Land. These fields are an important asset to the local residents and should be retained as a permanent green space.2. The proposed access to the site is opposite Benmead Road which has a school and nursery and has become virtually a main road with vehicles cutting down to the Moors from Banbury Road. This area of the Moors has also had an increased volume of traffic plus parking problems since the Moorlands development. A huge development of this size (300 houses plus business units) would mean even more traffic chaos. 3. As Oxford City are having to rethink their true requirements under "Oxford's Unmet Housing Need" this area should definitely not be held in reserve and Bloombridge should forget about attempting to get it included.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Omission/Alternative Sites

PR-C-0589 29/09/2017 Peter Shaw

1484

Comments

Land behind Moors- Bloombridge Developments.
Strong support for Cherwell decision not to include the Moors land for development. It was the right decision for Kidlington and I am dismayed that Bloombridge still consider the land appropriate for development, it is not.
The land is in Green belt .
This is an important landscape for the oldest part of the village.
There is a risk of flooding.
The area is already has a stretched infrastructure .
The area is rich with wildlife- putting them at risk.
The area is well used by local residents and a reason why many of us chose to live here.

Do not wish this development to take place. Please note my objection to any developments.

Changes Sought | Reasons for Participation

PR-C-0591 05/10/2017 Mr & Mrs Bray

1486

Comments

Object to the proposed buildings on The Moors Land Kidlington by Bloombridgedevelopers, and any other future developers.These fields near St Mary's Church Grade 1 listed building and other listedbuildings in the church street Conservation Area including the fields near theRiver Cherwell have been used for years by people of all ages for walks andviews all year round. This is by far the nicest place in Kidlington for walksand should be treated as permanent green space. Also this land is home for manyrare wildlife species and these fields are known to flood regularly.If the proposed development goes ahead it will generate a lot more extra trafficon the narrow busy road which is all ready subject to traffic calming.Shocked that this is even a option for future development.

Changes Sought | Reasons for Participation

PR-C-0598 01/10/2017 Dr. Ellen Fallows

1498

Comments

Strongly object to this proposal. Very concerned to hear about the possible planning permission for land behind The Moors in Kidlington. Lives on The Moors and regularly run and walks her children in this area. Green spaces are on such short supply in Oxfordshire and is concerned that children will grown up having been normalised to the complete absence of wild areas. Without this natural space in easy reach of our house we have to drive to Stratfield brake. We should be following the initiatives started in Bicester Healthy town by protecting these green spaces for physical activity - this area is busy daily with runners and dog walkers.Has seen a dramatic increase in the traffic since the new railway has been opened - this has made her commute to Bicester and back for work almost impossible at times. Needless to say the A34 is usually grid locked daily already. Can't imagine this area can sustain any further housing and a blurring of this precious green space between Oxford and Kidlington should be fought against at all cost.

Changes Sought | Reasons for Participation

Page 2845

PR-C-0601 04/10/2017 Mrs Casey Orman

1504

Comments

Strong support for decision NOT to include The Moors Land (PR14/PR27) for development. Site is on GB which should be protected & preserved as stated in Conservative Government's manifesto. Damage to countryside and loss of habitat for many rare wildlife species is not acceptable. Loss of landscape around the oldest part of Kidlington would affect St Mary`s Church ( a Grade 1 listed building) as well as other listed buildings in the Church Street area. Increase in traffic & pollution from this proposed development would destroy this area and as generate a massive increase near a school, nursery & old people`s residence. Inadequate infrastructure for development of this scale causing a detrimental impact on existing roads & services. The site entrance opposite Benmead Road is very close to two Kidlington Conservation areas which will be damaged by this development. Already a high risk flood area & any development will increase the risk of flooding to housing & the surrounding area. Surface & foul drainage would also be increased. The fields are also a very well used amenity for the village residents & regular visitors. The area should be treated as a permanent local green space & not be ruined by this unnecessary development when it has already been excluded by the Council as unsuitable for development.

Changes Sought | Reasons for Participation

PR-C-0601 04/10/2017 Mrs Casey Orman

1503

Comments

Strong support for decision NOT to include The Moors Land (PR14/PR27) for development. Site is on GB which should be protected & preserved as stated in Conservative Government's manifesto. Damage to countryside and loss of habitat for many rare wildlife species is not acceptable. Loss of landscape around the oldest part of Kidlington would affect St Mary`s Church ( a Grade 1 listed building) as well as other listed buildings in the Church Street area. Increase in traffic & pollution from this proposed development would destroy this area and as generate a massive increase near a school, nursery & old people`s residence. Inadequate infrastructure for development of this scale causing a detrimental impact on existing roads & services. The site entrance opposite Benmead Road is very close to two Kidlington Conservation areas which will be damaged by this development. Already a high risk flood area & any development will increase the risk of flooding to housing & the surrounding area. Surface & foul drainage would also be increased. The fields are also a very well used amenity for the village residents & regular visitors. The area should be treated as a permanent local green space & not be ruined by this unnecessary development when it has already been excluded by the Council as unsuitable for development.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Omission/Alternative Sites

PR-C-0602 04/10/2017 Ian Mills

1506

Comments

Very strong support for decision that land behind The Moors, Kidlington (sites PR14 and PR27) is unsuitable for development. GB is in place to prevent urbanisation, therefore this current GB designation should be unaltered to provide protection against urban sprawl in direct support with current Government's Election Manifesto (Page 71) in favour of preserving GB land. Inclusion of small business units when there is already a high number of additional business property proposed around Kidlington, as well as unused existing units, makes it hard to see this as a benefit in an area that has better than full-employment. Presumably the labour supply will have to come from outside the village further exacerbating the inadequate transport infrastructure. This land should be treated as permanent local green space as it is a well used and important local amenity for village residents providing walks and views towards the Conservation Area of St Mary's Church. Additionally, it is a rich habitat for wildlife including rare species such as Short Eared Owls and Great Crested Newts. The area adjoining The Moors, St Mary's Fields, and land adjacent to the River Cherwell floods regularly and any development of this magnitude will adversely impact the flood plain. There is no doubt that the local infrastructure cannot support development on this scale. Traffic capacity, and surface and foul drainage are already stretched. The proposed access adjacent to Benmead Road is close to Kidlington Conservation Areas and will impact on narrow roads near to a primary school and nursery, already subject to traffic calming and blighted by "rat-running" that is a direct result of the overloaded village through route. The rural landscape setting of the listed St Mary's Church and the other listed buildings in the Church Street Conservation Area would be adversely affected by these proposals.

Changes Sought

Reasons for Participation

PR-C-0602 04/10/2017 Ian Mills

1505

Comments

Very strong support for decision that land behind The Moors, Kidlington (sites PR14 and PR27) is unsuitable for development. GB is in place to prevent urbanisation, therefore this current GB designation should be unaltered to provide protection against urban sprawl in direct support with current Government's Election Manifesto (Page 71) in favour of preserving GB land. Inclusion of small business units when there is already a high number of additional business property proposed around Kidlington, as well as unused existing units, makes it hard to see this as a benefit in an area that has better than full-employment. Presumably the labour supply will have to come from outside the village further exacerbating the inadequate transport infrastructure. This land should be treated as permanent local green space as it is a well used and important local amenity for village residents providing walks and views towards the Conservation Area of St Mary's Church. Additionally, it is a rich habitat for wildlife including rare species such as Short Eared Owls and Great Crested Newts. The area adjoining The Moors, St Mary's Fields, and land adjacent to the River Cherwell floods regularly and any development of this magnitude will adversely impact the flood plain. There is no doubt that the local infrastructure cannot support development on this scale. Traffic capacity, and surface and foul drainage are already stretched. The proposed access adjacent to Benmead Road is close to Kidlington Conservation Areas and will impact on narrow roads near to a primary school and nursery, already subject to traffic calming and blighted by "rat-running" that is a direct result of the overloaded village through route. The rural landscape setting of the listed St Mary's Church and the other listed buildings in the Church Street Conservation Area would be adversely affected by these proposals.

Changes Sought

Reasons for Participation

PR-C-0603 04/10/2017 Mark Bale

1507

Comments

Objection to inclusion of land behind The Moors in Kidlington in the local development plan. Reasons: 1. Low-lying land on the flood plain, building there will only exacerbate the risk to other housing the area, even if the new houses are built sufficiently high to be safe from flooding. 2. Kidlington, Oxford and surrounding area already extremely crowded. The road network is inadequate for much more traffic - already traffic jams at peak times (much more than the "rush hour"). 3. Could be argued that there is a need for extra housing around Oxford to accommodate all those that work there, however further construction of more industrial units and offices which will create jobs and fuel the demand for more housing should not be allowed. The reverse argument is made in some quarters for more commercial building to provide jobs for local residents. It can't be the case that both arguments are true. They are both used interchangeably, resulting in insatiable demand for building space in an area that cannot take it. There are lots of parts of the country that could take it. 4. University of Oxford is developing businesses as hard it as it can within and just outside the city, whilst admirable this fuels the demand for more housing. This would be acceptable if the city could accommodate this demand, but it is not fair that outlying villages should be extended indefinitely as dormitories for the city.

Changes Sought

Reasons for Participation

PR-C-0604 30/09/2017 Margaret Djurisic

1509

Comments

Agreement with Cherwell District Council that the land behind the Moors Kidlington PR14 and PR27 is not suitable for development as per the Bloombridge proposals and therefore objection to this development. This is GB land on the edge of the Cherwell river floodplain and often floods in wet weather. It is a small rural pocket of land adjoining the oldest part of the village and should be preserved as such. It is within a short distance of listed St Marys church which has been there since 1220 with its surrounding peaceful graveyard in a conservation area and provides good wildlife habitat. The graveyard is on the water table and graves are often flooded when dug. Other land there must be very close to the water table. Light pollution from the new houses will also affect the Cherwell riverbank area and wildlife. Small developments have been allowed recently in keeping with the area but this has already added to the traffic on the busy Moors Road and a larger scale development with more traffic would create serious traffic problems. A large new care home is currently being completed at the northern end of the Moors which will open soon bringing additional traffic.

Changes Sought

Reasons for Participation

PR-C-0604 30/09/2017 Margaret Djurisic

1508

Comments

Agreement with Cherwell District Council that the land behind the Moors Kidlington PR14 and PR27 is not suitable for development as per the Bloombridge proposals and therefore objection to this development. This is GB land on the edge of the Cherwell river floodplain and often floods in wet weather. It is a small rural pocket of land adjoining the oldest part of the village and should be preserved as such. It is within a short distance of listed St Marys church which has been there since 1220 with its surrounding peaceful graveyard in a conservation area and provides good wildlife habitat. The graveyard is on the water table and graves are often flooded when dug. Other land there must be very close to the water table. Light pollution from the new houses will also affect the Cherwell riverbank area and wildlife. Small developments have been allowed recently in keeping with the area but this has already added to the traffic on the busy Moors Road and a larger scale development with more traffic would create serious traffic problems. A large new care home is currently being completed at the northern end of the Moors which will open soon bringing additional traffic.

Changes Sought

Reasons for Participation

PR-C-0605 02/10/2017 Roger Freeman

1510

Comments

I want to ask you to uphold the Planning Inspector's decision, that the land behind The Moors is unsuitable for development. The land is an asset to the local people and also important part of the Green Belt and wildlife. Any development would generate even more traffic on already to narrow and crowded roads.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Omission/Alternative Sites

PR-C-0606 28/09/2017 Bryant & Margaret Ambrose

1512

Comments

Support for decision not to include land behind The Moors for development to met Oxford's unmet housing need. Clear arguments in support of this: 1. Local roads, The Moors in particular, are already very busy and becoming increasingly busy despite calming measures. Any additional access for development would create additional hazards and be dangerous particularly to young children and the elderly in the area. There are a significant number of recreational cyclists in the area which is to be encouraged and they should not be subject to more unnecessary traffic movements and associated risks. 2. Development would be close to the old, original part of the village and its conservation areas which are vital to retaining the atmosphere of the village and its heritage. The conservation area (particularly the Church) would be compromised. 3. Development would be on a flood plain which does flood - this is not responsible. 4. GB is a sensitive area and must not be compromised. Kidlington has already expanded hugely and a stand must be made to avoid encroaching onto this special area. 5. Kidlington has already lost it's town green to development and the area behind The Moors has effectively become the replacement for that facility and is well used for recreation by the community. 6. Pressure would be put on habitats of rare wildlife species. 7. Kidlington is well-served by Exeter Hall and activities in local churches. There are plenty of employment opportunities, business parks and trading estates locally so no need for additional facilities. 8. HM Government recently published revised figures for Oxford's unmet housing need and there are other opportunities for meeting the significantly reduced need in other areas with less sensitivity. Please resist any attempt by the developer to overturn this decision.

Changes Sought

Reasons for Participation

PR-C-0606 28/09/2017 Bryant & Margaret Ambrose

1511

Comments

Support for decision not to include land behind The Moors for development to met Oxford's unmet housing need. Clear arguments in support of this: 1. Local roads, The Moors in particular, are already very busy and becoming increasingly busy despite calming measures. Any additional access for development would create additional hazards and be dangerous particularly to young children and the elderly in the area. There are a significant number of recreational cyclists in the area which is to be encouraged and they should not be subject to more unnecessary traffic movements and associated risks. 2. Development would be close to the old, original part of the village and its conservation areas which are vital to retaining the atmosphere of the village and its heritage. The conservation area (particularly the Church) would be compromised. 3. Development would be on a flood plain which does flood - this is not responsible. 4. GB is a sensitive area and must not be compromised. Kidlington has already expanded hugely and a stand must be made to avoid encroaching onto this special area. 5. Kidlington has already lost its town green to development and the area behind The Moors has effectively become the replacement for that facility and is well used for recreation by the community. 6. Pressure would be put on habitats of rare wildlife species. 7. Kidlington is well-served by Exeter Hall and activities in local churches. There are plenty of employment opportunities, business parks and trading estates locally so no need for additional facilities. 8. HM Government recently published revised figures for Oxford's unmet housing need and there are other opportunities for meeting the significantly reduced need in other areas with less sensitivity. Please resist any attempt by the developer to overturn this decision.

Changes Sought

Reasons for Participation

PR-C-0607 07/10/2017 Mr & Mrs K W Lee

1513

Comments

Strong support to exclude land behind The Moors for development. Developers are lobbying for this to be included. The site is unsuitable for the following reasons: These fields are an important and very well used amenity for village residents and regular visitors providing walks and views of the village towards St Mary's Church. The land should be treated as a permanent local green space. Developing this land would deprive local residents of this area of countryside walks. The site is in the GB which must be preserved to prevent urban sprawl. The impact of the proposed development on the Green Belt is not modest as claimed by the developers. GB status should be protected and preserved. Loss of landscape and rural views towards the oldest part of the village. Development (including residential and business units) would affect the setting of the Grade 1 listed St Mary's Church and other listed buildings in the Church Street Conservation Area. Development will exacerbate the flood risk to housing and adjoining land/conservation area. The fields behind The Moors and west of the burial ground flood regularly. Inadequate local infrastructure to support local development of this scale. Detrimental impact on existing roads and services especially surface and foul drainage. The access to the proposed Moors development site is opposite Benmead Road, close to 2 Kidlington Conservation areas. Development would generate a lot of extra traffic near a school and nursery on a relatively narrow, busy road already subject to traffic calming. Damage to surrounding countryside and loss of a rich habitat for many rare wildlife species including Short Eared Owls, Great Crested Newts and Skylarks

Changes Sought

Reasons for Participation

PR-C-0607 07/10/2017 Mr & Mrs K W Lee

1514

Comments

Strong support to exclude land behind The Moors for development. Developers are lobbying for this to be included. The site is unsuitable for the following reasons: These fields are an important and very well used amenity for village residents and regular visitors providing walks and views of the village towards St Mary's Church. The land should be treated as a permanent local green space. Developing this land would deprive local residents of this area of countryside walks. The site is in the GB which must be preserved to prevent urban sprawl. The impact of the proposed development on the Green Belt is not modest as claimed by the developers. GB status should be protected and preserved. Loss of landscape and rural views towards the oldest part of the village. Development (including residential and business units) would affect the setting of the Grade 1 listed St Mary's Church and other listed buildings in the Church Street Conservation Area. Development will exacerbate the flood risk to housing and adjoining land/conservation area. The fields behind The Moors and west of the burial ground flood regularly. Inadequate local infrastructure to support local development of this scale. Detrimental impact on existing roads and services especially surface and foul drainage. The access to the proposed Moors development site is opposite Benmead Road, close to 2 Kidlington Conservation areas. Development would generate a lot of extra traffic near a school and nursery on a relatively narrow, busy road already subject to traffic calming. Damage to surrounding countryside and loss of a rich habitat for many rare wildlife species including Short Eared Owls, Great Crested Newts and Skylarks

Changes Sought

Reasons for Participation

PR-C-0608 05/10/2017 June Hackney

1516

Comments

Worried and disturbed that sites PR14 and PR27 might still be reconsidered for development. Land is subject to flooding. It is in the Green Belt. These two facts alone should be sufficient to exclude all such deliberation. This is without any thought of the serious lack of infrastructure of all kinds.

Changes Sought

Reasons for Participation

PR-C-0608 05/10/2017 June Hackney

1515

Comments

Worried and disturbed that sites PR14 and PR27 might still be reconsidered for development. Land is subject to flooding. It is in the Green Belt. These two facts alone should be sufficient to exclude all such deliberation. This is without any thought of the serious lack of infrastructure of all kinds.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Omission/Alternative Sites

PR-C-0609 27/09/2017 Mrs Joy Barrett

1517

Comments

Regret that land behind The Moors which was earlier stated unsuitable for development is now at risk of having a development of 300 houses plus business units, in spite of being in the Green Belt. Does nobody consider future generations when proposing these plans? The pond at Holmwell House was restored by an Environmental Group and was then, and still is now, a habitat for Great Crested Newts. The proposed access for the site would certainly destroy the pond. How will The Moors and Mill Street cope with all the additional traffic? How will the local schools accommodate the extra children? Not to mention medical services already under pressure. It would be appalling to cover this beautiful rural landscape in concrete. Plea to the Planning Inspector to refuse these proposals in the interest of Kidlington residents.

Changes Sought

Reasons for Participation

PR-C-0610 09/10/2017 Graham Willoughby

1518

Comments

Comments on Risk of Development by Bloombridge on land behind The Moors Kidlington. Strongly urge the committee not to agree to any development on this land. Whilst development looks likely in the GB at the southern end of Kidlington, the GB should be upheld at the northern end - no matter how small the proposal may be - any foothold is bound to lead to further development in future years. There are many footpaths here at "the edge of the village" and to change that would be a real blow to the people that use these footpaths. This area backs onto the oldest part of the village with timeless views of listed buildings and St Marys Church. This land should continue to be protected by the GB as a reminder that GB protection actually means something and should not be given up lightly. I already have housing development behind my house - so I am not protesting to protect the views from there, but as a resident of Kidlington. This is seen as a vital piece of countryside by many hundreds of residents and they would like to see it remain for as long as possible.

Changes Sought

Reasons for Participation

PR-C-0610 09/10/2017 Graham Willoughby

1519

Comments

Comments on Risk of Development by Bloombridge on land behind The Moors Kidlington. Strongly urge the committee not to agree to any development on this land. Whilst development looks likely in the GB at the southern end of Kidlington, the GB should be upheld at the northern end - no matter how small the proposal may be - any foothold is bound to lead to further development in future years. There are many footpaths here "the edge of the village" and to change that would be a real blow the people that use these footpaths. This area backs onto the oldest part of the village with timeless views of listed buildings and St Marys Church. This land should continue to be protected by the GB as a reminder that GB protection actually means something and should not be given up lightly. I already have housing development behind my house - so I am not protesting to protect the views from there, but as a resident of Kidlington. This is seen as a vital piece of countryside by many hundreds of residents and they would like to see it remain for as long as possible.

Changes Sought

Reasons for Participation

PR-C-0612 02/10/2017 Mrs G Pollard

1521

Comments

Support for decision not to include land behind The Moors in any development. Site is in the GB which must be preserved and protected to prevent urban sprawl as stated in the Conservative Government's manifesto. Loss of landscape and rural views towards the oldest part of the village would affect the setting of St Marys Church and the Church Street conservation area. Any development will exacerbate the flood risk to housing and adjoining land/conservations area. There is inadequate local infrastructure to support any development on the land behind The Moors. The fields are an important and very well used amenity for village residents and regular visitors providing walks and views of the village towards St Marys Church. The land should be treated as a permanent local green space.

Changes Sought

Reasons for Participation

PR-C-0619 09/10/2017 Michael and Danielle Teper

1537

Comments

Strong support in decision NOT to allow the development of land behind The Moors. Many good arguments have been considered in coming to this decision, particularly: 1. Oxford does need affordable housing meaning housing that is affordable for families on median Oxford incomes - does this development promise houses that would be sold in that price range? Otherwise 'affordable housing' is merely a deliberately deceptive sound-bite. 2. Development such as this would increase the flood risk for The Moors and neighbouring areas. Major investment would be required on draining infrastructure to avoid this which developers will act to minimise, but they will no longer be around in the future to take responsibility. Please continue the opposition to any attempts by developers to circumvent our local democracy.

Changes Sought

Reasons for Participation

PR-C-0619 09/10/2017 Michael and Danielle Teper

1536

Comments

Strong support in decision NOT to allow the development of land behind The Moors. Many good arguments have been considered in coming to this decision, particularly: 1. Oxford does need affordable housing meaning housing that is affordable for families on median Oxford incomes - does this development promise houses that would be sold in that price range? Otherwise 'affordable housing' is merely a deliberately deceptive sound-bite. 2. Development such as this would increase the flood risk for The Moors and neighbouring areas. Major investment would be required on draining infrastructure to avoid this which developers will act to minimise, but they will no longer be around in the future to take responsibility. Please continue the opposition to any attempts by developers to circumvent our local democracy.

Changes Sought

Reasons for Participation

PR-C-0620 08/10/2017 Alison Haigh

1541

Comments

Strong objection to the recently raised plan for building behind The Moors. This would take away green space used for recreation by local residents.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Omission/Alternative Sites

PR-C-0622 03/10/2017 Jennifer Coppock Carter Jonas LLP for Oxford Centre for Hebrew and Jewish Studies& Benesco Y N N

5401

Comments

Concerned that the Council has not undertaken a robust assessment of the options for accommodating Oxford City's unmet housing need, particularly within Yarnton. We believe that the Council's Sustainability Assessment is flawed and should have considered development on at least part of our client's land as well as the proposed allocation at Land West of Yarnton (draft Policy PR9). Paragraph 10.148 of the Sustainability Assessment confirms that significant positive effects, regarding development on the subject site ('Site 75 - Land adjacent to The Old School House, Church Lane, Yarnton'), are identified in relation to access to services and facilities. It has also been confirmed that no significant negative effects are identified. The Council has acknowledged that the site could link to, and integrate with, the existing village of Yarnton. However, concern is raised in relation to the potential impacts on the setting of the Registered Park and Garden and listed buildings to the south of the site, and as such the Council has concluded that the site, in its entirety, should not be taken forward for residential development. In doing this, the Council has not considered the potential to develop only the northern portion of the subject site, 'Site 75', rather than the whole of the site. Development on the northern portion, in particular, would form a logical extension to the village and would be sufficiently separated from the Registered Park and Garden and listed buildings to the south. The Proposed Submission Partial Review proposes to deliver 4,400 new homes within seven residential development areas. Paragraph 8.60 states that delivering all 4,400 homes, or significantly more, in close proximity to Oxford and the villages of Kidlington, Begbroke, Islip and Yarnton will ensure that the new homes are located in areas with good access to medical services and open spaces for recreation. This suggests that it would be more sustainable to deliver new homes within the villages mentioned above than other parts of the District, or even the County as a whole. Given that Yarnton has been designated a large Category A village which has access to a range of services and facilities, including a primary school which is proposed to be extended as part of the development on Land West of Yarnton (draft Policy PR9), it is considered that the village has the capacity to deliver more new homes than currently proposed within the Partial Review Local Plan. Development on the northern portion of the subject site would provide small scale, sustainable development which could come forward in the short term. We therefore urge the Council to consider the subject site, in whole or in part, for inclusion within the Local Plan Partial Review. If the subject site were to be developed, the existing landscaping and Yarnton Manor boundary to the south of the site would provide a clear, defensible and permanent boundary to the Green Belt as required by paragraph 85 of the National Planning Policy Framework (NPPF). Furthermore, if the northern portion of the site were to be developed, a comprehensive landscaping scheme would accompany any such development, both screening and protecting the settings of the nearby listed buildings and Registered Park and Garden and enhancing the site's/ Green Belt boundary to the south. The Local Plan Partial Review has not been positively prepared as there is additional capacity for the development of new homes at Yarnton, a sustainable large Category A village within close proximity to Oxford City, which is not currently being realised by the Council. Concerned that the Council has not undertaken a robust assessment of the options for accommodating Oxford City's unmet housing need, particularly within Yarnton. The Local Plan Partial Review is not justified as the Council has failed to fully consider all reasonable alternatives/ additional options as the whole of the subject site has been disregarded without considering the potential for partial development on the site.

Changes Sought

The Council should consider the northern portion of the site as a small scale, sustainable housing allocation at Yarnton.

Reasons for Participation

PR-C-0624 29/09/2017 Martin and Sandra Tipper

1546

Comments

Strong support for decision not to include land behind The Moors, Kidlington on Cherwell Local Plan. Objections include: GB site is a beautiful area. Impact of Church Street Conservation area and St. Mary's Church. Generation of more traffic near a nursery and school on a narrow busy road already subject to traffic calming. Fields are an important and well used amenity. General over development of the area.

Changes Sought

Reasons for Participation

PR-C-0624 29/09/2017 Martin and Sandra Tipper

1545

Comments

Strong support for decision not to include land behind The Moors, Kidlington on Cherwell Local Plan. Objections include: GB site is a beautiful area. Impact of Church Street Conservation area and St. Mary's Church. Generation of more traffic near a nursery and school on a narrow busy road already subject to traffic calming. Fields are an important and well used amenity. General over development of the area.

Changes Sought

Reasons for Participation

PR-C-0626 05/10/2017 Mr David Orman

1548

Comments

Support for Council's decision not to build on the Moors Green Belt. It supports a variety of wildlife; buzzards, kestrels, sparrow hawks, owls, rare sky larks, chaffinches, greenfinches, goldfinches, green & greater spotted woodpeckers, kingfishers, great crested newts, toads, lizards, frogs, Muntjak & Roedeer, foxes, shrews, different mice -to name a few. These fields are also a flood plain. Hundreds of dog walkers, ramblers, etc. use these fields. The increase of traffic would be terrible.

Changes Sought

Reasons for Participation

during any Examination by the Planning Inspector.

PR-C-0627 04/10/2017 Ken Fagan

1549

Comments

Strong objection to Moors land development. Family born and bred in this area. Strived to make the Moors home as it is the finest part of the village. Will be spoiled by development. Over the past years already seen four care homes, blocks of flats and housing. Traffic has increased tenfold and is a rat run with ineffective speed bumps and no crossings for residents to use. An entrance opposite Benmead Road would be a disaster. Loss of relaxing walks down to the river, church yard would be surrounded by houses, ponds with preservations orders would be gone. Traffic and parking would get even worse. Don't let this happen.

Changes Sought

Reasons for Participation

PR-C-0628 03/10/2017 Andrew Drury

1550

Comments

Concerns and strong objection to proposed development on the Moors. Benmead is a very busy road, especially at school times with cars being parked on the road. Recent developments caused problems for residents when Benmead was the main access to the development.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Omission/Alternative Sites

PR-C-0629 09/10/2017 Mrs Rosie Lodwick N N

1555

Comments

Written with particular reference to land east of the Moors (sites PR14 & PR27), and supports the omission of the sites from the Plan. Policy PR12b states that "Applications for planning permission for the development of sites …that are not allocated in the Partial Review will not be supported unless…" I consider that this is not legally sound because it implies that development could still be allowed under certain circumstances. None of these include the " exceptional circumstances" necessary to remove GB designation. The site is unsuitable for development. It lies on the western edge of St. Mary's Conservation Area and would be detrimental to the setting of the church and historic houses nearby. The landscape is of particularly high value. The many footpaths are hugely popular used by many organisations and individuals from near and far. The GB should continue to safeguard this area. Development would generate traffic onto a narrow road that already has traffic calming measures. The land at the eastern end of PR14 is liable to flooding which does not show on Environment Agency maps, but there is photographic evidence. Development would be likely to result in an expansion of the current area of flooding.

Changes Sought

In order to make this Plan sound, it would need to add the requirement to PR12b for " exceptional circumstances" to exist for development in all the unallocated sites in the Green Belt.

Reasons for Participation

PR-C-0629 09/10/2017 Mrs Rosie Lodwick N N

1556

Comments

Written with particular reference to PR14 & PR27. Policy PR12b states that "Applications for planning permission for the development of sites …that are not allocated in the Partial Review will not be supported unless…" I consider that this is not legally sound because it implies that development could still be allowed under certain circumstances. None of these include the " exceptional circumstances" necessary to remove GB designation. Site is unsuitable for development. It lies on the western edge of St. Mary's Conservation Area and would be detrimental to the setting of the church and historic houses nearby. The landscape is of particularly high value. The many footpaths are hugely popular used by many organisations and individuals from near and far. The GB should continue to safeguard this area. Development would generate traffic onto a narrow road that already has traffic calming measures. The land at the eastern end of PR14 is liable to flooding which does not show on Environment Agency maps, but there is photographic evidence. Development would be likely to result in an expansion of the current area of flooding.

Changes Sought

In order to make this Plan sound, it would need to add the requirement to Policy PR12b for " exceptional circumstances" to exist for development in all the unallocated sites in the Green Belt.

Reasons for Participation

PR-C-0629 09/10/2017 Mrs Rosie Lodwick N N

1557

Comments

Written with particular reference to PR14 & PR27. Policy PR12b states that "Applications for planning permission for the development of sites …that are not allocated in the Partial Review will not be supported unless…" I consider that this is not legally sound because it implies that development could still be allowed under certain circumstances. None of these include the " exceptional circumstances" necessary to remove GB designation. Site is unsuitable for development. It lies on the western edge of St. Mary's Conservation Area and would be detrimental to the setting of the church and historic houses nearby. The landscape is of particularly high value. The many footpaths are hugely popular used by many organisations and individuals from near and far. The GB should continue to safeguard this area. Development would generate traffic onto a narrow road that already has traffic calming measures. The land at the eastern end of PR14 is liable to flooding which does not show on Environment Agency maps, but there is photographic evidence. Development would be likely to result in an expansion of the current area of flooding.

Changes Sought

In order to make this Plan sound, it would need to add the requirement to Policy PR12b for " exceptional circumstances" to exist for development in all the unallocated sites in the Green Belt.

Reasons for Participation

Page 2850

PR-C-0641 09/10/2017 Carole Pack

1580

Comments

Agreement with submission document over the retention of GB designation on sites on the north-eastern side of Kidlington (between the village and the river Cherwell), and the absence of development allocations in these areas. These sites, which lie behind the houses on the north side of The Moors, are part of the GB countryside. It is a priority to retain these sites as undeveloped land that contributes to the recreational amenity of local residents and the setting of Kidlington. It forms one of Kidlington's key countryside assets and helps to add an attractive rural dimension to Kidlington's largely urban identity. These sites are well provided by footpaths and they have become important areas for countryside pursuits walking and jogging. St. Mary's Fields is a conservation area on the eastern edge of these sites and would be damaged by development. Totally opposed to development of any kind on these sites.

Changes Sought

Reasons for Participation

PR-C-0642 06/10/2017 Ivor Davies

1581

Comments

Objection to the representation by Bloombridge for land behind the Moors, Kidlington. Key reasons for objection are: 1. The loss of landscape and rural views due to development, and the impact on the setting of St Mary's Church is a significant loss of amenity. 2. The proposed area acts as a natural area of drainage (the fields are frequently water logged during periods of wet weather); developing this area will increase risk of flooding in the surrounding land and houses etc. 3. Development (and consequent building use) will cause significant increase in traffic along The Moors and Benmead Road. Further, for this large size of development, most residents will need to use vehicles to commute to their employment, driving up amount of traffic and congestion. The area around the proposed development is NOT suited to more traffic and have school/nursery nearby. 4. Specifically the risk of congestion and road accidents given that the proposed entrance to the development is almost opposite the junction with The Moors and Benmead Road is a major concern. 5. Development will significantly impact a well used and valued amenity used by residents and regular visitors who enjoy walking, exercising, and the scenery. Cherwell DC has my strong support for their decision to NOT include the proposed area for development.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Omission/Alternative Sites

PR-C-0645 09/10/2017 Anne Pearce

1584

Comments

Objection to proposed development by Bloombridge. While there are community type elements promised there are fundamental reasons why this should not go ahead: Several years ago the site behind my home was earmarked for a proposed Stratfield Brake playing fields - the issue then was impact of the development on the flooding of the homes on The Moors. What is so different now? There is insufficient infrastructure in the area to manage the population as it is let alone a significant increase - not just the NHS but all public services - difficulties with appointments for Kidlington GPs, dentists, optician, and summoning help and support from the police, fire and rescue or the ambulance service - they are all missing deadlines , lacking in money and have disheartened staff. Then there is education. There is no spare money, no spare anything and it looks like it can only get worse. The trend currently seems to be to provide accommodation for the elderly - with developments at the top of The Moors and the bottom of Benmead Road - what extra is going in to the infrastructure pot in Kidlington to support our new elderly residents. It is utterly fantastic that the elderly of Kidlington are being provided for and they can stay local to friends and family but just providing accommodation is not sufficient. There are other issues to do with the environment, the loss of landscape and damage to the local environment. The site is on designated Green Belt. The Conservative manifesto it stated very clearly that Green Belt should be protected.

Changes Sought

Reasons for Participation

PR-C-0650 27/09/2017 Nicolas Edward Mullineux

5413

Comments

Objection to development on land behind The Moors. Agreement with decision Cherwell District Council have made and do not want this site reopened and reconsidered by the Planning Inspectorate. Site is not suitable for development because: 1. The site is in a GB which must be preserved to prevent urban sprawl. The impact of the proposed development on the GB is not modest as claimed by the developers. GB status should be protected and preserved as stated in the Conservative government's manifesto. 2. Loss of landscape and rural views towards the oldest part of the village. Development (including residential and business units) would affect the setting of St Mary's Church - Grade I Listed -and other listed buildings in the Church Street Conservation Area. 3. Development will exacerbate the flood risk to housing and adjoining land / conservation area. The fields behind the Moors and west of the burial ground floor regularly. Indeed, in times of flooding our back garden floods, which backs onto the development site. 4. Inadequate local infrastructure to support development of this scale. Detrimental impact on existing roads and services especially surface and foul drainage. The access to the proposed moors development site is opposite Benmead Road, close to two of Kidlington's conservation areas. Development will generate a lot of extra traffic near a school and nursery on relatively narrow busy road, already subject to traffic calming. 5. Damage to surrounding countryside and loss of a rich habitat for many rare wildlife species including Short Eared Owls, Great Crested Newts and Skylarks. 6. The fields are an important and very well used amenity for village residents and regular visitors providing walks and views of the village towards St Mary's Church. The land should be treated as permanent local green space.

Changes Sought

Reasons for Participation

PR-C-0650 27/09/2017 Nicolas Edward Mullineux

1594

Comments

Objection to development on land behind The Moors. Agreement with decision Cherwell District Council have made and do not want this site reopened and reconsidered by the Planning Inspectorate. Site is not suitable for development because: 1. The site is in a GB which must be preserved to prevent urban sprawl. The impact of the proposed development on the GB is not modest as claimed by the developers. GB status should be protected and preserved as stated in the Conservative government's manifesto. 2. Loss of landscape and rural views towards the oldest part of the village. Development (including residential and business units) would affect the setting of St Mary's Church - Grade I Listed -and other listed buildings in the Church Street Conservation Area. 3. Development will exacerbate the flood risk to housing and adjoining land / conservation area. The fields behind the Moors and west of the burial ground floor regularly. Indeed, in times of flooding our back garden floods, which backs onto the development site. 4. Inadequate local infrastructure to support development of this scale. Detrimental impact on existing roads and services especially surface and foul drainage. The access to the proposed moors development site is opposite Benmead Road, close to two of Kidlington's conservation areas. Development will generate a lot of extra traffic near a school and nursery on relatively narrow busy road, already subject to traffic calming. 5. Damage to surrounding countryside and loss of a rich habitat for many rare wildlife species including Short Eared Owls, Great Crested Newts and Skylarks. 6. The fields are an important and very well used amenity for village residents and regular visitors providing walks and views of the village towards St Mary's Church. The land should be treated as permanent local green space.

Changes Sought

Reasons for Participation

PR-C-0651 27/09/2017 Philippa Mullineux

5414

Comments

Objection to development on land behind The Moors. Agreement with decision Cherwell District Council have made and do not want this site reopened and reconsidered by the Planning Inspectorate. Site not suitable for development: 1. The site is in a GB which must be preserved to prevent urban sprawl. The impact of the proposed development on the GB is not modest as claimed by the developers. GB status should be protected and preserved as stated in the Conservative government's manifesto. 2. Loss of landscape and rural views towards the oldest part of the village. Development (including residential and business units) would affect the setting of St Mary's Church - Grade I Listed -and other listed buildings in the Church Street Conservation Area. 3. Development will exacerbate the flood risk to housing and adjoining land / conservation area. The fields behind the Moors and west of the burial ground floor regularly. Indeed, in times of flooding our back garden floods, which backs onto the development site. 4. Inadequate local infrastructure to support development of this scale. Detrimental impact on existing roads and services especially surface and foul drainage. The access to the proposed moors development site is opposite Benmead Road, close to two of Kidlington's conservation areas. Development will generate a lot of extra traffic near a school and nursery on relatively narrow busy road, already subject to traffic calming. 5. Damage to surrounding countryside and loss of a rich habitat for many rare wildlife species including Short Eared Owls, Great Crested Newts and Skylarks. 6. The fields are an important and very well used amenity for village residents and regular visitors providing walks and views of the village towards St Mary's Church. The land should be treated as permanent local green space.

Changes Sought

Reasons for Participation

PR-C-0651 27/09/2017 Philippa Mullineux

1595

Comments

Objection to development on land behind The Moors. Agreement with decision Cherwell District Council have made and do not want this site reopened and reconsidered by the Planning Inspectorate. Site not suitable for development: 1. The site is in a GB which must be preserved to prevent urban sprawl. The impact of the proposed development on the GB is not modest as claimed by the developers. GB status should be protected and preserved as stated in the Conservative government's manifesto. 2. Loss of landscape and rural views towards the oldest part of the village. Development (including residential and business units) would affect the setting of St Mary's Church - Grade I Listed -and other listed buildings in the Church Street Conservation Area. 3. Development will exacerbate the flood risk to housing and adjoining land / conservation area. The fields behind the Moors and west of the burial ground floor regularly. Indeed, in times of flooding our back garden floods, which backs onto the development site. 4. Inadequate local infrastructure to support development of this scale. Detrimental impact on existing roads and services especially surface and foul drainage. The access to the proposed moors development site is opposite Benmead Road, close to two of Kidlington's conservation areas. Development will generate a lot of extra traffic near a school and nursery on relatively narrow busy road, already subject to traffic calming. 5. Damage to surrounding countryside and loss of a rich habitat for many rare wildlife species including Short Eared Owls, Great Crested Newts and Skylarks. 6. The fields are an important and very well used amenity for village residents and regular visitors providing walks and views of the village towards St Mary's Church. The land should be treated as permanent local green space.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Omission/Alternative Sites

PR-C-0666 08/10/2017 Lucy Loveridge

1643

Comments

Objection relating to Kidlington, Yarnton and Begbroke on the following grounds: Development could be located on sustainable sites identified elsewhere in the district rather than GB which Government says should only be used as a very last resort. A high proportion of the new homes should be affordable for young people and families from the local area. Infrastructure such as roads and schools should be put in place, as well as adequate parking facilities for the new residents. Traffic congestion and parking is already a major problem in Kidlington and the surrounding area, especially in the rush hour. Support for Cherwell's decision not to include land behind the Moors for development, as this is GB land used for recreation by local people, and would cause yet more traffic problems. I am appalled at the prospect of Kidlington becoming simply another suburb of Oxford.

Changes Sought

Reasons for Participation

PR-C-0668 08/10/2017 Stephen Youngman

1645

Comments

Objection relating to Kidlington, Yarnton and Begbroke on the following grounds: Development could be located on sustainable sites identified elsewhere in the district rather than GB which Government says should only be used as a very last resort. A high proportion of the new homes should be affordable for young people and families from the local area. Infrastructure such as roads and schools should be put in place, as well as adequate parking facilities for the new residents. Traffic congestion and parking is already a major problem in Kidlington and the surrounding area, especially in the rush hour. Support for Cherwell's decision not to include land behind the Moors for development, as this is GB land used for recreation by local people, and would cause yet more traffic problems. I am appalled at the prospect of Kidlington and it's close neighbours becoming another suburbs of Oxford, with the consequential loss of revenue to Cherwell District Council.

Changes Sought

Reasons for Participation

PR-C-0695 07/10/2017 Prof Roger Davies

1720

Comments

Land behind the Moors (sites PR14 & PR27), that have been rejected for development by Cherwell have been identified by Bloombridge developers as a site where they want to build 300 houses. These sites are particularly sensitive and I object very strongly to any suggestion of development here. They are in the GB. They are adjacent to the oldest, historic part of the village which is a conservation area. In the heavy 2007 summer rains the meadows flooded up to the back of the church, there is a serious risk that development here would cause that flooding to extend further south and west. The vehicular access is directly onto the Moors, a road that already has traffic calming. Much of the traffic created by the housing would flow down Benmead road directly onto the A4260. This is a small, winding, residential street with North Kidlington Junior School near the SW exit onto the A4260. It is already overloaded with through traffic and it would be both dangerous and unwelcome to add to flux of vehicles. These two sites are amongst the most valued in Kidlington for walking and wildlife. No proposal for development on PR14 & PR27 should be considered.

Changes Sought

Reasons for Participation

PR-C-0697 07/10/2017 Ioana Davies

1724

Comments

Developer,(Bloombridge) are appealing to Cherwell about areas that have already been rejected for housing development (PR14 and PR27). These areas behind The Moors in Kidlington are used by many residents for walking; they also flood most years. The flood risk to the historic area of Kidlington and surrounding houses would increase. Building on these areas would cause terrible damage to wildlife and their habitat. There is inadequate local infrastructure to support building in this area. It is near the most historic part of the village and would damage the setting of St Mary's Church and the area surrounding it; already a conservation area. These areas have been rejected already for these reasons. No appeal should be allowed to proceed.

Changes Sought

Reasons for Participation

PR-C-0699 05/10/2017 Mrs. J A Burt N

1734

Comments

The Begbroke Lane restricted byway is a delightful walk between sites PR20 and PR24 which are open fields in the GB. The byway is probably one of the most heavily used walks as it is easily accessible to dog walkers, cyclists, families, the elderly and disabled and leads from Begbroke to the canal then on into Kidlington. If the above two sites were built on it would no longer be a delightful country walk which is so beneficial to mental health. East Begbroke is a small peaceful, safe village with no through roads. It is surrounded on 3 sides by sites PR74, PR20 and PR24 (the fourth side being bound by the A44). It would be devastating if this was swallowed up by Oxford City. Proposed building would contravene Cherwell District Council's policies: - Protecting and respecting the identity of individual settlements and the loss of village identity. - The need to consider the impact of additional housing on the provision of open space. -The need to protect and enhance biodiversity more generally and avoid wildlife disturbance. - To improve the health and well-being of the population and reduce inequalities in health. -To reduce crime and the fear of crime. - To protect and enhance landscape character and quality, and make accessible for enjoyment, the countryside. Oxford City is protecting its own green spaces - how can it be right that it is insisting on destroying ours?

Changes Sought

Reasons for Participation

PR-C-0699 05/10/2017 Mrs. J A Burt N

1733

Comments

Site PR74 has remained uncultivated for many years and is a haven for wildlife including deer, owls, hedgehogs and bats as well as many trees which provide food and shelter for numerous birds and insects. The access to this site is potentially very dangerous. East Begbroke is a small peaceful, safe village with no through roads. It is surrounded on 3 sides by sites PR74, PR20 and PR24 (the fourth side being bound by the A44). It would be devastating if this was swallowed up by Oxford City. Proposed building would contravene Cherwell District Council's policies: - Protecting and respecting the identity of individual settlements and the loss of village identity. - The need to consider the impact of additional housing on the provision of open space. -The need to protect and enhance biodiversity more generally and avoid wildlife disturbance. - To improve the health and well-being of the population and reduce inequalities in health. -To reduce crime and the fear of crime. -To protect and enhance landscape character and quality, and make accessible for enjoyment, the countryside. Oxford City is protecting its own green spaces - how can it be right that it is insisting on destroying ours?

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Omission/Alternative Sites

PR-C-0703 29/09/2017 Roger Prince

1750

Comments

Previous objections are stated again in the reps letter: Sites 14 and 27 are very similar to the substantial site "KI081" identified as having potential for development under the 2013 (Strategic Housing Land Availability Assessment) SHLAA. Under the 2014 SHLAA, most of that land was discounted as being too large for development and a very much smaller site "KI104" replaced it. The reasons given were that the development of the land would adversely affect the "open space that protects the important relationship with the historic environment and countryside to the north". These reasons still exist today.The land is, of course, all within the Green Belt and no part of it should be developed. In fact, the Government's own manifesto made it clear that Green Belt status should be protected and preserved. Furthermore, the impact of the proposed development on the Green belt is not modest as claimed by Bloombridge. Any development of the land would take away some of the views towards the oldest part of the village. The proposed development, which includes business units as well as residential properties, would affect the setting of St Marys Church – a Grade 1 listed building - and other listed buildings in the Church Street Conservation Area.The fields are an important and very well used amenity for village residents and regular visitors providing walks and views of the village towards St Mary's Church. The land should be treated as a permanent local green space. Any development would impact on wildlife including skylarks, short eared owls and great crested newts.There would probably be an additional risk of flooding to private properties and the surrounding land. The fields behind The Moors and to the west of the cemetery already flood regularlyThe Moors is unsuitable for large volumes of traffic but is already used heavily as a "rat run". Any additional traffic generated through development to the north of The Moors would make matters worse as well as increasing noise and air pollution.

Changes Sought

Reasons for Participation

PR-C-0703 29/09/2017 Roger Prince N

1745

Comments

Land behind The Moors - Kidlington: fully support the decision to exclude them from your plan. However, believes that Bloombridge is still lobbying strongly for the land behind The Moors to be included in the final plans. The reasons why the land should not be developed have not changed and I would ask that Bloombridge's proposals continue to be rejected. Previous objections are stated again in the reps letter: Sites 14 and 27 are very similar to the substantial site "KI081" identified as having potential for development under the 2013 (Strategic Housing Land Availability Assessment) SHLAA. Under the 2014 SHLAA, most of that land was discounted as being too large for development and a very much smaller site "KI104" replaced it. The reasons given were that the development of the land would adversely affect the "open space that protects the important relationship with the historic environment and countryside to the north". These reasons still exist today.The land is, of course, all within the Green Belt and no part of it should be developed. In fact, the Government's own manifesto made it clear that Green Belt status should be protected and preserved. Furthermore, the impact of the proposed development on the Green belt is not modest as claimed by Bloombridge. Any development of the land would take away some of the views towards the oldest part of the village. The proposed development, which includes business units as well as residential properties, would affect the setting of St Marys Church – a Grade 1 listed building - and other listed buildings in the Church Street Conservation Area.The fields are an important and very well used amenity for village residents and regular visitors providing walks and views of the village towards St Mary's Church. The land should be treated as a permanent local green space. Any development would impact on wildlife including skylarks, short eared owls and great crested newts.There would probably be an additional risk of flooding to private properties and the surrounding land. The fields behind The Moors and to the west of the cemetery already flood regularlyThe Moors is unsuitable for large volumes of traffic but is already used heavily as a "rat run". Any additional traffic generated through development to the north of The Moors would make matters worse as well as increasing noise and air pollution.

Changes Sought

Reasons for Participation

PR-C-0715 30/09/2017 Dr Victoria Slater Y

1795

Comments

Sites rejected at this stage by Cherwell DC are still vulnerable and strongly support the decision of Cherwell DC not to include sites PR14 and PR27 for development.This would entail the loss of a rich habitat for many rare wildlife species including Short Eared Owls, Great Crested Newts and Skylarks as well as a valuable amenity for village residents and visitors providing walks and historic views of the village toward St. Mary's Church. The land should be treated as a permanent green space. Any development would also exacerbate the flood risk to housing and adjoining land/conservation area. There is inadequate local infrastructure to support such development and it would have a detrimental impact on existing roads and services especially surface and foul drainage. Development would generate a lot of extra traffic near a school and nursery on a road already subject to traffic calming.

Changes Sought

Reasons for Participation

PR-C-0717 01/10/2017 Pierre Pazgrat

1804

Comments

Has some concern with the effect of Cherwell's plans on Cutteslowe Park. • There is at the moment no guarantee of the additional park land and that the arable land will stay as such in permanence either• The Area is to be built on the Green Belt Land which first aims at preventing urban sprawl and neighbouring towns merging into one another. It also supports in preserving the setting and special character of Oxford

Changes Sought

Reasons for Participation

PR-C-0729 02/10/2017 Christine Kennell

1839

Comments

Support of the decision NOT TO INCLUDE The Moors land for development for the following reasons: 1 The site is in the Green Belt which should be preserved for the benefit of all Kidlington residents. 2 Development will increase the risk of flooding to houses in The Moors and adjoining land. This area already floods regularly, as the water table here is high. In fact many of the older houses on that side of The Moors have wells in their back gardens which were in use when we moved into the area some 50 years ago. 3 The local infrastructure will not support the development. The Moors is a narrow, busy road, with a retirement complex adjacent to the proposed entrance opposite Benmead Road, a care home next door to that and another care home within one hundred yards. Residents of the retirement complex have mobility problems, and use motorized wheel chairs to gain access to the local shops and already have to contend with increasing traffic problems on The Moors. To build another estate adjacent to the retirement complex is inviting road traffic accidents. There is also a new care home further up The Moors, and a primary school along Benmead Road which generates a large volume of traffic several times a day. 4 Development will damage the surrounding countryside and mean a loss of habitat for wildlife. 5 Many village residents enjoy the amenity of open fields for walks and views. Development would mean loss of landscape and views, particularly views of the Grade 1 listed church and famous spire.

Changes Sought

Reasons for Participation

PR-C-0732 02/10/2017 Bryan Rugg

1845

Comments

Object to these two areas of land behind the Moors being developedThe Cherwell District Council is right to exclude this land from development should not be over-ruled for the following reasons: 1 The roads are already in a shocking state and more traffic will only make them worse. 2 The roads are just not capable of handling the increased traffic that any development would entail. 3 The roads currently have calming measures installed and any increase in traffic would mean more noise and noxious fume pollution. 4 The land is currently Green Belt and therefore should not be considered for development.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Omission/Alternative Sites

PR-C-0743 07/10/2017 Rosslyn Avery

1880

Comments

Would like to ask not to include the Moors land for development in the building plans.

Changes Sought | Reasons for Participation

PR-C-0744 03/10/2017 Mr & Mrs S J Hewer

1881

Comments

The proposed planning behind the Moors Kidlington is impossible to imagine as the added traffic through the access route would create a cross road with Benmead road where there is also an access to a Pension residential home. The 300 homes and business units would increase the comings and goings to a level that would change the whole area. The traffic going to the business units would also add to the danger of heavier vehicles turning on a very difficult turning. Be aware of the amount of children going to and from the nearby schools would make this turning very dangerous and the council would be responsible for this added danger. Also anywhere along the Moors would increase the danger of accidents. The extra traffic turning off the A4260 Banbury road into the Moors where there is also a large dementia care centre would also increase the danger of accidents.

Changes Sought | Reasons for Participation

PR-C-0745 28/09/2017 Carole Wilkins

1882

Comments

Strongly object to any present or future building behind The Moors and indeed any where in Kidlington. Live in Kidlington for its village feel and while expected it to grow over the years, did not expect Green Belt areas to be built on as always thought this to be protected land. Protest in the strongest manner to land behind The Moors to be subject of building applications or future proposals. Love walking through the fields in question and end up at the canal, with the feeling that we were miles away from the rabble that is Oxford and hope nothing ever changes that. In Kidlington Benmead Road, there are already subject to many cars racing through to beat the many traffic lights installed on the main Oxford Road and fear more cars using the road, as it appears that the proposal to develop the land shows entry and exit of the building to be opposite Benmead Road. The road has a primary school and a nursery leading on to it, and at school picking up times, cars are parked along Benmead Road making it hazardous driving and an enormous accident risk for young children being small, not being seen by drivers, running across their path. Many years ago it was proposed to open up the rear exit, in Curtis Way, but it was turned down by a very caring council who decided it was too much of a risk with young children going to school. Are today's children not entitled to the same care and protection? More housing generates more children needing schooling, more people needing Doctors, more cars parking in the already full to overflowing car parks all of which will eventually reduce the quality of life for all of us Kidlington residents who chose to live in a quieter part of Oxfordshire. For many years The Moors has flooded in winter and any property built on this low lying land could be at risk, something that will not be common knowledge to outsiders. Spending no doubt big money on houses at risk.

Changes Sought | Reasons for Participation

PR-C-0746 08/10/2017 Matthew Willis

1883

Comments

Would like to ask not to include the Moors land for development in the building plans.

Changes Sought | Reasons for Participation

PR-C-0751 28/09/2017 Alan, J C, Adam & Emma Richards

1894

Comments

Object to the development to take place on land at behind the Moors in Kidlington (Options sites PR14 PR27). This is GREEN BELT which must be preserved, the development is not a modest one. Green Belt status should be protected and preserved as stated in the CONSERVATIVE GOVERNMENTS MANIFESTO. This would also effect the setting of ST MARYS CHURCH GRADE 1 LISTED, and many other LISTED buildings in church street CONSERVATION AREA. This area to the west of the burial ground FLOOD REGULARLY. This would also have a massive impact on the flood risk to housing and adjoining land /CONSERVATION area. Which is a haven for the short eared owl, GREAT CRESTED NEWTS, and SKYLARKS. The fields are an important and very well used amenity for village residents and regular visitor The land should be treated as permanent green space.

Changes Sought | Reasons for Participation

PR-C-0757 09/10/2017 Lindsay Bowden

1901

Comments

Strongest support for the decision not to include The Moors land for development. Reasons of increased traffic it would make what is already a severely congested route travelling south towards Oxford almost constantly gridlocked. The impact on the environment would be enormous, both in terms of flooding and wildlife lost. The access to open space would be lost to many residents of the area, and the strain on the infrastructure of what calls itself a village would be significant.

Changes Sought | Reasons for Participation

PR-C-0765 10/10/2017 Eleanor Williamson

1932

Comments

Most strongly oppose to Options Sites 14 & 27 (Land behind the Moors) as these sites make the least sense of all. They are: (i) In the Green Be. (ii) On a flood plain of the river Cherwell. The river often floods towards St Mary's Church, including the field immediately north of the church. Sites 14 & 27 contribute to a 'soakage barrier' protecting the existing settlement. The water table in the cemetery adjoining St Mary's Church is very high. Grave digging has been problematic due to saturated ground. The ground is unsuitable to build homes on, and to do so would compromise existing homes. (iii) Important recreationally as country walks. The 'Kidlington Circular Walk' (popularised by Oxfordshire County Council's Oxfordshire Circular Walks series) passes around this tract of land and takes in the uninterrupted open views across Sites 14 & 27. The network of walks through and around Sites 14 & 27 is a 'jewel in Kidlington's crown' for locals and visitors to the village. There is real amenity value in preserving it. (iv) Important to maintaining character and integrity of the historic conservation area around St Mary's Church. Seen from the footpath through the middle of Sites 14 & 27, St Mary's Church stands alone at the very edge of the settlement, surrounded by fields. The view is iconic, timeless and of historic significance. Developing 14 & 27 would obliterate it (v) A valuable wildlife habitat. They form an important ecosystem and wildlife corridor. (vi) At the wrong end of the village for Oxford, implying the worst impact on traffic flow through the village itself. Situated at the northern end of Kidlington, furthest from Oxford, vehicles would have to pass right through the village on every journey to Oxford City, Oxford Parkway rail station or major road links (A34, Ring Road, A420). (vii) To have access off a neighbourhood road that is already subject to traffic calming. The Moors, from which the new sites would be entered, has for many years had speed bumps along its entire length. These were put in to deter additional traffic from what was becoming an over-used 'rat run'. What the speed bumps tell you is that traffic volume on this road has already been assessed and deemed unreasonably high. For the seven reasons above believes that Sites 14 & 27 make the least sense of all.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Omission/Alternative Sites

PR-C-0765 10/10/2017 Eleanor Williamson

1933

Comments

Fully support Cherwell's more recent decision to exclude Sites 14 & 27 from consideration. Urges Cherwell firmly to uphold that decision if the developer should attempt to put these sites forward again at any future time.

Changes Sought | Reasons for Participation

PR-C-0774 10/10/2017 Ailsa Reid Y

1957

Comments

Support the decision of the Council to exclude the land behind The Moors, Kidlington, (Options sites PR14 and PR27) as unsuitable for development - as mentioned in the representation, this is both a local amenity and a wildlife area, and in the Green Belt. Any proposed development would also have a high impact on the local primary school, with a large increase in traffic around it.

Changes Sought | Reasons for Participation

PR-C-0780 01/10/2017 Mr & Mrs Anthony McMullan Y

1983

Comments

Wholeheartedly with Cherwell in supporting their decision not to include The Moors land for development. With the plans put forward by Bloombridge I cannot see how our roads can possibly cope with the increasing traffic as we have huge problems with traffic in the mornings and evenings without the extra houses and business premises. Also sewage and storm water is a big issue here, as The Moors is very much prone to flooding.

Changes Sought | Reasons for Participation

PR-C-0800 10/10/2017 Philip & Jane Wood

2062

Comments

Strong support of Cherwell's decision that the land behind the Moors is unsuitable for development and should be retained as green space. This area is Green Belt and should be protected and preserved, it is also prone to flooding and development would exacerbate the flood risk. Local roads and services (particularly surface drains and sewers) are already under strain. Developer Bloombridge is lobbying for land behind the Moors to be included in the Submission Plan and we wish to reiterate support for the decision not to include this land.

Changes Sought | Reasons for Participation

PR-C-0801 10/10/2017 Alison & Simon Street

2063

Comments

The land behind the Moors in Kidlington (Options sites PR14 and PR27 referred to in the Proposed Submission Plan (July 2017) to meet Oxford's unmet housing need) may continue to be subject to potential development even though it was removed from the above mentioned plan earlier this year. It should NOT be included as land for development for the following reasons. 1. It constitutes a significant section of green belt area and should therefore be protected as stated in the Conservative manifesto. 2. It provides a community amenity, important for the health and wellbeing for residents of Kidlington, Hampton Poyle and Thrupp, as well as those from further afield in North Oxford and Marston and Islip. Loss of this green area will also mean loss of habitat for wildlife and the inevitable decline of songbirds and small animals. 3. It is an area which has been subject to seasonal flooding. 4. Proposed access as detailed in the Bloombridge proposals indicate a road to join the Moors. This is already subject to potential increased traffic from new housing at the north end of the Moors, and will be likely to lead to local congestion along the Moors and Mill Street and Benmead Road.

Changes Sought | Reasons for Participation

PR-C-0802 27/09/2017 Graham, Glen and Alice Kirby

2064

Comments

Objection in the strongest terms to any development on land behind the Moors in Kidlington (Options sites PR14 and PR27. It is a valuable local green belt amenity which is used regularly to enjoy the richness of the natural habitat. This valuable resource should be protected permanently. It is essential to protect Lambs Close, St Mary's Close and surrounding streets from increased Flood Risk. Already one major incident in recent years from the near proximity to the River Cherwell. Climate change can only make matters worse. Construction on what is effectively a flood plain would endanger the properties of local residents, posing threats to both surface water and foul drainage. The local roads are already busy, the Moors subject to traffic calming measures, and becoming more difficult to negotiate because of increased parking. Please ensure that land behind the Moors is not included in any development plans either now or in the future.

Changes Sought | Reasons for Participation

PR-C-0803 10/10/2017 Catherine Grebenik

2065

Comments

Objection to the Bloombridge proposals for land behind the Moors. I strongly support Cherwell District Council in their decision to exclude this site from development. It is an important amenity area for all the residents of Kidlington and supports much local wildlife. It is also an area of land that acts as a repository for water at times of flooding. The land should be treated as a permanent green space. We cannot afford to lose areas like this from our neighbourhood.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Omission/Alternative Sites

PR-C-0805 10/10/2017 Margaret Williamson

2068

Comments

Support for decision to exclude land behind the Moors (Options sites PR14 and PR27) from development. Should a further application be made, please stand by earlier rejection of the Bloombridge scheme. Objection to use of Green Belt land on principle. Re The Moors traffic: - 300 households will increase daily traffic movements, private, commercial, everyday deliveries, this will be hugely detrimental to The Moors. - Sites open onto a narrow street to busy cross-roads. - Traffic calming humps are already installed with bus services being withdrawn as a result. Although this encourages care usage, I am NOT calling for buses to be reinstated in The Moors. - The Moors should remain as a 'neighbourhood' road. Re The Moors drainage: Concern about drainage in the immediate area, potential threats downstream and effects on the level of the water table. Experience of a pet burial was hampered one winter by water only 18 inches down and that a further distance from the Cherwell than the Bloombridge site is. Re The immediate area: The area behind The Moors, Church Street and Mill Street should remain as an area for the quiet recreation of all Kidlington households and, with the spire as a landmark, adding a sense of stability and history.

Changes Sought | Reasons for Participation

PR-C-0813 08/10/2017 Jennifer Betts

2215

Comments

Strong support for Cherwell District Council's decision not to include the land between the rear of the Moors and the River Cherwell Kidlington (Options sites PR14 and PR27) in the proposed submission document July 2017. Reasons: • Site is in the GB which must be preserved to prevent urban sprawl. The impact of the proposed development on the GB is not modest as claimed by the developers. GB status should be protected and preserved as stated in the Conservative Government's manifesto. • Loss of landscape and rural views towards the oldest part of the village. Development (including residential and business units) would affect the setting of St Marys Church - Grade 1 listed - and other listed buildings in the Church Street Conservation Area. • Development will exacerbate the flood risk to housing and adjoining land/conservation area. The fields behind The Moors and west of the burial ground flood regularly. • The foul drainage in The Moors regularly floods at storm times and has inadequate capacity for the additional development. • Inadequate local infrastructure to support development of this scale. Detrimental impact on existing roads and services especially surface and foul drainage. The access to the proposed Moors development site is opposite Benmead Road close to two Kidlington Conservation areas. Development will generate a lot of extra traffic near a school and nursery on a relatively narrow, busy road already subject to traffic calming. • Damage to surrounding countryside and loss of a rich habitat for many rare wildlife species including Short Eared Owls, Great Crested Newts and Skylarks. • The fields are an important and very well used amenity for village residents and regular visitors providing walks and views of the village towards St Mary's Church. The land should be treated as a permanent local green space.

Changes Sought | Reasons for Participation

PR-C-0814 07/10/2017 David Betts

2232

Comments

Strong support Cherwell District Council's decision not to include the land between the rear of the Moors and the River Cherwell Kidlington (Options sites PR14 and PR27) in the proposed submission document July 2017. The land is in the green belt, which is designed to prevent urban sprawl. The NPPF states that only in exceptional circumstances should the GB be allocated for development. These have not been fully demonstrated. The scale of the development is unsustainable in transport terms with access at a busy residential junction. The roads in this area are fully utilised for the existing residential area and many of the roads are used for parking. The site is close to a two elderly peoples accommodations. There is no scope for transport improvement works in a tight residential area. This site can only be accessed from The Moors, as it is landlocked by the floodplain, The Moors and the railway. This will result in unacceptable levels of traffic passing through residential roads with the detrimental affect on air quality and the general environment. The general pressure on vehicular movement in this area and through the north east part of the village will be significant. The access shown is very narrow passing through a village pond, which acts as a natural soakaway to drain the fields and rear gardens of part of the Moors. This pond has an overflow to the highway drain. This demonstrates that there are potential natural drainage problems to large areas of the site and the Environment Agency indicate that the Cherwell Level 1 Strategic Flood Risk Assessment Update identifies that the area contains flood zone 2 and areas susceptible to surface water and ground water flooding incidents. The Moors has very limited foul drainage capacity and currently has two tank sewers to hold storm drainage in the foul sewer as the system regularly surcharges and floods. The site is close to the village conservation area and will have significant detrimental impact on Grade 1 Listed St Mary the Virgin Church, 34 other listed buildings, and a scheduled ancient monument. The land in question consists of open farmland made up of ancient water meadows with rich form of wildlife and fauna. There is a large population of a variety of wildlife species some of which are protected under the Wildlife and countryside Act 1981. The land has a number of footpaths crossing and serves as a significant opportunity to access the countryside, is of high landscape value and provides valuable amenity land to the village. The Green Belt status of this land should be protected and preserved.

Changes Sought | Reasons for Participation

PR-C-0836 09/10/2017 Chris Pack Y

2271

Comments

Agrees with the CLPPR submission over the retention of Green Belt designation on sites on the north-eastern side of Kidlington (between the village and the river Cherwell), and the absence of development allocations in these areas. It is a priority to retain these sites as undeveloped land that contributes to the recreational amenity of local residents and the setting of Kidlington. It forms one of Kidlington's key countryside assets and helps to add an attractive rural dimension to Kidlington's largely urban identity. These sites are well provided by footpaths and they have become important areas for walking and jogging. It is also an important area in terms of biodiversity. Gives detailed list of wild life. The parts of these sites closest to the houses along the Moors occupy a river terrace only just above flood plain, which provides an important "sponge" at times of heavy rainfall. There is a history of flooding problems in The Moors and after prolonged rainfall these areas are waterlogged. There would be considerable impact upon the residential amenity of houses backing onto this site and increased traffic pressure on The Moors, already over-used as a rat run. This is green belt countryside of exceptional value to Kidlington In the Inspectors Report 1991 it was described as an "area of High Landscape Value".

Changes Sought | Reasons for Participation

PR-C-0867 02/10/2017 Dr John Maddicott Y

2359

Comments

Very pleased to see that Cherwell DC's Proposed Submission Plan does not propose any housing development on Options sites PR14 and PR27 (land behind the Moors, Kidlington). The two sites are entirely unsuitable for development and any proposal to build on them would be unsound and unjustified for the following reasons: 1. The two sites are both within the Green Belt, within which development is permitted only in entirely exceptional circumstances. They also border the Kidlington Conservation Area, near the parish church and many other listed buildings, where any further modern development would be insensitive and deleterious to the setting of this protected part of the old village. 2. The two sites are widely used for recreational purposes by many Kidlingtonians - by dog-walkers, other walkers, cyclists and joggers. In an average week it is probable that well over a hundred people make use of this land, which is criss-crossed by many permissive footpaths. It would be entirely wrong to remove this land, at present a pleasant piece of open country, from effective public use. 3. Building on these two sites would generate a quite unacceptable volume of extra traffic. Since road access to the site is to be gained from opposite the junction of Benmead Road and the Moors, the entire volume of additional traffic will be directed along Benmead Road and the Moors. These are both relatively narrow roads which already carry continuous traffic. In addition, Benmead Road is close to a primary school and nursery, sites where safety may well be jeopardised by any increased traffic flow. From these two roads traffic will pass on to the main Oxford-Banbury road through Kidlington, a road which is already subject to extreme congestion at peak times, to which additional building on these sites can only add.

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Omission/Alternative Sites

PR-C-0894 10/10/2017 Brian & Maureen Merry Y

2408

Comments

Support the Council in opposing the land behind The Moors (Option sites PR14 and PR27). Such a large development on Green belt is a step too far and would destroy a nature reserve in the form of many birds.

Changes Sought | Reasons for Participation

PR-C-0895 04/10/2017 Joyce Morris

1431

Comments

Strongly support your decision of July 2017 not to develop land behind the Moors. Trust that this decision is final and that this site will not be used for housing development at a later date.The site is quite unsuitable. There is frequent flooding in the fields behind the Moors and behind the church. The church is a Grade 1 listed building and dates from 1220. The steeple is one of the finest in the country (mentioned by Simon Jenkins in his book the Thousand Best Churches.) It is a wonderful sight when viewed from across the fields behind the Moors. The building of houses would obliterate this view.Of particular concern is the fact that the plan for the access to and from any new development would be opposite the Benmead Road junction with the Moors, very close to housing for the elderly. The Moors is narrow and the traffic is heavy. The limited number of parking spaces within the grounds of Homewell House and Moorside Place results in many visiting cars being parked on the road. The road becomes difficult to negotiate and quite dangerous for the elderly people of the aforesaid residences. The additional amount of traffic created by additional housing would only add to these hazards. Benmead Road would also experience a huge increase in traffic and this is a road that leads directly to North Kidlington Primary School.The pond alongside the footpath behind Homewell House would cause considerable foundation problems for any firm building. Local people who have extended their houses can verify this. This is an area crossed by public footpaths and used by the large numbers of Kidlington's residents on a daily basis. It is the equivalent of their "local park". There are wonderful views, and an abundance of wild life, particularly deer. To build on this area would be to rob Kidlington of one of its most attractive features.

Changes Sought | Reasons for Participation

PR-C-0896 10/10/2017 N T Simpson

4362

Comments

Strong objection to Bloombridge developing land behind the Moors, and fully agree with Cherwell District Council's decision to exclude this site from future development. 1. GB should be preserved and not eroded away depriving local residents of the rural landscape with it's views of our local church. 2. Infrastructure has already been put at risk by infilling down the Moors and further demands, coupled with the possibility of flooding, could result in major problems in the future. 3. Inclusion of allotments is no guarantee that they won't be built on in the future. 4. There will be negative effects on the local school as they are hemmed in on all sides with little room for expansion. The prospect of more children using the school and more traffic on the road means that safety becomes an important issue. The speed limit is often not observed. 5. Land is a valuable local amenity used by many people and should remain as part of the GB.

Changes Sought | Reasons for Participation

PR-C-0948 04/10/2017 P E Clayton

507

Comments

The possible development should be rejected for the following reasons :-It's in the green belt, which once lost can never be restored.Increased chance of flooding in a location which already has difficulties.Access to the site is restricted. The increase in traffic will exacerbate the existing problems caused by all day, on street, commuter parking, and the busy times at the beginning and end of the school day.

Changes Sought | Reasons for Participation

PR-C-0973 08/10/2017 Guy Harrison N

1921

Comments

Object to Policy PR3 to remove land from the Oxford Green Belt. The Green Belt around Kidlington provides enjoyment and health benefits to local residents. Government guidance says that Green Belt is a permanent designation and that unmet housing need is not a reason for building on it. The plan is therefore ineffective and not consistent with National Policy. If the proposal goes ahead, Kidlington would become part of a vast urban sprawl encompassing north Oxford, Cutteslowe, Wolvercote, Begbroke and Yarnton with a consequent loss of identity for all these communities. The walks and physical and mental health benefits of the Green Belt's open countryside would be lost for good and important natural habitats and wildlife would be destroyed. Sites rejected at this stage by Cherwell DC are still vulnerable and I strongly support the decision of Cherwell DC not to include Options sites PR14 and PR27 (Land behind the Moors) for development. This would entail the loss of a rich habitat for many rare wildlife species including Short Eared Owls, Great Crested Newts and Skylarks as well as a valuable amenity for village residents and visitors providing walks and historic views of the village toward St. Mary's Church. The land should be treated as a permanent green space. Any development would also exacerbate the flood risk to housing and adjoining land/conservation area. There is inadequate local infrastructure to support such development and it would have a detrimental impact on existing roads and services especially surface and foul drainage. Development would generate a lot of extra traffic near a school and nursery on a road already subject to traffic calming.

Changes Sought | Reasons for Participation

PR-C-1319 10/10/2017 Paul Truby

4318

Comments

Support decision to exclude this area from development. Any development of fields to the north of the Moors would undoubtedly cause unacceptable flooding to the rear gardens of the properties. The water table in this area is quite high and there have been many instances of lots of surface water laying in the gardens for some time following rain. Should Bloomfield make direct representation to the Planning Inspector, the Council should make a very strong argument against any such proposal. (Photos supplied as part of representation).

Changes Sought | Reasons for Participation

PR-C-1320 10/10/2017 Colin Bairstow

4333

Comments

I fully support your decision to exclude the land behind The Moors, Kidlington. The enclosed copies of photographs of my rear garden following rainfall shows that the water table in Kidlington is high. Any development North of The Moors would undoubtedly result in severe flooding in that area. The Council should make a strong argument against the

Changes Sought | Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Omission/Alternative Sites

PR-C-1357 09/10/2017 Mrs Barbara Brown

4427

Comments

Objects to land behind 'The Moors' being at development risk by Bloombridge. The GB & is needed for health & recreation of locals. St Mary's Church is a grade 1 listed building, it would be wrong to destroy this area. Everyone knows & has experienced this flood area. It will not be possible to control it. The access opposite Benmead Rd will generate a lot of traffic near a school & nursery. The land is a rich habitat for many rare wildlife species. CDC is right to exclude this site. They must stand up strongly against the risk of development by Bloombridge.

Changes Sought

Reasons for Participation

PR-C-1385 10/10/2017 Ian Middleton The North Oxfordshire Green Party N N N Y

5319

Comments

There are other sites that could be considered such as north of the Peartree interchange, although these may still encroach on Green belt and wouldn't solve the transport problems with roads such as the A34. Other suggested locations are nearer to Langford Lane. Both sites are closer to existing infrastructure and public transport (with Peartree being adjacent to the Northern Gateway development. Neither of these locations would be within a strategic space, such as the 'Kidlington gap'."

Changes Sought

Reasons for Participation

To have an opportunity to make a personal representation at the appropriate time and when further information is available about the scale of response to these plans. There will likely be many changes in circumstances between the submission of representations and the consideration of the outcome. I would like to be able to add additional relevant information at that time if appropriate. Also as Green Party Parliamentary candidate for many parts of the area under consideration I feel I should be able to give voice to the views of the Green Party supporters and voters when the time comes

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PR-C-1404 09/10/2017 Andrew Hornsby-Smith N N N Y

5373

Comments

Site PR41 occupies the land the other side of Loop Farm, and shares the same advantages as the Frieze Farm site being close to the Peartree Park & Ride, within easy walking or cycling distance from the Northern Gateway site, and not close to a rail station that would jeopardise the ability to deliver genuinely affordable housing. There is a high quality bus service to the area, and to and from the nearby Peartree Park & Ride. This site operating in tandem with the Frieze farm site would require the need for the primary school I have proposed for the Frieze Farm site. The Green Belt Study (PR40) assesses this site as having high harm, and separates it into two parcels, and a total of 37.71 hectares. Most of the harm cited relates to the issue of integration with an existing settlement, the problem with the A34, and the harm to the canal side walk on the western boundaries. This site is highly likely to have a link road from the A40 to Loop Farm roundabout running right through the middle of it, which already introduces an urbanising feature, so it is, in my view easy to overstate the countryside location of this site, part of which also lies under the protective lee of the A34 flyover. My proposed us would be to use the link road as a spine road connecting to Loop farm, with development located primarily to the north and away from the canal side and screened from the noise of the A34. Not all of this site would ned to be used. An allocation of 575 at 35dph would result in a land use of 16.42 hectares, and at 45dph the developed portion of land would be 12.78 ha. Either of these would allow for the creation of a generous buffer zone. A direct subway link could provide ready access to the Northern Gateway employment area, and this could form part of a green walkway.

Changes Sought

To develop 12.78 ha for 575 houses, to include access and Green walkway through to Northern Gateway, layout to link with proposed link road, extensive protection of canal side.

Reasons for Participation

Has spoken as a platform speaker at three public meetings in Kidlington and Gosford. Made a substantial representation at the Issues and Options stage. As a former parish councillor, has represented Kidlington Parish Council at the North Oxford Area Action Plan examination in public, and likewise was invited to the Examination in Public of the Local Plan. Has an MSc in Transport Planning, so part of representation covers that area. Also offers a distinctive perspective as a
local resident, who agrees with the principle of a Green Belt review, but does not support the current planned site allocation. Has no interest in promoting a particular site, but only have some sympathy with those who would wish to preserve the Green Belt intact. Believe views represent many in Kidlington who recognise the need for local housing, but see these plans as strategically unacceptable. Representation contains primary research evidence which could be presented.

PR-C-1409 10/10/2017 Richard Cutler Bloombridge Development Partners N Y

5347

Comments

Object to PR9, where exceptional circumstances have not been demonstrated.
This is a particularly poor site, the wrong side of the A44, with an impact on the Green Belt recorded by LUC as high. It is unsound and should be deleted from the draft Plan. The principles proposed are similar to The Moors, but our site offers better accessibility, a proper relationship with Kidlington (and its regeneration), and a low to moderate impact on the Green Belt (according to LUC). The proposed density of PR8 at 35 dph is too high.

Changes Sought

Development west of the A44 (PR9) is acknowledged by LUC as having a high impact on the Green Belt, it has no defensible boundary, and it is remote from Kidlington and offers this village no regeneration benefits. This allocation should be deleted.

Reasons for Participation

We confirm that we wish to attend the examination in public.

PR-C-1409 10/10/2017 Richard Cutler Bloombridge Development Partners N Y

5349

Comments

Proposes the inclusion of 300 houses on 21 hectares at The Moors (PR14) as a sustainable development option that offers the draft Plan flexibility and early delivery in meeting Oxford's unmet housing needs. Refers to the LUC Green Belt Study (April 2017) and the Statement of Consultation (April 2017) in relation to this site.

Changes Sought

On the assumption that the draft Plan would otherwise be held to be unsound, The Moors (PR14) should be included as an omission site for c300 houses, linked to a regeneration package for the village centre & a new 10 hectare 'country park'. In the alternative, it could be specifically listed as a 'safeguarded site' in Policy PR12b, or this policy could be amended to provide for localized Green Belt reviews for housing where planned for sites are not being delivered by 2021. Proposes the inclusion of 300 houses on 21 hectares at The Moors (PR14) as a sustainable
development option that offers the draft Plan flexibility and early delivery in meeting Oxford's
unmet housing needs.

Reasons for Participation

We confirm that we wish to attend the examination in public.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Omission/Alternative Sites

PR-C-1409 10/10/2017 Richard Cutler Bloombridge Development Partners N Y

5604

Comments

In terms of defensible Green Belt boundaries, we OBJECT to Policy PR5 on green infrastructure because it defers (at Point 7) the consideration of the permanence of the Green Belt. This is an important part of the 'exceptional circumstances' test and needs to be applied at the point of site selection. The draft Plan is therefore unsound because the proposed allocations have not clearly demonstrated how the permanence and integrity of the Green Belt can be maintained into the future. In contrast, the defensible boundary for The Moors is readily apparent and not pending or in dispute (see the Thematic Maps at Appendix 6 of the draft Plan)

Changes Sought

Following the precautionary principle, the Plan should start from the assumption that key strategic components of the Green Belt are considered sacrosanct. These components are identified by LUC (i.e. high impact) and include the Kidlington Gap and Begbroke Gap; acknowledging that some development may be acceptable where there are special locational advantages that only the Gaps offer (e.g. for the University or inward investment), or where the resultant development does not significantly impact on the integrity of the Gaps or their permanence.

We note that paragraph 1.19 of the draft Plan records the LPP1 Inspector's advice that Oxford's unmet need must be considered within the context of a "countywide housing market area". It is difficult to see the case for the loss of strategically important Green Belt given this context. Cherwell need to repackage and represent the need for a strategic review of the Green Belt and also take a comprehensive approach to include University and inward investor needs given that the prospect of a further Green Belt review is unlikely for a generation.

Reasons for Participation

We confirm that we wish to attend the examination in public.

PR-C-1409 10/10/2017 Richard Cutler Bloombridge Development Partners N Y

5608

Comments

OBJECT to Policy PR11 as there is no certainty here that the proposed housing allocations are able to support the massive infrastructure requirements associated with development along the A44 and in close proximity to the A34 and A40, comprising some of the most congested roads in the country. The draft Plan does not identify any reserved funding. Infrastructure problems have been holding back the Northern Gateway for years. A rapid solution to support the scale of housing proposed is not available to start delivering housing in 2021. In contrast, The Moors can be delivered free of any linkage to major infrastructure pre-requisites. This goes to the heart of the soundness of the draft Plan, requiring omission sites to be considered.

Changes Sought

On the assumption that the draft Plan would otherwise be held to be unsound, The Moors (PR14) should be included as an omission site for c300 houses, linked to a regeneration package for the village centre and a new 10 hectare 'country park'. In the alternative, it could be specifically listed as a 'safeguarded site' in Policy PR12b, or this policy could be amended to provide for localized Green Belt reviews for housing where planned for sites are not being delivered by 2021.

Reasons for Participation

We confirm that we wish to attend the examination in public.

Page 2859

PR-C-1409 10/10/2017 Richard Cutler Bloombridge Development Partners N Y

5348

Comments

OBJECT to Policy PR12b as it should be more specific about safeguarded sites (which could list The Moors, if it is not allocated directly as an omission) as this modification will aid certainty and deliverability in the context of maintaining a five year housing land supply. In a similar vein, this same policy could provide for further housing sites based on localized Green Belt reviews, akin to the approach taken for Oxford Technology Park in LPP1.

Changes Sought

On the assumption that the draft Plan would otherwise be held to be unsound, The Moors (PR14) should be included as an omission site for c300 houses, linked to a regeneration package for the village centre & a new 10 hectare 'country park'. In the alternative, it could be specifically listed as a 'safeguarded site' in Policy PR12b, or this policy could be amended to provide for localized Green Belt reviews for housing where planned for sites are not being delivered by 2021.

Reasons for Participation

We confirm that we wish to attend the examination in public.

PR-C-1409 10/10/2017 Richard Cutler Bloombridge Development Partners N Y

5609

Comments

SUPPORT the proposal in Policy PR12a to deliver 1700 houses in the period 2021 to 2026, but there is no chance that PR6, PR8 and PR9 will deliver in this timeframe. In contrast, The Moors, which is less complicated and of a smaller scale, could assist – and our recent community-led project at Swinderby (Lincolnshire) demonstrates our place-making capabilities.

Changes Sought

On the assumption that the draft Plan would otherwise be held to be unsound, The Moors (PR14) should be included as an omission site for c300 houses, linked to a regeneration package for the village centre and a new 10 hectare 'country park'. In the alternative, it could be specifically listed as a 'safeguarded site' in Policy PR12b, or this policy could be amended to provide for localized Green Belt reviews for housing where planned for sites are not being delivered by 2021.

Reasons for Participation

We confirm that we wish to attend the examination in public.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Omission/Alternative Sites

PR-C-1409 10/10/2017 Richard Cutler Bloombridge Development Partners N Y

5601

Comments

Explains that in terms of the exceptional circumstances listed at paragraph 5.17 of the draft Plan, there is nothing here that would not also justify The Moors (PR14).
Contest the following exceptional circumstances listed at paragraph 5.17:
•Circumstances 1 & 2 – These are not exceptional circumstances in the context of the proven alternative case for development that is University-related or by a major inward investor. 4,400 houses (in the context of the Oxford housing stock) is not of a scale that will assist affordability (i.e. create a substantial supply-side price shift). It is also highly unlikely that the people most in need of new housing will be able to afford to live in these new houses.
•Circumstances 3 to 6. These are not exceptional circumstances. They could equally be applied to justify the continuing existence for the Green Belt and its strategic importance between the built up area of Oxford and South East Kidlington (see the first three points at paragraph 5.32 of the draft Plan).
•Circumstance 7. Begbroke does not have any more exceptional place shaping potential than The Moors, but its scale (at 1,950 houses) is totally out of proportion to the environmental sensitivities and landscape and village character in this area, including the strategic need to protect the Begbroke Gap.
•Circumstances 8 & 9. These are just general statements, not part of the exceptional circumstances test, noting the acknowledged importance in Green Belt terms of the 'rural setting' along the A44 between Woodstock and Peartree.
•Circumstances 10 & 11. These are relevant, but none of the proposed sites acts to strengthen Kidlington village centre or provide additional facilities that will benefit Kidlington/Gosford, Begbroke and Yarnton.
•Circumstance 12. A joined up Vision is an output from an assessment process (i.e. requirement if the test is passed) not an input or a reason to justify the loss of Green Belt land in itself.
They are based on the false premise that housing need is a compelling exceptional circumstance. It is not, given some of the 4,400 housing units could be sited in Cherwell outside of the Green Belt, as illustrated by West Oxfordshire's proposals at Eynsham. There is also the need to safeguard land close to Oxford for the University and major inward investors, thus competing away the capacity of PR6 and PR8. Moreover, it is normal for the exceptional circumstances test to address the reasons for allocating land as GB (i.e. paragraph 5.32 of the draft Plan) as well as how the development proposals would ensure a long-term defensible GB boundary, thereby grounding the case for a GB release in the special characteristics and value of the particular part of the GB. This seems to have been omitted, noting that it is particularly tough for development to be supported in strategic gaps given the first three points listed at paragraph 5.32. The whole of the draft Plan fails on this point (and also because of the false premise) and is therefore unsound. There is a need for an alternative strategy (and thereby omission sites).

Changes Sought

Following the precautionary principle, the Plan should start from the assumption that key strategic components of the Green Belt are considered sacrosanct. These components are identified by LUC (i.e. high impact) and include the Kidlington Gap and Begbroke Gap; acknowledging that some development may be acceptable where there are special locational advantages that only the Gaps offer (e.g. for the University or inward investment), or where the resultant development does not significantly impact on the integrity of the Gaps or their permanence.

We note that paragraph 1.19 of the draft Plan records the LPP1 Inspector's advice that Oxford's unmet need must be considered within the context of a "countywide housing market area". It is difficult to see the case for the loss of strategically important Green Belt given this context. Cherwell need to repackage and represent the need for a strategic review of the Green Belt and also take a comprehensive approach to include University and inward investor needs given that the prospect of a further Green Belt review is unlikely for a generation.

Reasons for Participation

We confirm that we wish to attend the examination in public.

Page 2860

PR-C-1409 10/10/2017 Richard Cutler Bloombridge Development Partners N Y

5600

Comments

Object to PR7a, where exceptional circumstances have not been demonstrated . The scale of this site is too large, it is separated from Kidlington by the Bicester Road, and it is poorly located in terms of access to the village centre relative to The Moors. Part of the site has a 'high' impact on the Green Belt.

Changes Sought

Reasons for Participation

We confirm that we wish to attend the examination in public.

PR-C-1409 10/10/2017 Richard Cutler Bloombridge Development Partners N Y

5602

Comments

OBJECT to the proposals in Policy PR3 in particular. In our opinion, a better outcome would be achieved by reverting to the original Alan Baxter work, with a localized review of the Green Belt for housing, combined with a master plan for the village that funds and delivers regeneration, place-making and other community benefits. Our proposals at The Moors (PR14) are consistent with this, and this would also protect the villages of Yarnton and Begbroke, as well as urban sprawl in the Kidlington Gap.

Changes Sought

Following the precautionary principle, the Plan should start from the assumption that key strategic components of the Green Belt are considered sacrosanct. These components are identified by LUC (i.e. high impact) and include the Kidlington Gap and Begbroke Gap; acknowledging that some development may be acceptable where there are special locational advantages that only the Gaps offer (e.g. for the University or inward investment), or where the resultant development does not significantly impact on the integrity of the Gaps or their permanence.

We note that paragraph 1.19 of the draft Plan records the LPP1 Inspector's advice that Oxford's unmet need must be considered within the context of a "countywide housing market area". It is difficult to see the case for the loss of strategically important Green Belt given this context. Cherwell need to repackage and represent the need for a strategic review of the Green Belt and also take a comprehensive approach to include University and inward investor needs given that the prospect of a further Green Belt review is unlikely for a generation.

Reasons for Participation

We confirm that we wish to attend the examination in public.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Omission/Alternative Sites

PR-C-1412 10/10/2017 David & Adele Smith

4526

Comments

Strongly support the decision of Cherwell District Council not to include The Moors Land, Kidlington for development. This site is in the Green Belt which must be preserved to prevent urban sprawl. The impact of the proposed development on the Green Belt is not modest as claimed by the developers. Green belt status should be protected and preserved as stated in the Conservative Government's manifesto. Loss of landscape and rural views towards the oldest part of the village. Development (including residential and business units) would affect the setting of St. Mary's Church - Grade 1 listed - and other listed buildings in the Church Street conservation area - a very much treasured part of this village that must be preserved for the enjoyment of future generations. Development will exacerbate the flood risk to all housing and adjoining land/conservation area. The fields behind the Moors and west of the burial ground already flood regularly. Inadequate local infrastructure to support development of this scale will undoubtedly have a detrimental impact on the existing roads and services especially for surface and foul drainage. Access to the proposed Moors development site is at the junction opposite Benmead Road, close to two Kidlington conservation areas. Development will create a great deal of extra traffic near to a school and nursery on a relatively narrow, busy residential road already the subject of traffic calming measures. The Moors is already overloaded with traffic and hold ups with drivers cutting round the village to avoid the severe main Banbury Road traffic tail backs at peak times. Damage to surrounding countryside and loss of the rich habitat for many wild rare wildlife species including Short Eared Owls, Great Crested Newts and Skylarks. The fields are an important and very well used amenity for all village residents and regular visitors providing excellent countryside walks. This land should never be developed and should be treated as Permanent Green space. Thank you for your decision of support to protect this much loved and unique part of our county!

Changes Sought

Reasons for Participation

PR-C-1413 10/10/2017 Peter Wilsdon David Jarvis Associates on behalf of Shipton Ltd N Y N Y

4527

Comments

A summary of the most pertinent matters raised in the consultation response is provided
below:
1. The site was previously considered a major developed site within the Green Belt under Planning Policy Guidance 2, 1995 and therefore should be considered a previously developed site in the Green Belt as described in the National Planning Policy Framework.
2. Shipton Quarry is an active mineral site with permitted after-uses that will result in a large part of the site being redeveloped regardless of the outcome of LP1 PR or GB designation. These uses include a concrete batching plant and asphalt coating plant. It is likely that residents of Shipton-on-Cherwell would prefer housing to such uses. Further detail of the planning history and current status of the site is provided on pages 4 to 6 of the consultation response enclosed.
3. The Planning Authority's evidence base gives significant weight to the ecological value of the quarry without justification. Any ecological value of the site must be considered in context of an active quarry. This is discussed in further detail on pages 18 and 19 of the consultation response enclosed.
4.The site is located on the boundary of the Green Belt and its redevelopment for housing would not impact on openness as demonstrated by the representative viewpoints included at Appendix 4 of the response.
5. As shown on the Illustrative Masterplan at Appendix 2 of the consultation response, an allocation in the LP1 PR would allow for:
- Up to 1,000 homes within the quarry site;
- The creation of over 28 hectares of land to be used for ecological enhancement
- with public access and provide for flood alleviation along the River Cherwell;
- Employment land;
- Highways improvements (which already benefit from planning permission);
- Site for park and ride facility;
- Site for school should the need be identified (a government-owned property
- company, responsible for buying and developing school sites in England has
- already expressed interest in the site);
- Playing fields;
- A new rail station (at the location of the already approved railhead); and
- Increased access to geological features on the site.

Changes Sought

Requests that CDC reconsider the exclusion of Shipton Quarry from the Local Plan Partial Review. Shipton Quarry offers an opportunity to provide a housing site which meets all the search requirements set out in the consultation phase of the local plan and therefore merits further consideration as an allocation in the Local Plan Partial Review. A number of key considerations have been overlooked or misinterpreted in the Sustainability Appraisal which was relied heavily upon by Cherwell District Council for site selection.

Reasons for Participation

As outlined, a number of inaccuracies relating to the site exist in the evidence base, that need to be addressed. Following a review of the evidence base and the scoring of the sites in the Sustainability Appraisal, it is considered that further assessment work is likely to result in the site receiving a more favourable outcome to the extent that it should be considered a potential strategic development site. Should Cherwell District Council disagree and continue to use the inaccurate evidence base to exclude the site then it considered necessary to participate in the Examination.

PR-C-1424 10/10/2017 Jon Waite RPS Group N N N Y

5242

Comments

"It is considered that 'Land at no. 40 and to the rear of 30-40 Woodstock Road East' would make a more suitable allocation, either as a replacement to this allocation or as an allocation in its own right. The site has an area of 4.39 ha, and could accommodate anywhere between 130 dwellings @ 30dph and 220 dwellings @ 50 dph. The site is situated to the north of Begbroke to the east of properties fronting Woodstock Road East. The Village Hall and paying fields are to the south. The Kidlington immigration Centre is to the north east. The site is well contained by trees and hedgerows along the boundaries. The part of the site closest to the Woodstock Road East frontage is classified as brownfield land which has the benefit of an Established Use Certificate granted on 15 May 1990 for the use of the site as a builder's yard. A further part of the site to the east of that subject to the 1990 EUC has a lawful use certificate (CLUED) for the use of land for the storage of builder's materials ancillary to the use of the EUC land as a builder's yard (05/01042/CLUE refers). The site is well located in terms of being able to contribute to Oxford's unmet housing need, and has performed well in the various studies forming the evidence base that has supported the partial review of the Local Plan.The site is located in close proximity to a number of open spaces and public rights of way which may encourage new residents to make use of these facilities as part of the a more physically active and healthier lifestyle. There are a number of amenity greenspaces within 800m of the site, including Begbroke BC, Begbroke Sports Club Play Area and Begbroke Sports Ground.There are two sports facilities nearby including Vida Health and Fitness and Begbroke Sports and Social Club. There is a public footpath approximately 440m to the south west linking Begbroke with Kidlington, and a cycle route approximately 50m to the west along Woodstock Road (part of route 5 the National Cycle Network linking Reading, Oxford and Birmingham). site. There are no listed buildings within or immediately adjacent to the site, or indeed within the area defined by the built up area of Begbroke to the south, the A44 to the west, Langford Lane to the north and the Oxford-Birmingham railway line to the east. The site is not within or adjacent to a conservation area, although the original part of Begbroke to the west of the A44 is designated as such. The site is located on a principal (or 'premium') bus route into Oxford City Centre, with frequent services to Woodstock, Middle Barton, Chipping Norton and Charlbury. The site would also be in close proximity to the proposed northern terminus of Rapid Transit Line 1 which will provide fast and frequent service to the City Centre and other employment centres in the north of the City. As it is only 9km to the centre of Oxford (this is closer that the Land South East of Woodstock allocation, for example), cycling can be considered a reasonable mode of transport for those wishing to access jobs and services in the City Centre. The site is in reasonable cycling and walking distance of the Oxford Airport Science Park to the north, Kidlington Industrial Estate to the east and Begbroke Science park to the south. As a stand-alone site it performs very well in this regard, being in such close proximity to the jobs at Oxford Airport Science Park, Kidlington Industrial Estate and Begbroke Science Park. This accessibility to jobs and facilities provides strong support to the allocation of this site as an extension to Begbroke, rather than as part of a larger allocation. There are two access options for the site. One is to improve the existing access from Woodstock Road East. The other is to provide an access from Begbroke Close, which runs right to the site boundary with no ransom strips. There are no known ecological constraints on the site and it falls within Flood Zone 1 (less than a 0.1 per cent (1 in 1000) chance of flooding occurring each year). Map is provided."RPS would be happy to work with the Council to develop the evidence base specifically in relation to this site should this be helpful.

Changes Sought

Reasons for Participation

The points raised are complex and need to be discussed with the Inspector in a public forum.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Omission/Alternative Sites

PR-C-1450 10/10/2017 Mark Rose Define Planning & Design Ltd on behalf of William Davis Ltd Y Y N Y

5204

Comments

Whilst Policy PR1 identifies the scale of Oxford's unmet housing need to be provided for in the District, the
Submission Plan does not actually include a policy that clearly sets out the proposed development strategy that will be implemented in order to address that need. The Submission Plan simply jumps to the allocation of specific sites, and consequently there is no clear demonstration that the housing requirement referred to in Policy PR1, which itself should be regarded an absolute minimum, will indeed be met within the plan period. William Davis are firmly of the view that a District wide approach that reflects the development strategy embedded within the extant Part 1 Local Plan is needed to complement the release of sites from the Green Belt close to Oxford and maximise the contribution the District makes to accommodating Oxford's unmet housing needs. Moreover, as part of that strategy, Bloxham
could and should accommodate further growth within the plan period, and the land to the east of South Newington Road would be an entirely appropriate site option to deliver the required housing. A detailed Transport Assessment and Flood Risk Assessment have been submitted together with a comprehensive justification for the allocation of this site within the Local Plan. For the reasons set out above, William Davis Ltd, therefore, object to Policy PR1, which is
considered unsound on the basis that it:
- has not been positively prepared and does not ensure that the unmet development requirements arising in Oxford will be met within the plan period;
- is not justified in that it is not the most appropriate strategy and has not properly considered reasonable alternative strategies; and
- is inconsistent with national policy in that it does not fully reflect the Government's priorities and policies in terms of boosting the supply of housing to meet identified needs.
- is not effective in that some allocations sites cannot be delivered in their entirety within the plan period as the Submission Plan currently assumes, and the identified needs will not therefore, be met.

Changes Sought

Add a new policy that sets out the development strategy and the sites to be allocated to meet the minimum level of Oxford's unmet need identified in Policy PR1 based on a robust housing trajectory.
The strategy should provide for the allocation of a portfolio of sites at sustainable settlements,
notably the Service Villages.
The sites to be allocated for residential development should include:
- Land to the East of South Newington Road to the south of Bloxham for the delivery of 150-175
dwellings.
Also refer to objection to Policy PR1.

Reasons for Participation

This matter is critical to and a key element of the development strategy that underpins the Proposed Submission Plan.

PR-C-1450 10/10/2017 Mark Rose Define on behalf of William Davis Ltd Y Y N N

4777

Comments

Supporting documents for PR-C-1450 - Transport Scoping Note and Flood Risk Assessment

Changes Sought

Reasons for Participation

PR-C-1453 10/10/2017 Chris Dodds Planning Prospects N N N Y

4617

Comments

Proposes site south of Tadmarton Rd, Bloxham for residential development. Site is 9.67 hectares and approximately 1.5km west of Bloxham. Site location plan attached. Detailed outline of development plan context. Objects to the proposed strategy as its unnecessarily restrictive approach would result in a Plan that is not positively prepared, not effective and ultimately will fail to deliver the housing needed for Oxford or Cherwell. The suggested strategic allocations require significant loss of Green Belt and rely too heavily on large strategic sites, which are often faced with substantial difficulties and delays in delivering the homes required of them. In contrast, development of the site at Tadmarton Road, Bloxham will meet the requirements of sustainable development set out in the NPPF, in respect of the social, economic and environmental aspects of sustainability. It has limited constraints and it is not covered by any restrictive policy designations (including Green Belt). Moreover, and contrary to the Council's reasoning for discounting Options C to I, the allocation of this site will directly assist the Council(s) in their commitment to meet Oxford's full allocation of unmet housing need in a location that is highly accessible and well related to Bloxham and other urban centres, and is readily accessible to Oxford by public transport (including by fast and regular train service), thereby enabling people to affordably live in Bloxham and to work in Oxford. We believe the site at Tadmarton Road, Bloxham should be allocated for residential development within the Partial Review. It represents a logical extension to Bloxham and forms a sustainable development proposal that can contribute towards Cherwell and Oxford's housing needs going forward, and it does not require the loss of Green Belt. Any potential adverse impacts are minor and can be readily mitigated through the development management process.

Changes Sought

Reasons for Participation

Planning Prospects represent the landowner in promoting the allocation of land at Tadmarton Road, Bloxham for residential development, and have detailed comments with regard to its suitability and deliverability to meet Oxford's unmet housing needs. We also have detailed comments with regard to the suitability and deliverability of the Partial Review, including those options put forward by Cherwell District Council.

PR-C-1456 10/10/2017 Nicky Brock Carter Jonas on behalf of Mr M Smith Y N N Y

5558

Comments

Act of behalf of Mr M Smith, the owner of land east of Water Eaton Park & Ride, Oxford Road, who is promoting the site as an additional housing allocation. The subject site has previously been promoted through the Cherwell Local Plan Part 1 Partial Review. The subject site adjoins the proposed allocation at land east of Oxford Road (draft Policy PR6a), the red line of PR6a adjoins the subject site in the north east corner (Map attached).
The site is currently not allocated for any other use and Mr Smith would like the site to be considered for residential development in the form of a logical extension to the allocated site at Policy PR6a. If the site is not seen as a suitable housing site then other uses compatible with its location adjacent to a transport hub such as a commercial use in the form of a hotel should be considered. In any event the site should be removed from the green belt to enable the site to be developed in the future for any one of the uses referred to above.

Changes Sought

Amend the boundary of Land East of Oxford Road Neighbourhood Centre (Policy PR6a) so as to include the land east of the Water Eaton Park and Ride in the allocated site for residential development or a mix of residential and other uses. Remove the land east of the Water Eaton Park and Ride from the Oxford Green Belt. (Map attached)

Reasons for Participation

As drafted, and in so far as it relates to land East of Oxford Road the Plan has not been positively prepared, is not justified and is not effective. This goes to its soundness and raises issues that should be explored fully at the oral part of the Examination.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Omission/Alternative Sites

PR-C-1456 10/10/2017 Nicky Brock Carter Jonas on behalf of Mr M Smith Y N N Y

4620

Comments

Act of behalf of Mr M Smith, the owner of land east of Water Eaton Park & Ride, Oxford Road, who is promoting the site as an additional housing allocation. The subject site has previously been promoted through the Cherwell Local Plan Part 1 Partial Review. The subject site adjoins the proposed allocation at land east of Oxford Road (draft Policy PR6a), the red line of PR6a adjoins the subject site in the north east corner (Map attached).
The site is currently not allocated for any other use and Mr Smith would like the site to be considered for residential development in the form of a logical extension to the allocated site at Policy PR6a. If the site is not seen as a suitable housing site then other uses compatible with its location adjacent to a transport hub such as a commercial use in the form of a hotel should be considered. In any event the site should be removed from the green belt to enable the site to be developed in the future for any one of the uses referred to above.
Refers to Paragraph 8.60 of the LP1 PR noting this paragraph suggests that it would be more sustainable to deliver new homes within the villages than other parts of the District, or even the County as a whole. Given that the need arises in Oxford, and is a city with a wide range of services and facilities, it is considered that the areas has the capacity to deliver more new homes than currently proposed within the Partial Review Local Plan.
Development on land east of Water Eaton P&R and the Oxford Parkway Station would further help meet Oxford's unmet housing need due to the site's close proximity and accessibility to the City.
In summary, we are concerned that the Council has not undertaken a robust assessment of the options for accommodating Oxford City's unmet housing need within North Oxford area. It is not considered that the draft Local Plan Partial Review is justified as the Council has failed to fully consider all reasonable alternatives/ additional options as land south of Sandy Lane is clearly a sustainable location given its relationship with land proposed to be allocated for development at Begbroke (PR8).

Changes Sought

Amend the boundary of Land East of Oxford Road Neighbourhood Centre (Policy PR6a) so as to include the land east of the Water Eaton Park and Ride in the allocated site for residential development or a mix of residential and other uses. Remove the land east of the Water Eaton Park and Ride from the Oxford Green Belt. (Map attached)

Reasons for Participation

As drafted, and in so far as it relates to land East of Oxford Road the Plan has not been positively prepared, is not justified and is not effective. This goes to its soundness and raises issues that should be explored fully at the oral part of the Examination.

PR-C-1459 10/10/2017 Adrian Gray N

5197

Comments

Particularly concerned by the possibility of development of land behind The Moors, Kidlington (PR14 & PR27) – this is a valuable open space much used by local people, and acts as a vital habitat reservoir for wildlife. It is particularly appreciated by the local deer herd and smaller wildlife also depends on this land. Strongly in support of the council's continuing stance on not allowing development of this land.

Changes Sought

Reasons for Participation

PR-C-1459 10/10/2017 Adrian Gray N

4623

Comments

Particularly concerned by the possibility of development of land behind The Moors, Kidlington (PR14 & PR27) – this is a valuable open space much used by local people, and acts as a vital habitat reservoir for wildlife. It is particularly appreciated by the local deer herd and smaller wildlife also depends on this land. Strongly in support of the council's continuing stance on not allowing development of this land.

Changes Sought

Reasons for Participation

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PR-C-1462 10/10/2017 Elizabeth Holdak

5127

Comments

Writing in support of the Cherwell District Councils decision not to develop the land behind The Moore, Kidlington (site PR14 and PR27) which is at risk of development by Bloombridge. My concerns include increased congestion due to the Moors currently being the only road to access this area, increased risk of flooding and lack of amenities in an already over populated area. Includes a copy of a letter from my elderly neighbour who does not have access to the internet.

Changes Sought

Reasons for Participation

PR-C-1462 10/10/2017 Elizabeth Holdak

4626

Comments

Writing in support of the Cherwell District Councils decision not to develop the land behind The Moore, Kidlington (site PR14 and PR27) which is at risk of development by Bloombridge. My concerns include increased congestion due to the Moors currently being the only road to access this area, increased risk of flooding and lack of amenities in an already over populated area. Includes a copy of a letter from my elderly neighbour who does not have access to the internet.

Changes Sought

Reasons for Participation

PR-C-1464 10/10/2017 E J Williamson

4628

Comments

It seems that most of the 4,400 homes that CDC has been asked to provide are proposed to be built on the Green Belt (GB) between Oxford & Kidlington. The GB was set up to prevent the urban sprawl of Oxford City & protect the smaller out-lying communities from being absorbed into the city as had already happened with Cutteslowe, Headington Marston, Cowley, Islip, Wolvercote, etc. The GB has been faithfully preserved & together with it areas of natural beauty which can be enjoyed by all. It is protected by law & can only be released in 'exceptional circumstances'. Does not regard this as an exceptional circumstance. Kidlington has been chosen as being near to Oxford. However, since the new Oxford Parkway station opened the prices of houses in North Oxford & Kidlington have soared. Oxford wants 'affordable housing'. This is not likely to happen. With easy access to London now, new houses will be sought after by London commuters as well as people who work in Oxford. 4,400 new homes would nearly double the size of Kidlington. This would put an enormous strain on schools, health services, & transport. People working in Oxford would all have to travel south, increasing the already serious traffic congestion in the Banbury Road. The new Cutteslowe roundabout designed to improve the situation would once again be swamped. Some of the sites proposed are particularly unsuitable. Those in the northern part of Kidlington, particularly 27 & 14, which are near the river, & liable to flooding. This would mean people having to travel through the village in order to get to Oxford, & is totally unacceptable. The Banbury Rd through Kidlington is already a nightmare during the rush hour. Kidlington is a large village but is blessed with the GB, providing pleasant countryside, nature reserves, footpaths & walks. To destroy this would remove these benefits of village life for ever. Oxford has agreed to provide only 500 new homes compared with Kidlington's 4,400 & the other District Councils' allocations. Yet the Northern Gateway area, in Oxford's domain, is scheduled for industrial development, not houses. This will surely aggravate the housing situation rather than help it. The North Oxford Golf Course is a proposed building site (38 and 50) but why not the Southfield Golf Course in Oxford. Objects strongly to the proposals as they stand, & urge the CDC to reconsider its position.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Omission/Alternative Sites

PR-C-1476 10/10/2017 Peter Frampton Framptons on behalf of E P Barrus Y Y N Y

5231

Comments

Refers to Policy Villages 5 and submits that this landholding displays similar physical and environmental characteristics to the adjoining site, which has a resolution to grant planning permission (albeit acknowledged that the site does not lie within the potential development area as shown on the Proposals Map).
Refers to The Upper Heyford LSCA assessments of the land holding of Lone Star and EP Barrus to support their submission. The EP Barrus land is considered to have a capacity of some 127 dwellings applying the same place making principles to the scheme approved under planning application 15/01357/F. The EP Barrus and Lone Star land holdings could suitably accommodate 245 new homes. The EP Barrus land is considered a sustainable location for housing which would be consistent with the development principles for RAF Upper Heyford.
A separate submission has been made on behalf of Lone Star, which controls the land hatched blue on the plan.
The two landowners are in discussions for a planned release of the two landholdings. The land held by EP Barrus extends to some 6.1 hectares. The land identified (red and blue) has a gross site area of some 11.7 hectares. Assuming a 70% gross to net development area to allow for green infrastructure, the dwelling capacity would be 245 new homes (density 30 dph). Developer interest in the land exists. There are no known physical constraints to development. This submission propounds that the allocation of the land edged red on the accompanying plan –as a parcel of land, or in conjunction with the land edge blue at Upper Heyford for housing development would:
-Promote a sustainable pattern of development consistent with 'the most sustainable strategy for the District (IR 212) including new homes at RAF Upper Heyford' to meet some of the displaced housing need from Oxford.
- Reduce the extent to which Green Belt land may be required for housing to meet displaced housing need from Oxford, and hence - Comprises a reasonable alternative to the loss of Green Belt. (See attached the representation site plan)

Changes Sought

Reasons for Participation

To participate in the Examination as to whether the Council has properly applied Green Belt Policy.

PR-C-1480 09/10/2017 Justin Scroggie

4644

Comments

Support in the strongest terms your decision not to include The Moors land for development by Bloombridge LLP.The site lies in within the Green Belt. This must be preserved to prevent urban sprawl. The developers claim that the impact of theirproposed development is modest, but this is not true.1. There will be an unavoidable increase in air pollution, driven by extra local traffic which is already slow and dangerous, which will affect local health, including that of our children. There is a direct correlation between the health and well-being of Kidlington residents of all ages, present and future, and the green spaces to which they have daily and easy access by foot. Fresh air, regular walks, keeping healthy and happy pets, understanding how the land provides food to our supermarkets, an appreciation of nature - all of these are under threat by the Bloombridge plans. 2. Education and health services will put under even more strain, meaning larger classes, less teacher attention, longer waiting times for doctors and dentists, and therefore poorer health and education for Kidlington residents, at the expense of Oxford residents.3. Kidlington will cease to be a village, or any kind of rural environment, as countryside is lost, green belt built over etc. This is a loss that cannot be recovered, and again, the material effect on our children is to create an increasingly urban-only generation with no direct knowledge or experience of the country.4. Since we have lived in Kidlington, it is clear from personal experience that these sites are prone to severe flooding, and that the drainage they afford existing housing along the Moors and Mill Street would be severely compromised. There are old streams and aquifers beneath this land, which would also adversely affect any new homes built upon them. 5. Finally, the historic church of St. Mary's, which stands at the bottom of Church Street is a Grade 1 listed building dating back to 1220. In 3 years it will celebrating its 800th anniversary, with national press coverage, and royal visits. It is unconscionable that the such a building, and the local community it serves, should by this time be engulfed by new buildings that destroy the surrounding habitat, nature, peace and quiet which has there for eight centuries. You have decided rightly that this land (sites PR14 and PR27) is unsuitable for development. Please do not allow these developers to persuade the Planning Inspector otherwise.

Changes Sought

Reasons for Participation

PR-C-1535 10/10/2017 Layla Vidal-Martin Lichfields on behalf of Taylor Wimpey (Oxfordshire) Y Y N Y

5415

Comments

Taylor Wimpey (TW) considers the Submission Plan is not sound as it is not "justified" or "consistent with national policy". This is because : 1. CDC acknowledge (Submission Plan Executive Summary para XV) that "under national policy Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of a Local Plan". The Submission Plan (para 5.17) sets out why CDC consider that exceptional circumstances exist for the release of these sites from the Green Belt & their allocation for residential development. TW contend that CDC have not thoroughly explored "all other reasonable options" &, where they have sought to do so, there are flaws in their evidence base (regarding their assessments of sustainability, transportation & alternative development locations). They have not demonstrated the "exceptional circumstances" required for the proposed release of the sites identified in Table 1 from the Green Belt; 2. CDC's approach is predicated on an assumption that "Oxford's Housing Needs" form a bespoke & identifiable source of housing need. This conflicts with the recognition in the Oxfordshire SHMA (2014) (para 9.2) that "the SHMA identifies an Oxford-focused Housing Market Area which extends across much of the County, reflecting the economic influence of the City. The county still remains the most appropriate geography for analysis of housing markets in terms of the 'best fit' of local authority boundaries to a functional housing market area." More recently the Inspectors Report into the Vale of White Horse Local Plan emphasised that (para 45) "it is not the role of, or possible for, the plan to prescribe where people live and work;" and; 3. CDC compound this assumption (Policy 12a) by seeking to pursue a "separate five year housing land supply . . . For meeting Oxford's needs." This, in conjunction with proposals not to support Sites Not Allocated in the Partial Review (policy PR12b) are not consistent with the NPPF's presumption in favour of sustainable development & risk substantially harming housing delivery in the District in the coming years. Scope of response (See Detailed 4 Section Report). This response amplifies TW's concerns regarding the soundness of the Submission Plan, & their view that their site at Bloxham (Site PR35) forms a "reasonable option" for residential development prior to the release of the proposed allocations from the Green Belt. Specifically • Section 2: Summarises the appropriateness of residential development on the TW site; (Section 2 encloses * Sustainability Analysis by Calibro, * Residential Potential of Site, * Assessment of site against constraints, * SHLAA Analysis) • Section 3: Summarises TW's concerns regarding the inadequacy of the evidence base, whilst emphasising their support for the level of residential development proposed. This underpins their contention that the Submission Plan does not establish "exceptional circumstances" for the proposed release of these sites from the Green Belt; • Section 4. Sets out TW's comments on emerging policies and the changes that they consider are necessary to make the plan sound.

Changes Sought

The Plan proposes that around 55 % of the housing proposed should be targeted within the Green Belt (GB). Para 3.26 "approximately 14 % of Cherwell lies within the Oxford GB". Thus CDC need to demonstrate "exceptional circumstances" as to why this housing cannot be located within non GB locations comprising 86 % of the District. The provisions of PR12b states that residential development proposals, across the District, where they are not allocated in the Partial Review, will not be supported except where a number of criteria are met. These include :
• CDC "has taken a formal decision that additional land... is required to ensure the requisite housing supply." This requires a decision by CDC – it is not the same as failing to demonstrate a 5 year land supply;
• The proposed development accords with Policy PR1 – which in turn requires it to "accord with the Vision, Objectives and Policies of this Partial Review." This serves to limit development to the geographical area proposed by the Submission Plan following a strategy which we have highlighted is not supported by the evidence base10;
• Identified in the HELAA as a potentially developable site – with no provisions for locations where part of a comprehensive site has been allocated and / or there is scope subsequently for a wider development bringing appropriate benefits;
• Requiring prior consultation with the Local Community & having the "demonstrable support of the local community" an approach which has no basis in planning policy & would be extremely difficult to achieve; &
• Requiring a series of reports – the requirement for which is unclear at this stage – & which is more appropriately addressed through the development management process.

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Omission/Alternative Sites

PR-C-1535 10/10/2017 Layla Vidal-Martin Lichfields on behalf of Taylor Wimpey (Oxfordshire) Y Y N Y

5263

Comments

Taylor Wimpey (TW) considers the Submission Plan is not sound as it is not "justified" or "consistent with national policy". This is because : 1. CDC acknowledge (Submission Plan Executive Summary para XV) that "under national policy Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of a Local Plan". The Submission Plan (para 5.17) sets out why CDC consider that exceptional circumstances exist for the release of these sites from the Green Belt & their allocation for residential development. TW contend that CDC have not thoroughly explored "all other reasonable options" &, where they have sought to do so, there are flaws in their evidence base (regarding their assessments of sustainability, transportation & alternative development locations). They have not demonstrated the "exceptional circumstances" required for the proposed release of the sites identified in Table 1 from the Green Belt; 2. CDC's approach is predicated on an assumption that "Oxford's Housing Needs" form a bespoke & identifiable source of housing need. This conflicts with the recognition in the Oxfordshire SHMA (2014) (para 9.2) that "the SHMA identifies an Oxford-focused Housing Market Area which extends across much of the County, reflecting the economic influence of the City. The county still remains the most appropriate geography for analysis of housing markets in terms of the 'best fit' of local authority boundaries to a functional housing market area." More recently the Inspectors Report into the Vale of White Horse Local Plan emphasised that (para 45) "it is not the role of, or possible for, the plan to prescribe where people live and work;" and; 3. CDC compound this assumption (Policy 12a) by seeking to pursue a "separate five year housing land supply . . . For meeting Oxford's needs." This, in conjunction with proposals not to support Sites Not Allocated in the Partial Review (policy PR12b) are not consistent with the NPPF's presumption in favour of sustainable development & risk substantially harming housing delivery in the District in the coming years. Scope of response (See Detailed 4 Section Report). This response amplifies TW's concerns regarding the soundness of the Submission Plan, & their view that their site at Bloxham (Site PR35) forms a "reasonable option" for residential development prior to the release of the proposed allocations from the Green Belt. Specifically • Section 2: Summarises the appropriateness of residential development on the TW site; (Section 2 encloses * Sustainability Analysis by Calibro, * Residential Potential of Site, * Assessment of site against constraints, * SHLAA Analysis) • Section 3: Summarises TW's concerns regarding the inadequacy of the evidence base, whilst emphasising their support for the level of residential development proposed. This underpins their contention that the Submission Plan does not establish "exceptional circumstances" for the proposed release of these sites from the Green Belt; • Section 4. Sets out TW's comments on emerging policies and the changes that they consider are necessary to make the plan sound.

Changes Sought

The Plan proposes that around 55 % of the housing proposed should be targeted within the Green Belt (GB). Para 3.26 "approximately 14 % of Cherwell lies within the Oxford GB". Thus CDC need to demonstrate "exceptional circumstances" as to why this housing cannot be located within non GB locations comprising 86 % of the District. We do not consider that CDC have appropriately addressed "reasonable alternatives" & therefore cannot be considered to have demonstrated "exceptional circumstances" for the release of all of these sites from the GB. * Combined with the inadequacy of the evidence base, these concerns are amplified by the fact that the Submission Plan appears to prejudge the proposed development strategy irrespective of the evidence base. This is reflected in the fact that the (Executive Summary para xiv) states that the Plan "focusses development on a geographic area extending north from Oxford to south Kidlington, along the A44 corridor" & earlier iterations of the evidence base acknowledged that only sites within two of the nine areas of search have been assessed, * Conversely TW have established that the TW site at Bloxham does form a "reasonable alternative" for development within a sustainable location which is capable of meeting housing need. This is consistent with CDC's analysis within the HELAA (albeit that TW's technical analysis is that the site is capable of accommodating a higher level of residential development). * Accordingly the TW site should be allocated for residential development (under this or an additional policy) prior to CDC moving on to consider the need for any Green Belt release. * Without the amendments sought above our clients do not consider that the Submission Plan can be considered "sound", particularly with regards to being "positively prepared" or "justified."

Reasons for Participation

We consider it necessary to participate at the part of the Examination to amplify the concerns and points raised within the representations.

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PR-C-1535 10/10/2017 Layla Vidal-Martin Lichfields on behalf of Taylor Wimpey (Oxfordshire) Y Y N Y

5264

Comments

Taylor Wimpey (TW) considers the Submission Plan is not sound as it is not "justified" or "consistent with national policy". This is because : 1. CDC acknowledge (Submission Plan Executive Summary para XV) that "under national policy Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of a Local Plan". The Submission Plan (para 5.17) sets out why CDC consider that exceptional circumstances exist for the release of these sites from the Green Belt & their allocation for residential development. TW contend that CDC have not thoroughly explored "all other reasonable options" &, where they have sought to do so, there are flaws in their evidence base (regarding their assessments of sustainability, transportation & alternative development locations). They have not demonstrated the "exceptional circumstances" required for the proposed release of the sites identified in Table 1 from the Green Belt; 2. CDC's approach is predicated on an assumption that "Oxford's Housing Needs" form a bespoke & identifiable source of housing need. This conflicts with the recognition in the Oxfordshire SHMA (2014) (para 9.2) that "the SHMA identifies an Oxford-focused Housing Market Area which extends across much of the County, reflecting the economic influence of the City. The county still remains the most appropriate geography for analysis of housing markets in terms of the 'best fit' of local authority boundaries to a functional housing market area." More recently the Inspectors Report into the Vale of White Horse Local Plan emphasised that (para 45) "it is not the role of, or possible for, the plan to prescribe where people live and work;" and; 3. CDC compound this assumption (Policy 12a) by seeking to pursue a "separate five year housing land supply . . . For meeting Oxford's needs." This, in conjunction with proposals not to support Sites Not Allocated in the Partial Review (policy PR12b) are not consistent with the NPPF's presumption in favour of sustainable development & risk substantially harming housing delivery in the District in the coming years. Scope of response (See Detailed 4 Section Report). This response amplifies TW's concerns regarding the soundness of the Submission Plan, & their view that their site at Bloxham (Site PR35) forms a "reasonable option" for residential development prior to the release of the proposed allocations from the Green Belt. Specifically • Section 2: Summarises the appropriateness of residential development on the TW site; (Section 2 encloses * Sustainability Analysis by Calibro, * Residential Potential of Site, * Assessment of site against constraints, * SHLAA Analysis) • Section 3: Summarises TW's concerns regarding the inadequacy of the evidence base, whilst emphasising their support for the level of residential development proposed. This underpins their contention that the Submission Plan does not establish "exceptional circumstances" for the proposed release of these sites from the Green Belt; • Section 4. Sets out TW's comments on emerging policies and the changes that they consider are necessary to make the plan sound.

Changes Sought

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Reasons for Participation

We consider it necessary to participate at the part of the Examination to amplify the concerns and points raised within the representations.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Omission/Alternative Sites

PR-C-1535	10/10/2017	Layla	Vidal-Martin	Lichfields on behalf of Taylor Wimpey (Oxfordshire)	Y	Y	N	Y

5262

Comments

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Reasons for Participation

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PR-C-1535	10/10/2017	Layla	Vidal-Martin	Lichfields on behalf of Taylor Wimpey (Oxfordshire)	Y	Y	N	

5261

Comments

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Changes Sought

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Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Omission/Alternative Sites

PR-C-1535 10/10/2017 Layla Vidal-Martin Lichfields on behalf of Taylor Wimpey (Oxfordshire) Y Y N Y

5260

Comments

Taylor Wimpey (TW) considers the Submission Plan is not sound as it is not "justified" or "consistent with national policy". This is because : 1. CDC acknowledge (Submission Plan Executive Summary para XV) that "under national policy Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of a Local Plan". The Submission Plan (para 5.17) sets out why CDC consider that exceptional circumstances exist for the release of these sites from the Green Belt & their allocation for residential development. TW contend that CDC have not thoroughly explored "all other reasonable options" &, where they have sought to do so, there are flaws in their evidence base (regarding their assessments of sustainability, transportation & alternative development locations). They have not demonstrated the "exceptional circumstances" required for the proposed release of the sites identified in Table 1 from the Green Belt; 2. CDC's approach is predicated on an assumption that "Oxford's Housing Needs" form a bespoke & identifiable source of housing need. This conflicts with the recognition in the Oxfordshire SHMA (2014) (para 9.2) that "the SHMA identifies an Oxford-focused Housing Market Area which extends across much of the County, reflecting the economic influence of the City. The county still remains the most appropriate geography for analysis of housing markets in terms of the 'best fit' of local authority boundaries to a functional housing market area." More recently the Inspectors Report into the Vale of White Horse Local Plan emphasised that (para 45) "it is not the role of, or possible for, the plan to prescribe where people live and work;" and; 3. CDC compound this assumption (Policy 12a) by seeking to pursue a "separate five year housing land supply . . . For meeting Oxford's needs." This, in conjunction with proposals not to support Sites Not Allocated in the Partial Review (policy PR12b) are not consistent with the NPPF's presumption in favour of sustainable development & risk substantially harming housing delivery in the District in the coming years. Scope of response (See Detailed 4 Section Report). This response amplifies TW's concerns regarding the soundness of the Submission Plan, & their view that their site at Bloxham (Site PR35) forms a "reasonable option" for residential development prior to the release of the proposed allocations from the Green Belt. Specifically • Section 2: Summarises the appropriateness of residential development on the TW site; (Section 2 encloses * Sustainability Analysis by Calibro, * Residential Potential of Site, * Assessment of site against constraints, * SHLAA Analysis) • Section 3: Summarises TW's concerns regarding the inadequacy of the evidence base, whilst emphasising their support for the level of residential development proposed. This underpins their contention that the Submission Plan does not establish "exceptional circumstances" for the proposed release of these sites from the Green Belt; • Section 4. Sets out TW's comments on emerging policies and the changes that they consider are necessary to make the plan sound.

Changes Sought

The Plan proposes that around 55 % of the housing proposed should be targeted within the Green Belt (GB). Para 3.26 "approximately 14 % of Cherwell lies within the Oxford GB". Thus CDC need to demonstrate "exceptional circumstances" as to why this housing cannot be located within non GB locations comprising 86 % of the District. We do not consider that CDC have appropriately addressed "reasonable alternatives" & therefore cannot be considered to have demonstrated "exceptional circumstances" for the release of all of these sites from the GB. * Combined with the inadequacy of the evidence base, these concerns are amplified by the fact that the Submission Plan appears to prejudge the proposed development strategy irrespective of the evidence base. This is reflected in the fact that the (Executive Summary para xiv) states that the Plan "focusses development on a geographic area extending north from Oxford to south Kidlington, along the A44 corridor" & earlier iterations of the evidence base acknowledged that only sites within two of the nine areas of search have been assessed, * Conversely TW have established that the TW site at Bloxham does form a "reasonable alternative" for development within a sustainable location which is capable of meeting housing need. This is consistent with CDC's analysis within the HELAA (albeit that TW's technical analysis is that the site is capable of accommodating a higher level of residential development). * Accordingly the TW site should be allocated for residential development (under this or an additional policy) prior to CDC moving on to consider the need for any Green Belt release. * Without the amendments sought above our clients do not consider that the Submission Plan can be considered "sound", particularly with regards to being "positively prepared" or "justified."

Reasons for Participation

We consider it necessary to participate at the part of the Examination to amplify the concerns and points raised within the representations.

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PR-C-1535 10/10/2017 Layla Vidal-Martin Lichfields on behalf of Taylor Wimpey (Oxfordshire) Y Y N Y

5259

Comments

Taylor Wimpey (TW) considers the Submission Plan is not sound as it is not "justified" or "consistent with national policy". This is because : 1. CDC acknowledge (Submission Plan Executive Summary para XV) that "under national policy Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of a Local Plan". The Submission Plan (para 5.17) sets out why CDC consider that exceptional circumstances exist for the release of these sites from the Green Belt & their allocation for residential development. TW contend that CDC have not thoroughly explored "all other reasonable options" &, where they have sought to do so, there are flaws in their evidence base (regarding their assessments of sustainability, transportation & alternative development locations). They have not demonstrated the "exceptional circumstances" required for the proposed release of the sites identified in Table 1 from the Green Belt; 2. CDC's approach is predicated on an assumption that "Oxford's Housing Needs" form a bespoke & identifiable source of housing need. This conflicts with the recognition in the Oxfordshire SHMA (2014) (para 9.2) that "the SHMA identifies an Oxford-focused Housing Market Area which extends across much of the County, reflecting the economic influence of the City. The county still remains the most appropriate geography for analysis of housing markets in terms of the 'best fit' of local authority boundaries to a functional housing market area." More recently the Inspectors Report into the Vale of White Horse Local Plan emphasised that (para 45) "it is not the role of, or possible for, the plan to prescribe where people live and work;" and; 3. CDC compound this assumption (Policy 12a) by seeking to pursue a "separate five year housing land supply . . . For meeting Oxford's needs." This, in conjunction with proposals not to support Sites Not Allocated in the Partial Review (policy PR12b) are not consistent with the NPPF's presumption in favour of sustainable development & risk substantially harming housing delivery in the District in the coming years. Scope of response (See Detailed 4 Section Report). This response amplifies TW's concerns regarding the soundness of the Submission Plan, & their view that their site at Bloxham (Site PR35) forms a "reasonable option" for residential development prior to the release of the proposed allocations from the Green Belt. Specifically • Section 2: Summarises the appropriateness of residential development on the TW site; (Section 2 encloses * Sustainability Analysis by Calibro, * Residential Potential of Site, * Assessment of site against constraints, * SHLAA Analysis) • Section 3: Summarises TW's concerns regarding the inadequacy of the evidence base, whilst emphasising their support for the level of residential development proposed. This underpins their contention that the Submission Plan does not establish "exceptional circumstances" for the proposed release of these sites from the Green Belt; • Section 4. Sets out TW's comments on emerging policies and the changes that they consider are necessary to make the plan sound.

Changes Sought

The Plan proposes that around 55 % of the housing proposed should be targeted within the Green Belt (GB). Para 3.26 "approximately 14 % of Cherwell lies within the Oxford GB". Thus CDC need to demonstrate "exceptional circumstances" as to why this housing cannot be located within non GB locations comprising 86 % of the District. We do not consider that CDC have appropriately addressed "reasonable alternatives" & therefore cannot be considered to have demonstrated "exceptional circumstances" for the release of all of these sites from the GB. Taylor Wimpey are concerned that this draft policy is too prescriptive and fails to allow sufficient flexibility for specific circumstances that may apply. They consider that additional text should be added at the end of the first paragraph stating "except where such provision is not feasible or viable."

Reasons for Participation

We consider it necessary to participate at the part of the Examination to amplify the concerns and points raised within the representations.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Omission/Alternative Sites

PR-C-1535 10/10/2017 Layla Vidal-Martin Lichfields on behalf of Taylor Wimpey (Oxfordshire) Y Y N Y

5266

Comments

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Changes Sought

The Plan proposes that around 55 % of the housing proposed should be targeted within the Green Belt (GB). Para 3.26 "approximately 14 % of Cherwell lies within the Oxford GB". Thus CDC need to demonstrate "exceptional circumstances" as to why this housing cannot be located within non GB locations comprising 86 % of the District. Their fundamental concern with this draft policy is not appropriate when, as established above, the housing need originating in Cherwell and the unmet housing originating in Oxford CC cannot, in reality, be differentiated. Indeed the Foreword to the Submission Plan notes. "there are many interdependencies between Cherwell and Oxford". The Submission Plan suggests that the objective of maintaining a separate five year land supply of housing sites to specifically meet Oxford's unmet need within Cherwell is to 'ensure that the necessary housing supply will be maintained' (Executive Summary para xxi). TW consider that the opposite outcome will be achieved as any shortfall in supply originating within either area of demand will not engage the provisions of the NPPF (para 49) across Cherwell. In fact, in a situation where District wide housing supply is providing a five year land supply but the unmet housing need housing supply is not it is entirely unclear how the latter under supply would be remedied – beyond the provisions for a Partial Review of the Local Plan (Policy PR12b) – with which TW also have substantial concerns (see below). It is important that the Submission Plan does not constrain the "safety valve" such that under supply is capable of being accommodated through the provisions of the NPPF (paras 14 and 49). This is not reflected in the current policy approach and does not therefore reflect national planning policy.

Reasons for Participation

We consider it necessary to participate at the part of the Examination to amplify the concerns and points raised within the representations.

PR-C-1535 10/10/2017 Layla Vidal-Martin Lichfields on behalf of Taylor Wimpey (Oxfordshire) Y Y N Y

4820

Page 2868

Comments

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Changes Sought

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Reasons for Participation

We consider it necessary to participate at the part of the Examination to amplify the concerns and points raised within the representations.

PR-C-1546 10/10/2017 Richard Aistrop

4853

Comments

Thank you for putting together a comprehensive local plan. It is not currently in the plan however we would object to any direct or back-door attempt by any developer to develop the land behind The Moors. This land is unsuitable as the access in terrible for a large development and this would cause traffic issues with a vast amount of traffic leaving through the rush hour. I hope this would remain out of the local plan. The build site area is adjacent to areas of high flooding risk and as such will increase the risk of flooding to existing properties in the area and potentially cause flooding in those not currently subjected to it. The village is already short on green space and loss of further amenity space, especially with proposed development elsewhere, is unacceptable. Additionally with regards to the "Retail Centre" of Kidlington it is important to retain existing retail space; developing across A4260 would create a divided shopping area. Retailers currently operating in Kidlington should not be allowed to reduce the shopping footprint and any development should increase not decrease the availability of shop space. For example if the Coop do want to build flats then the whole of the car park area could be turned into shops at street level and with flats above. This would create a fantastic retail area and connect the whole block. This area must be protected especially if there is an influx of more homes in the area

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

Proposed Submission Plan - Omission/Alternative Sites

PR-C-1546 10/10/2017 Richard Aistrop

4852

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Changes Sought

Reasons for Participation

PR-C-1552 09/10/2017 Mark and Sandra Bennett

4881

Comments

Strong opposition to any building application for houses/business units on the land to the rear of The Moors in Kidlington. The council has already listened to the residents of Kidlington who voiced their concerns when CDC looked and discounted this site as being unsuitable for housing. This is a GB area and as such is used by many residents and is the habitat for numerous wildlife, which must be protected. The traffic in Kidlington is at saturation point with the existing roads barely able to cope at certain times of day. An additional 300 houses plus industrial units in North Kidlington would likely generate another 450+ vehicles a day through Kidlington causing it to grind to a halt.

Changes Sought

Reasons for Participation

PR-C-1592 27/09/2017 Mrs M J Barrett

4971

Comments

It is with great regret to read the risk of having a development of 300 houses plus business units at land behind the Moors. This is in spite of the area being in the green belt. An expert from Brooke's confirmed that the pond at Holmwell House is still a habitat for great crested newts. Understand that access for a building development would be opposite Benmead Road and this would certainly destroy the pond. In addition, how would the Moors and Mill Street cope with all the additional traffic from such a plan and how would the local schools place all the extra children, not to mention medical services which already seem to be under pressure? This part of Kidlington provides a delightful rural landscape and it would be appalling to cover this beautiful area in concrete. Implore the Planning Inspector to make a wise decision and refuse Bloombridge's proposals in the interests of Kidlington residents.

Changes Sought

Reasons for Participation

PR-C-1611 09/10/2017 M Ellis

5156

Comments

(This rep was sent by email as an attachment by Elizabeth Holdak PR-C-1462 on behalf of her neighbour as a separate representation). Strongly object to the proposal of Bloombridge to development of the land behind the Moors. Development will increase the risk of more flooding. The ditch that runs along the rear of the houses to the pond will not be able to take the extra rain water which the field absorbs. The entrance and exit which is proposed to join the Moors close to Benmead Road which is the narrowest part of the Moors. Benmead Road is an extremely busy road with an infant and a junior school plus a nursery. More houses and business units would increase the traffic on the Moors even further. Since the new flats have been built cars and vans are parked all day making the road very congested.

Changes Sought

Reasons for Participation

PR-C-1632 11/10/2017 Joanna Marshall

4990

Comments

Land behind The Moors, Kidlington (PR14 and PR27). I have read Jennifer Betts objections and agree with her.

Changes Sought

Reasons for Participation

PR-C-1637 11/10/2017 Iain Marshall

4995

Comments

Am writing to make Cherwell DC aware that I support their decision not to include the land behind The Moors (PR14 and PR27) as suitable for development and do not think that decision should be reversed. My main concerns are:
1 it is in the green belt whose whole purpose is to prevent urban sprawl.
2 it would increase the flood risk to established properties.
3 it would remove a valuable green space for local residents' recreation - walking with or
without dogs, jogging, children's play etc.
4 it will have a negative impact on local roads, schools, congestion etc.

Changes Sought

Reasons for Participation

Evidence Base Representations by Document

PR04a-c Strategic Housing Market Assessment 2014

PR-C-1408 | 10/10/2017 | Andy | Pearce | Barton Willmore on behalf of A 2 Dominion Housing Group Ltd | N | N | N | Y

5491

Comments

Paragraph 15828 of the NPPF requires Local Planning Authorities to use a proportionate evidence base. Whilst A2D do not question whether a proportionate evidence base supports the Partial Review, we note that the Oxfordshire Strategic Housing Market Assessment (SHMA) (April 2014) is out-dated and should be revisited.

Changes Sought

Reasons for Participation

Our objections in part relate to the proposed growth strategy to address Oxford City's unmet need, which we consider to be unsustainable and inconsistent with national policy. This is contrary to the adopted Growth Strategy set out in the Cherwell Local Plan 2011-2031 (Part 1), which focuses new development at key settlements, as identified in Cherwell's settlement hierarchy. The Council has not discharged its duty to demonstrate exceptional circumstances to release the identified sites from the Green Belt, pursuant to paragraph 82 of the National Planning Policy Framework. Further, there is insufficient evidence to suggest that opportunities to increase capacity at existing allocated housing sites have been robustly tested. Finally, there should be a single housing requirement for the Cherwell Local Plan. There is no justification for a separate figure to be applied to meet Oxford City's unmet need, as is currently proposed.

PR22 Interim Transport Assessment (October 2016)

PR-C-0237 | 15/09/2017 | Karen | East | TMP Planning Ltd on behalf of Gosford and Water Eaton Parish Council | | | N | Y

823

Comments

The Transport Assessment is a large complex document that is difficult for residents to understand. It would have greatly benefited from a Non-Technical Summary which explained the work carried out and the conclusions. The Transport Assessment notes in 2.42 -2.45 the existing congestion problems which exist in north Oxford and the road network leading to it in terms of delays and journey time unreliability along Oxford's Outer Ring Road and the A34. Paras. 2.46 – 2.48 sets out the poor air quality which exists and the AQMAs designated in Oxford and at Bicester Road within the Parish. In para. 2.54 congestion on public transport is highlighted with crowded services and buses contributing to congestion. The above information which is supported by the Parish Council's own experiences and those of its residents show that there are major problems with the transport infrastructure. An additional 4400 houses (of which 1410 are within the Parish) will make this situation worse. Not convinced that there is evidence of properly costed and funded infrastructure improvements to deal with these problems and certainly no evidence that this will be addressed in advance of development or within a reasonable timeframe to support proposed development. The key findings from the evidence base on p.139-140 confirm many of our concerns about the impact of development namely:• New residents will want to commute into Oxford for jobs. Whilst this is inevitable it will undoubtedly lead to increased problems on already congested roads.• Cherwell's boundary is at least 5.9km from most of the city's major employment areas and this is higher than the average national cycle trip length (4.8km). Encouraging increased cycle traffic will be a major challenge even with new cycleways (current cycleways share the road with the bus lanes which creates different issues). Reliance on the car for commuters is still very likely.• Affordable public transport investment is require2. Whilst proposed housing may help fund this have concerns about if and when this will be delivered and how it will be implemented without adverse effects on existing residents. Remain extremely concerned as to whether adequate funds will be secured to deliver the critical infrastructure required to cope with this development. If key elements of this are left out then this could have major impacts in terms of worsening delays, congestion and air pollution.

Changes Sought

Reasons for Participation

Concerned about some of the impacts on congestion and air pollution highlighted in the TA. These are compounded by uncertainties around infrastructure delivery (timing and funding). Request that the TA is reviewed with these issues in mind.

The Parish Council would wish to take part in order to explain the potential impact of the proposed development on local communities and why this should be better reflected in the draft vision.

PR-C-0262 | 10/10/2017 | Richard | Pye | | N | N | N | Y

5577

Comments

What is notable is the changes in some of the RAG metrics used in the Interim Transport Assessment ('ITA') compared to those used in the High-level Transport Assessment. Detailed comments and a list of observations provided. It is clear that the changes in RAG metrics provide more favourable assessments for the option Areas A and B. Changes to some of the arbitrary metrics would have provided more favourable outcomes for the other option Areas C to I. It is notably that the original RAG metrics used in the High-level Transport Assessment did not provide favourable ratings for the sites in south Cherwell. These RAG assessments are showing a high degree of bias towards the selected policy sites and are therefore unsound.

Changes Sought

Reasons for Participation

For the reasons I have given above AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR-C-1326 | 10/10/2017 | Victoria | Masey | | N | N | N | Y

4345

Comments

With regard to transportation infrastructure, the Transport Assessment (TA 2.28), based on Oxford city's prevailing commuter patterns, cannot be applied to the rural environment of Begbroke and Yarnton. When commuting along the A44 on a daily basis there are very few buses, pedestrians or cyclists whilst in the stationary traffic. Application of an urban commuting model onto a clearly rural site is unrealistic, and the impact of approximately 1000 more cars using the already over-congested roads is totally unfeasible. Any proposed development of the A44 will result in months of severe congestion on the 2 alternative routes - A40 and A4260. From a personal point of view I have no choice but to drive into Oxford and due to severe current levels of congestion have to leave by 7.15 am in order to ensure my daughter is dropped off at breakfast club a mere 3 miles away by 08.00. If I do not take advantage of this school service I am unable to get to work in East Oxford for 08.30.

Changes Sought

Reasons for Participation

For the reasons I have given and the Representations made by The Begbroke & Yarnton GB Campaign which I additionally support and adopt as my own Representation in this document, the plan cannot be changed to make it legally compliant or sound and should therefore not be submitted for inspection.

I would like the Begbroke and Yarnton Green Belt Campaign to represent me at the Examination should it take place.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

PR22 Interim Transport Assessment (October 2016)

PR-C-1333 10/10/2017 James Masey N N N Y

4372

Comments

Understands that key requirement to make proposals PR8 & PR9 sustainable is to alleviate congestion along the A44 to Loop Farm roundabout. Peak time congestion currently exists each working day and an additional >1000 cars will exacerbate an already overburdened situation yet further. - The proposed density of housing between Begbroke and Yarnton suggests 2,000+ more cars (87% of households own a car per TA 2.23) where if only 50% commute (currently 69% commute by car per TA 2.32) that's potentially 1,000 more cars on the A44 at peak times. - The cycle 'superhighway' only frees up to 60 cars at peak (7.55). Just this section of road Yarnton to Loop Farm roundabout - has a canal bridge and a railway bridge, together with established residential and business properties, reducing the likelihood that additional infrastructure can be provided due to high cost and disruption in order for the bridges to be rebuilt. Without this critical investment, the proposals are unsustainable. On a personal impact level, with travel balance changed by an increase of this magnitude, I anticipate increased travel times ranging from >90 minutes or I will need to leave home at least an hour earlier than currently.

Changes Sought

For the reasons I have given and the Representations made by The Begbroke & Yarnton GB Campaign which I additionally support and adopt as my own Representation in this document, the plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

I would like the Begbroke and Yarnton GB Campaign to represent me at the Examination should it take place.

PR-C-1333 10/10/2017 James Masey N N N Y

4371

Comments

The Transport Assessment (TA) emphasises sustainability (TA 9.7) by stating "locating these homes further from the {Oxford} City would not provide scope for higher levels of walking, cycling and public-transport trip making from new residential developments". However, in an attempt to look sustainable, the TA assumes that its model of urban commuting is being applied to an urban environment, which is incorrect because while the OCC and CDC refer to the proposals for Yarnton and Begbroke as "the creation of an urban neighbourhood", both these villages are within rural (GB) environments and neighbourhoods - not only because of the social composition of each, but also the availability of appropriate infrastructure. Not forgetting that both villages are more than three miles outside the city limits of Oxford. Therefore, by association, the imposition of an urban commuting ideology is inappropriate: - The TA model draws on Oxford City's commuter patterns (25% walk, 25% cycle, 20% use buses per TA 2.28) and seeks to mimic this urban experience in the rural environment. As such, it appears that by referring to the rural villages of Yarnton and Begbroke as 'urban' is no more than a veiled attempt to try and made a case for sustainable urban planning. In reality and in order to be sustainable it is apparent that the TA's Figure 6-3 (p.85) has not been taken into account since the bulk of the affected areas for PR8 and PR9 have a majority Red or Amber status..?

Changes Sought

For the reasons I have given and the Representations made by The Begbroke & Yarnton GB Campaign which I additionally support and adopt as my own Representation in this document, the plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

I would like the Begbroke and Yarnton GB Campaign to represent me at the Examination should it take place.

PR-C-1502 09/10/2017 Henry Brougham

5141

Comments

Incorrect consultation form used. Comments relate to proposed submission plan. No further areas of search should be considered - those identified so far are close to Oxford and/or on transport corridors. For example, sites in Kidlington north of The Moors would add to traffic on the A4260

Changes Sought

Reasons for Participation

PR-C-1502 09/10/2017 Henry Brougham

5140

Comments

Incorrect consultation form used. Comments relate to proposed submission plan. Concern that the transport proposals are unposted and unfunded and therefore only aspirational. No development should proceed until the appropriate transport infrastructure has been costed, funded and firmly programmed. One specific point: to close Sandy Lane at Yarnton would effectively cut off PR8 from Kidlington, the nearest centre.

Changes Sought

Reasons for Participation

PR32 Cherwell Level 2 Strategic Flood Risk Assessment May 2017

PR-C-0778 10/10/2017 Sarah Knox-Brown Begbroke & Yarnton Green Belt Campaign N

5678

Comments

It is not clear that work was completed in time to inform consideration of options/formulation of the preferred strategy. The study makes it clear that Begbroke is more constrained by flood risk than Islip, yet the SA report finds the 2 areas to be of comparable flood risk, referencing only the Level 1 SFRA.

Changes Sought

Reasons for Participation

PR-C-1402 10/10/2017 Michelle Kidd The Environment Agency N Y

4508

Comments

Paragraph 3.3.1 'Updated Climate Change Allowances' of the Strategic Flood Risk Assessment (SFRA) states that the most up-to-date climate change allowances have not been used. Therefore this evidence document is not consistent with national planning policy. Specifically where it says that "planning policies and decisions will need to be based on up-to-dateinformation about the natural environment." This may impact on the deliverability of potentially allocated sites within the sequential test. The sequential test may have to be revisited in order to incorporate the updated evidence. For example there could be two sites in Flood Zone 2 one of these may be affected by Climate Change and the other is not. The council should be promoting the site that is not affected by the climate change allowances over the one that isn't.We have highlighted this issue to you previously in our letter dated 07 March 2016.

Changes Sought

In order to make the local plan sound the latest climate change allowances will need to be used as part of the evidence base in the SFRA.

Reasons for Participation

To ensure that the flood risk evidence is adequately addressed during the examination.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

PR32 Cherwell Level 2 Strategic Flood Risk Assessment May 2017

PR-C-1413 10/10/2017 Peter Wilsdon David Jarvis Associates on behalf of Shipton Ltd N Y N Y

5597

Comments

The site was not one of the 8 sites put forward for the Level 2 Strategic Flood Risk Assessment (SFRA). It is assumed that the site was 'sieved out' following the Level 1 SFRA. As can be seen from the Environment Agency's Flood Mapping for Planning, the area to the east of the railway line is partially located in Flood Zone 2 and 3. The majority of the developable area if the site is located in Flood Zone 1. The site offers opportunities for flood alleviation through the ecological enhancement scheme proposed on the lands along the River Cherwell.

Changes Sought

Reasons for Participation

As outlined, a number of inaccuracies relating to the site exist in the evidence base, that need to be addressed. Following a review of the evidence base and the scoring of the sites in the Sustainability Appraisal, it is considered that further assessment work is likely to result in the site receiving a more favourable outcome to the extent that it should be considered a potential strategic development site. Should Cherwell District Council disagree and continue to use the inaccurate evidence base to exclude the site then it considered necessary to participate in the Examination.

PR-C-1431 10/10/2017 Mrs Malini Perera N N

4562

Comments

PR32 Flood Report indicates that areas of proposed plot PR7a lie within flood zone 3. The report recommends that development should ideally be restricted to outside modelled flood zone 3 to provide "blue corridors". It is also important to note that these flood maps do not necessarily account for future climate change. The map also does not indicate fields that were historically submerged in water in the heavy rains a few years ago. PR7a indicates that the proposed residential area will lie within flood zone 3 in direct contravention to the flood report.

Changes Sought

Plot PR7a is unsuitable for development. An alternative plot should be identified for the 200 house proposed here.

Reasons for Participation

PR34 Ecological Advice - Cumulative Impacts - June 2017

PR-C-0778 10/10/2017 Sarah Knox-Brown Begbroke & Yarnton Green Belt Campaign

5685

Comments

Questions the recommendation which is taken forward by the Council as proposed policy: "Within the proposed Local Nature Reserve (LNR), it is recommended that habitats be restored to SSSI quality which will enhance the value of the LNR as mitigation for any potential negative impacts on the SSSI." There is no reason to suggest that it will be possible to create a SSSI.

Changes Sought

Reasons for Participation

PR38 Oxford - Cambridge Expressway Strategic Study

PR-C-0778 10/10/2017 Sarah Knox-Brown Begbroke & Yarnton Green Belt Campaign N

5688

Comments

The implication of the Expressway Strategic Study is that there is a 1 in 3 chance of a major new Expressway passing between Bicester and Oxford, along the A34. The study is referred to in the Proposed Submission Plan and SA, but the implications for the Partial Review are not drawn out.

Changes Sought

Reasons for Participation

PR40 Cherwell Green Belt Study (April 2017) and Addendum (June 2017)

PR-C-0262 10/10/2017 Richard Pye N N N Y

5574

Comments

The review appraises strategic development sites within the Cherwell district against the five nationally defined purposes of the Green Belt as set out in the NPPF. It also draws conclusions on the relative harm (or otherwise) to the Green Belt that may result from their potential release for development. The review informed the ongoing preparations of the Partial Review of Cherwell Local Plan Part 1 and the Cherwell Local Plan Part 2. Detailed comments on the site assessments provided. Given that CDC is proposing to release land from the Green Belt, these outline policy guidance or masterplans should be in preparation as part of the Partial Review of the Local Plan process. No such
documents have been produced to date and therefore makes this review process unsound. In conclusion, the six sites play an important Green Belt role and can be construed as fragile Green Belt land. If any of the six sites are removed from the Green Belt, it will result in the urban sprawl of Oxford and coalescence of three villages.

Changes Sought

For the reasons I have given above AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

Would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

PR40 Cherwell Green Belt Study (April 2017) and Addendum (June 2017)

PR-C-0436 05/10/2017 Steve Pickles West Waddy ADP on behalf of JA Pye (Oxford) Ltd Y Y N Y

1098

Comments

For parcel PR38c which represents the land on the eastern side of the A4165 the Cherwell Green Belt Study states that: 'The parcel occupies most of the gap between Oxford and Kidlington to the east of the A4165, any development is likely to be very exposed in this visually open landscape. There is a moderate slope down northwards from the road to Water Eaton Manor which currently prevents intervisibility between the northern and southern parts of the parcel and strengthens its settlement separating role; development encroaching on this slope would have a significant impact on reducing the settlement gap,'(Purpose 2, p 121 of Appendix 1 Cherwell Green Belt Study, April 2017). The overall assessment of the harm to the Green Belt resulting from release of site 38 in its entirety (i.e. land east and west of the A4165) is that 'The site as a whole is critical to the maintenance of separation between Oxford and Kidlington, and would represent significant sprawl of the large urban area of Oxford.' (p123) Yet this is precisely what the Council is proposing to do.

Changes Sought

Amend the strategy to remove, or at least minimise, the amount of land to be removed from the Green Belt in the 'Kidlington Gap' by instead removing other areas, such as the J A Pye (Oxford)Ltd land at Webb's Way, Kidlington (PR32), which the Cerwell Green Belt Study (April 2017) has identified would cause less harm to the Green Belt.

Reasons for Participation

J A Pye (Oxford) Ltd owns land at Webb's Way, Kidlington and wishes to ensure that the argumentis strongly made for the removal of this site from the Green Belt and its allocation for housingdevelopment, which would help to address Oxford's unmet need.

PR-C-0436 05/10/2017 Steve Pickles West Waddy ADP on behalf of JA Pye (Oxford) Ltd Y Y N Y

1097

Comments

The harm to Green Belt purposes of removing those areas which, under Policy PR3, the Council is proposing to remove from the Green Belt at the North Oxford Triangle; Begbroke and Yarnton is assessed as being high. The Cherwell Green Belt Study (2017) states that the North Oxford Golf Club site (PR38b) 'is a principal element in the gap between Oxford and Kidlington. Its size, extensive tree cover and topography - the southern half of the course is located on a hill - makes it a physical and visual barrier between the settlements, the development of which would leave a gap offering very little physical or perceptual separation. It therefore plays a critical role in settlement separation,' (Purpose 2 on page 118 of Cherwell Green Belt Study, April 2017). In the section on harm to the Green Belt resulting from its release, it states that: 'The physical prominence of the golf course makes it an important buffer feature on the urban edge, limiting perception of the city before entering the built-up area and therefore playing an important role in maintaining the 'Kidlington Gap'. ….This release would result in the A34 becoming the Green Belt boundary from the Northern Gateway up to Oxford Parkway station, leaving only the width of a single field to separate Oxford from Kidlington.' (p118 -119).

Changes Sought

Amend the strategy to remove, or at least minimise, the amount of land to be removed from the Green Belt in the 'Kidlington Gap' by instead removing other areas, such as the J A Pye (Oxford)Ltd land at Webb's Way, Kidlington (PR32), which the Cerwell Green Belt Study (April 2017) has identified would cause less harm to the Green Belt.

Reasons for Participation

J A Pye (Oxford) Ltd owns land at Webb's Way, Kidlington and wishes to ensure that the argumentis strongly made for the removal of this site from the Green Belt and its allocation for housingdevelopment, which would help to address Oxford's unmet need.

PR-C-0778 10/10/2017 Sarah Knox-Brown Begbroke & Yarnton Green Belt Campaign N

5675

Comments

Questions the assessment of Shipton- on- Cherwell quarry, which assigns it high sensitivity (page 50) yet on the other hand proposes it as a location to be removed from the Green Belt. Main concern is in relation to the Addendum, which is a very brief study with little systematic analysis. The study is not referenced anywhere else in the current consultation materials and as such consultees will be unaware of the Council's reasons for defining precise boundaries.

Changes Sought

Reasons for Participation

Page 2

PR-C-1413 10/10/2017 Peter Wilsdon David Jarvis Associates on behalf of Shipton Ltd N Y N Y

5296

Comments

The Study included a GB harm assessment which gives Shipton Quarry a rating ranging from High to Moderate. However it is noted that the area to the east of the railway line which has received a 'high' harm rating is not proposed to be part of the development and will instead be used for ecological enhancement and mitigation. The rating for this should therefore be no greater than moderate. A number of the GB sites selected for inclusion in the Local Plan Review received similar ratings. It is unclear as to what extent the GB Study has considered the permitted uses (please refer to para. 1.8 for list of uses) of the quarry following restoration. The continued industrial use of the site increases the argument for removal of the site from the GB. In comparison to the other strategic sites within the heart of the Oxford GBt Ship ton Quarry is on the extreme periphery of the green belt and as such would provide a logical option to the re-designation of land from the GB.

Changes Sought

The Study included a GB harm assessment which gives Shipton Quarry a rating ranging from High to Moderate. However it is noted that the area to the east of the railway line which has received a 'high' harm rating is not proposed to be part of the development and will instead be used for ecological enhancement and mitigation. The rating for this should therefore be no greater than moderate.

Reasons for Participation

As outlined, a number of inaccuracies relating to the site exist in the evidence base, that need to be addressed. Following a review of the evidence base and the scoring of the sites in the Sustainability Appraisal, it is considered that further assessment work is likely to result in the site receiving a more favourable outcome to the extent that it should be considered a potential strategic development site. Should Cherwell District Council disagree and continue to use the inaccurate evidence base to exclude the site then it considered necessary to participate in the Examination.

PR-C-1436 10/10/2017 Patsy Dell Oxford City Council

5592

Comments

Notes that in the Cherwell Green Belt Study, Figure 1 in the Addendum indicates an area for removal from the GB that extends across the boundary in Oxford's administrative area. This approach is generally helpful in the context of the work currently also underway on a new Oxford Local Plan & showing that both councils are considering the wider picture, although it is noted that the site area does not align exactly with the area in the Oxford Local Plan Preferred Options Document. The City Council is proposing to remove two small parcels from the GB in this vicinity, the first being site reference 590: Pear Tree Farm, which aligns with the area shown in Figure 1. The second parcel however is more limited in area than that shown in Figure 1 of the Cherwell study.

Changes Sought

Proposes that both the Banbury Road North Sports Club and the sports ground at Cutteslowe Park will remain in the Green Belt, and the only parcel of land the City Council is proposing to remove from the Green Belt is site reference 107: Green Belt land at St Frideswide Farm. We would request that this minor change to the map (Figure 1 Cherwell Green Belt Study Addendum) is updated in future iterations to align more closely with the City Council's latest proposals as set out in the Preferred Options of the Oxford Local Plan, whilst also noting that this may change further as the Oxford Local Plan 2036 progresses.

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

PR40 Cherwell Green Belt Study (April 2017) and Addendum (June 2017)

PR-C-1443	10/10/2017	Alice	Fitton	Turley on behalf of Bovis Homes Ltd	Y	Y	N	Y

5270

Comments

Whilst Bovis acknowledge that some of the Oxford Green Belt may need to be released to meet the residual housing need within the HMA, the allocated sites are not considered to present the most appropriate strategy & as such the Plan cannot be considered to be justified by evidence (contrary to the NPPF). Figure 4.2 of the Cherwell Green Belt Study (April 2017) illustrates the harm to Green Belt resulting from release of sites. The Figure clearly shows that there will be high/ moderately high impacts should the majority of the sites in & around Kidlington be released to meet housing needs. This impact is further established within LUC's Addendum to the Study (June 2017) within which comments have been provided on each of the proposed releases. In particular, for the sites west & north of Yarnton, the Addendum states at paragraph 1.24 that the hedgerow boundary to the north is not a strong feature but is consistent with the proposed new settlement edge to the east of the A44. Commentary such as this within an evidence base is not convincing when considering how to manage further growth because it has already been recognised that the proposed boundary does not present a strong feature & as such opens up the possibility for challenges in the future. It is recommended that the Council seek to utilise sustainable sites outside of the Green Belt in the first instance, yet where this cannot be achieved, then the Council at least need to present development allocations that accommodate strong defensible boundaries to ensure development comes forward in accordance with the adopted strategy in the future. Furthermore, it is considered that the exceptional circumstances for the removal of land from the OxfordGreen Belt (as presented in paragraph 5.17 of the Proposed Submission Local Plan Partial Review) are ineffective due to the repetitive nature of each point. It is recommended that these exceptional circumstances are summarised referring to each key issue in turn, such as the need to meet Oxford's housing needs, the opportunity to provide improvements to the quantity and quality of new public open space and green infrastructure etc., and the need to ensure a cautious approach at Woodstock. It is not considered that the distance/ proximity to Oxford can present an exceptional circumstance to support Green Belt release."

Changes Sought

Reasons for Participation

"To explain further the rationale behind the suggested changes and be given the opportunity torespond to any changes the Council proposes to make and any further evidence that is presented."

PR43 Proposed Submission Sustainability Appraisal

PR-C-0018	24/07/2017	Philip	Skipp					

18

Comments

Would like to draw attention to the specific observations and findings regarding the SA (Sustainability Appraisal) Objectives 7, 8, 9, 10 & 13. The report begins by saying, 'In combination, the adopted Local Plan Part1 and the Local Plan Part 1 Partial Review … are likely to have significant negative effects' Referring to SA 10 (air quality and road congestion) it says the development would see 'increasing greenhouse gases from the construction and operation of the new communities as well as air pollution from increases in the number of vehicles'. In regard to SA Objective 7 (biodiversity) it notes, 'there is potential for pollution run off, dust, noise, light spillage and changes to water levels'. It goes on to say there is, 'the potential for habitat fragmentation and loss of connectivity, habitat and species loss, habitat disturbance and degradation and species population' Referring to SA Objective 8 (landscape) it observes, 'Most of the homes are to be provided on greenfield land of varied landscape character and sensitivity. In combination, the loss of such a significant area of countryside has the potential to generate significant negative effects'. Similarly, SA Objective 9 (historic environment) notes, 'Most of the homes are to be provided on greenfield land of varied historic value and sensitivity. In combination, a significant area of development has the potential to generate negative effects on heritage assets'. It concludes by saying of SA Objective 13 (efficient use of land) 'Most of the homes are to be provided on greenfield land of varied agricultural value, including some of the District's best and most versatile agricultural land'. When one reads other sections of the submission, it quite clear that the concerns raised above have already been anticipated by planners.

Changes Sought

Reasons for Participation

Page 2874

PR-C-2018	06/10/2017	Philip R	Skipp				N	

2389

Comments

Comments regarding the specific observations and findings of SA Objectives 7-10 and 13. 22,800 homes already committed in Cherwell and the additional 4,400 homes wll mean no amount of mitigation is going to lessen the huge impact it will have on the environment and existing communities. Oxford's unmet need is based on the SHMA and should be treated with caution. Government's view of protecting the Green Belt. Five guiding principles of the Green Belt quoted. CDC can not demonstrate any of the five guiding principles. There is a need for affordable housing and the creation of jobs but there is also a duty on those of us who care to speark up for the British countryside.

Changes Sought

Reasons for Participation

PR-C-0107	20/08/2017	Mr Jeffrey	Lyes		N	Y	N	

5827

Comments

The Plan is inconsistent with the National Policy as it treats the Green Belt (GB) with contempt. The national Planning Policy Framework (NPPF) only permits loss of GB in "very special" circumstances. Ref refers to government policy on GB in his letter. Unmet housing is not one of these. The Plan depends on the destruction of a significant portion of Green Belt. The NPPF states " The fundamental aim of the Green Belt is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belt are their openness and permanence". The identities of the three villages of Kidlington, Begbroke and Yarnton are characterised by open settings. They will be destroyed and become subsumed in a piece of what Cherwell Council calls "space shaping" - basically the urban sprawl the Government claims it wants to prevent. Cherwell seem to have a political approach to sustainability and have decided to simply offset the environmental loss of Green Belt by saying in Para 1.206 of their Sustainability Assessment: The overall impact on the Green Belt and its purposes, including the amount of land that needs to be removed to effectively implement the Plan, has been considered by the Council in the context of the outcomes of the SA for example in relation to the significant positive effects for affordable housing provision in locations which best help to meet Oxford's unmet housing needs." On that basis the Green Belt might as well not exist. It becomes by definition unsustainable.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

PR43 Proposed Submission Sustainability Appraisal

PR-C-0237 15/09/2017 Karen East TMP Planning Ltd on behalf of Gosford and Water Eaton Parish Council — N Y

822

Comments

Whilst it is noted that Area A - Kidlington and the surrounding area - appears to perform well against some of the criteria, notably access to services, the assessment also highlights number of potential negative effects, notably on landscape, biodiversity and heritage. Given the scale of development proposed, the benefits to health and well being (objective 2) (measured by proximity to existing public services e.g. doctor's surgeries, sports facilities and open space etc.) is overstated. These facilities are provided to serve existing communities, and will not be able to cater for new residents as well, without significant expansion/investment. Any large scale development would need to provide new services for new residents. The SA sets out that for Area of Search A, Kidlington, there is potential for both negativeand positive effects on air quality and congestion (Objective 10). Negative effects caused by increased traffic, given how close the area is to existing AQMAs, is of considerable concern. This further emphasises the need to deliver public transport, cycling and walking links to minimise this impact. The Parish is very concerned about the potential impacts on congestion arising from such large-scale development. On objective 5 (creating and sustaining vibrant communities), the potential for negative effects on existing communities is significant, and not just through the construction phase, but also once built through increased noise, light and traffic pollution, for example. At a high level of assessment as that used in the SA, there should be a recognition that significant adverse effects are possible, and that careful consideration needs to be given to help minimise these given planned development will increase the current local housing by over 208%. Noted there is some recognition of the impact of settlements coalescing under Objective 8 (landscape), believe that this is understating the impact. In terms of sustainability, the potential that existing settlements will lose their identity and merge together, is a major consideration for current and future generations. It should be given greater weight.Site Options within Areas of Search A and B Appraisals: Concerns in relation to the Sustainability Appraisal as applied to the Areas of Search are carried through to the appraisal of site options.Strategic Policies and Preferred Site Allocations Appraisal: Again, many of the concerns outlined above are carried through to the Preferred Site Allocations Appraisal. It is noted that Policy PR1 shows mixed positive/negative effects on Pollution and Congestion. Not convinced that there are positive effects on this objective given that increased road traffic will be generated in areas already suffering from pollution. This comment also applies to the housing site allocation which perform the same against this objective. In terms of the site allocations, also note that the housing sites within the Parish are shown to have potential negative effects on biodiversity, landscape, historic environment, efficient use of land and resource consumption. This reiterates concerns that there are significant environmental consequences arising from these allocations.Page 54 of the SA looks at cumulative effects and again highlights the negative effects of all development proposed.

Changes Sought

Parts of the Sustainability Appraisal should be reviewed and revised.

Reasons for Participation

The Parish Council would wish to take part in order to explain the potential impact of the proposed development on local communities and why this should be better reflected in the draft vision.

PR-C-0416 14/09/2017 Theresa Goss Milcombe Parish Council

1076

Comments

Cherwell had to increase its original proposal for housing by about one third in the Local Plan and they and the other districts which surround Oxford will have difficulty in accepting a further increase. CDC must ensure that it has enough land available to meet its own needs.

Changes Sought

Reasons for Participation

PR-C-0436 05/10/2017 Steve Pickles West Waddy ADP on behalf of JA Pye (Oxford) Ltd Y Y N Y

1103

Comments

With regard to these reasons the Council has recorded a significant negative effect with regard to the efficient use of land with regard to nearly all of the sites it has allocated. This because the sites are located on greenfield land and Agricultural Land Quality Grade 3 or above. This does not therefore mean that the land in Webb's Way is any worse than the other greenfield sites under consideration. As the site is only small, comprising 3.447 ha and a large part of it would be retained as open space as set out in the accompanying Landscape & Visual Appraisal (January 2017) in order to protect the character of the Cherwell Valley and Kidlington Conservation Area, there would not be a significant increase in traffic through the village and the high quality setting to the north and east of Kidlington would be protected. DTA have prepared a Transport Statement for the Webb's Way site, (submitted with these representations) which indicates that for a development of 30 dwellings, which is what would be likely to be accommodated on this site, 'the proposed use could generate in the order of 16 two-way vehicle movements during the peaks,' i.e. 8.00 - 9.00 & 17.00 - 18.00 or '1 trip every 4 minutes'. This would have a negligible impact on traffic movements through the village. For these reasons it is not considered that the reasons for rejection given in the council's Sustainability Appraisal are valid.

Changes Sought

Amend the strategy to remove, or at least minimise, the amount of land to be removed from the Green Belt in the 'Kidlington Gap' by instead removing other areas, such as the J A Pye (Oxford)Ltd land at Webb's Way, Kidlington (PR32), which the Cherwell Green Belt Study (April 2017) has identified would cause less harm to the Green Belt.

Reasons for Participation

J A Pye (Oxford) Ltd owns land at Webb's Way, Kidlington and wishes to ensure that the argumentis strongly made for the removal of this site from the Green Belt and its allocation for housingdevelopment, which would help to address Oxford's unmet need.

PR-C-0436 05/10/2017 Steve Pickles West Waddy ADP on behalf of JA Pye (Oxford) Ltd Y Y N Y

1102

Comments

The Council has decided that the most sustainable locations for accommodating development to meet Oxford's unmet need are in Areas of Search A and B. The Webb's Way site is in Area A and so is in a sustainable location to meet Oxford's unmet need. The Council has given its reasons for rejecting the site (Site ref 32) in paragraphs 10.124 - 10.126 of the Sustainability Appraisal where it states that: '10.124 Significant positive effects are identified in relation to access to services and facilities. Significant negative effects are recorded for the efficient use of land. 10.125 The site's location to the north of Kidlington centre means that increased traffic through the village could be expected. The site lies within a Conservation Area comprising the original historic core of the village but this in itself would not preclude high quality, sensitively designed development. The Kidlington Framework Masterplan (2016) highlights the need to protect the high quality setting to the north and east of Kidlington. In view of the likely traffic generation and the Masterplan's aspiration, the site is not considered to represent the best way to achieve sustainable development to meet Oxford's needs. 10.126 The Council considers that site should not be taken forward for residential development.'

Changes Sought

Amend the strategy to remove, or at least minimise, the amount of land to be removed from the Green Belt in the 'Kidlington Gap' by instead removing other areas, such as the J A Pye (Oxford)Ltd land at Webb's Way, Kidlington (PR32), which the Cherwell Green Belt Study (April 2017) has identified would cause less harm to the Green Belt.

Reasons for Participation

J A Pye (Oxford) Ltd owns land at Webb's Way, Kidlington and wishes to ensure that the argumentis strongly made for the removal of this site from the Green Belt and its allocation for housingdevelopment, which would help to address Oxford's unmet need.

PR-C-0548 09/10/2017 Clive McDonnell — N

5397

Comments

Objects to proposed plan & sustainability appraisal. It is inconsistent with the NPPF because it fails to provide sustainable development, ensuring a better life for current/future generations. It fails to: Promote realistic sustainable transport; Protect GB; Meet the challenge of climate change & resultant flooding; Conserve and enhance the natural and historic environments. The consultation process has been unreasonable. I object to the complexity of it, with the demand that representations are made on a specific form, and being timed over school holidays. CDC failed to give the public an opportunity to digest the proposals & make their views known. Considers the proposed submission plan, associated policy maps and sustainability appraisal to be unsound, not positively prepared, not justified and not effective for the reasons detailed in specific objections and comments.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

PR43 Proposed Submission Sustainability Appraisal

PR-C-0559 09/10/2017 Keerpa Patel South Oxfordshire District Council

1388

Comments

With regard to the Proposed SSA, we note the 3 scenarios which have been tested, in terms of the 4400 homes apportionment & significantly less & significantly more than this. However, we would like more clarity on what is “significant” as it is not clear at present? The testing of the higher & lower numbers also does not appear to relate to any spatial strategy so the implications of this are also unclear.

Changes Sought

SA Section 8 quantum of development: would like more clarity on what is “significant” as it is not clear at present?

Reasons for Participation

PR-C-0622 03/10/2017 Jennifer Coppock Carter Jonas LLP for Oxford Centre for Hebrew and Jewish Studies& Benesco Y N N

1543

Comments

Concerned that the Council has not undertaken a robust assessment of the options for accommodating Oxford City's unmet housing need, particularly within Yarnton. The Council's Sustainability Assessment is flawed and should have considered development on at least part of our client’s land as well as the proposed allocation at Land West of Yarnton (draft Policy PR9). Paragraph 10.148 of the Sustainability Assessment confirms that significant positive effects, regarding development on the subject site ('Site 75 - Land adjacent to The Old School House, Church Lane, Yarnton'), are identified in relation to access to services and facilities. It has also been confirmed that no significant negative effects are identified. The Council has acknowledged that the site could link to, and integrate with, the existing village of Yarnton. However, concern is raised in relation to the potential impacts on the setting of the Registered Park and Garden and listed buildings to the south of the site, and as such the Council has concluded that the site, in its entirety, should not be taken forward for residential development. In doing this, the Council has not considered the potential to develop only the northern portion of the subject site, 'Site 75', rather than the whole of the site. Development on the northern portion, in particular, would form a logical extension to the village and would be sufficiently separated from the Registered Park and Garden and listed buildings to the south. The Proposed Submission Partial Review proposes to deliver 4,400 new homes within seven residential development areas. Paragraph 8.60 states that delivering all 4,400 homes, or significantly more, in close proximity to Oxford and the villages of Kidlington, Begbroke, Islip and Yarnton will ensure that the new homes are located in areas with good access to medical services and open spaces for recreation. This suggests that it would be more sustainable to deliver new homes within the villages mentioned above than other parts of the District, or even the County as a whole. Given that Yarnton has been designated a large Category A village which has access to a range of services and facilities, including a primary school which is proposed to be extended as part of the development on Land West of Yarnton (draft Policy PR9), it is considered that the village has the capacity to deliver more new homes than currently proposed within the Partial Review Local Plan. Development on the northern portion of the subject site would provide small scale, sustainable development which could come forward in the short term. We therefore urge the Council to consider the subject site, in whole or in part, for inclusion within the Local Plan Partial Review. If the subject site were to be developed, the existing landscaping and Yarnton Manor boundary to the south of the site would provide a clear, defensible and permanent boundary to the Green Belt as required by paragraph 85 of the National Planning Policy Framework (NPPF). Furthermore, if the northern portion of the site were to be developed, a comprehensive landscaping scheme would accompany any such development, both screening and protecting the settings of the nearby listed buildings and Registered Park and Garden and enhancing the site's/ Green Belt boundary to the south. The Local Plan Partial Review has not been positively prepared as there is additional capacity for the development of new homes at Yarnton, a sustainable large Category A village within close proximity to Oxford City, which is not currently being realised by the Council. Concerned that the Council has not undertaken a robust assessment of the options for accommodating Oxford City's unmet housing need, particularly within Yarnton. The Local Plan Partial Review is not justified as the Council has failed to fully consider all reasonable alternatives/ additional options as the whole of the subject site has been disregarded without considering the potential for partial development on the site.

Changes Sought

The Council should consider the northern portion of the site as a small scale, sustainable housing allocation at Yarnton.

Reasons for Participation

PR-C-0682 08/10/2017 Tara J Prayag

5421

Comments

This was incredibly difficult to understand and make sense of. Have no doubt this was also deliberate. Have read through the parish council’s response which I do understand and I attach that here:The Sustainability Appraisal (SA) is based on considering areas against a range of economic, social and environmental objectives. It is a high level study, based on a number of assumptions and subjective judgements, and therefore can only have limited value in assessing the suitability of locations for development. Our comments below relate to the different stages of the process. Areas of Search Appraisal (1.93 – 1.113) The points below repeat out concerns expressed at the Option Consultation Stage. Whilst I note that Area A - Kidlington and the surrounding area - appears to perform well against some of the criteria, notably access to services, the assessment also highlights a number of potential negative effects, notably on landscape, biodiversity and heritage. Given the scale of development proposed, the benefits to health and well being (objective 2) (measured by proximity to existing public services e.g. doctor’s surgeries, sports facilities and open space etc.) is overstated in our view. These facilities are provided to serve existing communities, and will not be able to cater for new residents as well, without significant expansion/investment. Examples include doctor surgeries and hospitalservices. Any large scale development would need to provide new services for new residents. The SA sets out that for Area of Search A, Kidlington, there is potential for both negative and positive effects on air quality and congestion (Objective 10). Negative effects caused by increased traffic, given how close the area is to existing AQMAs, is of considerable concern. This further emphasises the need to deliver public transport, cycling and walking links to minimise this impact. As stated elsewhere, the Parish is very concernedabout the potential impacts on congestion arising from such large-scale development. On objective 5 (creating and sustaining vibrant communities), the potential for negative effects on existing communities is significant, and not just through the construction phase, but also once built through increased noise, light and traffic pollution, for example. At a high level of assessment as that used in the SA, there should be a recognition that significant adverse effects are possible, and that careful consideration needs to be givento help minimise these given planned development will increase the current local housing by over 108%. Whilst I note there is some recognition of the impact of settlements coalescing under Objective 8 (landscape), I believe that this is understating the impact. In terms of sustainability, the potential that existing settlements will lose their identity and merge together, is a major consideration for current and future generations. It should be given greater weight.Site Options within Areas of Search A and B Appraisal.I set out above our concerns in relation to the Sustainability Appraisal as applied to the Areas of Search and many of these concerns are carried through to the appraisal of site options.Strategic Policies and Preferred Site Allocations AppraisalAgain, many of the concerns outlined above are carried through to the Preferred Site Allocations Appraisal. It is noted that Policy PR1, a key policy for the Plan shows mixed positive/negative effects on Pollution and Congestion. Not convinced that there are positive effects on this objective given that increased road traffic will be generated in areas already suffering from pollution. This comment also applies to the housing site allocation which perform the same against this objective.In terms of the site allocations we also note that the housing sites within the Parish are shown to have potential negative effects on biodiversity, landscape, historic environment, efficient use of land and resource consumption. This reiterates our concerns expressed in other parts of our responses that there are significant environmental consequences arising from these allocations.Page 54 of the SA looks at cumulative effects and again highlights negative effects as highlighted above when you look at the effects of all development proposed.

Changes Sought

Reasons for Participation

PR-C-0778 10/10/2017 Sarah Knox-Brown Begbroke & Yarnton Green Belt Campaign N

5668

Comments

The appraisal of alternative apportionment figures in Chapter 8 of the SA is high level to the point of being meaningless. There is no consideration given to the spatial implications of accommodating different apportionment figures and hence no potential to conclude on effects. Specific reference made to paragraphs 8.25 and 8.26. Discussion in paragraphs 7.69 to 7.91 of the SA report, which deal with the Council's reasons for focusing on Areas A and B, is long winded and unhelpful. Paragraphs 7.71 to 7.72 reference the Council's reliance on an overly simplistic metric. Reference is made to the Local Plan Expert's Group concerns regarding reliance on the regulation 19 stage, which suggests that consultation on the SA Report alongside a "true" draft plan, under Regulation 18, is necessary to meet with the requirements of the SEA Directive and the Aarhus Convention. Reference made to inaccuracies in paragraph 10.102 on Shipton on Cherwell quarry. General concerns over analysis being overly mechanistic, the report being too long, repetition of 2016 analysis rather than refining of options, and little to indicate new evidence/understanding was taken into account. Specific points raised with reference to access to a train station, agricultural land, air quality, economic objectives, flood risk, landscape, and Shipton-on-Cherwell and Whitehill Farm Quarries SSSI. Various concerns on the adequacy of the SA report focussing on the Non Technical Summary, including its length, reference to positive effects for air quality and biodiversity, no suggested recommendations/mitigation measures as required by the SEA Regulations, and no analysis presented to justify the conclusions.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

PR43 Proposed Submission Sustainability Appraisal

PR-C-0788 10/10/2017 Andy Garraway Turnberry on behalf of Exeter College Y Y N Y

5484

Comments

The allocation of site PR6c for the potential construction of a golf course, should this be required as a result of the development of Land to the West of Oxford Road under Policy PR6b, is not justified by the evidence base and is an inefficient use of a sustainably-located parcel of land, which is well-related to Oxford. Despite being stated by Cherwell District Council to be unsuitable for allocation as housing in its justification for policy PR6c, the Sustainability Appraisal demonstrates that the site performs equally with sites PR6b and PR7a, and better than sites PR9 and PR10 in terms of impacts on Oxford City, and equal to PR6a, PR6b, PR9 and PR10 in terms of impacts on Cherwell District.

Changes Sought

Reasons for Participation

To ensure Exeter College's position regarding PR6c is articulated effectively

PR-C-0788 10/10/2017 Andy Garraway Turnberry on behalf of Exeter College Y Y N Y

2024

Comments

This representation and its accompanying evidence base demonstrate that there is a basic failure of approach in the Proposed Submission Plan Sustainability Appraisal's analysis of allocated sites and alternatives. The Sustainability Appraisal assesses Site PR6c not against the purposes of the Local Plan Review, i.e. to meet Oxford's unmet housing need in a sustainable way that is spatially-relevant to Oxford, but rather against the allocation of the site as a golf course. The reasons for this approach are not set out in the SA, nor are they evidenced in the Submission Local Plan. This therefore results in a lack of assessment of Site PR6c in terms of its suitability to provide housing. This failure to undertake a robust and comparable assessment of the site's suitability for allocation for housing, coupled with a lack of justification in the Sustainability Appraisal and Proposed Submission Plan for this approach, results in an evidence base which is flawed, unsubstantive and does not conform to the requirements of Paragraph 158 of the National
Planning Policy Framework (NPPF). It further does not provide a direct comparison of the advantages and disadvantages of the site compared to the other allocations and does not permit a third-party to understand the conclusions of the Sustainability Appraisal, nor the rationale behind them.

Changes Sought

Reasons for Participation

To ensure Exeter College's position regarding PR6c is articulated effectively

PR-C-0790 10/10/2017 Chris Shaw Bloor Homes Western N Y N Y

5835

Comments

The Pre-Submission draft of the Local Plan Partial Review is not legally or procedurally compliant as a result of the approach undertaken to identifying first, broad Areas of Search Options and secondly, specific sites within those options that were taken forward (Options A and B). Bloor Homes currently control land at Dover Avenue and Thornbury Rise (Site PR 45), which lies immediately to the south of the existing allocation within the adopted Local Plan, BAN 3 – West of Bretch Hill. In line with previous representations submitted in relation to land at Dover Avenue and Thornbury Rise, it is considered that the site offers a logical and sustainable extension to the settlement of Banbury, which would not necessitate the removal of Green Belt Land. Furthermore, it is considered that the Local Plan Partial Review fails the tests of soundness set out within Paragraph 182 of the National Planning Policy Framework. 4.5 It is therefore considered that significant amendments to the Local Plan Partial Review are required before the plan can be found sound or legally compliant. Appendix 1 - Site Location Plan. Appendix 2 - Site Sustainability Appraisal.

Changes Sought

Reasons for Participation

It is considered necessary to ensure that the Local Plan Partial Review is legally and procedurally compliant, positively prepared, justified, effective and compliant with national policy.

PR-C-0790 10/10/2017 Chris Shaw Bloor Homes Western N Y N Y

5380

Comments

Specifically with relation to Option H, the SA considers that the alternative options would have a greater detrimental impact on the existing spatial strategy within the existing Local Plan. The sole reason for this conclusion with respect to Option H is that "additional significant development in the Banbury area would provide unwarranted competition for private and public investment potentially hindering the delivery of existing Local Plan policies by 2031." However, no evidence is provided that supports this assertion. Moreover, as the LPAs within Oxfordshire form a single, strategic HMA, housing need within one LPA can be appropriately accommodated within the other. As the additional development required to satisfy Oxford's unmet housing need (ca. 15,000 dwellings) is identified as part of the wider need for ca. 100,000 homes during 2011-2031 in Oxfordshire, as a whole, locating this development in another district within the same HMA is unlikely to adversely affect the viability or delivery of housing within Cherwell itself. This is supported by the Oxfordshire Growth Board Post-SHMA Strategic Work Programme (SWP), which states that "…the evidence indicates good levels of demand for new homes and residential development land in Oxford and surrounding areas, particularly those with good transport connections to the City" while "…generally, large scale residential sites in close proximity to Oxford will be viable unless there are exceptional levels of abnormal costs or expensive strategic infrastructure requirements which are unlikely to be funded." Indeed, the SA concludes that Option H scores the most positive, significant effects on Cherwell, as well we the least significant, negative effects on both Cherwell and Oxford, alongside other options, including Option A (SA Paragraph 7.71). Furthermore, as well as supporting the Area of Search H, consideration needs to be given to opportunities to increase the amount of dwellings, where appropriate, on existing Strategic Sites or as extensions to existing, Strategic Sites (including Banbury 3: West of Bretch Hill). A similar approach was recommended by the OGB's SWP report, which stated: "When deciding which, if any, sites to include in their Local Plans to meet Oxford's unmet housing needs, consideration should be given to the merits or otherwise of bringing forward a combination of sites in order to provide a coordinated approach to the planning and delivery of development.

Changes Sought

Reasons for Participation

It is considered necessary to ensure that the Local Plan Partial Review is legally and procedurally compliant, positively prepared, justified, effective and compliant with national policy.

PR-C-0790 10/10/2017 Chris Shaw Bloor Homes Western N Y N Y

5377

Comments

As part of the 2014 Proposed Modifications Consultation of the Local Plan a Sustainability Assessment (SA) for the site was specifically produced. The attached assessment provides a positive assessment of the site and is still considered relevant in terms of this consultation. The SA identifies that the site would contribute towards reducing poverty and social exclusion, as new development would be required to provide affordable housing. Although the definitive level of affordable housing provision would be a matter for future planning applications, the importance of any additional affordable housing in Banbury cannot be understated. The site would also positively contribute towards the Council's regeneration objectives of Bretch Hill. Furthermore, an analysis of environmental impacts, sustainable transport as well as appropriate landscaping were undertaken as part of the planning process for the application to the north (13/00444/OUT and 17/00189/F). This found that any negative impacts resulting from the northern development could be sufficiently mitigated. Given the congruity of the site, it is felt that the same conclusions can be appropriately drawn. Overall it is evident that the site (PR 45) is suitable for approximately 150-200 dwellings and would provide a logical and sustainable extension to the settlement of Banbury as well as the submitted Core Strategy Banbury 3 Allocation and planning applications 13/00444/OUT and 17/00189/F. It is therefore considered that in bringing forward development on this site, at the present time, Bloor Homes intend for it to make a positive contribution to the wider housing needs of Cherwell District, particularly given that there is a requirement for the Council to accommodate some of the unmet housing need and the housing land requirement from Oxford City Council.

Changes Sought

Suggests inclusion of PR45 would assist with meeting Oxford's unmet housing need.

Reasons for Participation

It is considered necessary to ensure that the Local Plan Partial Review is legally and procedurally compliant, positively prepared, justified, effective and compliant with national policy.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

PR43 Proposed Submission Sustainability Appraisal

PR-C-0799 10/10/2017 Steven Sensecall Carter Jonas on behalf of Sheehan Group of Companies N Y N Y

2058

Comments

Knightsbridge Farm is a 'site rejected within the GB'. Paragraph 10.154 of the Sustainability Appraisal (Site 92 - Knightsbridge Farm, Yarnton) states that 'significant positive effects are identified in relation to access to services and facilities and reducing air pollution. Significant negative effects are identified in relation to landscape impact and reducing air pollution.' It is difficult to understand how development on the site could possibly have both significant positive and significant negative effects in relation to reducing air pollution. Clarification is sought in relation to this comment.

Changes Sought

Remove the land at and adjacent to Knightsbridge Farm from the GB. Amend the boundary of the Begbroke Urban Neighbourhood (Policy PR8) so as to include the land at and adjacent to Knightsbridge Farm in the allocated site for residential development or a mix of residential and other uses.

Reasons for Participation

As drafted, and in so far as it relates to the land at and adjacent to Knightsbridge Farm, the Plan has not been positively prepared, is not justified and is not effective. This goes to its soundness and raises issues that should be explored fully at the oral part of the Examination.

PR-C-0799 10/10/2017 Steven Sensecall Carter Jonas on behalf of Sheehan Group of Companies N Y N Y

2056

Comments

The proposed Submission Partial Review proposes to deliver 4,400 new homes within seven residential development areas. Paragraph 8.60 states that delivering all 4,400 homes, or significantly more, in close proximity to Oxford and the villages of Kidlington, Begbroke, Islip and Yarnton will ensure that the new homes are located in areas with good access to medical services and open spaces for recreation. This suggests that it would be more sustainable to deliver new homes within the villages mentioned above than in other parts of the District, or even the County as a whole.

Changes Sought

Remove the land at and adjacent to Knightsbridge Farm from the GB. Amend the boundary of the Begbroke Urban Neighbourhood (Policy PR8) so as to include the land at and adjacent to Knightsbridge Farm in the allocated site for residential development or a mix of residential and other uses.

Reasons for Participation

As drafted, and in so far as it relates to the land at and adjacent to Knightsbridge Farm, the Plan has not been positively prepared, is not justified and is not effective. This goes to its soundness and raises issues that should be explored fully at the oral part of the Examination.

PR-C-0799 10/10/2017 Steven Sensecall Carter Jonas on behalf of Sheehan Group of Companies N Y N Y

2060

Comments

Paragraph 10.155 of the Sustainability Appraisal states that the site could 'link to the existing village and Kidlington'. The site would provide a sustainable extension to Yarnton and/or the Begbroke Urban Neighbourhood, which could come forward in the short term (i.e. in the first 5 years of the Plan period).

Changes Sought

Remove the land at and adjacent to Knightsbridge Farm from the GB. Amend the boundary of the Begbroke Urban Neighbourhood (Policy PR8) so as to include the land at and adjacent to Knightsbridge Farm in the allocated site for residential development or a mix of residential and other uses.

Reasons for Participation

As drafted, and in so far as it relates to the land at and adjacent to Knightsbridge Farm, the Plan has not been positively prepared, is not justified and is not effective. This goes to its soundness and raises issues that should be explored fully at the oral part of the Examination.

PR-C-0804 10/10/2017 Steven Sensecall Carter Jonas on behalf of W Lucy & Co Ltd Y N N Y

5478

Comments

Land south of Sandy Lane is a 'site rejected within the GB', para 10.127 states that 'significant positive effects are identified in relation to access to services & facilities. Significant negative effects are recorded for landscape impact & for the efficient use of land.' Para 10.128 continues that 'residential land to the east of the railway [the railway lies immediately west of the subject site] would unacceptably damage the integrity of the GB between the railway & Kidlington'.

Changes Sought

Remove the land south of Sandy Lane from the Green Belt.Amend the boundary of the Begbroke Urban Neighbourhood (Policy PR8) so as to include the land south of Sandy Lane in the allocated site for residential development or a mix of residential and other uses.

Reasons for Participation

As drafted, and in so far as it relates to the land south of Sandy Lane, the Plan has not been positively prepared, is not justified and is not effective. This goes to

PR-C-0804 10/10/2017 Steven Sensecall Carter Jonas on behalf of W Lucy & Co Ltd Y N N Y

5479

Comments

The Proposed Submission Partial Review proposes to deliver 4.4K new homes within 7 residential development areas. Para 8.60 states that delivering all 4.4K homes, or significantly more, in close proximity to Oxford, Kidlington, Begbroke, Islip & Yarnton will ensure that the new homes are located in areas with good access to medical services & recreational open spaces. Suggesting that it would be more sustainable to deliver new homes in these villages than other parts of the District, or even the whole County. Begbroke has been designated a Cat. A Service Village, with a wide range of services & facilities. It is considered that the village has the capacity to deliver more new homes than currently proposed within the Partial Review Local Plan. Development on land south of Sandy Lane would further help meet Oxford's unmet housing need due to the site's close proximity & accessibility to the City. The Council's Sustainability Appraisal acknowledges that the site is close to sustainable transport routes with good accessibility to employment.

Changes Sought

Remove the land south of Sandy Lane from the Green Belt.Amend the boundary of the Begbroke Urban Neighbourhood (Policy PR8) so as to include the land south of Sandy Lane in the allocated site for residential development or a mix of residential and other uses.

Reasons for Participation

As drafted, and in so far as it relates to the land south of Sandy Lane, the Plan has not been positively prepared, is not justified and is not effective. This goes to

PR-C-0820 10/10/2017 Richard House Gladman Developments Y Y N

2240

Comments

Detailed references are made to the NPPF & NPPG. References are made to the Duty to Co-operate and the Sustainability Appraisal.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

PR43 Proposed Submission Sustainability Appraisal

PR-C-0842 10/10/2017 Duncan Chadwick David Lock Associates on behalf of University of Oxford, Merton College and a private landowner Y Y N Y

5021

Comments

The Sustainability Appraisal suggests a 'significant negative effect' in relation to Sustainability Objective No. 13 "to improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance". The justification is based upon the site being entirely greenfield. This ignores the inclusion of the Yarnton Nurseries Garden & Shopping Village within the proposed Policy PR8 allocation. This extends to approximately 5 hectares and is clearly an extensively developed site. The Tripartite therefore considers that the Sustainability Appraisal and its assessment is (in this respect) ineffective, incorrect and misleading as a sizeable part of the site is and should be considered to be previously developed land in the Sustainability Appraisal. The location of the allocation is driven [in large part] by the proximity to, and inclusion of, the University of Oxford's Begbroke Science Park and potential relationship between 1,950 new homes and the jobs, research, innovation and commercial activity associated with the Science Park, which is recognised in the Plan as being of 'international significance' and 'of great importance to the local and Oxfordshire economy. The site was chosen, inter alia, as an efficient and sustainable way to deliver homes, jobs and infrastructure together, reducing the need to travel by car. Policy PR8 proposes an 'urban neighbourhood' with homes constructed at an approximate average net density of 45 dwellings to the hectare. This will ensure efficient use of the land available. Its co-location, close to Oxford and Kidlington, next to a railway halt and possible P&R and close to Oxford Airport brings an exceptional or unique opportunity to meet Oxford's needs in association with the growth of the Science Park, the expansion of which has already been accepted to be an 'exceptional circumstance' justifying a Green Belt Partial Review (Cherwell Local Plan 2011-2031 Part 2). The SA also suggests that the majority of the land is predominantly Grade 2 and 3 agricultural land, which the Tripartite consider is not based upon proportionate evidence (Paragraph 182 of the NPPF). The only information on agricultural land quality available for this site is provisional (1:250,000) mapping from the 1970s. This information is both insufficiently accurate in scale and uses an obsolete system of classification (the current guidelines for ALC are from 1988). Natural England (the statutory consultees on land quality) make clear in their Technical Guidance Note (TIN 049) that these maps should not be relied upon for individual sites and detailed survey is needed. Such a survey is being undertaken by the Tripartite's agricultural land consultants and the results/report/assessment will be available to inform discussion and further representations to the Inspector appointed to examine the Plan. Therefore, the statement that "the majority of the site (approximately 45%) is classed as Grade 2 Agricultural Land, while the remainder is classed as Grade 3 (approximately 40%) Agricultural Land and urban (approximately 5%)" is inaccurate; it will not be known what proportion of the land is within each grade until it has been surveyed in detail. Detailed comments on the SA assessment for Policy PR8 provided.

Changes Sought

Proposed changes suggested - SA Objective No. 9 to be amended to show a 'negligible effect'. SA Objective No. 13 to show a 'negligible effect likely' or 'likely effect uncertain'. SA Objective No. 14 to be amended to show a 'minor positive effect'.

Reasons for Participation

The land owned and controlled by the Tripartite comprises some 86% of the largest draft allocation within the Plan and as such, occupies a unique and vitally important role in meeting Oxford's Unmet Housing Needs. As such, the Tripartite consider it is essential that it is present [and/or represented] and participates at the Examination in order to assist the Inspector by responding to any queries that may arise and supporting the assessment of the soundness of the Plan.

PR-C-1399 10/10/2017 Ms Jennifer Mitter Lichfields on behalf of The Church Commissioners for England (CCE) N N Y

5834

Comments

The CDC Local Plan Part 1 and the NPPF (Para 34) support a strategy whereby growth should be directed towards the most sustainable locations, encouraging travel by non-car modes. The County Council's Oxford Transport Strategy is also clear in its objectives for achieving a meaningful modal shift for those travelling into Oxford City away from the private car and towards public transport. In this context, the justification for the Council's approach in pursuing growth at sites such as PR7, PR8, PR9 and PR10 which propose concentrated levels of development (circa 3,220 dwellings) is unclear. The development as proposed is concentrated along the already very congested A44 corridor and around Kidlington which is a known congestion hotspot. While some development in this area may be appropriate, the concentration of sites will lead to significant issues of congestion given that the sustainable modes being pursued (with the exception of cycling) are all road based Park & Ride, Bus and RTP routes. The Sustainability Appraisal (June 2017) recognises that new development around the Kidlington area 'may increase congestion but the Local Plan Part 1 Partial Review allocates new housing sites that encourage the use of sustainable transport and are allocated following consideration of their impacts on transport patterns through the SA'. Notwithstanding assessment of the proposed allocations through the SA, the impact of congestion has not been sufficiently weighed in the balance when considering reasonable alternative sites and a broader distribution across the District. For example, locating development on the rail network at locations such as Islip would assist in removing some traffic movement from the road entirely. It's recognised that there is the potential for a new railway station at Yarnton, but this is a long term strategy with no immediate proposals for delivery. CDC does not consider this necessary infrastructure to support the proposals and simply consider it a potential future benefit. Therefore, all focus for this plan period under this strategy will be on the road, contrary to the conclusions of the Sustainability Appraisal and to which our client objects. Overall, the various transport evidence base documents prepared to date have not robustly assessed the opportunities to improve rail usage despite current work being undertaken to develop the East-West rail link. East-West rail Phase 1 works saw an upgrade of Islip station which is on the new Oxford – London Marylebone line. The Western Section of East-West Rail will also see the introduction of three new passenger services, for direct services within the region and connections to national mainline services. These services are due to start operating in the early 2020s. Despite this significant rail investment, no development is proposed within Islip which is just a 3 minute train ride from Oxford Parkway, 7 minutes from Bicester, 11 minutes from Oxford and under an hour to London Marylebone. Our client is of the view that Policy PR4a (and by association policies PR6-PR10) focuses too strongly on improvements to and mitigations for the highway network rather than considering options for removing traffic from the road network and towards more sustainable modes such as rail. The proposed locations for the additional housing are known areas of congestion and the transport proposals do not go far enough to solve the existing issues, with the proposed levels of development in this location likely to compound matters further. Our client objects to these policies which will lead to increased levels of congestion and the strategy will not achieve a step change in modal split. Soundness - The evidence base prepared to support Policy PR4a (and by association policies PR6-PR10) is not sufficiently robust to justify the approach to allocate this level of housing in an area of existing traffic congestion without an effective strategy to achieve a step change in modal split. The Council needs to justify its approach for focusing so much of the new development in one area which is already known to suffer issues relating to road congestion. Rail has not been considered as a reasonable alternative within the evidence base documents and consequently the draft plan is not justified. The draft Plan is not Effective, as it focuses too much of the housing requirement in one, focused area. The Plan is not consistent with national Policy as the proposed development is not located where the need to travel will be minimised and the use of sustainable transport modes can be maximised.

Changes Sought

The evidence base has failed to sufficiently consider investment in rail / exploitation of existing rail assets despite recent investment in the East-West Rail project. A thorough exploration of the reasonable alternatives is required.
More detailed consideration needs to be given to the potential for locating new development at Islip within proximity to the existing railway station. This location would be sustainable and would support the existing local community. It has been demonstrated that there are no overriding physical constraints, in terms of highway impact, flooding and ecology, to the development of this land.

Reasons for Participation

Due to the complexity of the matters discussed in relation to PR4a

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

PR43 Proposed Submission Sustainability Appraisal

PR-C-1399 10/10/2017 Ms Jennifer Mitter Lichfields on behalf of The Church Commissioners for England (CCE) N N Y

5829

Comments

The CDC Local Plan Part 1 and the NPPF (Para 34) support a strategy whereby growth should be directed towards the most sustainable locations, encouraging travel by non-car modes. The County Council's Oxford Transport Strategy is also clear in its objectives for achieving a meaningful modal shift for those travelling into Oxford City away from the private car and towards public transport. In this context, the justification for the Council's approach in pursuing growth at sites such as PR7, PR8, PR9 and PR10 which propose concentrated levels of development (circa 3,220 dwellings) is unclear. The development as proposed is concentrated along the already very congested A44 corridor and around Kidlington which is a known congestion hotspot. While some development in this area may be appropriate, the concentration of sites will lead to significant issues of congestion given that the sustainable modes being pursued (with the exception of cycling) are all road based Park & Ride, Bus and RTP routes. The Sustainability Appraisal (June 2017) recognises that new development around the Kidlington area 'may increase congestion but the Local Plan Part 1 Partial Review allocates new housing sites that encourage the use of sustainable transport and are allocated following consideration of their impacts on transport patterns through the SA'. Notwithstanding assessment of the proposed allocations through the SA, the impact of congestion has not been sufficiently weighed in the balance when considering reasonable alternative sites and a broader distribution across the District. For example, locating development on the rail network at locations such as Islip would assist in removing some traffic movement from the road entirely. It's recognised that there is the potential for a new railway station at Yarnton, but this is a long term strategy with no immediate proposals for delivery. CDC does not consider this necessary infrastructure to support the proposals and simply consider it a potential future benefit. Therefore, all focus for this plan period under this strategy will be on the road, contrary to the conclusions of the Sustainability Appraisal and to which our client objects. Overall, the various transport evidence base documents prepared to date have not robustly assessed the opportunities to improve rail usage despite current work being undertaken to develop the East-West rail link. East-West rail Phase 1 works saw an upgrade of Islip station which is on the new Oxford – London Marylebone line. The Western Section of East-West Rail will also see the introduction of three new passenger services, for direct services within the region and connections to national mainline services. These services are due to start operating in the early 2020s. Despite this significant rail investment, no development is proposed within Islip which is just a 3 minute train ride from Oxford Parkway, 7 minutes from Bicester, 11 minutes from Oxford and under an hour to London Marylebone. Our client is of the view that Policy PR4a (and by association policies PR6-PR10) focuses too strongly on improvements to and mitigations for the highway network rather than considering options for removing traffic from the road network and towards more sustainable modes such as rail. The proposed locations for the additional housing are known areas of congestion and the transport proposals do not go far enough to solve the existing issues, with the proposed levels of development in this location likely to compound matters further. Our client objects to these policies which will lead to increased levels of congestion and the strategy will not achieve a step change in modal split. Soundness - The evidence base prepared to support Policy PR4a (and by association policies PR6-PR10) is not sufficiently robust to justify the approach to allocate this level of housing in an area of existing traffic congestion without an effective strategy to achieve a step change in modal split. The Council needs to justify its approach for focusing so much of the new development in one area which is already known to suffer issues relating to road congestion. Rail has not been considered as a reasonable alternative within the evidence base documents and consequently the draft plan is not justified. The draft Plan is not Effective, as it focuses too much of the housing requirement in one, focused area. The Plan is not consistent with national Policy as the proposed development is not located where the need to travel will be minimised and the use of sustainable transport modes can be maximised.

Changes Sought

The evidence base has failed to sufficiently consider investment in rail / exploitation of existing rail assets despite recent investment in the East-West Rail project. A thorough exploration of the reasonable alternatives is required.
More detailed consideration needs to be given to the potential for locating new development at Islip within proximity to the existing railway station. This location would be sustainable and would support the existing local community. It has been demonstrated that there are no overriding physical constraints, in terms of highway impact, flooding and ecology, to the development of this land.

Reasons for Participation

Due to the complexity of the matters discussed in relation to PR4a

PR-C-1404 09/10/2017 Andrew Hornsby-Smith N N N Y

5832

Comments

The appraisal and choice of sites due to the weighting attached to the criteria in both the Green Belt Study and the Sustainability Appraisal result in skewed assessments that place heavy weighting on access to transport infrastructure and employment potential, and very little emphasis on harm to the Green Belt. Representations to Issues and Options stage included in references made. The allocation of sites has been made based very largely on the results of the sustainability appraisal, backed up by a very flawed Transport Assessment (see my Appendix 1 and below). This therefore supports my contention that neither the policy purposes nor the value of the Green Belt in contributing intrinsically to the sustainability of places for people to live have been adequately taken on board as part of a more complete assessment. Given that CDC accept the importance of local landscape, then that should have featured in a supplementary document of some sort, and weightings should have been given and sites reassessed. None of the criteria used in the latest assessment vary from the initial assessment, but applying my separate criteria, and using the rather blunt '+' and '-' scale used in the SA, the scores of each of the key sites are changed radically (see Appendix 1).

Changes Sought

Rewrite to reflect impact on Green Belt in the local areas.

Reasons for Participation

Has spoken as a platform speaker at three public meetings in Kidlington and Gosford. Made a substantial representation at the Issues and Options stage. As a former parish councillor, has represented Kidlington Parish Council at the North Oxford Area Action Plan examination in public, and likewise was invited to the Examination in Public of the Local Plan. Has an MSc in Transport Planning, so part of representation covers that area. Also offers a distinctive perspective as a
local resident, who agrees with the principle of a Green Belt review, but does not support the current planned site allocation. Has no interest in promoting a particular site, but only have some sympathy with those who would wish to preserve the Green Belt intact. Believe views represent many in Kidlington who recognise the need for local housing, but see these plans as strategically unacceptable. Representation contains primary research evidence which could be presented.

PR-C-1404 09/10/2017 Andrew Hornsby-Smith N N N Y

5833

Comments

Main objection to the use of this very large tract of land is that the theoretical capacity of the site was established at 8,731 dwellings in the Initial Sustainability Appraisal Report, which is not dissimilar to the 7,000 put forward by the developer at the time of the Local Plan. At that time, the proposal was rejected, and the Inspector ruled that the small scale local review for employment purposes (at Langford Lane and Begbroke Science Park) was reasonable, while strategic housing was to be located in Bicester, Banbury and Heyford which catered for the expected employment growth. It is not appropriate to use the pretext of meeting Oxford's unmet housing need to source new housing for Cherwell generated employment. This undermines the agreed strategy of the Local Plan. The Kidlington Masterplan deals with minor non-strategic housing to meet local needs. Detailed analysis provided. The closure of Sandy Lane to motorised traffic is undesirable. In 100 interviews conducted in Kidlington High Street, 8% of visitors came from Yarnton, and the closure of Sandy Lane would inhibit this trade. At the time of the Sainsbury's extension around 10 years ago, the Inspector accepted that Kidlington High Street's anchor stores were underperforming relative to average store floor spaces by £5m/year, and the Co-op anchor store has recently received planning permission to reduce its floor space. It is not the case that Kidlington has a thriving centre in which the loss of some trade from Yarnton would be unnoticed. For Yarnton Nurseries, 26% of their trade comes via Sandy Lane from Kidlington. This is unlikely to be made up for by allocations in the Yarnton area, as Kidlington would still be a far larger settlement. Other than the purely trading links, Sandy Lane provides a valued communal link which would not otherwise exist if such a direct link were severed. Would be happy to accept a much smaller scale of development on this site, one that reflects the originally sanctioned small scale 2ha increase in the Begbroke Science Park, with one primary school. But in terms of meeting the bulk of Oxford's needs, believes that there are better alternatives closer to the Northern Gateway that are less damaging in terms of the near coalescence of settlements, and more sustainable.

Changes Sought

Retain allocation of nature conservation areas, one primary school, remove allocation of 1,950 dwellings and secondary school. Remove existing proposed expansion of Begbroke Science Park. Remove references to and indicative map of station. Insert new policy with retained secondary school, and allocation of 200 houses, permitted 2ha expansion of
Begbroke Science Park. Insert new station proposal linked by cycleway from a location at Lyne Road.

Reasons for Participation

Has spoken as a platform speaker at three public meetings in Kidlington and Gosford. Made a substantial representation at the Issues and Options stage. As a former parish councillor, has represented Kidlington Parish Council at the North Oxford Area Action Plan examination in public, and likewise was invited to the Examination in Public of the Local Plan. Has an MSc in Transport Planning, so part of representation covers that area. Also offers a distinctive perspective as a
local resident, who agrees with the principle of a Green Belt review, but does not support the current planned site allocation. Has no interest in promoting a particular site, but only have some sympathy with those who would wish to preserve the Green Belt intact. Believe views represent many in Kidlington who recognise the need for local housing, but see these plans as strategically unacceptable. Representation contains primary research evidence which could be presented.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

PR43 Proposed Submission Sustainability Appraisal

PR-C-1405 10/10/2017 Donna Palmer Turley on behalf of landowner of northern parcel of land at south east Kidlington and Hill Residential Developments — Y Y Y Y

5830

Comments

Oxford City Unmet Needs - Paragraph B.95 of the adopted Cherwell Local Plan (2015) committed the Council to undertaking a partial review of the Local Plan in the event that the work of the Oxfordshire Growth Board concluded that Cherwell and other Districts needed to meet additional need for Oxford. The current consultation document is the latest stage in the Council seeking to fulfil this commitment. The Partial Review Plan makes provision for the delivery of 4,400 new homes to meet Oxford City's identified needs. The 4,400 homes target represents the agreed apportionment by the members of the Oxfordshire Growth Board, with the exception of South Oxfordshire District Council, at its meeting on 26th September 2016. The proposed apportionment had been determined on the basis of a report from Land Use Consultants (LUC), which provided a spatial assessment of options for accommodating the unmet needs of the City, as well as other evidence relating to economic, education and transport considerations. It had been expected that the authorities would confirm a Memorandum of Cooperation at the meeting on the 26th September 2016 to the effect that the six authorities 'agree' that the apportionment figures "represent the agreed apportionment." However SODC was unwilling to agree to the Memorandum on the basis that the areas of search within their administrative area included in the LUC report had not been put forward by the District Council. Although the recognition by CDC of the need to make provision to assist in meeting Oxford City's unmet needs is supported, there remains significant uncertainty as to whether the 4,400 dwellings proposed to be provided for is in fact the correct level of development to be planning for. Since the Growth Board Meeting in September 2016, agreement has still yet to be reached with South Oxfordshire District Council in particular, although the emerging SODC Local Plan does make some provision of 3,750 dwellings towards meeting the needs of the City. The 4,400 dwellings figure is based upon an assumption that the unmet needs of Oxford City totals 15,000 dwellings. Notably, the Oxford City First Steps consultation (August 2016) itself appears to identify a shortfall of 22,000 rather than the 15,000 which was planned for by the Growth Board. There therefore remains a question as to whether the high level apportionment figure is correct, and consequently what implications there may be for the Local Plan Partial Review. The matter was the subject of discussion at the West Oxfordshire Local Plan Examination in Public however the Inspector's findings on this matter have yet to be published. In refusing to agree the apportionment proposed by the Growth Board, South Oxfordshire did raise that in their view Oxford City may be able to accommodate more of its own needs than is currently being allowed for. Whether this would equate to the additional 7,000 dwellings which appear to potentially be unaccounted for at this stage, and additionally reduce the currently proposed apportionment figures would appear to be unlikely. At this stage therefore, as a minimum, there are 1,250 dwellings (the proposed apportionment for South Oxfordshire excluding the level of provision they are currently planning for) for which provision is not currently being made for within Oxfordshire, and this could potentially increase to 8,250 dwellings, if the unmet need is ultimately determined to be 22,000 dwellings rather than 15,000. Following the Growth Board meeting on 26th September 2016 there has been no published update as to how matters are to be progressed following the failure to agree the apportionment figures with all authorities. As such it is unclear, leaving aside the question of the true scale of Oxford City's unmet needs, how the additional 1, is to be provided for. Notably the Growth Board papers for the 26th September meeting themselves highlighted that "it remains for individual authorities to test the SHMA results and its application in their respective local circumstances and to determine whether their Local Plans can sustainably accommodate development to meet the housing need identified." The proposed apportionment has not been subject to Sustainability Appraisal and as such there remains uncertainty that having agreed to the apportionment figures whether these authorities will in fact be able to deliver these requirements. As such, whilst we commend Cherwell for agreeing to accommodate 4,400 dwellings of Oxford City's unmet needs and consider it to be a pro-active response which potentially complies with the Duty to Cooperate, due to the remaining uncertainties sufficient flexibility should be built in to allow the Plan to respond to changing circumstances in order to make the Plan sound. The proposed requirement should be treated as a minimum figure and no phasing restriction should be applied to the delivery of the sites.

Changes Sought

Reasons for Participation

Our client has important land interests in the District and has raised matters important to the delivery of the Local Plan Partial Review which it would benefit the Inspector to discuss further at the Examination in Public.

PR-C-1408 10/10/2017 Andy Pearce Barton Willmore on behalf of A 2 Dominion Housing Group Ltd — N N N Y

5831

Comments

Paragraph 2.12 of the Partial Review sets out the 9 'Areas of Search' across Cherwell which were considered as potential broad locations for growth as set out in the supporting Sustainability Appraisal (June 2017). Section 7 of the Sustainability Appraisal sets out the broad locations for growth. Paragraph 7.12 of the Sustainability Appraisal 10 states that the Areas of Search have been "identified having regard to the location of urban areas, the potential opportunities to develop on previously developed land, received site submissions and 'focal points' or nodes that might be developable". As set out above, the Local Plan Review should address the need to provide a balanced housing supply in locations which are both sustainable and meet the needs of Oxford City Council. This does not necessarily mean sites in closest proximity to Oxford City. There should be a single comprehensive approach to meeting Cherwell and Oxford City Councils' needs. The adopted spatial strategy within the adopted Local Plan is to focus the build of the proposed growth in and around Bicester and Banbury (Local Plan Part 1, page 10). The identification of reasonable alternatives should have commenced with a review of settlements with good socio-economic and transport links to Oxford City, the capacity of existing strategic allocations in these locations (i.e. NW Bicester – Policy Bicester 1), and whether they can accommodate additional housing. 'Areas of Search' A, B and C are all found in Kidlington. A2D acknowledge Kidlington is located in close proximity to Oxford, however, the settlement is classed as a 'Village Centre' under the Council's existing settlement hierarchy (Policy SLE211). The adopted Local Plan settlement hierarchy focuses development in Bicester and Banbury. In accordance with the Council's settlement hierarchy, development should be directed towards Bicester and Banbury as the top tier settlements and all sites within these settlements should be exhausted before considering alternatives and directing development to the second tier settlements which include Kidlington. Growth at Bicester has not been rigorously tested. The Council acknowledge at Paragraph 7.8912 of the Sustainability Appraisal that: "…Areas of Search A and B would be inconsistent with the existing Local Plan strategy of mostly avoiding development in the Green Belt". Paragraph 83 of the NPPF (2012) states that Green Belt boundaries should only be reviewed in exceptional circumstances. We question whether exceptional circumstances have been demonstrated, on the basis that Oxford City's unmet need could be met elsewhere in the District outside of the Green Belt, in keeping with CDC's adopted growth strategy. Opportunities to intensify development at existing allocations should be explored to ensure continued sustainable patterns of growth in accordance with Paragraph 84 of the NPPF13. There is insufficient evidence put forward that accompanies the Partial Review to suggest that opportunities to increase capacity at existing allocated housing sites, such as NW Bicester (Policy Bicester 1), have been robustly tested. 'Option E: Bicester and Surrounding Area' includes the strategic allocation at NW Bicester, the boundary of which is defined by the Masterplan Site Area in the NW Bicester SPD (February 2016). As stated in Paragraph 2.1814 of the Partial Review, 'Option E: Bicester and Surrounding Area' was discounted on connectivity and transport links to Oxford (reasons 1-4), strategic investment (reason 5) and concerns that additional development could not be accommodated (reason 6). A2D dispute all these reasons. In response to reasons 1-4, we argue that Bicester is situated in a prominent location within the Oxfordshire 'knowledge spine' and the wider 'Oxford Cambridge Arc'. The Site benefits from its close proximity to the M40 and the major strategic link road (Application 3: reference 14/01968/F dated February 2016), which will improve site connectivity and support the major scale proposed development at NW Bicester. Bicester also has good rail access. Bicester North and Bicester Village Stations are located on the Chiltern Main Line with regular train services to Oxford, London Marylebone, Banbury, Birmingham Snow Hill and Stratford-upon-Avon. There are also further significant planned infrastructure improvements that will enhance Bicester's connectivity including the future phases of the East West Rail (also referred to as the Varsity Line). Considering the scale, quality and type of existing and planned infrastructure, as well as its existing strong transport links to Oxford City, we consider Bicester to be the ideal location to accommodate housing to meet both Cherwell and Oxford City's needs, rather than smaller settlements such as Kidlington, which have limited infrastructure. Significant infrastructure development is required at Kidlington to support the level of growth envisaged in the Partial Review. The timescales, costs and land use implications of this require consideration.

In response to reason 5, there is significant planned strategic infrastructure investment as part of the NW Bicester Masterplan. Most notably, A2D secured resolution to grant in February 2016 for a major strategic link road and railway bridge (Application 3: reference 14/01968/F) that will improve connectivity within Bicester. In response to reason 6, A2D considers additional development could be accommodated at NW Bicester. Our client can demonstrate that land controlled by A2D at NW Bicester is capable of accommodating additional housing need. We consider there to be an opportunity to review the efficiency of the NW Bicester Master Plan and its ability to meet additional housing need.

In addition to the above reasons for discounting Growth Option E, Paragraph 7.80 states: "Additional significant development in the Bicester area would provide unwarranted competition for private and public investment potentially hindering the delivery of existing Local Plan policies by 2031". We refute this reason as it is not a valid reason in respect of Bicester. Whilst we accept that the Council must consider market signals, there is no evidence to support such a restriction. Strategic Allocation (Policy Bicester 1) has identified NW Bicester as being able to deliver 6,000 homes, 3,293 of which are anticipated to come forward within the plan period (up to 2031). The trajectory for NW Bicester, as set out in CDC's Annual Monitoring Report (March 2017) which covers the period 1 April 2015 – 31 March 2016, anticipates the delivery of 2,998 total homes at NW Bicester including 393 homes at the Exemplar site and 2,605 homes at NW Bicester (Phase 2) up to 2031. A2D considers further housing can be delivered at NW Bicester within the plan period and the Site can make a significant contribution to Oxford's unmet housing need and Cherwell's housing need.

Changes Sought

Reasons for Participation

Our objections in part relate to the proposed growth strategy to address Oxford City's unmet need, which we consider to be unsustainable and inconsistent with national policy. This is contrary to the adopted Growth Strategy set out in the Cherwell Local Plan 2011-2031 (Part 1), which focuses new development at key settlements, as identified in Cherwell's settlement hierarchy. The Council has not discharged its duty to demonstrate exceptional circumstances to release the identified sites from the Green Belt, pursuant to paragraph 82 of the National Planning Policy Framework. Further, there is insufficient evidence to suggest that opportunities to increase capacity at existing allocated housing sites have been robustly tested. Finally, there should be a single housing requirement for the Cherwell Local Plan. There is no justification for a separate figure to be applied to meet Oxford City's unmet need, as is currently proposed.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

PR43 Proposed Submission Sustainability Appraisal

PR-C-1408	10/10/2017	Andy	Pearce	Barton Willmore on behalf of A 2 Dominion Housing Group Ltd	N	N	N	Y

5506

Comments

Paragraph 2.12 of the Partial Review9 sets out the 9 'Areas of Search' across Cherwell which were considered as potential broad locations for growth as set out in the supporting Sustainability Appraisal (June 2017). Section 7 of the Sustainability Appraisal sets out the broad locations for growth. Paragraph 7.12 of the Sustainability Appraisal 10 states that the Areas of Search have been "identified having regard to the location of urban areas, the potential opportunities to develop on previously developed land, received site submissions and 'focal points' or nodes that might be developable". As set out above, the Local Plan Review should address the need to provide a balanced housing supply in locations which are both sustainable and meet the needs of Oxford City Council. This does not necessarily mean sites in closest proximity to Oxford City. There should be a single comprehensive approach to meeting Cherwell and Oxford City Councils' needs. The adopted spatial strategy within the adopted Local Plan is to focus the build of the proposed growth in and around Bicester and Banbury (Local Plan Part 1, page 10). The identification of reasonable alternatives should have commenced with a review of settlements with good socio-economic and transport links to Oxford City, the capacity of existing strategic allocations in these locations (i.e. NW Bicester – Policy Bicester 1), and whether they can accommodate additional housing. 'Areas of Search' A, B and C are all found in Kidlington. A2D acknowledge Kidlington is located in close proximity to Oxford, however, the settlement is classed as a 'Village Centre' under the Council's existing settlement hierarchy (Policy SLE211). The adopted Local Plan settlement hierarchy focuses development in Bicester and Banbury. In accordance with the Council's settlement hierarchy, development should be directed towards Bicester and Banbury as the top tier settlements and all sites within these settlements should be exhausted before considering alternatives and directing development to the second tier settlements which include Kidlington. Growth at Bicester has not been rigorously tested. The Council acknowledge at Paragraph 7.89 of the Sustainability Appraisal that: "…Areas of Search A and B would be inconsistent with the existing Local Plan strategy of mostly avoiding development in the Green Belt". Paragraph 83 of the NPPF (2012) states that Green Belt boundaries should only be reviewed in exceptional circumstances. We question whether exceptional circumstances have been demonstrated, on the basis that Oxford City's unmet need could be met elsewhere in the District outside of the Green Belt, in keeping with CDC's adopted growth strategy. Opportunities to intensify development at existing allocations should be explored to ensure continued sustainable patterns of growth in accordance with Paragraph 84 of the NPPF13. There is insufficient evidence put forward that accompanies the Partial
Review to suggest that opportunities to increase capacity at existing allocated housing sites, such as NW Bicester (Policy Bicester 1), have been robustly tested. 'Option E: Bicester and Surrounding Area' includes the strategic allocation at NW Bicester, the boundary of which is defined by the Masterplan Site Area in the NW Bicester SPD (February 2016). As stated in Paragraph 2.1814 of the Partial Review, 'Option E: Bicester and Surrounding Area' was discounted on connectivity and transport links to Oxford (reasons 1-4), strategic investment (reason 5) and concerns that additional development could not be accommodated (reason 6). A2D dispute all these reasons. In response to reasons 1-4, we argue that Bicester is situated in a prominent location within the Oxfordshire 'knowledge spine' and the wider 'Oxford Cambridge Arc'. The Site benefits from its close proximity to the M40 and the major strategic link road (Application 3: reference 14/01968/F dated February 2016), which will improve site connectivity and support the major scale proposed development at NW Bicester. Bicester also has good rail access. Bicester North and Bicester Village Stations are located on the Chiltern Main Line with regular train services to Oxford, London Marylebone, Banbury, Birmingham Snow Hill and Stratford-upon-Avon. There are also further significant planned infrastructure improvements that will enhance Bicester's connectivity including the future phases of the East West Rail (also referred to as the Varsity Line). Considering the scale, quality and type of existing and planned infrastructure, as well as its existing strong transport links to Oxford City, we consider Bicester to be the ideal location to accommodate housing to meet both Cherwell and Oxford City's needs, rather than smaller settlements such as Kidlington, which have limited infrastructure. Significant infrastructure development is required at Kidlington to support the level of growth envisaged in the Partial Review. The timescales, costs and land use implications of this require consideration.
In response to reason 5, there is significant planned strategic infrastructure investment as part of the NW Bicester Masterplan. Most notably, A2D secured resolution to grant in February 2016 for a major strategic link road and railway bridge (Application 3: reference 14/01968/F) that will improve connectivity within Bicester. In response to reason 6, A2D considers additional development could be accommodated at NW Bicester. Our client can demonstrate that land controlled by A2D at NW Bicester is capable of accommodating additional housing need. We consider there to be an opportunity to review the efficiency of the NW Bicester Master Plan and its ability to meet additional housing need.
In addition to the above reasons for discounting Growth Option E, Paragraph 7.80 states: "Additional significant development in the Bicester area would provide unwarranted competition for private and public investment potentially hindering the delivery of existing Local Plan policies by 2031". We refute this reason as it is not a valid reason in respect of Bicester. Whilst we accept that the Council must consider market signals, there is no evidence to support such a restriction. Strategic Allocation (Policy Bicester 1) has identified NW Bicester as being able to deliver 6,000 homes, 3,293 of which are anticipated to come forward within the plan period (up to 2031). The trajectory for NW Bicester, as set out in CDC's Annual Monitoring Report (March 2017) which covers the period 1 April 2015 – 31 March 2016, anticipates the delivery of 2,998 total homes at NW Bicester including 393 homes at the Exemplar site and 2,605 homes at NW Bicester (Phase 2) up to 2031. A2D considers further housing can be delivered at NW Bicester within the plan period and the Site can make a significant contribution to Oxford's unmet housing need and Cherwell's housing need.

Changes Sought

Reasons for Participation

Our objections in part relate to the proposed growth strategy to address Oxford City's unmet need, which we consider to be unsustainable and inconsistent with national policy. This is contrary to the adopted Growth Strategy set out in the Cherwell Local Plan 2011-2031 (Part 1), which focuses new development at key settlements, as identified in Cherwell's settlement hierarchy. The Council has not discharged its duty to demonstrate exceptional circumstances to release the identified sites from the Green Belt, pursuant to paragraph 82 of the National Planning Policy Framework. Further, there is insufficient evidence to suggest that opportunities to increase capacity at existing allocated housing sites have been robustly tested. Finally, there should be a single housing requirement for the Cherwell Local Plan. There is no justification for a separate figure to be applied to meet Oxford City's unmet need, as is currently proposed.

PR-C-1408	10/10/2017	Andy	Pearce	Barton Willmore on behalf of A 2 Dominion Housing Group Ltd	N	N	N	Y

5498

Comments

The release of land from the Green Belt generates in our view a comparative assessment of alternatives. A2D urge CDC to explore all alternative sites and existing allocated sites to asses if all or some of the unmet housing need can be met in these locations, in line with the sustainability principles set out in Paragraph 17 of the NPPF. These opportunities have not been fully explored. The Sustainability Appraisal (June 2017) only appraised for effects on Oxford City and not the impact on wider Cherwell District. As stated in these representations housing need for Oxford City and Cherwell should not be viewed in isolation from one another, and the adopted Local Plan and Partial Review need to be consistent with one another.

Changes Sought

Reasons for Participation

Our objections in part relate to the proposed growth strategy to address Oxford City's unmet need, which we consider to be unsustainable and inconsistent with national policy. This is contrary to the adopted Growth Strategy set out in the Cherwell Local Plan 2011-2031 (Part 1), which focuses new development at key settlements, as identified in Cherwell's settlement hierarchy. The Council has not discharged its duty to demonstrate exceptional circumstances to release the identified sites from the Green Belt, pursuant to paragraph 82 of the National Planning Policy Framework. Further, there is insufficient evidence to suggest that opportunities to increase capacity at existing allocated housing sites have been robustly tested. Finally, there should be a single housing requirement for the Cherwell Local Plan. There is no justification for a separate figure to be applied to meet Oxford City's unmet need, as is currently proposed.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

PR43 Proposed Submission Sustainability Appraisal

PR-C-1409 10/10/2017 Richard Cutler Bloombridge Development Partners N Y

5343

Comments

Our key OBJECTION to the SA is that it underplays the role played in sustainability terms by the strategic components of the GB, notably the Kidlington Gap and Begbroke Gap, and the rural setting of Oxford as viewed from the A44.
Summarises: In short, there is nothing in the SA that would suggest that The Moors is not suitable for development. When combined with the landscape character (the same as urban Kidlington) and the modest Green Belt impact, it is hard to see why other sites have been selected in favour to The Moors, especially as our option land is fully controlled and available for development to meet the 2021 target date. We conclude that there are no references in the SA that would preclude development or even explain why The Moors has not been allocated, as originally envisaged by the Alan Baxter work.
Provides detailed SA comments on The Moors (PR14) at page 423 et seq. We note the following comments:
SA Objective 16 – we have previously advised that The Moors could accommodate some employment for SMEs as part of the development mix. We clearly have a reputation in employment land delivery nearby, so we feel a +/- score here should be a +.
• The write up on sustainable transport is good, noting that The Moors is within 500m of a premium bus service.
• On biodiversity criteria, The Moors has a medium/low sensitivity, which our 10 hectares of 'country park' and green space can fully off set or mitigate.
• Similarly, on landscape character grounds, the site is recorded as a 'minor negative' effect, but with some uncertainty (i.e. there is scope for mitigation and improvement) depending on the master plan treatment.
• The site contains no designated heritage assets.
• There is no flood risk.
• The land is Grade 3 agricultural and has deteriorated recently owing to an unsatisfactory agricultural tenant.

Changes Sought

Following the precautionary principle, the Plan should start from the assumption that key strategic components of the Green Belt are considered sacrosanct. These components are identified by LUC (i.e. high impact) & include the Kidlington Gap & Begbroke Gap; acknowledging that some development may be acceptable where there are special locational advantages that only the Gaps offer (e.g. for the University or inward investment), or where the resultant development does not significantly impact on the integrity of the Gaps or their permanence. On the assumption that the draft Plan would otherwise be held to be unsound, The Moors (PR14) should be included as an omission site for c300 houses, linked to a regeneration package for the village centre and a new 10 hectare 'country park'. In the alternative, it could be specifically listed as a 'safeguarded site' in Policy PR12b, or this policy could be amended to provide for localized Green Belt reviews for housing where planned for sites are not being delivered by 2021.

Reasons for Participation

We confirm that we wish to attend the examination in public.

PR-C-1413 10/10/2017 Peter Wilsdon David Jarvis Associates on behalf of Shipton Ltd N Y N Y

5298

Page 2883

Comments

Considers that the SA appraisal of Shipton on Cherwell Quarry needs further consideration and/or correction.
The SA (and the assessments that informed it) have overlooked the fact that the site has a permitted use following restoration which includes a railhead aggregates depot, concrete batching plant, asphalt coating plant, rail storage depot, B8 storage use with two storage buildings and further temporary buildings and uses. While the SA recognises that the site is brownfield in the context of a former quarry, it should be considered in the context of the above permitted uses. Provides an alternative SA appraisal matrix for Ship ton on Cherwell Quarry (Table 4) and Summary of Effects (Table 3) A revised restoration scheme for the site is provided(Appendix 5), the majority of the site is to be restored to a state that will accommodate development/the permitted uses in any case. Notes that it would appear from the SA that this has not been taken into consideration.

Changes Sought

Shipton Quarry's scoring is comparable to, and in some cases scores better than, the sites provisionally selected for allocation. On this basis it should therefore be allocated for development in the Local Plan Partial Review. Provides an alternative table to the SA's Summary of Effects of Residential Options and a SA detailed appraisal matrix for Shipton on Cherwell Quarry.

Reasons for Participation

As outlined, a number of inaccuracies relating to the site exist in the evidence base, that need to be addressed. Following a review of the evidence base and the scoring of the sites in the Sustainability Appraisal, it is considered that further assessment work is likely to result in the site receiving a more favourable outcome to the extent that it should be considered a potential strategic development site. Should Cherwell District Council disagree and continue to use the inaccurate evidence base to exclude the site then it considered necessary to participate in the Examination.

PR-C-1443 10/10/2017 Alice Fitton Turley on behalf of Bovis Homes Ltd Y Y N Y

5269

Comments

The representation provides a detailed critique of elements of the Sustainability Appraisal & concludes by stating; Banbury is a location which is proven to be sustainable through the Council's adopted spatial strategy & a location which is well connected to Oxford via public transport. This is supported throughout the baseline information & supporting text of the SA, however it is not relayed in that manner due to the unknown thresholds and segregation of effects that have been reviewed, rather than assessing the effects as a whole on both Oxford and Cherwell.

Changes Sought

Reasons for Participation

"To explain further the rationale behind the suggested changes and be given the opportunity torespond to any changes the Council proposes to make and any further evidence that is presented."

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

PR43 Proposed Submission Sustainability Appraisal

PR-C-1450 10/10/2017 Mark Rose Define Planning & Design Ltd on behalf of William Davis Ltd Y Y N Y

5203

Comments

In terms of Cherwell District 4,400 dwellings has been proposed (approx. 30% of the total 15,000 dwellings). The Submission Plan refers to the collective work that has been undertaken to come to that figure, and it is apparent that the apportionment is based on an assessment of the capacity of specific development opportunities in a Spatial Options Assessment that was then further developed by Officers. That assessment, however, only considered
potential opportunities in the southern part of Cherwell District close to Oxford. Whilst the Submission Plan suggests that the District Council have considered options across the whole District to accommodate Oxford's unmet need, the actual assessment of the capacity of the District to contribute to addressing the unmet need was undertaken on a restricted basis. The District Council subsequently published a Partial Review of the Sustainability Appraisal
Report that looks at wider opportunities, but that assessment was not taken into account in the Growth Board's decision making process. The approach taken has, therefore, inevitably suppressed the quantum of additional development to be accommodated in the District that was agreed by the Growth Board, and subsequently the development strategy and specific allocations that are now proposed in the Submission Plan. William Davis Ltd are, therefore, very concerned that the District Council are not seeking to meet the full objectively assessed need in accordance with the NPPF to support the expected level of economic growth, and critically to ensure that the high level of affordable housing need identified in the Housing Market Area is addressed. A broader (but still
sustainable) development strategy and with a higher level of overall provision would provide the essential flexibility in the strategy to accommodate for any shortfalls arising in the District (see objection to paras. 5.1-5.13 & Table 4), or in the wider HMA, to ensure that the identified development needs are actually met in accordance with the NPPF. That is particularly important given the uncertainty in relation to Oxford's true development capacity (as referred to above), and that South Oxfordshire District Council have now determined to only accommodate 3,750 of the
4,950 dwellings attributed to them to address Oxford's unmet need (resulting in a shortfall of 1,200 dwellings)

Changes Sought

Amend: "(a) a minimum of 4,400 homes to …"
Add: "The Council has committed to a further review of the Local Plan should the need arise following the preparation of the new Oxford Local Plan if that identifies a higher level of unmet need than is currently being provided for to which Cherwell will need to make an appropriate contribution and/or the monitoring of housing delivery demonstrates a shortfall arising within the District and/or the wider Housing Market Area."
Also refer to objection to Paragraphs 5.1-5.13 & Table 4.

Reasons for Participation

This matter is critical to and a key element of the development strategy that underpins the Proposed Submission Plan.

PR-C-1454 10/10/2017 Liz Boden Pegasus Group on behalf of Richborough Estates Y Y N Y

5267

Comments

It is asserted that in only assessing sites within areas A & B, the Council has not considered all reasonable other options & has effectively dismissed sustainable & suitable sites within other Areas of Search without subjecting them to the Sustainability Appraisal process. The evidence base for the Local Plan Part 1 Review is therefore considered to be incomplete. Our clients therefore consider that in order to maximise the delivery of housing across the District it is important that a range of different sites, delivered continuously through the Plan period, is provided for. Consideration should therefore be given to including sites falling within other Areas of Search which perform well in sustainability terms, particularly sites within Area of Search E. The land at Grange Farm, Station Road, Launton, as promoted by our clients for housing development, falls within Area of Search E, & is readily available to meet housing needs throughout the Plan period. This is demonstrated by the attached Illustrative Masterplan for the site. Reference is also made to the HELAA assessment for this site. Representation includes 3 x Appendices: 1: Five year housing land supply report, August 2017, Turley, 2: Site location plan, 3: Illustrative Masterplan.

Changes Sought

Reasons for Participation

To enable full consideration of the above issues identified within this representation.

PR-C-1456 10/10/2017 Nicky Brock Carter Jonas on behalf of Mr M Smith Y N N Y

5557

Comments

The Council's Sustainability Appraisal acknowledges that the site has significant positive effects in relation to employment opportunities, access to services and facilities and reducing air pollution. Land east of the Water Eaton Park and Ride is rejected on the basis that the site is being considered through the Local Transport Plan and supporting P&R study as potential for an extension to the park and ride. It is considered that the Local Plan Partial Review has not been positively prepared as there is clearly additional capacity for the development of new homes Land East of Oxford Road which is in close proximity to Oxford City, which is not currently being fully realised by the Council. We are concerned that the Council has not undertaken a robust assessment of the options for accommodating Oxford City's unmet need in the immediate area of the allocated site PR6a.

Changes Sought

Amend the boundary of Land East of Oxford Road Neighbourhood Centre (Policy PR6a) so as to include the land east of the Water Eaton Park and Ride in the allocated site for residential development or a mix of residential and other uses. Remove the land east of the Water Eaton Park and Ride from the Oxford Green Belt. (Map attached)

Reasons for Participation

As drafted, and in so far as it relates to land East of Oxford Road the Plan has not been positively prepared, is not justified and is not effective. This goes to its soundness and raises issues that should be explored fully at the oral part of the Examination.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

PR43 Proposed Submission Sustainability Appraisal

PR-C-1473 10/10/2017 Debbie Dance Oxford Preservation Trust Y N N Y

4637

Comments

OPT was established in 1927 as a charity & local amenity society with the principal aim of conserving & enhancing Oxford in its setting. OPT understands the pressure that Oxford faces in terms of unmet housing need & the commitment of the surrounding districts to help alleviate this pressure. Heritage Assessment - One of the five purposes of the Green Belt is “to preserve the setting and special character of historic towns”. If there is acceptance that Oxford is an historic town of some importance, & its setting & special character are a fundamental part of this, then it is necessary to understand what is significant in heritage terms & how to use such findings to inform the development plan process. Historic England’s advice note “The Historic Environment & Site Allocations in Local Plans” (October 2015) provides good practice advice for those involved in the Local Plan site allocation process. This can ensure that site allocations avoid harming the significance of heritage assets & their settings. The process has 3 stages: evidence gathering, site selection & site allocation policies, & contributes to ensuring that the Plan complies with legislation & national policy requirements. The evidence gathering process (which should begin before work on the Local Plan itself) is a screening process, which creates a baseline to identify heritage assets (both designated & no designated) which might be affected by site allocations & highlights where more research may be needed. We note that the Sustainability Appraisal carried out by LUC as part of this Partial Review does include a high level assessment of the proposed sites against an objective to "protect, enhance & make accessible for enjoyment, the historic environment.” (Sustainability Objective 9). All the tables in the report would suggest that the development of housing in Cherwell has the potential for either a negative or unknown impact on the historic environment. Moreover, the report concludes that “All nine areas of search are considered to have the potential to generate significant adverse effects against SA objective 9". The effects of new housing development in the proposed areas are difficult to predict without any baseline evidence on the significance of the affected heritage assets & the extent & contribution of their settings to that significance. It is therefore surprising given the potential to generate significant adverse effects on the setting & special character of statutory cultural heritage assets, as well as local cultural heritage assets (LUC paragraph 7.59) that there has been no more detailed assessment of such matters to inform decisions. It is too late to perform such analysis as a part of any development management process, as seems to be suggested. This places an unacceptable risk to the delivery of the council’s statutory duties relating to the historic environment & risks a lack of clarity & certainty on being able to deliver housing developments. In addition, this report does not appear to include an assessment of the significance of specific assets that may be affected by development proposals or by the infrastructure that will be required to support them. The lack of assessment of significance means that it has not been established how any harmful impact could be mitigated & thus built into the relevant policy advice. Despite this, it appears that, the benefits of developing these areas have been assessed as outweighing the harm, in all cases.

Changes Sought

Reasons for Participation

"OPT considers that there are important matters relating to the soundness of the plan that need to be discussed at the Examination and therefore wishes to reserve the right to participate at the Oral Examination. We take a forward thinking and positive approach to development, looking to influence change rather than stopping it. We are recognised as a professional and experienced voice, able to speak with conviction on matters relating to landscape, views and the impact of development on the city of Oxford and its green setting and surrounds, and are committed toensuring that Oxford can continue to flourish and proper, whilst protecting its historic character andsetting."

PR-C-1476 10/10/2017 Peter Frampton Framptons on behalf of E P Barrus Y Y N Y

5230

Comments

Issue of soundness
The LPA contend, in the advancing of exceptional circumstances (5.17), that: ‘The consideration of all other reasonable options did not suggest that a sustainable deliverable alternative could be provided without unacceptable harm to the existing Cherwell Development Strategy’
The Review at Section 2 refers to what options were considered, stating: ‘The Sustainability Appraisal supporting the Plan tested the likely environmental effects for 4,400 homes and the effects of providing significantly more or less’.
Nine areas of search are identified in the Partial Review. The SA defined three options for quantities of additional housing growth (SA 8.5), namely:
- ‘4,400 homes (the Growth Board figures)
- Significantly more than 4,400 homes -
-Significantly less than 4,400 homes’
Refers to the Sustainability Appraisal and Section 9 of the NPPF (Protecting Green Belt Land) and NPPF Paragraphs 6 and 84 to support the submission.
This submission does not seek to suggest that meeting the un-met housing needs of Oxford can be achieved without altering the Green Belt boundary. Rather, the conclusion is reached that the Council has not established exceptional circumstances to alter Green Belt boundaries within the clarification provided by the Government – and the alleged approach taken by the Council (LPP1 Review 5.17 3).
If there is an exceptional circumstance to release land from the Green Belt, the overriding policy imperative for protection of the Green Belt – which is valued by communities (WP1.37) – would be served by minimising the extent to which land is taken from the Green Belt .

Changes Sought

Reasons for Participation

To participate in the Examination as to whether the Council has properly applied Green Belt Policy.

PR-C-1476 10/10/2017 Peter Frampton Framptons on behalf of E P Barrus Y Y N Y

5229

Comments

The Sustainability Appraisal at 7.13 explains the approach to the appraisal when considering ‘reasonable alternatives’ – having identified ‘areas of search across the whole district to help identify the most sustainable locations for accommodating housing for Oxford’ (SA 7.11).
At paragraph 2.23 of the SA it is evident that the consultants considered the GB stands outside the issue of sustainability. Only matters relating ‘spatial relevance to Oxford’s social and economic criteria and environmental criteria’ have been assessed.
The assumptions applied in the SA (Appendix 2) identify a range of planning interests, including protecting and enhancing landscape character, and the protection of the historic environment. The appraisal that has been undertaken is entirely silent on the GB constraint. In effect, options have been considered without any regard to the existence of land within the GB where boundaries have been established in a development plan.
The SA states at paragraph 2.7: ‘Providing sufficient homes to meet Oxford’s needs, and the constraints to development presented by Oxford’s natural and historic assets as well as the GB, is a significant challenge for the five local planning authorities in Oxfordshire’.
Refers to NPPF Section 9 (Protecting Green Belt land), paragraph 6 on GB and NPPF paragraphs 18 to 219 as a whole to support the submission.
Section 9 Protecting GB land has not featured within the Council’s SA – where a fundamental purpose is to examine whether land other than taking GB is suitable to meet development needs taking account of the need to promote sustainable patterns of development (Framework 84).
This omission occurs notwithstanding the recognitions at Table A1.1 that a ‘key objective relevant to Local Plan and SA’ (emphasis added) is ‘Protecting GB land’. The implications for the SA are referred to as ‘a sustainability objective’. ‘Relating to the coalescence of towns, preserving the setting of historic towns and promoting use of brownfield land’
Such objectives do not include all the purposes of including land within the GB, and fail to address the significance of the fact the land is within the GB in a statutorily adopted development plan. The consultants to the Council contend (SA P147) that the ‘purposes of the GB set out in the NPPF are not all relevant to SA’. Such a contention is flawed in the context of meaning of sustainable development (Framework 6). "
This submission does not seek to suggest that meeting the un-met housing needs of Oxford can be achieved without altering the GB boundary. Rather, the conclusion is reached that the Council has not established exceptional circumstances to alter GB boundaries within the clarification provided by the Government – and the alleged approach taken by the Council (LPP1 Review 5.17 3).
The exercise in the consideration of ‘all other reasonable alternatives’ does not mean that the land search necessarily has to identify large scale tracts of land to accommodate new housing building of a substantial scale. Rather, in the consideration of ‘all reasonable alternatives’ the appraisal should consider areas of land suitable for housing – within the areas considered the most sustainable development within the District.
Where there are reasonable alternative sites which are suitable for housing – and their release would be consistent with the development strategy of the Part 1 Plan – these areas should be allocated for housing in preference to the release of land from the GB. It is acknowledged that this assessment would be more onerous to the LPA than the appraisal which has been undertaken. GB policy is purposefully intended to be a ‘high bar’ to new development – and an exceptional justification is required for the release of all land from the GB – not simply satisfying the principle of allocating land for housing within the existing GB.

Changes Sought

Reasons for Participation

To participate in the Examination as to whether the Council has properly applied Green Belt Policy.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

PR43 Proposed Submission Sustainability Appraisal

PR-C-1481	10/10/2017	Anthony	Sanderson		Y	Y	N	Y
5458								

Comments

SA Submission Report Chapter 3 - Section 3.112 Transport. The Plan is unsound for the following reasons:A. The 4,000 plus homes will significantly worsen the traffic congestion at the Pear Tree roundabout, the Wolvercote roundabout and the Banbury Road roundabout. It is a fantasy to suggest otherwise. The A40 has already ceased to function effectively as part of a ring road and this extra traffic will cause massive delays.B. North Oxford is a poor generator of extra employment being very largely residential. Those employed from these 4,000 plus homes will for the most part have to travel round the ring road, adding significantly to other traffic congestion points. If instead they work further out from Oxford then their housing is in the wrong place, pointlessly damaging the green belt. There is no attempt in this Plan to identify where employment is growing or should grow and develop housing accordingly.C. The entire Plan is unsound because Oxford should have an accepted planned maximum population with either a new town or new villages outside Oxford created to manage the growth in population.

Changes Sought

To make the Local Plan sound it is necessary to abandon the building of 4,000 plus homes on the green belt as set out and to plan for extra housing either east of Oxford beyond the green belt and nearer to employment possibilities or in a completely new village outside of Oxford with good communications.

Reasons for Participation

I wish to discuss the poor positioning of the proposed housing for employment and the necessity of planning for an upper limit to Oxford's population with development beyond the green belt.

PR-C-1489	10/10/2017	Nick	Alston	GVA on behalf of Oxford Aviation Services Ltd	Y	Y	N	Y
4672								

Comments

Enclosed with the representation is: Updated Planning/Development Proposition, Comments on Sustainability Appraisal, Economic Report, Representations, March 2016, Representations, July 2016, Representations, January 2017 (Enclosures 1-7). Believes the Sustainability Appraisal (SA) is flawed & doesn't provide a robust evidence base to underpin the policies set out in the draft plan. Consequently we are concerned that the draft Plan is not properly justified nor capable of being effective, bringing into question its soundness. Concerned specifically to how the London Oxford Airport (LOA) site has been considered in the SA. The SA appears to assume that any development at the LOA site will encompass the site as a whole & involve the closure of the airport. This is not the case. In order to accurately appraise the sustainability potential of the site it should be subdivided into separate parcels in line with LOA's planning/development proposition (see previous representations). The SA currently produces unrealistically negative results for the site which consequently led to the decision not to select the site for allocation in the draft plan. Our view is that the site offers one of the most sustainable site options to meet Oxford's unmet housing needs, on the following grounds: * It is suitable & achievable (deliverable). * It is of low value in Green Belt & landscape terms (based of the Council's evidence), * It will arguably become the most accessible site option in the preferred area of search (A/B) on account of the proposed transport interchange facility (3 Rapid Transit lines plus regular buses - akin to a rail or tram station), alongside a national cycle route, plus road connections on the A44, * It will realise significant & unique economic benefits that otherwise would not be achieved. Not allocating the site for development will be a significant lost opportunity for the Council. We have raised this matter in our previous representations but this has not been addressed satisfactorily. London Oxford Airport – Planning /Development Proposition: We are concerned that CDC & its sustainability consultants may have misunderstood the planning/development opportunity at the LOA site. Therefore we have enclosed an updated explanation (Enclosure 2) which should be read in conjunction with Enclosure 4 which sets out the economic case for mixed use development here. The owners aim is to keep the airport open, with no intention to close it. However its future viability is dependent on generating additional value from the airport estate. The owners aim to achieve this via developing surplus land (& intensification of existing land) for aviation & complementary uses including a park & ride transport interchange. The south eastern part of the site (the 'Eastern Development Zone') - see provided plans, is earmarked for a mixed use aviation/employment cluster comprising employment uses (B1, B2, B8) & aviation related development, with supporting uses such as a hotel &/or residential accommodation for pilot training school students. Strategic policy support for this is already established in Local Plan Part 1 (LPP1), with detailed policies to be set out in the emerging Local Plan Part 2 (LPP2). This does not therefore need to be considered further in the partial review of LPP1.

Changes Sought

In order to make the plan sound, firstly we recommend that the SA is revisited & revised in respect to the LOA site. To assist, we have provided our own sustainability appraisal of the LOA site (using the Council's SA framework) at Enclosure 3. This clearly indicates that development being promoted at LOA would comprise a particularly sustainable option for the Council which would offer the opportunity to realise unique economic benefits alongside satisfying Oxford's unmethousing needs. Secondly, and on the assumption that the Council's updated SA reaches similar conclusions to those at Enclosure 3, we recommend amending the plan to establish a policy position that supports the development of part/all of the Western Development Zone of the LOA site for housing, employment and a transport interchange (park and ride) facility. Refer to Enclosure 2 for further details. Specifically this would include: * Amending Policy PR3 to remove part/all of the Western Development Zone from the Green Belt,* Amending Policy PR4a to include specific reference to a transport interchange (park and ride facility) in the Western Development Zone of LOA, * Insert a new policy (PR10a) to allocate part/all of the Western Development Zone for housing, employment, & transport interchange uses.

Reasons for Participation

LOA is a significant economic asset which has a functional relationship with Oxford and ingenerating/meeting its unmet housing needs. Our concerns go to the heart of the soundness of theplan, therefore we request to participate.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

PR43 Proposed Submission Sustainability Appraisal

PR-C-1489 10/10/2017 Nick Alston GVA on behalf of Oxford Aviation Services Ltd Y Y N Y

5255

Comments

Enclosed with the representation is: Updated Planning/Development Proposition, Comments on Sustainability Appraisal, Economic Report, Representations, March 2016, Representations, July 2016, Representations, January 2017 (Enclosures 1-7). Believes the Sustainability Appraisal (SA) is flawed & doesn't provide a robust evidence base to underpin the policies set out in the draft plan. Consequently we are concerned that the draft Plan is not properly justified nor capable of being effective, bringing into question its soundness. Concerned specifically to how the London Oxford Airport (LOA) site has been considered in the SA. The SA appears to assume that any development at the LOA site will encompass the site as a whole & involve the closure of the airport. This is not the case. In order to accurately appraise the sustainability potential of the site it should be subdivided into separate parcels in line with LOA's planning/development proposition (see previous representations). The SA currently produces unrealistically negative results for the site which consequently led to the decision not to select the site for allocation in the draft plan. Our view is that the site offers one of the most sustainable site options to meet Oxford's unmet housing needs, on the following grounds: * It is suitable & achievable (deliverable). * It is of low value in Green Belt & landscape terms (based of the Council's evidence), * It will arguably become the most accessible site option in the preferred area of search (A/B) on account of the proposed transport interchange facility (3 Rapid Transit lines plus regular buses - akin to a rail or tram station), alongside a national cycle route, plus road connections on the A44, * It will realise significant & unique economic benefits that otherwise would not be achieved. Not allocating the site for development will be a significant lost opportunity for the Council. We have raised this matter in our previous representations but this has not been addressed satisfactorily. London Oxford Airport – Planning /Development Proposition: We are concerned that CDC & its sustainability consultants may have misunderstood the planning/development opportunity at the LOA site. Therefore we have enclosed an updated explanation (Enclosure 2) which should be read in conjunction with Enclosure 4 which sets out the economic case for mixed use development here. The owners aim is to keep the airport open, with no intention to close it. However its future viability is dependent on generating additional value from the airport estate. The owners aim to achieve this via developing surplus land (& intensification of existing land), for aviation & complementary uses including a park & ride transport interchange. The south eastern part of the site (the 'Eastern Development Zone') - see provided plans, is earmarked for a mixed use aviation/employment cluster comprising employment uses (B1, B2, B8) & aviation related development, with supporting uses such as a hotel &/or residential accommodation for pilot training school students. Strategic policy support for this is already established in Local Plan Part 1 (LPP1), with detailed policies to be set out in the emerging Local Plan Part 2 (LPP2). This does not therefore need to be considered further in the partial review of LPP1.

Changes Sought

In order to make the plan sound, firstly we recommend that the SA is revisited & revised in respect to the LOA site. To assist, we have provided our own sustainability appraisal of the LOA site (using the Council's SA framework) at Enclosure 3. This clearly indicates that development being promoted at LOA would comprise a particularly sustainable option for the Council which would offer the opportunity to realise unique economic benefits alongside satisfying Oxford's unmethousing needs. Secondly, and on the assumption that the Council's updated SA reaches similar conclusions to those at Enclosure 3, we recommend amending the plan to establish a policy position that supports the development of part/all of the Western Development Zone of the LOA site for housing, employment and a transport interchange (park and ride) facility. Refer to Enclosure 2 for further details. Specifically this would include: * Amending Policy PR3 to remove part/all of the Western Development Zone from the Green Belt,* Amending Policy PR4a to include specific reference to a transport interchange (park and ride facility) in the Western Development Zone of LOA, * Insert a new policy (PR10a) to allocate part/all of the Western Development Zone for housing, employment, & transport interchange uses.

Reasons for Participation

LOA is a significant economic asset which has a functional relationship with Oxford and ingenerating/meeting its unmet housing needs. Our concerns go to the heart of the soundness of theplan, therefore we request to participate.

PR-C-1489 10/10/2017 Nick Alston GVA on behalf of Oxford Aviation Services Ltd Y Y N Y

5258

Comments

Land in the western part of the site (the 'Western Development Zone') - see provided plans, is surplus to the airport's requirements. It has been earmarked by LOA for housing, employment, & a park & ride facility (the latter being a key piece of infrastructure referred to throughout the draft Local Plan, but for which land is not allocated). The adopted LPP1 does not provide a policy basis to support development in this part of the site. It is relevant to addressing Oxford's unmet housing needs therefore is a relevant matter for consideration as part of the partial review of LPP1. The airport has further areas of surplus land to the north west & north east of the site, however developing these areas is of a lower priority for the airport at present. Other Evidence: The same concern applies to other evidence base documents, including the draft Housing & Economic Land Availability Assessment (August 2017). Again this assumes that it is the entire LOA site being promoted for non-airport development (as opposed to just surplus land parcels). Accordingly the site is assessed to be not suitable or achievable for housing (due to the assumed loss of the airport) & not considered further. Assessing the site as a whole is too blunt an assessment & produces inaccurate results. The Western Development Zone is, in our opinion, suitable & achievable (see Enclosure 2 in full representation).

Changes Sought

In order to make the plan sound, firstly we recommend that the SA is revisited & revised in respect to the LOA site. To assist, we have provided our own sustainability appraisal of the LOA site (using the Council's SA framework) at Enclosure 3. This clearly indicates that development being promoted at LOA would comprise a particularly sustainable option for the Council which would offer the opportunity to realise unique economic benefits alongside satisfying Oxford's unmethousing needs. Secondly, and on the assumption that the Council's updated SA reaches similar conclusions to those at Enclosure 3, we recommend amending the plan to establish a policy position that supports the development of part/all of the Western Development Zone of the LOA site for housing, employment and a transport interchange (park and ride) facility. Refer to Enclosure 2 for further details. Specifically this would include: * Amending Policy PR3 to remove part/all of the Western Development Zone from the Green Belt,* Amending Policy PR4a to include specific reference to a transport interchange (park and ride facility) in the Western Development Zone of LOA, * Insert a new policy (PR10a) to allocate part/all of the Western Development Zone for housing, employment, & transport interchange uses.

Reasons for Participation

LOA is a significant economic asset which has a functional relationship with Oxford and ingenerating/meeting its unmet housing needs. Our concerns go to the heart of the soundness of theplan, therefore we request to participate.

PR-C-1537 10/10/2017 Helen Hartley Nexus Planning on behalf of Hollins Strategic Land LLP N N N Y

4824

Comments

Hollins Strategic Land consider the Council has failed to properly consider the reasonable alternative locations for development. Through the evidence base supporting the emerging Partial Review the Council has considered nine 'Areas of Search' – coming to the conclusion that Option A (Kidlington & Surrounding Area) and Option B (North & East of Kidlington) are the preferred locations for development. Paragraph 182 of the NPPF states that local plans should be the most appropriate strategy, when considered against the reasonable alternatives. HSL are concerned that some of the 'areas of search' are extremely focussed such that individually, they do not represent realistic or 'reasonable alternatives' to assess against the plan objectives. Area of Search H for example solely relates to development in Banbury. Area of Search G is centred on the small area around Junction 10 of the M40. Whilst the Proposed Submission Sustainability Appraisal (SA) (June 2017) provides a cursory consideration of potential combinations of several of the areas of search, these combinations should have been systematically assessed against the SA objectives. Instead the 9 Areas of Search were assessed against the objectives on an individual basis. In this way, it is considered the Council has over-simplified the 'other options' and not undertaken a meaningful assessment of other 'reasonable alternatives'. Of particular concern in this regard is the inclusion of all the 'rural area' within Area of Search I. This prevents any consideration of the vast differences in the sustainability of the various rural settlements, and in their connectivity with higher order settlements. For example, settlements in close proximity to Banbury, such as Adderbury, Wroxton and Bloxham, benefit from good public transport links to Oxford. This is ignored however, by their inclusion within the wider Area of Search I, which scores poorly in the SA against accessibility to services and facilities and reducing air pollution (as a result of assumed reliance on the private car).7. When the given justification for the proposed spatial strategy in the Proposed Submission Plan centres strongly on connectivity to Oxford and the need to reduce dependence on the private car, these limitations in the Council's methodology and its failure to properly consider reasonable alternatives lead to fundamental flaws in the overall strategy.

Changes Sought

Reasons for Participation

For reasons set out in the comments submitted, HSL are of the view that the Local Plan (Part 1) Partial Review does not address matters which run to the heart of Soundness and request the opportunity to make oral representations to this effect.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

PR43 Proposed Submission Sustainability Appraisal

PR-C-1577 09/10/2017 Jane Irving N N N N

4919

Comments

In the Proposed submission = Sustainability appraisal - non technical summary, the monitoring indicators for SA objective 10 in Table 1.17 concern air pollution and road congestion. The second and third bulleted indicators are I assume aimed at road congestion, and refer to access to services etc. by public transport etc. and "completed transport improvement schemes". A transport improvement scheme may well be completed but have little/no effect on congestion. I suggest you include an additional indicator measuring journey times from various points, including points on the boundaries of Cherwell District Council, to ensure that those commuting times are maintained at current 2017 levels. Many residents living in neighbouring districts work in Oxford and are currently helping to meet Oxford's unmet housing need by living outside Oxford. If current commuting times from our residences are not maintained, living closer to Oxford is the only viable solution. This will increase pressure on housing closer to Oxford e.g. in CDC and Oxford, and have the opposite effect of reducing the housing needs identified.

Changes Sought

Please see suggestion for monitoring journey times - a suggested indicator might be something like "Journey times at specified points of the day between specified points within CDC and Oxford to be maintained at October 2017 levels".

Reasons for Participation

PR-C-1603 10/10/2017 Gordon and Helen Henning Y Y N N

5828

Comments

The prediction for the number of houses needed (Oxford City Council's "unmet need" for housing) is questioned and is to be re-evaluated. It does not take into consideration the intrinsic value of the Green Belt for current and future generations and the irreplaceable nature of the Green Belt. It is difficult to see how this development can be sustainable, given the lack of realistic plans for providing necessary infrastructure (e.g. transport, health care etc.) - and these are already significant, longstanding problems in Oxford and Oxfordshire (which are likely to be seriously exacerbated by the Northern Gateway development nearby). It is likely to provide housing for London commuters rather than people employed in Oxford and local areas, and hence exacerbate many of the problems that Oxford and Oxfordshire already have such as traffic and very high demand on schools, healthcare etc. The considerable uncertainty over many financial and economic matters after Brexit mean that there is considerable uncertainty about whether the plan could be "deliverable over its period". Have seen little real evidence in recent years of effective co-operation between local authorities e.g. the Jack of solution to the traffic problems in Oxford/Oxfordshire (particularly relevant here as the planned development would inevitably generate more traffic). Not consistent with the National Policy Framework for Green Belts, and has an indistinct border. Not justified or effective in terms of SA Objective 10 (air pollution/road congestion). Whatever pedestrian, cycle or public transport provision is available, increased vehicular traffic will inevitably be associated with any development on this site (for personal reasons for many users e.g. disability, but also for delivery vehicles as more and more shopping is done online. Climate change may well also increase the frequency and severity of adverse weather conditions making cycling etc. not only very unpleasant but also more often dangerous (e.g. in high wind).

Changes Sought

This policy should be withdrawn completely. There are other alternatives for increased availability of housing including:-(i) use of land within Oxford city for housing instead of employment - Oxford city appears to be planning for employment to outstrip its housing need even more than is now the case and, in particular, there is already a major development (the Northern Gateway) very close to the area covered by policy PR 6a) (ii) increased housing density on sites already used or designated for housing within Oxford city.

Reasons for Participation

PR-C-1621 09/10/2017 Rufus Nicholson N N Y

5595

Comments

Questioning the exceptional circumstances listed against the 5 purposes of the Green Belt, and duty to cooperate. Detailed comments provided on Green Belt. Area of Search H ("Banbury and surrounding area") attracts an additional positive benefit for SA Criteria 3 ("To reduce poverty and social exclusion") in Table 7.2 of the SA , with the result that this area of search scores the highest of any for positive benefits arising from development. This evidence contradicts argument 3 in Section 5.17, which claims that CDC had no other sustainable option for the proposed housing outside of Area of Search A "without causing unacceptable harm to the existing Cherwell development strategy." CDC must also be obliged to show how this last statement is true before any credence whatsoever can be attached to it. This statement is all the more suspicious given that the housing target (28,000 houses) in the Local Plan is now likely to be
exaggerated due to the influence of BREXIT and new government methodology for calculating housing need; future housing and employment growth previously predicted in the Local Plan may now not materialise , meaning that there would be no conflict with reassigning OCC's imagined unmet need in its place.

Changes Sought

Proposed changes suggested on 6 points: Strategic Economic Plan; unmet housing need; SHMA; Oxford's housing capacity; apportionment; and options.

Reasons for Participation

Would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

PR44 Habitats Regulations Assessment Screening Report - June 2017

PR-C-0766 10/10/2017 Haidrun Breith Berks, Bucks & Oxon Wildlife Trust Y

513

Comments

The comments on the previous option consultation raised concerns about the cumulative impacts of developments on the natural environment. Welcome that these comments have been taken on board and that a cumulative impact assessment has been carried out to inform this stage of the process. Note that it only assesses the impact of seven site allocations at North Oxford, Kidlington, Begbroke and Yarnton but does not include other allocations sites in the area such as the Northern gateway and Wolvercote Papermill allocations in the Oxford City boundary. Understand that consideration of sites outside the district boundary might go beyond the remit of this plan but we are concerned that no strategic overview of potential cumulative ecological impacts in the area is taken considering the amount of development taking place. Welcome that scoping surveys were carried out but they are high level and subject to considerable limitations. The report gives a timeframe for surveys between June '16 and February '17, which is rather unspecific and might mean that surveys might not have been done at the optimum survey time and that some ecological interest might have been missed. This potential limitation is exacerbated by the fact that surveys were only conducted from Public Rights of Way, which again might mean that important ecological interest could have been missed. Whilst welcome that efforts have been made to take account of biodiversity we feel the survey information cannot be fully relied upon and more comprehensive surveys might reveal additional ecological interest that will need to be taken into account in the next stage of the site allocation process. Aerial photos suggest that some of the meadows proposed for development might comprise grassland of higher conservation value. Also note that impacts on Port meadow SAC and other designated sites downstream is not considered in the report but we assume that this is covered in the Habitats Regulation Assessment (HRA) and Sustainability Appraisal. Not reviewed these documents in any detail but expect that Natural England (NE) will be commenting on potential impacts on the SAC and other SSSI and are guided by their judgement.

Changes Sought

Reasons for Participation

Potential biodiversity impacts as outlined in the representation.

PR-C-0778 10/10/2017 Sarah Knox-Brown Begbroke & Yarnton Green Belt Campaign N

5674

Comments

Chapter 6 provides no explanation of why proposed allocations will not lead to an impact on Oxford Meadows SAC, and does not reference the potential for in-combination effects. It relies on mitigating effects of the plan, rather than avoiding them, contrary to the mitigation hierarchy (NPPF para 152).

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

PR48 Equalities Impact Assessment Screening

PR-C-0778	10/10/2017	Sarah	Knox-Brown	Begbroke & Yarnton Green Belt Campaign			N	

5689

Comments

The study does not reference proposed allocations or even a single location within Cherwell. It simply references thematic development management policies.

Changes Sought

Reasons for Participation

PR51 Landscape Character Sensitivity and Capacity Assessment

PR-C-0778	10/10/2017	Sarah	Knox-Brown	Begbroke & Yarnton Green Belt Campaign			N	

5671

Comments

Quality of analysis is questionable. The various conclusions are not tabulated, and hence the step wise process is opaque. Analysis often goes beyond analysis of landscape capacity with little or no justification. There are numerous seemingly contradictory statements. Maps presented in Appendix E are highly inaccessible. The quality of the ecological assessment is questionable. No account is taken of nearby sensitivities.

Changes Sought

Reasons for Participation

PR-C-1413	10/10/2017	Peter	Wilsdon	David Jarvis Associates on behalf of Shipton Ltd	N	Y	N	Y

5595

Comments

The LCSCA refers to the linear nature of the railway line not lending itself to residential development. This linear part of the site is intended to work with the remainder of the Ship ton Quarry and as such provides a potential boundary, travel route, recreation area etc. Any potential housing development is likely to be approximately 5 metres below the level of the railway line. Distance of dwellings from the railway line could be addressed at a planning application stage. Illustrative masterplan (included at Appendix 2) demonstrates how the whole site can accommodate residential development in a manner that is sympathetic to its surroundings.

Changes Sought

Requests that CDC reconsider the exclusion of Shipton Quarry from the Local Plan Partial Review.

Reasons for Participation

As outlined, a number of inaccuracies relating to the site exist in the evidence base, that need to be addressed. Following a review of the evidence base and the scoring of the sites in the Sustainability Appraisal, it is considered that further assessment work is likely to result in the site receiving a more favourable outcome to the extent that it should be considered a potential strategic development site. Should Cherwell District Council disagree and continue to use the inaccurate evidence base to exclude the site then it considered necessary to participate in the Examination.

PR-C-1413	10/10/2017	Peter	Wilsdon	David Jarvis Associates on behalf of Shipton Ltd	N	Y	N	Y

5598

Comments

The LCSCA refers to the linear nature of the railway line not lending itself to residential development. This linear part of the site is intended to work with the remainder of the Ship ton Quarry and as such provides a potential boundary, travel route, recreation area etc. Any potential housing development is likely to be approximately 5 metres below the level of the railway line. Distance of dwellings from the railway line could be addressed at a planning application stage. Illustrative masterplan (included at Appendix 2) demonstrates how the whole site can accommodate residential development in a manner that is sympathetic to its surroundings.

Changes Sought

Requests that CDC reconsider the exclusion of Shipton Quarry from the Local Plan Partial Review.

Reasons for Participation

As outlined, a number of inaccuracies relating to the site exist in the evidence base, that need to be addressed. Following a review of the evidence base and the scoring of the sites in the Sustainability Appraisal, it is considered that further assessment work is likely to result in the site receiving a more favourable outcome to the extent that it should be considered a potential strategic development site. Should Cherwell District Council disagree and continue to use the inaccurate evidence base to exclude the site then it considered necessary to participate in the Examination.

PR52 Transport Assessment - July 2017

PR-C-0262	10/10/2017	Richard	Pye		N	N	N	Y

5578

Comments

A comparison of the RAG metrics used in this assessment with those used in the High-level Transport Assessment is provided in Table 2-5. This allows for a direct comparison to be made between the two reports of specific sites within the south Cherwell district. Detailed comments provided. Inaccuracies in how the RAG matrices in the TA have been applied to Policy PR6a and PR10. A list is provided. Confirms the sensitivity of the metrics to changes in journey times. It is bizarre that Site ID51, which encompasses Policy Site PR9 provides access to zero jobs by public transport and yet was still selected. broader point is that the Policy Sites PR8, PR9 and PR10 score badly in the TA RAG assessment
(there is a working assumption that the errors highlighted above have been corrected - Site ID20 currently has for green ratings that are incorrect). Despite these poor ratings, these sites have still been proposed as for strategic housing development. This aspect of the transport evaluation highlight huge inconsistency in how metrics were defined across different reports. This leads to certain sites receiving higher ratings than would have otherwise been the case. There are also a number of errors that result in the Policy Sites receiving more favourable ratings than otherwise would have been the case. These assessments are therefore unreliable and makes this part of the proposed submission plan unsound.

Changes Sought

For the reasons I have given above AND the Representations made by the Begbroke & Yarnton Green Belt Campaign which I additionally support and adopt as part of my own Representation in this document, the Plan cannot be changed to make it legally compliant or sound and should therefore NOT be submitted for Inspection.

Reasons for Participation

Would like the Begbroke & Yarnton Green Belt Campaign to represent me at the Examination should it take place.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

PR52 Transport Assessment - July 2017

PR-C-0778 10/10/2017 Sarah Knox-Brown Begbroke & Yarnton Green Belt Campaign N

5673

Comments

Timing is of concern; it was completed only in July 2017 with missing Appendices to Appendix 6 then added in August 2017. There is little or no evidence to suggest that it was available in time to inform consideration of options/ formulation of the preferred strategy. The SA report does not draw upon its analysis, as evidenced by no consideration of the four "development scenarios" that are a focus of the TA. Instructed Bruce Bamber, a transport consultant, to prepare a report on the transport implications of the allocation of sites PR8 and PR9 for housing purposes. Although his technical review has focused on these areas, the broader methodology to identify potential development locations has also been assessed for its soundness. The report has been provided as Appendix B. Key conclusions from the report includes: the Sustainability Appraisal Report was published before the Transport Assessment and therefore cannot properly take into account the transport impact of development options. The SAR fails to report the adverse traffic congestion impact from the proposed development around Begbroke and Yarnton and is therefore flawed. Transport evidence base and the associated environmental assessment work is fundamentally unsound and cannot be relied upon. Criticisms include assumptions for car driver mode share, accessibility to sustainable transport and jobs, and lack of modelling to test the effects of closing Sandy Lane.

Changes Sought

Reasons for Participation

PR-C-0841 10/10/2017 Catherine Newman N N

2277

Comments

The Transport Assessment (July 2017) has modelled its scenario on the successful delivery of ALL the proposed critical investments listed in Table 8-2, assuming for example that a full bus lane is achievable from Begbroke to Loop Farm roundabout Yarnton where it admits there is no feasibility study and that it has a very high cost. This would not be possible given that there is a railway bridge, a canal bridge and residential properties before Loop Farm Roundabout and therefore the Plan is unsustainable and unjustified. Closure of Sandy Lane should not be closed to traffic at the level crossing. Sandy Lane is a well-used road, I myself use it several times a week saving me several miles by not using the A44 via Langford Lane or Stratfield Brake. When the A44 is clogged up due to an incident at Pear Tree Roundabout or one on the A34 it is also an alternative route to reach Oxford and the hospitals. The queues into Oxford are very often horrendous especially at peak times and can reach back to Langford Lane.

Changes Sought

Reasons for Participation

PR-C-1413 10/10/2017 Peter Wilsdon David Jarvis Associates on behalf of Shipton Ltd N Y N Y

5297

Comments

The Shipton on Cherwell site should have scored higher in terms of its potential for sustainable transport links. The site is located in close proximity to a range of the proposed future transport investments and due to its size has the viability to provide suitable infrastructure to capitalise on these. Responses relating to transport have been included in Table 4.
Refers to the RAG assessment and testing scenarios (A1-A5) in the Transport Assessment July 2017 and Oxfordshire CC A44& A4260 Corridor Study and LTP4.

Changes Sought

The Shipton on Cherwell site should have scored higher in terms of its potential for sustainable transport links.

Reasons for Participation

As outlined, a number of inaccuracies relating to the site exist in the evidence base, that need to be addressed. Following a review of the evidence base and the scoring of the sites in the Sustainability Appraisal, it is considered that further assessment work is likely to result in the site receiving a more favourable outcome to the extent that it should be considered a potential strategic development site. Should Cherwell District Council disagree and continue to use the inaccurate evidence base to exclude the site then it considered necessary to participate in the Examination.

PR53 Sequential Test and Exception Test (Flooding) - June 2017

PR-C-0778 10/10/2017 Sarah Knox-Brown Begbroke & Yarnton Green Belt Campaign N

5672

Comments

The report fails to demonstrate that proposed allocation PR8 is sequentially preferable to other options despite the flood risks that exists. There is no discussion of how it performs relative to other sites, of lesser or nil flood risk, that might be allocated in its place. This is a fundamental flaw.

Changes Sought

Reasons for Participation

PR54 Housing and Economic Land Availability Assessment - August 2017

PR-C-0413 17/09/2017 Theresa Goss Bloxham Parish Council

1066

Comments

Bloxham Parish Council's Comment on the Taylor Wimpey blog relates to land North and South of Milton Road. This site is a significant distance from Oxford and does not provide easy access to sustainable public transport options which will lead to an unacceptable reliance on private cars. A reliance on private cars will exacerbate pollution and congestion problems in Bloxham. In response to the initial consultation on meeting Oxford's housing need BPC commented that this site 'will lead to additional traffic at the over capacity mini roundabout on the A361, and would add further congestion to the Milton Road'. It is proposed to release a very small percentage of Green Belt lying within Cherwell's boundaries for housing to meet Oxford's need. We support the view that there are exceptional circumstances that warrant this release of Green Belt. Development of this site would result in the loss of another green field on the edge of Bloxham and negatively impact the landscape and historic setting of the village. The draft HELAA has assessed this site as suitable for 'approximately 61 dwellings subject to more detailed consideration'. However, it notes that it lies outside the area of search for development sites to meet Oxford's need. Taylor Wimpey's blog suggests the site could accommodate 250 homes and also offers delivery of space for a primary school not a primary school. Bloxham has a made Neighbourhood Development Plan and this proposal would be contrary to Policy BL1 of that plan.

Changes Sought

Reasons for Participation

PR-C-0778 10/10/2017 Sarah Knox-Brown Begbroke & Yarnton Green Belt Campaign N

5670

Comments

Despite what is said in paragraphs 1.1 and 7.2, the HELAA has not been applied as an initial first step to inform site selection, but instead as the site selection process itself, as evidenced from analysis on PR8 and PR9. This explains why it was only made available subsequent to the start of the consultation and in draft form only. The role of the HELAA has not been communicated well and has caused considerable confusion.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

PR54 Housing and Economic Land Availability Assessment - August 2017

PR-C-0789 10/10/2017 Colin Smith N

4524

Comments

This Draft Cherwell Housing & Economic Land Availability Assessment Aug 2017 (HELAA) was published circa 25/08/17 & not publicised to Fritwell Parish Council (FPC). Concerned over the publicity and consultaiton of the draft HELAA. This response relates to Appendix 4 - summary of assessments, with regard to the Fritwell HELAA sites and identifies them as suitable, available and achievable for residential assessment. Reference to comments from a CDC Planning Officer in relation to a planning application. Reference to paragraphs 7.4, 7.5, 7.6 in HELAA 132. Believes HELAA 131, part of HELAA 132 and 133 are not suitable for development. Specific reasons are; Part of HELAA 132 : would be harmful to the character of the area, HELAA 135: unsuitable because it would encroach into the open countryside, HELAA 132: development would have a significant impact on Fritwell Conservation Areas' rural setting. Believes HELAA 132 (part of) being designated as 'available' is not correct. Supports HELAA 274 as fitting with reasonable and sympathetic development. Reference to the Government's consultation document on lower housing need.

Changes Sought

Unlike urban areas with Green Belt safeguards through legislation, surrounding rural communities have no such protection against expansion despite the countryside being hugely important. Urges the report to be more protective of rural settlement areas with a wording change where 'Should additional greenfield land be required at Fritwell to meet Cherwell's housing needs,' should be followed by 'and only when all existing infill and brownfield opportunities have been utilised,' at each occurrence.

Reasons for Participation

PR-C-0789 10/10/2017 Colin Smith N N

2028

Comments

Concerned over the publication of the draft HELAA document as was not made aware of this. Questioning the Fritwell HELAA sites identified in Appendix 4 as being suitable, available and achievable for residential development. Reference to CDC's comments to a planning application which includes reference to the HELAA site HELAA132. Detailed comments provided on specific HELAA sites in Fritwell (HELAA131, 132, 133 and 274). HELAA should be more protective of rural settlement areas. Reference to the Government's consultation document on housing needs and its suggestion of greater than 30% reduction to 762 dwellings required instead of 1142.

Changes Sought

HELAA to be more protective of rural settlement areas with a wording change where 'Should additional greenfield land be required at Fritwell to meet Cherwell's housing needs,' should be followed by 'and only when all existing infill and brownfield opportunities have been utilised,' at each occurrence.

Reasons for Participation

PR-C-1408 10/10/2017 Andy Pearce Barton Willmore on behalf of A 2 Dominion Housing Group Ltd N N N Y

5492

Comments

We note that the Council has published its Draft Housing and Economic Land Availability Assessment (August 2017) (HELAA). NW Bicester (reference HELAA275) is identified as a strategic allocation (Policy Bicester 1) and able to deliver 6,000 dwellings, 3,293 of which within the plan period. The Site is identified as suitable, available and achievable. Appendix 4 states that the Site can deliver up to 15 dwellings per hectare. This is too low and does not reflect extant planning permissions at NW Bicester, or resolutions to grant. There is an opportunity to review the efficiency of the NW Bicester Master Plan and its ability to meet additional housing need. We note that the Draft HELAA also states that there is no further potential for development in this location to meet Oxford City's unmet need as Bicester lies outside 'Areas of Search' A and B. As stated, there is insufficient evidence put forward that accompanies the Partial Review to suggest that opportunities to increase capacity at existing allocated housing sites, such as NW Bicester (Policy Bicester 1), have been robustly tested before 'Search Areas' A and B, which involve Green Belt release, were chosen.

Changes Sought

Reasons for Participation

Our objections in part relate to the proposed growth strategy to address Oxford City's unmet need, which we consider to be unsustainable and inconsistent with national policy. This is contrary to the adopted Growth Strategy set out in the Cherwell Local Plan 2011-2031 (Part 1), which focuses new development at key settlements, as identified in Cherwell's settlement hierarchy. The Council has not discharged its duty to demonstrate exceptional circumstances to release the identified sites from the Green Belt, pursuant to paragraph 82 of the National Planning Policy Framework. Further, there is insufficient evidence to suggest that opportunities to increase capacity at existing allocated housing sites have been robustly tested. Finally, there should be a single housing requirement for the Cherwell Local Plan. There is no justification for a separate figure to be applied to meet Oxford City's unmet need, as is currently proposed.

PR-C-1413 10/10/2017 Peter Wilsdon David Jarvis Associates on behalf of Shipton Ltd N Y N Y

5299

Comments

Notes that Shipton Quarry is assessed to be suitable, available and achievable in terms of both residential and employment development in Appendix4 of the HELAA and that it is important to take the assessment's outcomes into consideration when allocating sites.
Refers to the Housing and Planning Act 2016 and its provision for local authorities to prepare and maintain registers of brownfield land and notes the site was not included in the 2016 pilot register.
Refers to the NPPF's definition of brownfield land and explains that Shipton Quarry is unique in the fact that it formerly included a cement works which was demolished in 2015. The approved restoration plan allows for development on the site of the former cement works. It is therefore considered that at least this part of the overall site is included in Part 1 of the register, if not the entire site. It is further noted that various evidence base documents refer to the site as brownfield.
Makes a deliverability case noting the site could easily be restored to a state that could accommodate a mixed use development within 8 to 12 years. The aggregate recycling use onsite has permission until 2025. However Earthline Ltd could accommodate this use at one of its other locations in the area if necessary to bring forward the date the site could be realistically developed.
A revised restoration scheme is provided in Appendix 5. The majority of the site is to be restored to a state that will accommodate development/the permitted uses in any case. It would appear from the SA that this has not been taken into consideration.

Changes Sought

Shipton Quarry offers an opportunity to provide a housing site which meets all the search requirements set out in the consultation phase of the local plan and therefore merits further consideration as an allocation in the Local Plan Partial Review.

Reasons for Participation

As outlined, a number of inaccuracies relating to the site exist in the evidence base, that need to be addressed. Following a review of the evidence base and the scoring of the sites in the Sustainability Appraisal, it is considered that further assessment work is likely to result in the site receiving a more favourable outcome to the extent that it should be considered a potential strategic development site. Should Cherwell District Council disagree and continue to use the inaccurate evidence base to exclude the site then it considered necessary to participate in the Examination.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

PR54 Housing and Economic Land Availability Assessment - August 2017

PR-C-1429 10/10/2017 Emily Daly Lower Heyford Parish Council

4557

Comments

Objection raised to the HELAA set out in Appendix 4 that is part of the evidence base for CLP 2011-2031 (Pt 1) PR. Refers to sites 216, 221 & 217. These are green field sites & in the case of 216 & 221, wholly outside the allocated strategic area of Heyford Park as set down in Local Plan Part 1. Despite being contrary to adopted policy, all are considered "developable for housing / employment - suitable, available & achievable" in the summary of assessments. Site 217 refers to 180 houses. Any further expansion to Heyford Park would be unsustainable in terms of its rural location & rural road network. Lower Heyford should be listed as a Category B rather than Category A village in para 1.5 of the Draft HELAA study.

Changes Sought

Reasons for Participation

PR-C-1465 10/10/2017 Michael Stewart N

4629

Comments

Fritwell Parish Council wrote to CDC asking how to respond to HELAA report over three weeks ago. The reply was received less than 24 hours ahead of today's deadline which could mean that some who wish to comment will not be able to do so. Regarding sites deemed suitable for development: HELAA 131, part of 132 ,133, it is my view that the same reasons stated for exclusion of other near-by areas can apply directly to these sites too,specifically:From HELAA 132 (part deemed not suitable): be harmful to the character of the areaFrom HELAA 135: The site is considered to be unsuitable for development as it would encroach into the open countrysideFrom HELAA 134: Development on the site would inevitably have a significant impact on the rural setting of the Fritwell Conservation Areal feel HELAA 132 (part of) being designated as 'available' is not correct. The parcel of land has been discussed previously and opinions canvassed. In light of those responses, the landowner wrote to Fritwell St. Olave's PCC stating 'we have no intention of submitting a planning application based on the feedback provided' . I would also point out that although 'surrounding' density could be measured at 30 dph, the 'adjacent' building density is nowhere near that."

Changes Sought

Unlike urban areas with Green Belt safeguards through legislation, surrounding rural communities have no such protection against expansion despite the countryside around us being hugely important. I would therefore urge the report to be more protective of rural settlement areas with a wording change where 'Should additional greenfield land be required at Fritwell to meet Cherwell's housing needs,' should be followed by 'and only when all existing infill and brownfield opportunities have been utilised,' at each occurrence. The numbers of dwellings listed far exceeds the villages current obligation, in total by nearly 4:1. To add more local context to the report, may I suggest a wording change to HELAA 132 and HELAA 133 to point this out: After 'This reflects the density of the surrounding developments' add 'but would exceed to current proposed building obligation for the village'

Reasons for Participation

PR-C-1489 10/10/2017 Nick Alston GVA on behalf of Oxford Aviation Services Ltd Y Y N Y

5257

Comments

Land in the western part of the site (the 'Western Development Zone') - see provided plans, is surplus to the airport's requirements. It has been earmarked by LOA for housing, employment, & a park & ride facility (the latter being a key piece of infrastructure referred to throughout the draft Local Plan, but for which land is not allocated). The adopted LPP1 does not provide a policy basis to support development in this part of the site. It is relevant to addressing Oxford's unmet housing needs therefore is a relevant matter for consideration as part of the partial review of LPP1. The airport has further areas of surplus land to the north west & north east of the site, however developing these areas is of a lower priority for the airport at present. Other Evidence: The same concern applies to other evidence base documents, including the draft Housing & Economic Land Availability Assessment (August 2017). Again this assumes that it is the entire LOA site being promoted for non-airport development (as opposed to just surplus land parcels). Accordingly the site is assessed to be not suitable or achievable for housing (due to the assumed loss of the airport) & not considered further. Assessing the site as a whole is too blunt an assessment & produces inaccurate results. The Western Development Zone is, in our opinion, suitable & achievable (see Enclosure 2 in full representation).

Changes Sought

In order to make the plan sound, firstly we recommend that the SA is revisited & revised in respect to the LOA site. To assist, we have provided our own sustainability appraisal of the LOA site (using the Council's SA framework) at Enclosure 3. This clearly indicates that development being promoted at LOA would comprise a particularly sustainable option for the Council which would offer the opportunity to realise unique economic benefits alongside satisfying Oxford's unmethousing needs. Secondly, and on the assumption that the Council's updated SA reaches similar conclusions to those at Enclosure 3, we recommend amending the plan to establish a policy position that supports the development of part/all of the Western Development Zone of the LOA site for housing, employment and a transport interchange (park and ride) facility. Refer to Enclosure 2 for further details. Specifically this would include: * Amending Policy PR3 to remove part/all of the Western Development Zone from the Green Belt,* Amending Policy PR4a to include specific reference to a transport interchange (park and ride facility) in the Western Development Zone of LOA, * Insert a new policy (PR10a) to allocate part/all of the Western Development Zone for housing, employment, & transport interchange uses.

Reasons for Participation

LOA is a significant economic asset which has a functional relationship with Oxford and ingenerating/meeting its unmet housing needs. Our concerns go to the heart of the soundness of theplan, therefore we request to participate.

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate

PR54 Housing and Economic Land Availability Assessment - August 2017

PR-C-1489 10/10/2017 Nick Alston GVA on behalf of Oxford Aviation Services Ltd Y Y N Y

5256

Comments

Enclosed with the representation is: Updated Planning/Development Proposition, Comments on Sustainability Appraisal, Economic Report, Representations, March 2016, Representations, July 2016, Representations, January 2017 (Enclosures 1-7). Believe the Sustainability Appraisal (SA) is flawed & doesn't provide a robust evidence base to underpin the policies set out in the draft plan. Consequently we are concerned that the draft Plan is not properly justified nor capable of being effective, bringing into question its soundness. Concerned specifically to how the London Oxford Airport (LOA) site has been considered in the SA. The SA appears to assume that any development at the LOA site will encompass the site as a whole & involve the closure of the airport. This is not the case. In order to accurately appraise the sustainability potential of the site it should be subdivided into separate parcels in line with LOA's planning/development proposition (see previous representations). The SA currently produces unrealistically negative results for the site which consequently led to the decision not to select the site for allocation in the draft plan. Our view is that the site offers one of the most sustainable site options to meet Oxford's unmet housing needs, on the following grounds: * It is suitable & achievable (deliverable). * It is of low value in Green Belt & landscape terms (based of the Council's evidence), * It will arguably become the most accessible site option in the preferred area of search (A/B) on account of the proposed transport interchange facility (3 Rapid Transit lines plus regular buses - akin to a rail or tram station), alongside a national cycle route, plus road connections on the A44, * It will realise significant & unique economic benefits that otherwise would not be achieved. Not allocating the site for development will be a significant lost opportunity for the Council. We have raised this matter in our previous representations but this has not been addressed satisfactorily. London Oxford Airport – Planning /Development Proposition: We are concerned that CDC & its sustainability consultants may have misunderstood the planning/development opportunity at the LOA site. Therefore we have enclosed an updated explanation (Enclosure 2) which should be read in conjunction with Enclosure 4 which sets out the economic case for mixed use development here. The owners aim is to keep the airport open, with no intention to close it. However its future viability is dependent on generating additional value from the airport estate. The owners aim to achieve this via developing surplus land (& intensification of existing land) for aviation & complementary uses including a park & ride transport interchange. The south eastern part of the site (the 'Eastern Development Zone') - see provided plans, is earmarked for a mixed use aviation/employment cluster comprising employment uses (B1, B2, B8) & aviation related development, with supporting uses such as a hotel &/or residential accommodation for pilot training school students. Strategic policy support for this is already established in Local Plan Part 1 (LPP1), with detailed policies to be set out in the emerging Local Plan Part 2 (LPP2). This does not therefore need to be considered further in the partial review of LPP1.

Changes Sought

In order to make the plan sound, firstly we recommend that the SA is revisited & revised in respect to the LOA site. To assist, we have provided our own sustainability appraisal of the LOA site (using the Council's SA framework) at Enclosure 3. This clearly indicates that development being promoted at LOA would comprise a particularly sustainable option for the Council which would offer the opportunity to realise unique economic benefits alongside satisfying Oxford's unmethousing needs. Secondly, and on the assumption that the Council's updated SA reaches similar conclusions to those at Enclosure 3, we recommend amending the plan to establish a policy position that supports the development of part/all of the Western Development Zone of the LOA site for housing, employment and a transport interchange (park and ride) facility. Refer to Enclosure 2 for further details. Specifically this would include: * Amending Policy PR3 to remove part/all of the Western Development Zone from the Green Belt,* Amending Policy PR4a to include specific reference to a transport interchange (park and ride facility) in the Western Development Zone of LOA, * Insert a new policy (PR10a) to allocate part/all of the Western Development Zone for housing, employment, & transport interchange uses.

Reasons for Participation

LOA is a significant economic asset which has a functional relationship with Oxford and ingenerating/meeting its unmet housing needs. Our concerns go to the heart of the soundness of theplan, therefore we request to participate.

PR-C-1639 11/10/2017 Robin England N N

4998

Comments

I am a resident of Fritwell (and have been since 1997) and my comments are concerning the
document "2017 Draft HELAA Appendix 4 – Summary of Assessments" and the village of Fritwell.
I disagree with the assessment that the Fritwell sites listed in this section of the document are
suitable or achievable for residential development. The site HELAA 133 in particular was recently (October 2016) subject to a 34-house residential development planning application (reference 16/01594/F) which was firmly rejected by Cherwell District Council's Planning Officer on no less than 9 separate grounds and the developer withdrew the application before the Planning Committee was due to meet. The site was formerly known as SHLAA FR017.
I strongly believe that development of this greenfield site which is outside the settlement boundary
should not be supported. At the very least I would suggest that the report is especially protective of rural villages and should permit development of greenfield sites only when all existing infill and brownfield development options have been explored. I suggest that Fritwell should be re-assessed on the criteria needed for a Category A village. The
village was last categorised many years ago and I believe that Fritwell should not be a Category A village as the village would not meet those criteria today and has not done for some time. Fritwell is a small village and has limited amenities – a village shop (limited opening hours), a primary school and village hall. There are no employment opportunities and no health facilities, has no public house and no longer has a bus service. New residential development will therefore be dependent on the use of private vehicles and I am concerned that the roads in and out of the village cannot support further traffic from medium to large scale development. We also already have problems with our services such as limited BT (phone, broadband) provision and a routine problem with sewerage. I believe that any developer of sites of more than 10 houses in Fritwell should be made subject to a Grampian Condition to ensure that they are committed to maintain or improve the village services. Development of the other sites that are outside of the existing settlement boundary in my opinion will have a significantly detrimental effect on the visual impact and character of the area and will encroach into the open countryside. The Government has recently published the results of a consultation into the formula for calculating local authority housing needs and this appears to indicate that a reduction of some 30% in housing numbers applies to the Cherwell District.

Changes Sought

Reasons for Participation

PR71 Draft Cherwell Water Cycle Study

PR-C-0778 10/10/2017 Sarah Knox-Brown Begbroke & Yarnton Green Belt Campaign

5684

Comments

It is not clear that the study was completed in time to inform consideration of options/formulation of the preferred strategy. It clearly identifies certain Wastewater Treatment Works as more constrained than others, yet the SA report ignores this evidence.

Changes Sought

Reasons for Participation

Rep Number	Date Received	First Name	Surname	Organisation	Legally Compliant	DtC Compliant	Sound	Participate
PR71 Draft Cherwell Water Cycle Study								
PR-C-1402	10/10/2017	Michelle	Kidd	The Environment Agency			N	Y

5309

Comments

Have referred to two parts of the Water Cycle Study evidence document but they are related. These are paragraph 5.2.2.2 and Appendix C. Paragraph 5.2.2.2. Suggested that for Bicester Sewage Treatment Works (STW): ""For phosphate, the results show that the current phosphate quality condition (1.0mg/l) would be sufficient to ensure the 10% deterioration limit is adhered to and therefore also ensures nodeterioration in phosphate status"". It is unclear how this is the case as the results table in Appendix C suggests a deterioration of 12-15% would occur. According to the methodology in Appendix C.5 for 10% deterioration target it suggests that if the future growth scenario exceeds the 10% target at the mixing point concentration a permit needs to be set to limit the deterioration to 10%. In this case there appears to be a deterioration of 12%-15%. However it is suggested that the current permit is ok. Appendix C - In the results table in Appendix C, for Banbury STW, it is suggested that the current discharge ammonia concentration is not already causing a status deterioration at the mixing point. However looking at the concentrations provided it appears there is already a deterioration. If this evidence is unclear and we are not certain that there won't be a detrimental impact on waterquality of the receiving watercourses as a result of the planning growth in housing number then the local plan is not consistent with national planning policy paragraph 109 and is not justified in soundness terms and paragraph 182 of the NPPF.We have highlighted this issue to you previously in our letter dated 23 June 2017.

Changes Sought

We suggest a revised permit should have been assessed to ensure there is no more than a 10% deterioration. There needs to be clarification on the above points and assurances that there will be nodeterioration in the water quality for the receiving watercourses as a result of the extra growth in housing numbers.

Reasons for Participation

To ensure that the flood risk evidence is adequately addressed during the examination.

Page 2894

Addendum to Statement of Consultation – 26 February 2018

(as orally presented to Council by the Lead Member for Planning)

Additional representation not included within published consultation summary:

PR-C-1650 - Mrs Joy D Weedon

Summary of Representation:

- Concerned about traffic, parking, pollution and noise especially during rush hour and school traffic
- Concerned about proposed bus lane and removal of grass verge and trees
- Concerned about lack of space to improve shops

These issues have been taken into account and are contained within the consultation statement.

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Partial Review of the Cherwell Local Plan 2011-2031 (Part 1): Oxford's Unmet Housing Needs

Proposed Main Modifications and Minor Modifications

Addendum to Habitat Regulations Assessment

Cherwell District Council

September 2019

Plan Design Enable

Notice

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The information which Atkins Limited has provided has been prepared by an environmental specialist in accordance with the Code of Professional Conduct of the Chartered Institute of Ecology and Environmental Management. Atkins Limited confirms that the opinions expressed are our true and professional opinions.

This document does not purport to provide legal advice.

Atkins Limited

This document has 31 pages including the cover.

Document history

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2.0	Final	AW	PW	LG	MT	September 2019

Client Signoff

Client	Cherwell District Council
Project	Cherwell District Council Local Plan Part 1 Partial Review Proposed Submission Plan
Document Title	Addendum to Habitat Regulations Assessment Report on the Partial Review of the Cherwell Local Plan 2011-2031 (Part 1): Oxford's unmet housing needs Proposed Submission Plan
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1. Introduction

1.1. Background to this Addendum

A Habitat Regulations Assessment Stage 1 (Screening) was completed on the four previous iterations of the adopted Cherwell Local Plan[1][2][3][4] The Cherwell Local Plan 2011-2031 (Part 1) was adopted in July 2015.

The Council is undertaking a Partial Review of the adopted Local Plan to address Oxford's unmet housing need, and published an Options Consultation document in November 2016 to seek views on how the unmet housing need should be addressed. A Habitats Regulations Assessment (HRA) report on the Options Consultation document concluded that, depending on the options taken forward, the sites in the Options Paper might lead to likely significant effects on the qualifying features of Oxford Meadows SAC.

A HRA Screening Report was therefore undertaken (June 2017) to assess the Proposed Submission Partial Review Plan (July 2017). A HRA Addendum was undertaken in February 2018 to assess Focused Changes and Minor Modifications proposed to the Plan. . The Submission Partial Review Plan (July 2017) incorporating the Focused Changes and Minor Modifications (February 2018) was submitted to the Secretary of State for Housing, Communities and Local Government for examination on 5th March 2018. The Submission Plan was supported by the HRA Screening Report (June 2017) and the HRA Addendum (February 2018).

Following the Court of Justice of the European Union ("CJEU") judgment in April 2018 People Over Wind and Sweetman v Coillte Teoranta (C-323/17), the HRA was updated to reflect the implications of the judgement and incorporate a Stage 2 Appropriate Assessment. The Habitats Regulations Assessment Stage 1 Screening Report and Stage 2 Appropriate Assessment was published in August 2018.

Examination Hearings took place in February 2019. The Inspector's Post-Hearing Advice Note was received by the Council on 12th July 2019, The Inspector's preliminary conclusions include the deletion of site PR10 and contained suggested approaches as to how the 410 dwellings from the PR10 allocation could be redistributed.

The Council has prepared proposed Main Modifications and Minor Modifications to the Submission Plan in response to the Inspector's preliminary findings (these include the Focused Changes and Minor Modifications February 2018 as appropriate) This Addendum to the HRA August 2018 considers the proposed modifications to assess whether the findings of the HRA 2018 are still pertinent.

2. Findings

The proposed amendments to the Partial Review Proposed Submission Plan were sent in tabular form to Atkins to make clear the proposed amendments. Each proposed amendment was then checked to assess whether the amendments would change the findings of the August 2018 HRA report. The findings of this process are provided in Table 1 below.

[1] Cherwell District Council's Options for Growth: Consultation on Directions of Growth and Strategic Sites – Core Strategy Development Plan Document (September 2008). The HRA report, Options for Growth - Consultation on Directions of Growth and Strategic Sites: Core Strategy Development Plan Document Habitats Regulations Assessment (Stage 1), was produced by Atkins in October 2009

[2] Cherwell District Council's Draft Core Strategy (February 2010). The HRA report, Draft Core Strategy (February 2010): Habitats Regulations Assessment, Stage 1 – Screening, was produced by Atkins in February 2011

[3] Proposed Submission Cherwell Local Plan (August 2012). Screenings of the draft Plan and proposed changes to it were produced by Atkins in August 2012, March 2013 and October 2013

[4] Submission Cherwell Local Plan incorporating Proposed Modifications (October 2014). Habitats Regulations Assessment: Stage 1 – Screening, October 2014

Table 1. Assessment of Proposed Main Modifications and Minor Modifications To Policies September 2019

Ref. No.	Plan Section	Change	Amended Policy (changes in italics)	Change to HRA Findings	Comment
FOCUSED CHANGES					
Main 1	Page 2 Contents Woodstock Heading		Delete 'Woodstock' Heading and page number reference	No	Does not change the findings of the HRA.
Main 2	Page 8 Executive Summary Paragraph xiv		Amend to read: 'The Plan therefore focuses development on a geographic area extending north from Oxford to south Kidlington, **and** along the A44 corridor to Yarnton and Begbroke'.~~, and up to Woodstock in West Oxfordshire.~~	No	Does not change the findings of the HRA.
Main 3	Page 9 Executive Summary Table 1 Policy PR6a- Land East of Oxford Road		Replace '650' with **'690'**	No	There have been changes to housing numbers. Whilst there is a change in housing numbers the overall amount of housing and the allocations remain the same. Does not change the findings of the HRA.
Main 4	Page 9 Executive Summary Table 1 Policy PR6b- Land West of Oxford Road		Replace '530' with'**670**'	No	There have been changes to housing numbers. Whilst there is a change in housing numbers the overall amount of housing and the allocations remain the same. Does not change the findings of the HRA.
Main 5	Page 9 Executive Summary Table 1 Policy PR7a- Land South East of Kidlington		Replace '230' with **'430'**	No	There have been changes to housing numbers. Whilst there is a change in housing numbers the overall amount of housing and the allocations remain the same. Does not change the findings of the HRA.
Main 6	Page 9 Executive Summary Table 1 Policy PR7b- Land at Stratfield Farm		Replace '100' with '**120**'	No	There have been changes to housing numbers. Whilst there is a change in housing numbers the overall amount of housing and the allocations remain the same. Does not change the findings of the HRA.
Main 7	Page 9 Executive Summary, Table 1 Policy PR9- Land West of Yarnton		Replace '530' with '**540**'	No	There have been changes to housing numbers. Whilst there is a change in housing numbers the overall amount of housing and the allocations remain the same. Does not change the findings of the HRA.
Main 8	Page 9 Executive Summary, Table 1		Delete Woodstock row from Table 1.	No	Does not change the findings of the HRA.

	Policy PR10 – Land South East of Woodstock				
Main 9	Page 12 Paragraph 1.7		Amend to read: The Partial Review means change for the area of the district which adjoins north Oxford and that which focuses on the A44 corridor. ~~**from Oxford to Woodstock in West Oxfordshire.**~~	No	Does not change the findings of the HRA.
Main 10	Page 24 How has this Plan been prepared? Paragraph 2.2 – point 4		Amend point 4 to read: 'prepared to be consistent with national policy – to meet the apportioned housing requirements so that they meet core planning principles and demonstrate clear, exceptional circumstances for ~~**development within the Oxford Green Belt**~~ **removing land from the Oxford Green Belt for development**.'	No	Does not change the findings of the HRA
Main 11	Page 27 Paragraph 2.10		Amend to read: ~~**Seven**~~ **Six** residential development areas are identified in a geographic area extending north from Oxford (either side of the A4165 Oxford Road) and along the A44 corridor ~~**and to Woodstock in West Oxfordshire.**~~ 1. Land East of Oxford Road, North Oxford (policy PR6a) - Gosford and Water Eaton Parish 2. Land West of Oxford Road, North Oxford (policy PR6b) - Gosford and Water Eaton Parish 3. Land at South East Kidlington (policy PR7a) - Gosford and Water Eaton Parish 4. Land at Stratfield Farm Kidlington (policy PR7b) - Kidlington Parish 5. Land East of the A44 at Begbroke/Yarnton (policy PR8) - Yarnton and Begbroke Parishes (small area in Kidlington Parish) 6. Land West of the A44 at Yarnton (policy PR9) - Yarnton and Begbroke Parishes ~~**7. Land East of Woodstock (policy PR10) - Shipton-on-Cherwell and Thrupp Parish.**~~	No	Does not change the findings of the HRA.
Main 12	Page 49 Paragraph 3.57	Minor text amendment	Amend to read 'The Oxford Transport Strategy has three components: mass transit, walking and cycling, and managing traffic and travel demand. **The Strategy is supported by the Active and Healthy Travel Strategy and Oxfordshire County Council Cycling and Walking Design Guides**. Mass transit in Oxford is planned to consist of rail, Rapid Transit (RT) and buses and coaches.	No	Does not change the findings of the HRA.
Main 13	Page 53 Paragraph 3.66		Amend the first sentence of paragraph 3.66 to read: 'Woodstock is a focus for growth in West Oxfordshire's ~~**new, emerging**~~ **adopted** Local Plan. The ~~**draft**~~ Plan includes more extensive……'	No	Does not change the findings of the HRA
Main 14	Page 53 Paragraph 3.66	Minor text amendment	Amend to read: 'Woodstock is a focus for growth in West Oxfordshire's new, emerging Local Plan. The draft Plan includes more extensive growth at Witney and Chipping Norton, growth at Carterton comparable to that at Woodstock and less significant growth in the Burford-Charlbury Area. Larger strategic development is planned at Eynsham on the A40 to the west of Oxford, the majority of which is intended to address West Oxfordshire's contribution (2750 homes) to Oxford's unmet housing need. **Oxfordshire's Local Transport Plan (LTP4): A40 Strategy proposes a new link road in Cherwell between the A40 and the A44 to improve access from West Oxfordshire to the A44 and A34. '**	No	Does not change the findings of the HRA.
Main 15	Page 54 Paragraph 3.73	Minor text change	Amend to read, 'A National Infrastructure Commission (NIC) report **on the Cambridge-Milton-Keynes-Oxford Arc was published in November 2017** including recommendations to the Government linking east-west transport improvements with wider growth and investment opportunities along this corridor'	No	Does not change the findings of the HRA.
Main 16	Page 54 Paragraph 3.76	Text change is for a reduction from 33,000 to 30,000 homes in Aylesbury Vale	Amend to read, **'Approximately 30,000 homes are being planned in the Aylesbury Vale for** the period to 2033. The focus of the growth will be at Aylesbury which has recently been granted Garden Town status.	No	Does not change the findings of the HRA.
Main 17	Page 64 Table 4 Policy PR6a- Land East of Oxford Road		Replace 650 with **'690'**	No	There have been changes to housing numbers. Whilst there is a change in housing numbers the overall amount of housing and the allocations remain the same. Does not change the findings of the HRA.

Main 18	Page 64 Table 4 Policy PR6b- Land West of Oxford Road		Replace 530 with **‘670’**	No	There have been changes to housing numbers. Whilst there is a change in housing numbers the overall amount of housing and the allocations remain the same. Does not change the findings of the HRA.
Main 19	Page 64 Table 4 Policy PR7a- Land South East of Kidlington		Replace 230 with **‘430’**	No	There have been changes to housing numbers. Whilst there is a change in housing numbers the overall amount of housing and the allocations remain the same. Does not change the findings of the HRA.
Main 20	Page 64 Table 4 Policy PR7b- Land at Stratfield Farm		Replace 100 with **‘120’**	No	There have been changes to housing numbers. Whilst there is a change in housing numbers the overall amount of housing and the allocations remain the same. Does not change the findings of the HRA.
Main 21	Page 64 Table 4 Policy PR9 – Land West of Yarnton		Replace 530 with '**540**'	No	There have been changes to housing numbers. Whilst there is a change in housing numbers the overall amount of housing and the allocations remain the same. Does not change the findings of the HRA.
Main 22	Page 64 Table 4 Policy PR10 – Land South East of Woodstock		Delete Woodstock row from Table 4.	No	Does not change the findings of the HRA.
Main 23	Page 65 Paragraph 5.16		Amend to read: Figure 10 illustrates our strategy for accommodating growth for Oxford. It shows the geographic relationship between Cherwell, Oxford and West Oxfordshire and specifically the proximity of north Oxford with Kidlington, Yarnton, **and** Begbroke ~~**and Woodstock**~~ along the A44 corridor.	No	Does not change the findings of the HRA.
Main 24	Page 66 Paragraph 5.17		Amend to read: All of the sites we have identified ~~**other than land to the south-east of Woodstock**~~ lie within the Oxford Green Belt. We consider that there are exceptional circumstances for the removal of these sites (either in full or in part) from the Green Belt.	No	Does not change the findings of the HRA.
Main 25	Page 66 Paragraph 5.17		Delete as follows**:** ~~8. the need to ensure a cautious approach at Woodstock (in terms of the number of new homes) due to the presence of international and national heritage assets while responding to the proximity and connectivity of a growing town to both Oxford and the growth areas on the A44 corridor.~~	No	Does not change the findings of the HRA.
Main 26	Page 66 Paragraph 5.17		Renumber point 9 as point 8, point 10 as point 9, point 11 as point 10 and point 12 as point 11.	No	Does not change the findings of the HRA.
Main 27	Page 67 Paragraph 5.18		Delete as follows: ~~**Land to the south-east of Woodstock lies outside but next to the Oxford Green Belt.**~~ Land at Frieze Farm is to remain in the Green Belt as we consider that its possible use as a replacement Golf Course would be compatible with the purposes of Green Belts.	No	Does not change the findings of the HRA.

Main 28	Page 69 Policy PR1 - Achieving Sustainable Development for Oxford's Needs		Amend to read: Cherwell District Council will work with Oxford City Council, ~~**West Oxfordshire District Council,**~~ Oxfordshire County Council, and the developers of allocated sites to deliver:	No	Does not change the findings of the HRA.
Main 29	Page 69 Policy PR1 - Achieving Sustainable Development for Oxford's Needs, Point (a)	Minor text change	Cherwell District Council will work with Oxford City Council, West Oxfordshire District Council, Oxfordshire County Council, and the developers of allocated sites to deliver: a. 4,400 homes to help meet Oxford's unmet housing needs and **necessary supporting infrastructure** by 2031	No	Does not change the findings of the HRA.
Main 30	Page 73 Policy PR2 – Housing Mix, Tenure and Size		Change point 2 to read: '…Provision of 80% of the affordable housing (**as defined by the NPPF)** as affordable rent/social rented dwellings and 20% as other forms on intermediate affordable homes'	No	Does not change the findings of the HRA.
Main 31	Page 76 Paragraph 5.38	Consequential change to numbers	The Oxford Green Belt in Cherwell presently comprises some 8409 hectares of land. Policy PR3 sets out the area of land for each strategic development site that we are removing from the Green Belt to accommodate residential and associated land uses to help meet Oxford's unmet housing needs. In total it comprises ~~**253**~~ **275** hectares of land – a ~~**3**~~ **3.3%** reduction. Consequently, the total area of Cherwell that comprises Green Belt falls from 14.3% to 13.~~**98**~~%.	No	Does not change the findings of the HRA.
Main 32	Page 77 Paragraph 5.39: PR3 (e)	Minor text change	Amend penultimate sentence to read, 'The potential extension of the Science Park, **provided for by Policy Kidlington 1 of the Local Plan,** will be considered further in Local Plan Part 2…'	No	Does not change the findings of the HRA.
Main 33	Page 77 Policy PR3: The Oxford Green Belt		Amend the sentence to read: Policy PR7a – removal of ~~**10.8**~~ **21** hectares of land as shown on inset Policies Map PR7a	No	This policy will lead to development by informing other policies. This policy is considered to have no likely significant effects on the European site. Does not change the findings of the HRA
Main 34	Page 77 Policy PR3: The Oxford Green Belt		Amend sentence to read: Policy PR7b – removal of ~~**4.3**~~ **5** hectares of land as shown on inset Policies Map PR7b	No	This policy will lead to development by informing other policies. This policy is considered to have no likely significant effects on the European site. Does not change the findings of the HRA
Main 35	Policy PR3: The Oxford Green Belt		Amend sentence to read: Policy PR9 – removal of ~~**17.7**~~ **27** hectares of land as shown on inset Policies Map PR9	No	This policy will lead to development by informing other policies. This policy is considered to have no likely significant effects on the European site. Does not change the findings of the HRA
Main 36	Page 82 Para 5.65		Amend last sentence to read: Site specific transport measures are identified in Policies PR6a, PR6b, PR7a, PR7b, PR8, **and** PR9~~**, and PR10**~~.	No	Does not change the findings of the HRA.
Main 37	Page 82 Policy PR4a: Sustainable Transport		Amend to read: The strategic developments provided for under Policies PR6 to PR~~**10**~~**9** will be expected to provide proportionate financial contributions directly related to the development in order to secure necessary improvements to, and mitigations for, the highway network and to deliver necessary improvements to infrastructure and services for public transport.	No	Does not change the findings of the HRA.
Main 38	Page 85 Paragraph 5.67 point 5	Minor text change	Amend sub-point v. to read ' creating high- quality built and natural environments **that can be sustained in the long term,** Renumber sub-point vi. as sub-point vii.	No	Does not change the findings of the HRA.

			Add new sub-point vi. **'the construction of sustainable urban drainage systems'**		
Main 39	Page 86 Paragraph 5.69 New point	Minor text change	Add new point 11 to read **'enhance health and well-being'**	No	Does not change the findings of the HRA.
Main 40	Page 86	Policy PR5: Green Infrastructure	Amend to read '…Policies PR6 to **PR9** ~~**PR10**~~…'	No	Does not change the findings of the HRA.
Main 41	Page 86 Policy PR5: Green Infrastructure (point 1)	Minor text change	Applications will be expected to: 1. Identify existing GI and its connectivity and demonstrate how this will~~**, as far as possible,**~~ be protected and incorporated into the layout, design and appearance of the proposed development	No	Does not change the findings of the HRA.
Main 42	Page 86 Policy PR5: Green Infrastructure (point 8)	Minor text change	Amend to read 'Demonstrate where multi-functioning GI can be achieved**, including helping to address climate change impacts and taking into account best practice guidance.'**	No	Does not change the findings of the HRA.
Main 43	Page 86 Policy PR5: Green Infrastructure (point 9)	Minor text change	Amend to read: 'Provide details of how GI will be maintained and managed **in the long term**.'	No	Does not change the findings of the HRA.
Main 44	Page 88 Paragraph 5.85 2nd sentence	Minor text change	Amend to read' …It will be necessary to have regard to adopted Development Plan policies for design and the built environment for both Cherwell and Oxford, to the ~~**emerging**~~ Cherwell Design Guide Supplementary Planning Document (SPD), ~~**and to**~~ Oxford City Council's SPD - High Quality Design in Oxford - Respecting Heritage and Achieving Local Distinctiveness, **and Oxfordshire County Council's Cycling and Walking Design Guides**…'	No	Does not change the findings of the HRA.
Main 45	Page 89 Policy PR6a – Land East of Oxford Road - Policies Map		Reduce land allocation for primary school use from 3.2 hectares to 2.2 hectares. Allocate 1 hectare to residential use.	No	Reducing the area of land given to primary school use does not change the findings of the HRA.
Main 46	Page 90 Policy PR6a – Land East of Oxford Road Point 1		Amend to read 'Construction of **690** ~~**650**~~ dwellings (net) on approximately **25** ~~**24**~~ hectares of land (the residential area as shown). ~~**The dwellings are to be constructed at an approximate average net density of 40 dwellings per hectare**~~'	No	Policy PR6a was taken forward to Stage 2 in respect of recreation, water quality, groundwater flow and air quality. **Recreation** Although there is an increase in housing at PR6a it is not considered a significant increase and the findings of the HRA Stage 2 assessment still apply. **Water Quality** The provision of policies ESD8 and ESD9 of the adopted plan mean that development at PR6a will not have an effect on the integrity of the Oxford Meadows SAC. **Groundwater Flow** The location and extent of PR6a has not changed and therefore the site is considered to not have a significant contribution to groundwater recharge. **Air Quality** The amendments to the plan do not change the overall housing allocation and therefore the findings of the air quality assessment.

					Therefore, the change in housing numbers does not change the findings of the HRA
Main 47	Page 90 Policy PR6a (point 3)	Minor text change	Amend to read 'The provision of a primary school with ~~**at least three**~~ **two** forms of entry on ~~**32.2**~~ hectares of land in the location shown'	No	Does not change the findings of the HRA.
Main 48	Page 90 Policy PR6a (point 7)	Minor text change	Amend first sentence to read, '…pedestrian, wheelchair and all-weather cycle route along the site's eastern boundary **within the area of green space shown on the policies map.'**	No	Does not change the findings of the HRA.
Main 49	Page 91 Policy PR6a - Land East of Oxford Road		Add a second sentence to point 10 (a) to read: **'Minor variations in the location of specific uses will be considered where evidence is available.'**	No	Does not change the findings of the HRA.
Main 50	Page 91 Policy PR6a (point 10(b))	Minor text change	Amend to read '**Two** points of vehicular access and egress from and to existing highways, primarily from Oxford Road'	No	Does not change the findings of the HRA.
Main 51	Page 91 Policy PR6a (point 10(c))	Minor text change	Amend to read 'An outline scheme for public vehicular, cycle, pedestrian and wheelchair connectivity within the site, to the built environment of Oxford, to Cutteslowe Park, to the allocated site to the west of Oxford Road (policy PR6b) enabling connection to Oxford City Council's allocated 'Northern Gateway' site, to Oxford Parkway and Water Eaton Park and Ride, and to existing or new points of connection off-site and to existing or potential public transport services. **Required access to existing property via the site should be maintained.'**	No	Does not change the findings of the HRA.
Main 52	Page 92 Policy PR6a (point 13)	Minor text change	Amend to read 'The application(s) shall be supported by a phase 1 habitat survey including habitat suitability index (HSI) survey for great crested newts, **and protected and notable species surveys as appropriate, including for** great crested newt presence/absence surveys (dependent on HSI survey), surveys for badgers, breeding birds and reptiles, an internal building assessment for roosting barn owl, a tree survey and an assessment of the watercourse that forms the south-eastern boundary of the site and Hedgerow Regulations Assessment"	No	Does not change the findings of the HRA.
Main 53	Page 92 Policy PR6a (point 15)	Minor text change	Amend to read 'The application shall be supported by a Heritage Impact Assessment which will **identify** measures to avoid or minimise conflict with the identified heritage assets within the site, particularly the Grade 2* Listed St Frideswide Farmhouse. **These measures shall be incorporated or reflected, as appropriate, in any proposed development scheme.'**	No	Does not change the findings of the HRA.
Main 54	Page 92 Policy PR6a (point 17)	Minor text change	Amend to read 'The application should demonstrate that Thames Water **and the Environment Agency have been consulted regarding wastewater treatment capacity, and agreement has been reached** in principle that foul drainage from the site will be accepted into **the drainage** network.'	No	The previous iteration assessed in the HRA was that 'the application should demonstrate that Thames Water has agreed in principle that foul drainage from the site will be accepted into its network'. The updated HRA Stage 1 concluded that Policy PR6a may lead to a likely significant effect on the Oxford Meadows SAC. The Stage 2 assessment concluded that policies ESD8 and ESD9 of the adopted plan provided the measures required to protect the Oxford Meadows SAC. This main modification improves the protection of potential water quality issues and therefore the amendment provides additional protection of the Oxford Meadows SAC.

Main 55	Page 93 Policy PR6a (point 18)	Minor text change	Amend to read'…mitigation measures. **The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme.'**	No	Does not change the findings of the HRA.
Main 56	Page 93 Policy PR6a (new point)	Minor text change	Add new point 20 to read **'The application shall include a management plan for the appropriate re-use and improvement of soils'** Re-number subsequent points	No	Does not change the findings of the HRA.
Main 57	Page 93 Policy PR6a - Land East of Oxford Road Point 21		Amend the final sentence to read: 'The Delivery Plan shall include a start date for development, demonstration of how the development would be completed by 2031 and a programme showing how **the site will contribute towards maintaining** a five year supply of housing. ~~**(for the site) will be maintained year on year.'**~~	No	Does not change the findings of the HRA.
Main 58	Page 94 Policy PR6a (point 28)	Minor text change	Amend to read 'The location of archaeological features, including the tumuli to the east of the Oxford Road, should be **incorporated and** made evident in the landscape design of the site.'	No	Does not change the findings of the HRA.
Main 59	Page 96 Policy PR6b (point 1)	Change relates to density of building	Amend to read: 'Construction of 67**0** dwellings (net) on 32 hectares of land (the residential area as shown). ~~**The dwellings are to be constructed at an approximate average net density of 25 dwellings per hectare.'**~~	No	Policy PR6b was taken forward to Stage 2 in respect of recreation, water quality, groundwater flow and air quality. **Recreation** Although there is an increase in housing at PR6b it is not considered a significant increase and the findings of the HRA Stage 2 assessment still apply. **Water Quality** The provision of policies ESD8 and ESD9 of the adopted plan mean that development at PR6b will not have an effect on the integrity of the Oxford Meadows SAC. **Groundwater Flow** The location and extent of PR6b has not changed and therefore the site is considered to not have a significant contribution to groundwater recharge. **Air Quality** The amendments to the plan do not change the overall housing allocation and therefore the findings of the air quality assessment. Therefore, the change in housing numbers does not change the findings of the HRA
Main 60	Page 96 Policy PR6b – Land West of Oxford Road		Add a second sentence to point 8 (a) to read: **'Minor variations in the location of specific uses will be considered where evidence is available.'**	No	Does not change the findings of the HRA.
Main 61	Page 96 Policy PR6b (point 8(b))	Minor text change	Amend to read ' **Two** points of vehicular access and egress from and to existing highways**, primarily from Oxford Road, and connecting within the site.**	No	Does not change the findings of the HRA.

Main 62	Page 98 Policy PR6b (point 11)	Minor text change	Amend to: 11. The application(s) shall be supported by a phase 1 habitat survey including habitat suitability index (HSI) survey for great crested newts, **and protected and notable species surveys as appropriate, including** great crested newt presence/absence surveys (dependent on HSI survey), surveys for badgers, breeding birds and reptiles, an internal building assessment for roosting barn owl, a tree survey and an assessment of water bodies	No	Does not change the findings of the HRA.
Main 63	Page 98 Policy PR6b (point 13)	Minor text change	Amend to read 'The application(s) shall be supported by a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures. **The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme.'**	No	Does not change the findings of the HRA.
Main 64	Page 98 Policy PR6b (point 15)	Minor text change	Amend to read 'The application should demonstrate that Thames Water **and the Environment Agency have been consulted regarding wastewater treatment capacity, and agreement has been reached** in principle that foul drainage from the site will be accepted into **the drainage** network.'	No	The previous iteration assessed in the HRA was that 'the application should demonstrate that Thames Water has agreed in principle that foul drainage from the site will be accepted into its network'. The updated HRA Stage 1 concluded that Policy PR6b may lead to a likely significant effect on the Oxford Meadows SAC. The Stage 2 assessment concluded that policies ESD8 and ESD9 of the adopted plan provided the measures required to protect the Oxford Meadows SAC. This main modification improves the protection of potential water quality issues and therefore the amendment provides additional protection of the Oxford Meadows SAC. Does not change the findings of the HRA.
Main 65	Page 98 Policy PR6b (new point)	Minor text change	Add new point 16 to read **'The application shall include a management plan for the appropriate re-use and improvement of soils'** Re-number subsequent points	No	Does not change the findings of the HRA.
Main 66	Page 98 Policy PR6b – Land West of Oxford Point 17		Delete point 17 and renumber subsequent points accordingly	No	Does not change the findings of the HRA.
Main 67	Page 99 Policy PR6b - Land West of the Oxford Road Point 19		Amend the final sentence to read: 'The Delivery Plan shall include a start date for development, demonstration of how the development would be completed by 2031 and a programme showing how **the site will contribute towards maintaining** a five year supply of housing. ~~**(for the site) will be maintained year on year.'**~~	No	Does not change the findings of the HRA.
Main 68	Policy PR6c – Land at Frieze Farm	The original policy required a development brief to be produced. The amended text provides the detail of what the	Amend to read: Land at Frieze Farm will be reserved for the potential construction of a golf course should this be required as a result of the development of Land to the West of Oxford Road under Policy PR6b. **Planning Application Requirements** 1. The application will be expected to be supported by, and prepared in accordance with, a Development Brief for the entire site to be jointly prepared and agreed in advance between the appointed	No	Does not change the findings of the HRA.

		brief and the planning application should include	representative(s) of the landowner(s) and Cherwell District Council and in consultation with Oxfordshire County Council. The Development Brief shall **include**: **(a) A scheme and outline layout for delivery of the required land uses and associated infrastructure** **(b) Points of vehicular access and egress from and to existing highways** **(c) An outline scheme for public vehicular, cycle, pedestrian and wheelchair connectivity within the site, to the built environment, and to existing or new points of connection off-site and to existing or potential public transport services.** **(d) Protection and connection of existing public rights of way** (e) Design principles that respond to the landscape, **canal-side** and Green Belt setting and the historic context of Oxford **(f) Outline measures for securing net biodiversity gains informed by a Biodiversity Impact Assessment in accordance with (2) below** **(g) An outline scheme for vehicular access by the emergency services** *2.* **The application(s) shall be supported by the Biodiversity Impact Assessment (BIA) based on the DEFRA biodiversity metric (unless the Council has adopted a local, alternative methodology), to be agreed with Cherwell District Council** **3. The application(s) shall be supported by a proposed Biodiversity Improvement and Management Plan (BIMP) informed by the findings of the BIA and habitat surveys and to be agreed before development commences. The BIMP shall include:** **(a) measures for securing net biodiversity gain within the site and for the protection of wildlife during construction** **(b) measures for retaining and conserving protected/notable species (identified within baseline surveys) within the development** **(c) demonstration that designated environmental assets will not be harmed, including no detrimental impacts through hydrological, hydro chemical or sedimentation impacts** **(d) measures for the protection and enhancement of existing wildlife corridors and the protection of existing hedgerows and trees** **(e) the creation of a green infrastructure network with connected wildlife corridors** **(f) measures to minimise light spillage and noise levels on habitats especially along wildlife corridors** **(g) a scheme for the provision for bird and bat boxes and for the viable provision of designated green walls and roofs** **(h) farmland bird compensation** **(i) proposals for long-term wildlife management and maintenance** **4. Measures for the retention of the Grade II listed Frieze Farmhouse and an appropriate sensitive setting** **5. The application shall be supported by a Heritage Impact Assessment which will identify measures to avoid or minimise conflict with identified heritage assets within and adjacent to the site, particularly the Grade II Listed Frieze Farmhouse. These measures shall be incorporated or reflected, as appropriate, in any proposed development scheme'** *6.* **The application(s) shall be supported by a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures. The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme** **7. The application(s) shall be supported by a Transport Assessment and Travel Plan including measures for maximising sustainable transport connectivity, minimising the impact of motor vehicles on existing communities and actions for updating the Travel Plan during the construction of the development** **8. The application will be supported by a Flood Risk Assessment, informed by a suitable ground investigation and having regard to guidance contained within the Council's Level 1 Strategic Flood Risk Assessment. The Flood Risk Assessment should include detailed modelling of watercourses taking into account allowance for climate change. There should be no ground raising or built development within the modelled flood zone.** *9.* **The application shall be supported by a landscaping scheme including details of materials for land modelling (to be agreed with the Environment Agency), together with a management plan for the appropriate re-use and improvement of soils** **10. The application should demonstrate that Thames Water has agreed in principle that foul drainage from the site will be accepted into its network.**		

			11. A single comprehensive, outline scheme shall be approved for the entire site. The scheme shall be supported by draft Heads of Terms for developer contributions that are proposed to be secured by way of legal agreement. The application(s) shall be supported by a Delivery Plan demonstrating how the implementation and phasing of the development shall be secured comprehensively and how the provision of supporting infrastructure will be delivered. The Delivery Plan shall include a start date for development and a programme showing how and when the golf course would be constructed to meet any identified need as a result of the development of Land to the West of Oxford Road (Policy PR6b) ~~The Development Brief shall incorporate design principles that respond to the landscape and Green Belt setting and the historic context of Oxford.~~		
Main 69	Page 103 Paragraph 5.90		Amend last sentence to read: A clearly defined field boundary **partially** marks the extent of the area that is identified for development **. and the remainder of the southern boundary follows a former historic field boundary.**	No	Does not change the findings of the HRA.
Main 70	Page 104 Paragraph 5.95		Delete first two sentences and replace with the following: **The farmhouse looks south across land planted as an orchard. To the west of the farmhouse is an area of trees and a traditional orchard which forms an important part of its historic setting.**	No	Does not change the findings of the HRA
Main 71	Page 104/105 Paragraph 5.96 (new point and points 5 to 8)	Minor text change	Renumber points 5 to 8 as 6 to 9 Insert new point 5. To read:' **Retention and renovation of the Grade II Listed Stratfield Farmhouse and the protection of its historic setting**.	No	Does not change the findings of the HRA.
Main 72	Page 106 Policy PR7a – Land South East of Kidlington Policies Map		Increase extent of residential area Reduce extent of Outdoor Sports Provision Amend revised Green Belt boundary	No	Does not change the findings of the HRA.
Main 73	Page 106 Policy PR7a – Land South East of Kidlington Policies Map		Amend the policies map to include 'new green space/parks' notation over (in addition to) 'Outdoor Sports provision' on the policies map (see attached).	No	Does not change the findings of the HRA.
Main 74	Page 107 Policy PR7a (point 1)	Change relates to density of building	Amend to read: 'Construction of **430** ~~**230**~~ dwellings (net) on **21** ~~**11**~~ hectares of land (the residential area as shown). ~~**The dwellings to be constructed at an approximate average net density of 35 dwellings per hectare.**~~'	No	Policy PR7a was taken forward to Stage 2 in respect of recreation, water quality, groundwater flow and air quality. **Recreation** Although there is an increase in housing at PR7a it is not considered a significant increase and the findings of the HRA Stage 2 assessment still apply. **Water Quality** The provision of policies ESD8 and ESD9 of the adopted plan mean that development at PR7a will not have an effect on the integrity of the Oxford Meadows SAC. **Groundwater Flow** The location and extent of PR7a has not changed and therefore the site is considered to not have a significant contribution to groundwater recharge.

					Air Quality The amendments to the plan do not change the overall housing allocation and therefore the findings of the air quality assessment. Therefore, the change in housing numbers does not change the findings of the HRA
Main 75	Page 107 Policy PR7a – Land South East of Kidlington Point 4		Amend to read: The provision of ~~**21.5**~~ **11** hectares of land to provide formal sports facilities for the development and for the wider community and green infrastructure within the Green Belt	No	Does not change the findings of the HRA.
Main 76	Page 107 Policy PR7a – Land South East of Kidlington Point 9 (a)		Add a second sentence to point 9 (a) to read: **'Minor variations in the location of specific uses will be considered where evidence is available.'**	No	Does not change the findings of the HRA.
Main 77	Page 109 Policy PR7a (point 12)	Minor text change	Amend to: ' The application(s) shall be supported by a phase 1 habitat survey including habitat suitability index (HSI) survey for great crested newts, **and protected and notable species surveys as appropriate, including** great crested newt presence/absence surveys (dependent on HSI survey), surveys for badgers, breeding birds and reptiles, an internal building assessment for roosting barn owl, a tree survey and an assessment of water bodies.	No	Does not change the findings of the HRA.
Main 78	Page 109 Policy PR7a (point 14)	Minor text change	Amend to read 'The application should demonstrate that Thames Water**, Natural England and the Environment Agency have been consulted regarding wastewater treatment capacity, and that agreement has been reached** in principle that foul drainage from the site will be accepted into **the drainage** network.'	No	The previous iteration assessed in the HRA was that 'the application should demonstrate that Thames Water has agreed in principle that foul drainage from the site will be accepted into its network'. The updated HRA Stage 1 concluded that Policy PR7a may lead to a likely significant effect on the Oxford Meadows SAC. The Stage 2 assessment concluded that policies ESD8 and ESD9 of the adopted plan provided the measures required to protect the Oxford Meadows SAC. This main modification improves the protection of potential water quality issues and therefore the amendment provides additional protection of the Oxford Meadows SAC.
Main 79	Page 109 Policy PR7a (point 16)	Minor text change	Amend to read 'The application(s) shall be supported by a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures. **The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme'**	No	Does not change the findings of the HRA.
Main 80	Page 109 Policy PR7a (new point)	Minor text change	Add new point 17 to read **'The application shall include a management plan for the appropriate re-use and improvement of soils'**	No	Does not change the findings of the HRA.

			Re-number subsequent points		
Main 81	Page 110 Policy PR7a – Land south east of Kidlington Point 19		Amend the final sentence to read: 'The Delivery Plan shall include a start date for development, demonstration of how the development would be completed by 2031 and a programme showing how **the site will contribute towards maintaining** a five year supply of housing. ~~**(for the site) will be maintained year on year.'**~~	No	Does not change the findings of the HRA.
Main 82	Page 111 Policy PR7b – Land at Stratfield Farm Policies Map		Increase Residential area Reduce Nature Conservation Area Amend Revised Green Belt boundary Amend Green Space boundary	No	Does not change the findings of the HRA.
Main 83	Page 112 Policy PR7b – Land at Stratfield Farm Point 1		Amend to read: 'Construction of **120** ~~**100**~~ homes (net) on **5** ~~**4**~~ hectares of land (the residential area). ~~**The dwellings to be constructed at an approximate average net density of 25 dwellings per hectare.'**~~	No	Policy PR7b was taken forward to Stage 2 in respect of recreation, water quality, groundwater flow and air quality. **Recreation** Although there is an increase in housing at PR7b it is not considered a significant increase and the findings of the HRA Stage 2 assessment still apply. **Water Quality** The provision of policies ESD8 and ESD9 of the adopted plan mean that development at PR7b will not have an effect on the integrity of the Oxford Meadows SAC. **Groundwater Flow** The location and extent of PR7b has not changed and therefore the site is considered to not have a significant contribution to groundwater recharge. **Air Quality** The amendments to the plan do not change the overall housing allocation and therefore the findings of the air quality assessment. Therefore, the change in housing numbers does not change the findings of the HRA
Main 84	Page 112 Policy PR7b – Land at Stratfield Farm Point 7		Amend to read: 'Creation of a nature conservation area on ~~**6.3**~~ **5.3** hectares of land as shown on the inset Policies Map, incorporating the community orchard and with the opportunity to connect to and extend Stratfield Brake District Wildlife Site.'	No	Does not change the findings of the HRA.
Main 85	Page 112 Policy PR7b (point 9)	Minor text change	Amend last sentence to read 'The Development Brief shall be prepared in consultation with Oxfordshire County Council, Oxford City Council **and the Canal and River Trust'**	No	Does not change the findings of the HRA.
Main 86	Page 112 Policy PR7b – Land at Stratfield Farm Point 10 (a)		Add a second sentence to point 10 (a) to read: **'Minor variations in the location of specific uses will be considered where evidence is available.'**	No	Does not change the findings of the HRA.

Main 87	Page 113 Policy PR7b – Land at Stratfield Farm Point 10 (b)		Points of vehicular access and egress from and to existing highways with, **unless otherwise approved**, at least two separate points:	No	Does not change the findings of the HRA.
Main 88	Page 113 Policy PR7b – Land at Stratfield Farm Point 10 (c)		The scheme shall include an access road from the Kidlington roundabout to the easternmost development parcels and the Stratfield Farm building complex ~~**only,, as shown on the inset Policies Map.**~~	No	Does not change the findings of the HRA.
Main 89	Page 114 Policy PR7b (point 13)	Minor text changes	Amend to read:' The application(s) shall be supported by a phase 1 habitat survey including an habitat suitability index (HSI) survey for great crested newts, **and protected and notable species surveys as appropriate, including** great crested newt presence/absence surveys (dependent on HSI survey), hedgerow and tree survey, surveys for badgers, water vole, otter, invertebrate, dormouse, breeding birds and reptiles, an internal building assessment for roosting barn owl, and an assessment of water bodies'	No	Does not change the findings of the HRA.
Main 90	Page 115 Policy PR7b (point 16)	Minor text changes	Amend to read 'The application should demonstrate that Thames Water**, Natural England and the Environment Agency have been consulted regarding wastewater treatment capacity, and that agreement has been reached** in principle that foul drainage from the site will be accepted into **the drainage** *network.'*	No	The previous iteration assessed in the HRA was that 'the application should demonstrate that Thames Water has agreed in principle that foul drainage from the site will be accepted into its network'. The updated HRA Stage 1 concluded that Policy PR7b may lead to a likely significant effect on the Oxford Meadows SAC. The Stage 2 assessment concluded that policies ESD8 and ESD9 of the adopted plan provided the measures required to protect the Oxford Meadows SAC. This main modification improves the protection of potential water quality issues and therefore the amendment provides additional protection of the Oxford Meadows SAC.
Main 91	Page 115 Policy PR7b (point 17)	Minor text change	Amend to read '…a Heritage Impact Assessment which will **identify** measures to avoid or minimise conflict with identified heritage assets within **and adjacent to** the site, particularly Stratfield Farmhouse. **These measures shall be incorporated or reflected, as appropriate, in any proposed development scheme'**	No	Does not change the findings of the HRA.
Main 92	Page 115 Policy PR7b (point 18)	Minor text change	Amend to read '…a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures. **The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme'**	No	Does not change the findings of the HRA.
Main 93	Page 115 Policy PR7b (new point)	Minor text change	Add new point 19 to read **'The application shall include a management plan for the appropriate re-use and improvement of soils'** Re-number subsequent points	No	Does not change the findings of the HRA.
Main 94	Page 115 Policy PR7b – Land at Stratfield Farm Point 21		Amend the final sentence to read: 'The Delivery Plan shall include a start date for development, demonstration of how the development would be completed by 2031 and a programme showing how **the site will contribute towards maintaining** a five year supply of housing. ~~**(for the site) will be maintained year on year.'**~~	No	Does not change the findings of the HRA.

Main 95	Page 121 Policy PR8 (point 1)	Minor text change	Amend to read: 'Construction of 1,950 dwellings (net) on approximately 66 hectares of land (the residential area as shown). ~~**The dwellings are to be constructed at an approximate average net density of 45 dwellings per hectare**~~'	No	Does not change the findings of the HRA.
Main 96	Page 121 Policy PR8 (point 4)	Minor text change	Amend to read 'The provision of a primary school with ~~**at least**~~ three forms of entry on 3.2 hectares of land in the location shown'	No	Does not change the findings of the HRA.
Main 97	Page 121 Policy PR8 (point 5)	Minor text change	Amend to read 'The provision of a primary school with ~~**at least**~~ two forms of entry on 2.2 hectares of land in the location shown if required in consultation with the Education Authority and unless otherwise agreed with Cherwell District Council.'	No	Does not change the findings of the HRA.
Main 98	Page 122 Policy PR8 (point 17)	Minor text change	Amend last sentence to read 'The Development Brief shall be prepared in consultation with Oxfordshire County Council, Oxford City Council, **Network Rail and the Canal and River Trust'**	No	Does not change the findings of the HRA.
Main 99	Page 122 Policy PR8 – Land east of the A44 Point 18 (a)		Add a second sentence to point 18 (a) to read: **'Minor variations in the location of specific uses will be considered where evidence is available.'**	No	Does not change the findings of the HRA.
Main 100	Page 122 Policy PR8 (point 18(b))	Minor text change	Amend to read: 'Points of vehicular access and egress from and to existing highways with at least two separate, **connecting** points from and to the A44 **and** including the use of the existing Science Park access road.'	No	Does not change the findings of the HRA.
Main 101	Page 123 Policy PR8 (point 18(f))	Minor text change	Amend to read: 'In consultation with Oxfordshire County Council **and Network Rail**, proposals for the closure/unadoption of Sandy Lane, the closure of Sandy Lane to motor vehicles…'	No	Does not change the findings of the HRA.
Main 102	Page 123 Policy PR8 (point 19)	Minor text change	Amend to read, 'The application(s) shall be supported by the Biodiversity Impact Assessment (BIA) based on the DEFRA biodiversity metric (unless the Council has adopted a local, alternative methodology), prepared in consultation and agreed with Cherwell District Council. The BIA shall **be informed by a hydrogeological risk assessment to determine whether there would be any material change in ground water levels as a result of the development and any associated adverse impact, particularly on Rushy Meadows SSSI, requiring mitigation. It shall also be informed by** investigation of any above ground hydrological connectivity **with the SSSI and** Rowel Brook**.**	No	Does not change the findings of the HRA.
Main 103	Page 124 Policy PR8 (point 21)	Minor text change	Amend to read: 'The application(s) shall be supported by a phase 1 habitat survey **and protected and notable species surveys as appropriate, including ~~and~~** surveys for badgers, nesting birds, amphibians (in particular Great Crested Newts), reptiles and for bats including associated tree assessment, hedgerow regulations assessment.'	No	Does not change the findings of the HRA.
Main 104	Page 124 Policy PR8 (point 22)	Minor text change	Amend to read: 'The application(s) shall be supported by a Transport Assessment and Travel Plan including measures for maximising sustainable transport connectivity, minimising the impact of motor vehicles on new residents and existing communities, and actions for updating the Travel Plan during construction of the development. **The Transport Assessment shall include consideration of the effect of vehicular and non-vehicular traffic on use of the railway level crossings at Sandy Lane, Yarnton Lane and Roundham**.′	No	Does not change the findings of the HRA.
Main 105	Page 125 Policy PR8 (point 23)	Minor text change	Amend to read '23. The application shall be supported by a Flood Risk Assessment informed by a suitable ground investigation, and having regard to guidance contained within the Council's Level 2 Strategic Flood Risk Assessment. A surface water management framework shall be prepared to maintain run off rates to greenfield run off rates and volumes, with use of Sustainable Drainage Systems in accordance with adopted Policy ESD7, taking into account recommendations contained in the Council's Level 1 and Level 2 SFRAs. **Residential development must be located outside the modelled Flood Zone 2 and 3 envelope.'**	No	Does not change the findings of the HRA.
Main 106	Page 125 Policy PR8 (point 24)	Minor text change	Amend to read 'The application should demonstrate that **Thames Water, Natural England and the Environment Agency have been consulted regarding wastewater treatment capacity, and that agreement has been reached** in principle that foul drainage from the site will be accepted into **the drainage** network.′	No	The previous iteration assessed in the HRA was that 'the application should demonstrate that Thames Water has agreed in principle that foul drainage from the site will be accepted into its network'. The updated HRA Stage 1 concluded that Policy PR8 may lead to a likely

					significant effect on the Oxford Meadows SAC. The Stage 2 assessment concluded that policies ESD8 and ESD9 of the adopted plan provided the measures required to protect the Oxford Meadows SAC. This main modification improves the protection of potential water quality issues and therefore the amendment provides additional protection of the Oxford Meadows SAC.
Main 107	Page 125 Policy PR8 (point 25)	Minor text change	25. The application shall be supported by a Heritage Impact Assessment which will **identify** measures to avoid or minimise conflict with the identified heritage assets within the site, particularly the Oxford Canal Conservation Area and the listed structures along its length. **These measures shall be incorporated or reflected, as appropriate, in any proposed development scheme.**	No	Does not change the findings of the HRA.
Main 108	Page 125 Policy PR8 (point 26)	Minor text change	'…mitigation measures. **The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme**.'	No	Does not change the findings of the HRA.
Main 109	Page 125 Policy PR8 (new point)	Minor text change	Add new point 28 to read **'The application shall include a management plan for the appropriate re-use and improvement of soils'** Re-number subsequent points	No	Does not change the findings of the HRA.
Main 110	Page 125 Policy PR8 – Land east of the A44 Point 30		Amend the final sentence to read: 'The Delivery Plan shall include a start date for development, demonstration of how the development would be completed by 2031 and a programme showing how **the site will contribute towards maintaining** a five year supply of housing. ~~**(for the site) will be maintained year on year.'**~~	No	Does not change the findings of the HRA.
Main 111	Page 127 Paragraph 5.121		Amend to read: 'We are also seeking to enhance the beneficial use of the Green Belt within the site by requiring improved ~~**informal**~~ access to the countryside ~~**and significant ecological and biodiversity gains**~~ **primarily through the establishment of publicly accessible informal parkland between the proposed built development and the retained agricultural land to the west. There will also be opportunities for significant ecological and biodiversity gains.** The Council's priority will be the creation of a new Local Nature Reserve at the southern end of the site with good access to the primary school and the existing public rights of way.'	No	Does not change the findings of the HRA
Main 112	Page 129 Policy PR9 – Land West of Yarnton Policies Map		Extend residential area to 25.3 hectares Delete Public Access Land Amend Revised Green Belt boundary Add 24.8 hectares of new green space/parks Add 39.2 hectares of retained agricultural land	No	Does not change the findings of the HRA.
Main 113	Page 130 Policy PR9 (point 1)	Minor text change	Amend to read, 'Construction of **540** ~~**530**~~ dwellings (net) on approximately **25** ~~**16**~~ hectares of land (the residential area as shown). ~~**The dwellings are to be constructed at an approximate average net density of 35 dwellings per hectare**~~**'**	No	Policy PR9 was taken forward to Stage 2 in respect of recreation, water quality, groundwater flow and air quality. **Recreation** Although there is an increase in housing at PR9 it is not considered a significant increase and the findings of the HRA Stage 2 assessment still apply. **Water Quality** The provision of policies ESD8 and ESD9 of the

					adopted plan mean that development at PR9 will not have an effect on the integrity of the Oxford Meadows SAC. **Groundwater Flow** The location and extent of PR9 has not changed and therefore the site is considered to not have a significant contribution to groundwater recharge. **Air Quality** The amendments to the plan do not change the overall housing allocation and therefore the findings of the air quality assessment. Therefore, the change in housing numbers does not change the findings of the HRA
Main 114	Page 130 Policy PR9 – Land West of Yarnton Point 3		Amend to read: 'The provision of ~~**1.6**~~ **1.8** hectares of land for use by the existing William Fletcher Primary School to enable potential school expansion within the existing school site and the replacement of playing pitches and amenity space'	No	Does not change the findings of the HRA.
Main 115	Page 130 Policy PR9 – Land West of Yarnton Point 5		Amend to read: '~~**Public access within the 74 hectares of land**~~ **The provision of public open green space as informal parkland on 24.8 hectares of land** to the west of the residential area and a new Local Nature Reserve accessible to William Fletcher Primary School'	No	Does not change the findings of the HRA.
Main 116	Page 130 Policy PR9 – Land West of Yarnton Point 7		Insert '**The retention of 39.2 hectares of land in agricultural use in the location shown'**	No	Does not change the findings of the HRA
Main 117	Page 130 Policy PR 9 - Land east of the A44 Point 8(a)		Add a second sentence to point 8 (a) to read: **'Minor variations in the location of specific uses will be considered where evidence is available.'**	No	Does not change the findings of the HRA.
Main 118	Page 130 Policy PR9 (point 8(b))	Minor text change	Amend to read: **'At least two separate** points of vehicular access and egress to and from the A44 **with a connecting road between.**	No	The updated HRA Stage 1 concluded that Policy PR9 may lead to a likely significant effect on the Oxford Meadows SAC. The Stage 2 assessment concluded that with the policies in the adopted plan and further assessment in respect of air quality there would be no effect on the integrity of the Oxford Meadows SAC. Does not change the findings of the HRA.
Main 119	Page 132 Policy PR9 (point 11)	Minor text change	Amend to: "11. The application(s) shall be supported by a phase 1 habitat survey including habitat suitability index survey for great crested newts, **and protected and notable species surveys as appropriate, including** great crested newt presence/absence surveys (dependent on HSI survey), for badgers, breeding birds, internal building assessment for roosting barn owl, dormouse, reptile, tree and building assessment for bats, bat activity, hedgerow regulations assessment and assessment of water courses"	No	Does not change the findings of the HRA.

Main 120	Page 132 Policy PR9 (point 14)	Minor text change	Amend to read 'The application should demonstrate that Thames Water **and the Environment Agency have been consulted regarding wastewater treatment capacity, and that agreement has been reached** in principle that foul drainage from the site will be accepted into **the drainage** network.′	No	The previous iteration assessed in the HRA was that 'the application should demonstrate that Thames Water has agreed in principle that foul drainage from the site will be accepted into its network'. The updated HRA Stage 1 concluded that Policy PR9 may lead to a likely significant effect on the Oxford Meadows SAC. The Stage 2 assessment concluded that policies ESD8 and ESD9 of the adopted plan provided the measures required to protect the Oxford Meadows SAC. This main modification improves the protection of potential water quality issues and therefore the amendment provides additional protection of the Oxford Meadows SAC.
Main 121	Page 132 Policy PR9 (point 16)	Minor text change	Amend to read '…mitigation measures. **The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme.'**	No	Does not change the findings of the HRA.
Main 122	Page 132 Policy PR9 (new point) (page 132)	Minor text change	Add new point 17 to read **'The application shall include a management plan for the appropriate re-use and improvement of soils'** Re-number subsequent points	No	Does not change the findings of the HRA.
Main 123	Page 133 Policy PR9 – Land west of Yarnton Point 18		Amend the final sentence to read: 'The Delivery Plan shall include a start date for development, demonstration of how the development would be completed by 2031 and a programme showing how **the site will contribute towards maintaining** a five year supply of housing. ~~**(for the site) will be maintained year on year.'**~~	No	Does not change the findings of the HRA.
Main 124	Page 135 to 137 Woodstock – Paragraphs 5.124 to 5.139		Delete paragraphs 5.124 to 5.139.	No	Does not change the findings of the HRA.
Main 125	Page 138 to 144 PR10 – Policies Map – Land south East of Woodstock		Delete Proposals Map and Key	No	Does not change the findings of the HRA.
Main 126	Page 139 to 143 PR10 – Land South East of Woodstock		Delete Policy PR10	No	Does not change the findings of the HRA.
Main 127	Page 145 Paragraph 5.143	Minor text change	Amend to read: 'The Council's Supplementary Planning Document provides guidance on Developer Contributions associated with new development. The Council has consulted on a draft Charging Schedule for a possible Community Infrastructure Levy, a potential complementary means of acquiring funds for infrastructure. However, it has not yet been determined whether the Council will introduce CIL, particularly as the Government is reviewing how CIL functions, and its relationship with securing developer contributions through 'Section 106' legal obligations and options for reform.	No	Does not change the findings of the HRA.
Main 128	Page 146 Paragraph 5.148		Amend to read:	No	Does not change the findings of the HRA.

			'…liaison on infrastructure issues will be required with partner authorities including the County Council~~,~~ **and** Oxford City Council ~~**and West Oxfordshire District Council**~~ ..'		
Main 129	Page 146 Paragraph 5.148		In delivering the developments identified in this Plan, liaison on infrastructure issues will be required with partner authorities including the County Council **and** Oxford City Council ~~**and West Oxfordshire District Council**~~. for example to ensure a joined-up approach to the provision of additional school places and public open space where there are cross-boundary implementation matters to consider.	No	Does not change the findings of the HRA.
Main 130	Page 147 Policy PR11 – Infrastructure Delivery Point 1		The Council's approach to infrastructure planning to contribute in meeting Oxford's unmet housing needs will be to ensure delivery by: 1. Working with partners including central Government, the Local Enterprise Partnership, Oxford City Council, ~~**West Oxfordshire District Council,**~~ Oxfordshire County Council and other service providers to:…	No	Does not change the findings of the HRA.
Main 131	Page 147 Policy PR11 (point 1(a))	Minor text change	Amend to read 'provide **and maintain** physical, community and green infrastructure'	No	Does not change the findings of the HRA.
Main 132	Page 148 Policy PR11 – Infrastructure Delivery Point 2	Minor text change	Amend point 2 of the Policy to read: ~~**Completing and k**~~ '**K**eeping up-to-date a Developer Contributions ……'	No	Does not change the findings of the HRA
Main 133	Page 148 Policy PR11 – Infrastructure Delivery (point 3)	Minor text change	Amend to read **'Ensure that** development proposals demonstrate that infrastructure requirements can be met including the provision of transport, education, health, social, **sport**, leisure and community facilities, wastewater treatment and sewerage, and with necessary developer contributions in accordance with adopted requirements **including those of the Council's Developer Contributions SPD**.	No	Does not change the findings of the HRA.
Main 134	Page 148 Policy PR11 - Infrastructure Delivery		Add new point 4: **'4. All sites are required to contribute to the delivery of Local Plan infrastructure. Where forward funding for infrastructure has been provided, for example from the Oxfordshire Growth Board as part of the Oxfordshire Housing and Growth Deal, all sites are required to contribute to the recovery of these funds as appropriate.'**	No	Does not change the findings of the HRA.
Main 135	Page 150 Paragraph 5.165 Point 2		Delete point 2	No	Does not change the findings of the HRA.
Main 136	Page 150 Paragraph 5.165 Point 3		Amend paragraph 5.165 as follows: '3. we are requiring developers to clearly show that they can ~~**maintain**~~ **contribute towards maintaining** a five year supply. ~~**for their own sites**~~.	No	Does not change the findings of the HRA
Main 137	Page 150 Policy PR12a - Delivering Sites and Maintaining Housing Supply		Delete the following: ~~**Land South East of Kidlington (Policy PR7a – 230 homes) and Land South East of Woodstock (Policy PR10 – 410 homes) will only be permitted to commence development before 1 April 2026 if the calculation of the five year land supply over the period 2021 to 2026 falls below five years.**~~	No	Does not change the findings of the HRA.
Main 138	Page 150 Policy PR12a (5th paragraph)	Minor text change	Amend to read: 'Permission will only be granted for any of the allocated sites if it can be demonstrated at application stage that they will **contribute in** deliver**ing** a continuous five year housing land supply (i.e. measured against the **local plan housing trajectory). This will be achieved via the Delivery Plans required for each strategic development site.**	No	Does not change the findings of the HRA.
Main 139	Page 151 Policy PR12b - Sites Not Allocated in the Partial Review (point 3)	Minor text change	Amend as follows: 'the site has been identified in the Council's Housing and Economic Land Availability Assessment as a *dev*elopable site'	No	Does not change the findings of the HRA.
Main 140	Page 151 Policy PR12b - Sites Not Allocated in the Partial Review (point 5(a))	Minor text change	Amend to read 'A comprehensive Development Brief **and place shaping principles for the entire site** to be agreed **in advance** by the Council in consultation with Oxfordshire County Council and Oxford City Council	No	Does not change the findings of the HRA.
Main 141	Page 151 Policy PR12b – Sites not allocated in the Partial Review	Minor text change	Amend the second sentence of the paragraph to read: 'The Delivery Plan shall include a start date for development, demonstration of how the development would be completed by 2031 and a programme showing how **the site will contribute towards** maintaining a five year supply of housing. ~~**(for the site) will be maintained year on year**~~.'	No	Does not change the findings of the HRA.

Main 142	Page 152 Policy PR12b - Sites Not Allocated in the Partial Review (point 5(h))	Minor text change	Amend to read 'a Heritage Impact Assessment which will **identify** measures to avoid or minimise conflict with identified heritage assets within and adjacent to the site. **These measures shall be incorporated or reflected, as appropriate, in any proposed development scheme'**	No	Does not change the findings of the HRA.
Main 143	Page 152 Policy PR12b - Sites Not Allocated in the Partial Review (point 5(j))	Minor text change	Amend to read 'a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures**. The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme'**	No	Does not change the findings of the HRA.
Main 144	Page 152 Policy PR12b – Sites Not Allocated in the Partial Review (new point)	Minor text change	Add as new point (3) **'50% of the homes are provided as affordable housing as defined by the National Planning Policy Framework.'** Renumber Existing points 3 to 5 as 4 to 6.	No	Does not change the findings of the HRA.
Main 145	Page 155 Policy PR13 – Monitoring and Securing Delivery (3rd paragraph)	Minor text change	Amend last sentence to read, 'This will include the implementation of Local Plans and County wide strategies such as the Local Transport Plan and the Oxfordshire Infrastructure Strategy **and associated monitoring**.	No	Does not change the findings of the HRA.
Main 146	Page 162 Appendix 3 Housing trajectory	Consequential updating	Replace with updated housing trajectory	No	Does not change the findings of the HRA
Main 147	Pages 163-182 Appendix 4 – Infrastructure Schedule	Consequential change	Update infrastructure schedule	No	Does not change the findings of the HRA.
Main 148	Whole Plan Policies Maps	Presentational updating reflecting the effect of removing land from the Green Belt that is not safeguarded beyond the Plan period	Remove policy shading for PR3b, PR3c, PR3d and PR3e (land to be removed from the Green Belt) (*note: retain shading for safeguarded land – PR3a*)	No	Does not change the findings of the HRA
MINOR MODIFICATIONS					
Min 1	All relevant maps	Minor change	Update the copyright on all maps	No	Does not change the findings of the HRA.
Min 2	All relevant maps	Minor change	Improve the scale bars on all maps	No	Does not change the findings of the HRA.
Min 3	All relevant maps	Minor change	Improve differentiation between mapping designations/shading and ensure all mapping layers are clearly visible	No	Does not change the findings of the HRA.
Min 4	All relevant maps	Minor change	Ensure all proposed land allocations appear on other policy maps (e.g, Policy PR6b on the map for Policy PR6a) and add labels for the policies being illustrated	No	Does not change the findings of the HRA.
Min 5	All relevant maps	Minor change	Update layer including to show correct symbology/labelling for Ancient Woodland	No	Does not change the findings of the HRA.
Min 6	All relevant maps	Minor change	Replace BAP habitat layer with S.41 NERC Act layer	No	Does not change the findings of the HRA.
Min 7	All relevant maps	Minor change	Show Local Wildlife Sites	No	Does not change the findings of the HRA.
Min 8	All relevant maps	Minor change	Ensure Conservation Target Area layer is clearly visible on all maps	No	Does not change the findings of the HRA.
Min 9	Plan text and footnotes	Minor update	Update hyperlink to Evidence List on the Council's new website and document references	No	Does not change the findings of the HRA.
Min 10	- All policies Maps - key	Minor map change	Replace site reference number on the key with red site boundary notation and label it ‘site boundary’.	No	Does not change the findings of the HRA.

Min 11	Executive Summary, Paragraph xxii.	Minor text additions and amendments	Amend to read as 'The policy makes it clear that if monitoring indicates that the vision and objectives cannot be met, the Council will consider whether it wishes to ask the Secretary of State for **Housing**, Communities and Local Government to…'	No	Does not change the findings of the HRA.
Min 12	Page 21 Table 3	Change in number from 200 to 2200	Replace '220' with '**2200**'	No	Does not change the findings of the HRA.
Min 13	Page 21 Text Box (Memorandum of Cooperation, November 2016)	Minor text amendment	Amend paragraph to read 'The Programme does not seek to identify, propose or recommend any site or sites for additional housing within any district. Each LPA will remain responsible for the allocation of housing sites within its own district and through its own Local Plan process.'	No	Does not change the findings of the HRA.
Min14	Page 35 Paragraph 3.17	Minor text amendment	In this growth context, the Oxfordshire councils continue to cooperate on cross-boundary strategic matters, including on an Oxfordshire Infrastructure Strategy (OxIS)(30), which was completed in 2017.	No	Does not change the findings of the HRA.
Min15	Page 65 Figure 10: Spatial Strategy – Key Diagram Site PR7a	Consequential change	Extend proposed growth area	No	Does not change the findings of the HRA
Min16	Page 65 Figure 10: Spatial Strategy – Key Diagram Site PR7b	Consequential change	Extend proposed growth area	No	Does not change the findings of the HRA
Min17	Page 65 Figure 10: Spatial Strategy – Key Diagram Site PR9	Consequential change	Extend proposed growth area	No	Does not change the findings of the HRA
Min18	Page 65 Figure 10: Spatial Strategy – Key Diagram Site PR10	Consequential change	Remove whole site from diagram	No	Does not change the findings of the HRA
Min19	Page 66 Paragraph 5.17 Point 2	Minor text change	Amend to read 'the clear inability for Oxford City to fully meet its own **housing** needs'	No	Does not change the findings of the HRA.
Min 20	Page 76 Para 5.39 Policy PR3(c)	Minor text change	Amend to read 'Following the development of land to the north of Oxford and to the west of Oxford Road, the A34 will form the logical, permanent Green Belt boundary **in** ~~**is**~~ this location.	No	Does not change the findings of the HRA.
Min 21	Page 77 Policy PR3 - The Oxford Green Belt Paragraph 5.39 PR3(e)		Amend the third sentence of paragraph 5.39 PR3 (e) to read: 'The potential extension of the Science Park will be considered further in **the next Local Plan** ~~**Local Plan Part 2**~~**.'**	No	Does not change the findings of the HRA.
Min 22	Page 78 Policy PR3: The Oxford Green Belt (b)	Minor text change	Amend to read: '0.7 hectares of land adjoining and to the west of the railway (to the east of the strategic development site allocated under policy PR8 as shown on ~~**inset Policies Map PR8**~~ **the map at Appendix 2**)	No	Does not change the findings of the HRA.
Min 23	Page 78 Policy PR3: The Oxford Green Belt (c)	Minor text change	Amend to read: '11.8 hectares of land south of the A34 and west of the railway line (to the west of the strategic development site allocated under policy PR6b as shown on ~~**inset Polices Map PR6b**~~ **the map at Appendix 2)'**	No	Does not change the findings of the HRA.
Min 24	Page 78 Policy PR3: The Oxford Green Belt (d)	Minor text change	Amend to read: '9.9 hectares of land comprising the existing Oxford Parkway Railway Station and the Water Eaton Park and Ride (as shown on ~~**inset Policies Map 6a**~~ **the map at Appendix 2**)'	No	Does not change the findings of the HRA.
Min 25	Page 78 Policy PR3: The Oxford Green Belt (e)	Minor text change	Amend to read: '14.7 hectares of land to **the** north, east and west of Begbroke Science Park (as shown on ~~**inset Policies Map PR8**~~ **the map at Appendix 2)**'	No	Does not change the findings of the HRA.
Min 26	Page 80 Paragraph 5.57 2nd sentence	Minor text change	Amend to read 'In particular cycle improvements between Oxford Parkway **and** Cutteslowe Roundabout could help to complete an improved route between Kidlington and Oxford'.	No	Does not change the findings of the HRA.
Min 27	Page 88 Paragraph 5.78 (line 3)	Minor text change	Amend to read '…far outweigh those adverse effects…'	No	Does not change the findings of the HRA.

Min 28	Page 89 Policies Map Policy PR6a	Minor map change	Remove 'existing green space' falling within Oxford City Council's administrative boundary	No	Does not change the findings of the HRA.
Min 29	Page 95 Policies Map PR6b	Minor map change	Remove 'existing green space' falling within Oxford City Council's administrative boundary	No	Does not change the findings of the HRA.
Min 30	Page 100 Policies Map PR6c	Minor map change	Remove 'existing green space' falling within Oxford City Council's administrative boundary	No	Does not change the findings of the HRA.
Min 31	Page 101 Policy PR6c 1st paragraph	Minor text change	Amend to read 'Land at Frieze Farm **(30 hectares)** will be reserved…'	No	Does not change the findings of the HRA.
Min 32	Page 105 Paragraph 5.697	Minor text change	Renumber paragraph no. 5.697 as **'5.97'**	No	Does not change the findings of the HRA.
Min 33	Page 111 Policy PR7b – Policies Map	Presentational correction	Indicate location of orchard referred to in Policy PR7b, point 6	No	Does not change the findings of the HRA.
Min 34	Page 112 Policy PR7b Point 8	Minor text change	Amend to read '…Land East of the A44 **(PR8)** across the Oxford Canal,….'	No	Does not change the findings of the HRA.
Min 35	Page 113 Policy PR7b – Land at Stratfield Farm PR7b-10g	Minor text change	Amend to read: The maintenance and enhancement of significant ~~the protected~~ trees, existing tree lines and hedgerows	No	Does not change the findings of the HRA
Min 36	Page 114 Policy PR7b Point 13	Minor text changes	Amend to read '…phase 1 habitat survey including **a** habitat suitability index…'	No	Does not change the findings of the HRA.
Min 37	Page 123 Policy PR8 Point 18(m)	Minor text change	~~A~~ **An** outline scheme for vehicular access by the emergency services	No	Does not change the findings of the HRA
Min 38	Page 132 Policy PR9 - Land West of Yarnton Point 15	Minor text change	Amend to read: The application shall be supported by a Heritage Impact Assessment which will ~~include~~ **identify** measures to avoid or minimise conflict with identified heritage assets within or adjacent to the site' (point 15 ends)	No	Does not change the findings of the HRA
Min 39	Page 137 Paragraph 5.139	Minor text change	Amend to read '…and the ~~emerging~~ Cherwell Design Guide'	No	Does not change the findings of the HRA.
Min 40	Page 148 Policy PR11 – Infrastructure Delivery (point 2)	Minor text change	Amend to read: 'Completing and keeping up-to-date a Develop**er** Contributions Supplementary Planning Document…'	No	Does not change the findings of the HRA.
Min 41	Page 149 Paragraph 5.157 1st sentence	Minor text change	Amend to read 'We need **to** ensure…'	No	Does not change the findings of the HRA.
Min 42	Page 155 Policy PR13 – Monitoring and Securing Delivery (final paragraph)	Minor text change	Amend text to read: 'If monitoring indicates that the vision and objectives cannot be met, the Council will consider whether it wishes to ask the Secretary of State for **Housing**, Communities and Local Government to….'	No	Does not change the findings of the HRA.
Min 43	Page 158 Appendix 1- Policies Map	Minor map change	Add PR3a reference on Policies Map for the Safeguarded land to the south of policy PR8.	No	Does not change the findings of the HRA
Min 44	Page 158 Appendix 1 – Policies Map	Updating to reflect changes to other Policies Maps	Update reflecting changes to other Policies Maps	No	Does not change the findings of the HRA.
Min 45	Page 160 Appendix 2	Presentational: labelling of sites	Add labels for PR3a, PR3b, PR3c, PR3d and PR3e	No	Does not change the findings of the HRA.
Min 46	Page 160 Appendix 2 – Green Belt Plan	Consequential map change	Amend Green Belt to be removed for sites PR7a, PR7b and PR9	No	Does not change the findings of the HRA

Min 47	Page 162 Appendix 3 – Housing Trajectory	Minor text change	Insert lines to identify 5 year period	No	Does not change the findings of the HRA.
Min 48	Page 184 Appendix 5 Monitoring framework Policy PR3 Local Plan Indicators	Consequential change	PR7a- replace 10.75 ha with 20.7 ha Add PR7 b– 5.2 ha PR9 – replace 17.6 ha with 27.2 ha	No	Does not change the findings of the HRA
Min 49	Page 185 Appendix 5 Monitoring framework Policy PR6 Local Plan indicators	Minor change	Delete Local Plan Indicators and replace with **'Residential completions'**	No	Does not change the findings of the HRA
Min 50	Page 186 Appendix 5 Monitoring framework Policy PR10	Consequential change	Delete row associated with PR10	No	Does not change the findings of the HRA
Min 51	Page 190-191 Appendix 6 – Thematic Maps	Minor change	Make the following changes to the theme maps-Remove PR10 Woodstock housing allocation and the associated green infrastructure and sports provision at site PR10	No	Does not change the findings of the HRA.
Min 52	Page 193 Appendix 7- Evidence base	Minor change	Update Evidence link as follows: https://www.cherwell.gov.uk/info/112/evidence-base/369/local-plan-part-1-partial-review---evidence-base	No	Does not change the findings of the HRA

3. Conclusion

The Inspector's preliminary conclusions as contained in his Post- Hearing Advice Note indicated that site PR10 should be removed and that the allocation of 410 houses be re-distributed. Cherwell District Council has prepared proposals to re-allocate the 410 houses allocated for PR10 within the remaining sites and is proposing a number of Main Modifications and Minor Modifications to the Submission Plan.

HRA is required by Regulation 63 the Conservation of Habitats and Species Regulations 2017 (the Habitats Regulations) for all projects and plans which may have likely significant effects on a European site and are not directly connected with or necessary to the management of the European site.

This HRA has assessed whether the Main Modifications and Minor Modifications proposed to determine whether the findings of the HRA August 2018 are still valid. No new sites are proposed in the modifications and the overall number of dwellings proposed remains unchanged.

This addendum has concluded that the Main and Minor modifications do not change the findings and conclusions of the HRA Stage 1 and Stage 2 Appropriate Assessment of the Partial Review of the Cherwell Local Plan 2011 – 2031 (Part1): Oxford's Unmet Housing Need Proposed Submission Plan August 2018.

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Cherwell District Council

Site LSCA51/ PR9

Landscape Analysis to support the Response to the Inspector's Advice Note

WYG/ A088250-2

September 2019

Cherwell District Council

Site LSCA51/ PR9

Landscape Analysis to support the Response to the Inspector's Advice Note

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1	09 September 2019	Initial Draft
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Report Overview

1. This report assesses in landscape terms, the potential westward extent of an allocation for site PR9.
2. Under the transitional arrangements, the Partial Review is being examined against the NPPF 2012. One of the purposes of Green Belt is to assist in safeguarding the countryside from encroachment. Once defined, local planning authorities should plan positively to enhance the beneficial use of the Green Belt. Green Belt boundaries should be clearly defined, "using physical features that are readily recognisable and likely to be permanent".
3. The LSCA51 area, defined in the Landscape Character Sensitivity and Capacity Assessment Study (LCSCA), borders Begbroke Wood, an Ancient Woodland and Local Wildlife Site, and within the area are Important Hedgerows and other strong hedgerows with mature and veteran trees. There are heritage features in the vicinity of the site: the Grade 2 listed Springhill Farm, Begbroke conservation area, the historic routes along Dolton and Frogwelldown Lanes, and ridge and furrow earthworks still extant in some fields.
4. The LCSCA identified the factors contributing to Site LSCA51's landscape character, its sensitivity and capacity for residential development. The important characteristics of the site were identified as the 'domed' landform, the access or views across the landscape of the site provided by the footpath network, the mix of arable and pastureland, Important Hedgerows, linear woodland features and other hedgerows with mature trees.
5. The capacity of LSCA51 for residential development was judged to be 'medium to low' for most of the site.
6. Landowners, Merton College, submitted a representation to the Local Plan EIP which proposed a larger site, extending into fields to the west of those allocated by the Council, because it would allow for a central open greenspace, "create a stronger sense of place", restore former hedgerow boundaries and provide "a robust and enduring Green Belt boundary". The greater depth of development would "enable a higher standard of design". Development could be phased so that advance landscape works could be implemented.
7. Main findings:
    - Factors influencing the westward extension of site PR9 include: the landform relationship of the low surrounding hills and ridges to the broad low-lying vale, where settlement is concentrated; the progression of shallow lower slopes to steeper mid-slopes, generally above the 75m contour, and the strong vegetation pattern, which reinforces the sense of enclosure of the landform, adding a sense of maturity to the landscape.
    - Effects on the landform and vegetation characteristics of the site could be mitigated by limiting the westward extent of built development so that it respects this landform relationship.
    - A buffer of publicly accessible greenspace would take the pressure off active agricultural land and protected woodland, with connections out into the wider countryside.

- Visual amenity considerations include views of the development and views within the development; the visual relationships with the road frontage to the A44, to the existing urban edge of Yarnton, and the existing footpath network.
- The future built development could be permeated by a substantial green infrastructure, accommodating surface water management, retention and enhancement of hedgerows, habitats and habitats linkages, an access network and amenity open space, and providing a setting to the new residential areas.
- A long-term management plan will be needed if the green infrastructure within the development is to achieve its objectives.

8. Review against policy:

- Following the guidance in NPPF and CDC's Green Belt Study, the revised Green Belt boundary should be drawn along the edge of the built development to provide a "strong boundary", with road frontage to the greenspace beyond rather than rear garden boundaries.
- The buffer of accessible greenspace would provide a defensible transition to the land retained in agricultural use.

9. Conclusions:

- The landscape of LSCA51 could accommodate residential development on the lower slopes in the east of the area, avoiding rising up the steeper mid-slopes, so that the enclosing function of the landform to the lower-lying broad vale would be retained.
- The westward extent of development should be related to the 75m AOD contour, although the strong vegetation structure to the large central field could accommodate development to about the 78m contour.
- A substantial green infrastructure for the development and the outer buffer of accessible greenspace will need to be secured through a development brief and a long-term management plan.

1.0 Introduction

1.1.1 WYG is instructed by Cherwell District Council (CDC) to assess, in landscape terms, the potential westward extent of an allocation for site PR9, and advise on the possible treatment of the new urban edge. A proposal for a school playing field in the south of the area is also to be evaluated.

1.1.2 At the Examination in Public (EIP) Hearings in February 2019, CDC site proposals included part of the study area for the Landscape Character Sensitivity and Capacity Assessment Study (LCSCA)[1] identified as site LSCA51. This was an area along the

[1] WYG Environment Planning Transport Limited for Cherwell District Council, Local Plan Part 1 Partial Review, Landscape Character Sensitivity and Capacity Assessment June 2017:

eastern edge of LSCA51, identified as PR9. A more extensive site was put forward by the Merton College, the Proposers, supported by a landscape and urban design study by Define, known in this report as the "530 dwelling site" or "530 scheme".

1.1.3 In his Post Hearing Advice Note, the Inspector had some sympathy with the points made by the site promotors in relation to the depth of development allowed for in the overall allocation. He considered that there was scope for the developable area to extend westward and this might well provide the scope for a development more interesting in its design and layout. This report sets out:

- The factors influencing the possible extension of site PR9 westward into LSCA51, that could accommodate residential development in a way that would fit with its landscape context and relate well to the settlement of Yarnton;
- An assessment, in landscape terms, of the Proposers' '530 dwelling site' proposal, as shown on the plans prepared by Define on behalf of the Proposers;
- Analyses to identify key features of the site to be protected and mitigation measures for the potential allocation;
- Advice on the possible treatment of a new urban edge to the new Green Belt boundary.
- Comment on the school playing field proposal.

1.1.4 This report provides part of the evidence base for CDC's assessment of the alternative options and modifications proposed. It is illustrated by plans and photographs included within **Appendix 4**, as follows:

- Figure 01 LSCA51 Site Plan
- Figure 02 Site Plan - Aerial
- Figure 03 Landscape Designations
- Figure 04 Topographic analysis: wider context
- Figure 05 Topography & vegetation - Site
- Figure 06 Landform, Vegetation & PR9 Boundaries

1.2 Policy & Designations

National Planning Policy Framework 2012 (NPPF)

1.2.1 The NPPF "sets out the Government's planning policies for England and how these should be applied". It was first published in 2012 and revised in 2018, with "minor clarifications to the revised version" in 2019. Section 13 is titled "Protecting Green Belt Land". Under the transitional arrangements, the Partial Review is being examined against the NPPF 2012.

https://www.cherwell.gov.uk/downloads/download/388/landscape-character-sensitivity-and-capacity-assessment-june-2017-part-1 [accessed 190909]

1.2.2 Under the heading 'Achieving sustainable development', section 9 deals with 'Protecting Green Belt land'.

1.2.3 Paragraph 79 is introductory and 80 sets out five purposes of Green Belt:

> 79. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.
>
> 80. Green Belt serves five purposes:
>
> - to check the unrestricted sprawl of large built-up areas;
> - to prevent neighbouring towns merging into one another;
> - to assist in safeguarding the countryside from encroachment;
> - to preserve the setting and special character of historic towns; and
> - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

1.2.4 Of these, the 3rd purpose is most relevant to landscape considerations of potential development proposals. Paragraph 81 provides further guidance relevant to landscape and visual amenity:

> 81. Once Green Belts have been defined, local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.

1.2.5 Paragraph 85 advises local planning authorities on defining Green Belt boundaries, including that boundaries should be clearly defined, "using physical features that are readily recognisable and likely to be permanent".

Local Plan

1.2.6 In preparing its draft local plan, Cherwell District Council carried out a Green Belt Study and the LCSCA .

CDC Green Belt Study, 2017[2]

1.2.7 This study appraised strategic development sites against the five purposes of Green Belt set out in NPPF, and "the relative harm (or otherwise) to the Green Belt that may result from their potential release for development".

1.2.8 §5.9 states: "Should the District decide to release land from the Green Belt, we recommend that outline policy guidance or masterplans are prepared as part of the

[2] LUC for Cherwell District Council, Cherwell Green Belt Study Final Report, April 2017: https://www.cherwell.gov.uk/downloads/download/375/cherwell-green-belt-study-april-2017-and-addendum-june-2017-part-1 [accessed 190909]

Local Plan process. These masterplans should draw on the findings of this Green Belt Study to indicate precise development areas, new defensible Green Belt boundaries (existing or new features) and appropriate development heights and densities. Such an approach, together with specific policies for the development of the land, would help to engender public confidence and support, as well as mitigate harm to the remaining Green Belt".

1.2.9 §3.32-3.33 of the study report considered beneficial uses of Green Belt land and mitigation measures to reduce harm to the Green Belt where areas are removed from it.

LCSCA, 2017

1.2.10 This study analysed the landscape and visual sensitivity and capacity of a range of areas for different kinds of development, including area LSCA51: see §2 below for a summary of its findings.

1.2.11 The LCSCA study was carried out by WYG on behalf of Cherwell District Council (CDC), as part of the evidence base for the Partial Review of the adopted Cherwell Local Plan Part 1. It considered 41 sites in the south of Cherwell District, around the settlements of Kidlington, Yarnton, Begbroke, Islip and Shipton on Cherwell. The study area for this site was identified as site LSCA51 for the purposes of the study.

1.2.12 The evaluation of the study site LSCA51, of which PR9 is a part, is provided in section 23 of the report. The LSCA51 study area extends westward from the A44 and the western edge of Yarnton to fields to the west of Frogwelldown Lane, south to Cassington Road and north west to a field beyond Springhill Road, bordering Bladon Heath. The study site encircles Begbroke Wood, but does not include it.

1.2.13 The area under consideration for Policy PR9 lies to the west and north-west of Yarnton, bounded to the east by the A44 Woodstock Road and extending into fields to the west of those allocated by the Council in the submission Local Plan (Policy PR9). To the north and east of the A44 Begbroke Policy site PR8 extends from the eastern side of the A44 between Begbroke, Yarnton and Kidlington further to the east.

1.2.14 The site is within National Character Area 108: Upper Thames Clay Vales, Regional Character Area Upper Thames Vale, Wooded Estate Lands landscape type, and Local Character Area Lower Cherwell Floodplain, landscape types R2: Large Scale Undulating Farmland/ R2b Rolling Arable Landscape with Strong Field Pattern, Copses & Hedgerow Trees, and type R3: Large-Scale Enclosed Farmland/ R3a Large-Scale Arable Farmland Enclosed by Woodland Belts[3].

[3] LCSCA, §23 LSCA51 (see Appendix 2)

1.2.15 Key characteristics identified in these landscape character assessment, relevant to the site and its landscape context include:

- At National level: low-lying clay-based flood plains … the large river system of the River Thames drains the Vales, their headwaters flowing off the Cotswolds to the north;
- At Regional level: rolling topography with localised steep slopes; large blocks of ancient woodland and mixed plantations; regularly shaped field pattern dominated by arable fields.
- At Local level: arable farming facilitated by improvements in drainage resulting in large flat fields used for cereal crops; major roads are dominant features including the A44.

1.2.16 The area under consideration for Policy PR9 reflects these landform characteristics. It is in agricultural land use both arable and pastureland, and borders Begbroke Wood, which is an Ancient Woodland and a Local Wildlife Site. Within the area are Important Hedgerows and other strong hedgerows with mature trees. The arable fields are large and on the higher land to the west, and the southern arable field slopes distinctly eastwards towards the edge of Yarnton. The southern arable field was enlarged through hedgerow removal between 1955 and 1981[4].

1.2.17 The PR9 area is on land rising from a broad lowland vale, generally below the 75m AOD contour, which is surrounded by low hills and ridges rising to about 120m, with a few higher points, such as Wytham Hill, 3.5-4km to the south, at about 160m AOD. These give a sense of edge definition to the broad vale.

1.2.18 Settlement in the near and wider landscape context, including Yarnton, Begbroke and Kidlington, is generally located in the lowland, below the 70m AOD contour.

1.2.19 The LCSCA identified the factors contributing to Site LSCA51's landscape character, its sensitivity and capacity for residential development as:

- Domed landform, the land gradually climbing to a high point immediately to the north-west of Begbroke Wood;
- Good footpath network crossing the site enabling either access to most areas or views across the agricultural landscape of the site;
- Land use a mix of arable and pasture divided by mature hedgerows and fences with hedgerow trees and 'linear woodland features';
- Drainage ditches following several field boundaries, draining generally to the south;

[4] See historic maps 1811-2018 in Gerald Eve, Partial Review of the Cherwell Local Plan 2011-2031. Hearing Statement in respect of Matter 7: Yarnton, on behalf of Merton College Oxford (Gerald Eve Hearing Statement): https://www.cherwell.gov.uk/download/downloads/id/6247/pr-c-1397-gerald-eve-on-behalf-of-merton-college.pdf [accessed 190909]

- Springhill Farm, a Grade2 listed building immediately south of Begbroke Wood, prominent in views from within the site;
- Variety of views from different parts of the site: long and short distance, panoramic and confined views, depending upon location and direction of view, for example:

    - From centre of the site, long distance panoramic views to the south, west and north-west over the rolling landscape to the distant landscape horizon and, to the south-east, towards Yarnton;
    - From lower lying land in the north-east of the site, more constrained views, filtered by vegetation within the site and the wider landscape.

Landscape character sensitivity

1.2.20 The LCSCA judged landscape character sensitivity from a combined consideration of landscape sensitivity and visual sensitivity. Landscape sensitivity in turn comprised judgements of 'natural, 'cultural', 'aesthetic' and 'landscape quality and condition' factors. Visual Sensitivity comprised judgements of 'general visibility', 'sensitivity of population' and 'mitigation' factors.

1.2.21 The combined landscape sensitivity of the site was assessed as 'medium', and the combined visual sensitivity of the site was also assessed as 'medium', together giving an overall sensitivity of 'medium'.

1.2.22 In addition, landscape value was assessed, taking into account valued natural elements present in the site or environs, cultural elements, scenic value and tranquillity, as well as perceived value, as expressed in, for example, recreation value. The combined landscape value of the site was assessed as 'medium'.

1.2.23 In relation to the capacity of the study site (LSCA51) for residential development, the study concluded it to be 'medium to low' for most of the site, the main reason being that "the land rises to a localised plateau making it highly visible within the surrounding area" (LCSCA §23.8). It also advised that there may be "localised opportunity in the south east of the site adjacent to the existing urban edge of Yarnton".

1.2.24 The study identified potential for the existing green linkages and footpath network to be enhanced and potential for woodland development, through "enhancement of the green linkages already present within the site area and connecting to the Local and District Wildlife Sites beyond the site area".

1.2.25 In relation to future management and maintenance of the area, it recommended enhancement of the network of mature hedgerows and providing connection to the Local Wildlife Site.

Additional description

1.2.26 The LSCSA considered the area of LSCA51, a considerably more extensive area than being considered for allocation in the Local Plan. Additional appraisal was carried out for the purposes of the EIP, focussed more on the specific characteristics of the area that could inform allocation decisions.

1.2.27 The important characteristics of the site have been identified as the landform, the access or views across the landscape of the site provided by the footpath network, Important Hedgerows, linear woodland features and other hedgerows with mature trees. There are also heritage features in the vicinity of the site: the Grade 2 listed Springhill Farm, Begbroke conservation area, the historic routes along Dolton and Frogwelldown Lanes, and ridge and furrow earthworks still extant in some fields[5].

1.2.28 The footpath network includes the footpath and bridleway route along the historic Dolton Lane in the north of the area and Shakespeare Way long distance footpath along Frogwelldown Lane, from Yarnton and continuing north around Begbroke Wood.

1.2.29 Landform is the defining characteristic of the area under consideration. The site is located on slopes rising to one of these enclosing ridges, from about 70m AOD at the A44 to a broad plateau between about 96m – 100m AOD, open in the south, corresponding with Frogwelldown Lane to the west, and wooded at Begbroke Wood to the north-west. The lower slopes are gentle, shallower than 1:20; the mid-slopes are steeper at between 1:20 and 1:12 and steeper in part of the south; the plateau is shallower than 1:50. The steeper mid-slopes are generally between the 75m and 93m AOD contours in the southern part of the area and between 79m and 101m AOD (within Begbroke Wood) in the north of the area.

1.2.30 The shallow lower slopes relate well with the landform pattern of the built up area of Yarnton and Begbroke (and allocation PR8), and with the A44 corridor. The open plateau and the wooded part of the plateau are contrasting features, and their enclosure of the lower slopes is emphasised by the relative steepness of the mid-slopes.

1.2.31 The historic maps also show that the large arable field occupying much of the south of the site (LSCA51) was created by the removal of hedgerows defining an irregular field pattern, between 1955 and 1981.

1.2.32 The remaining hedgerows and linear woodland features augment the enclosing function of the landform, with many large and veteran trees[6] adding a sense of maturity to the landscape. This is a landscape structure that development proposals can be related to. It can provide a sense of place, as ready-made mature landscape features and a skeleton on which to build a green infrastructure: habitats and habitats linkages, cultural heritage, greenspaces and corridors along which an access network for existing

[5] Historic maps 1811-2018 in Gerald Eve Hearing Statement

[6] Gerald Eve Hearing Statement, pp44-47

and future residents could be developed. It can also provide a backdrop and setting to the new residential areas.

2.0 CDC's allocation of land for Draft Policy PR9

2.1.1 The Council's Written Statement for the EIP7 focuses on site specific issues relating to the allocation of land at Yarnton proposed by Policy PR9.

2.1.2 Section 10 of the Statement states: The Council considers that the landscape constraints and lack of clear features immediately to the west of the proposed allocation are such that it would not be acceptable to revise either the site or proposed Green Belt boundary.

2.1.3 Section 14: The Cherwell Green Belt Study (CD PR40) considered the larger area as site PR51 (equivalent to LSCA51), and assessed it in three parcels:

- PR51a: between Begbroke, Begbroke Wood and the A44;
- PR51b: between Yarnton, the Frogwelldown Lane track and Begbroke Wood;
- PR51c: the hilltop and land sloping away to the west, north and south.

2.1.4 The Study concluded that the release of PR51a and PR51c would have high harm to the purposes of the Green Belt, and PR51b would have from moderate to high harm (p.163-169).

2.1.5 Section 18 refers to the larger area of site LSCA51 and noted the assessment of capacity for residential development, and the conclusion of 'medium capacity' in the south-east of the site adjacent to Yarnton. The Council considered (Section 18) that, in landscape terms, "there is a strong sense of distinction between the elevated farmland to the west, north and south and the low lying situation of Yarnton to the east. There is the opportunity for some residential development on the lower slopes immediately to the north and west of the village without undue harm to the purposes of the Green Belt in that location and the wider landscape more generally. The development in that area could be integrated with Yarnton but would take a broadly linear form along the A44. However, it would have strong visual link with the land to the east of the A44 – the approach to Begbroke Science Park – particularly if development is also taken forward in that location".

2.1.6 The proposed submission allocation was limited to lower-lying land adjacent to Yarnton, entirely below the 75m AOD contour and mainly below the 73m contour. The area is

[7] Examination of the Partial Review of the Cherwell Local Plan 2011-2031: Oxford's Unmet Housing Needs Hearing – 12 February 2019 Written Statement by Cherwell District Council: Matter 7 – Yarnton (CDC Hearing Statement): https://www.cherwell.gov.uk/download/downloads/id/8685/matter-7-written-statement-%E2%80%93-cherwell-district-council.pdf [accessed 190909]

bounded by existing hedgerows that would define the revised Green Belt boundary. Other considerations were: protecting the setting of Begbroke Conservation Area, identifying opportunities for improving access to the countryside and informal recreation while protecting important landscape, a new Local Nature Reserve proposed near the existing school, a new community woodland close to Begbroke Wood, and opportunity for enhanced green infrastructure within the Green Belt, with connected wildlife corridors.

2.1.7 The Written Statement concludes that "the development of site PR9 would be reasonable and sustainable to help meet Oxford's pressing housing needs, deliver the Plan's vision and achieve its objectives", that "high quality development can be achieved while avoiding unacceptable harm to interests of acknowledged importance and maintaining the overall integrity of the Green Belt and its essential characteristics", and would offer the opportunity to "provide benefits for the local community and achieve positive use of land within the Green Belt".

3.0 Review of Proposer's Representation

3.1.1 Landowners, Merton College, submitted a representation to the Local Plan EIP regarding potential residential development on part of LSCA51, under Matter 7, Policy PR9 Yarnton[8] . They propose a larger site than the Council, extending into fields to the west of those allocated by the Council.

3.1.2 Appendix A of the Representation was a "Design Quality and Delivery Statement", prepared by Define and dated January 2019, in the Introduction to which it is described as assessing "Merton College's preferred development scenario against Cherwell District Council's (CDC) policy preference for 440 dwellings over a gross site area of around 16 hectares (which delivers just under 10 hectares of net development area)". The 440 homes figure was proposed by the Council as a focussed change thereby reducing the submission proposed capacity of 530 homes. This change was proposed in response to objections received and to "improve the deliverability of the site and achieve a high quality of design".

3.1.3 It presents a 'Framework Plan' as Figure 05, with a Summary: "... having assessed and mapped technical site constraints including ecology, drainage, arboricultural, acoustic, transportation, landscape and visual and utilities, development scenario PR9 can deliver 530 dwellings and a home work/ community hub at around 35 dwellings per hectare (with a net developable area of just over 15 hectares). The 'development scenario PR9' referred to in the document is a larger site than the Council's proposed submission allocation, extending it westwards beyond the existing hedgerows that defined the allocated Draft Policy PR9 site.

[8] Gerald Eve Hearing Statement

3.1.4 The justification for the larger site included that it would allow for a central open greenspace, which could be overlooked from the housing areas, that it would be possible to "create a stronger sense of place", to restore hedgerow boundaries along lost historic alignments for "a robust and enduring Green Belt boundary", and development could be phased so that it need not take place adjacent to the new Green Belt boundary for 5 years, allowing "implementation of advance landscape works, which creates sufficient time for this boundary to mature and be robust".

3.1.5 It also concludes that the development envisaged on the extended site would deliver "high quality design" and a more cohesive relationship with Yarnton, connected by "a well overlooked route to the existing Primary School", and the "greater depth of development [would allow] for increased variety and facilities within the scheme, enabling a higher standard of design".

4.0 Analysis

4.1 Factors influencing the westward extension of site PR9

4.1.1 From the landscape analysis of the site in LCSCA, discussions with CDC and from observations and analysis on site, the following criteria or guidelines for locating a possible development area within the LSCA51 site were derived:

- The existing relationship of built up areas to the landform of the area is that development is located on the lower land of the broad vale, generally below the 70m AOD contour;
- It is important to the landscape character of the area that the edges of the broad vale, defined by low hills and ridges, rising to about 120m AOD, are not breached by built development;
- As noted in the landscape description, the steeper mid-slopes of the LSCA51 area are generally above the 75m AOD contour (or 79m in the north of the site). The objective of keeping the built development in the lower landform can be judged in relation to the 75m contour, as a starting point;
- The vegetation pattern may offer a structure to define both the character of a new residential area and a boundary to the Green Belt, and has potential for enhancement by restoring weak or gappy hedgerows, restoring some of the former smaller-scale fieldscape, and managing and maintaining the mature/ veteran trees.

4.1.2 Taking the 75m AOD contour as a baseline, the '530 scheme' would be largely below this level and below the steeper mid-slopes of the LSCA51 area. The part that would extend above the 75m contour (to about 76m) would be on gentler lower slopes of a spur of land contained within the large central field which is strongly enclosed by important hedgerows and 'linear woodland features.

4.2 Key features of the site and mitigation measures

4.2.1 The key features or characteristics of the site identified in the LCSCA are summarised in §1.3.9 and §1.3.17 above.

4.2.2 Features of the site to be considered in relation to the proposals include:

- The rising landform;
- Mix of arable and pasture land use;
- Good footpath network;
- Mature hedgerows with mature and veteran trees, and 'linear woodland features';
- Variety of views from different parts of the site.

4.2.3 CDC's Hearing Statement also noted that "there is a strong sense of distinction between the elevated farmland to the west, north and south and the low lying situation of Yarnton to the east".

4.2.4 In addition, ridge and furrow earthworks occur in the large central field and the hedgerows on the western, southern and eastern sides of this field are Important Hedgerows.

Mitigation measures

4.2.5 Effects on the landform characteristic of the site can be mitigated by limiting the westward extent of built development so that it respects the relationship of the rising landform to the pattern of settlement in the lower land.

4.2.6 Development for housing would inevitably take land out of agricultural land use. A buffer of open spaces formed as fields of pasture (or, potentially, meadow) as publicly accessible greenspace, would take the pressure off potential desire to access what would be active agricultural land. It would also relieve pressure to access the protected woodland, especially if woodland were developed within or close to the new residential areas.

4.2.7 The footpath network available can provide the basis for connectivity from the development area out into the wider countryside, while providing a local network within the new residential areas, integrated with its green infrastructure.

4.2.8 Visual amenity considerations apply both to views of the development and views from within the development and will need to be addressed in the design of the development. There will be visual relationships with the road frontage to the A44 and to the existing urban edge of Yarnton, as well as the existing footpath network.

4.2.9 Views from within the development may be close views of the development and its landscape infrastructure as well as out to the landscape setting, both the countryside and local settlement.

4.2.10 Westward extension of the proposed development area could result in up to half the central field being built over, with permanent loss of some ridge and furrow earthworks. The remaining ridge and furrow earthworks could be retained within the proposed buffer green spaces and peoples' appreciation and knowledge could be boosted by interpretive material.

4.2.11 The design approach of laying out a residential development in this area could place emphasis on permeation of the built development areas with a substantial green infrastructure. Surface water management via a SuDS approach could be accommodated, as well as retention and enhancement of existing hedgerows with their mature and veteran trees, habitats and habitats linkages, an access network and connections into the wider surroundings, amenity open space and providing a setting to the new residential areas.

4.2.12 A long-term management plan will be needed if the green infrastructure within the development is to achieve its objectives, and especially for the publicly accessible greenspace in the fields bordering the built development and providing a buffer to the agricultural countryside beyond.

4.3 Treatment of a new edge to the Green Belt

4.3.1 NPPF advises that boundaries should be clearly defined, "using physical features that are readily recognisable and likely to be permanent".

4.3.2 The Green Belt Study considered how new boundaries to the revised Green Belt should be determined, in "Task 4: Assessment of Potential Alternative Boundaries". These included the contribution of boundary features to Green Belt purposes, as separating or connecting features and noted:

> 3.32 Features considered to constitute **strong potential Green Belt boundaries** include **natural features such as substantial watercourses and water bodies**, and **man-made features such as motorways, A and B roads and railway lines**. Less prominent or less permanent features such as **walls, woodland, hedgerows, tree lines, streams and ditches are considered to constitute moderate strength boundaries**, and edges lacking clear definition on the ground will form weaker boundaries.
>
> 3.33 The suitability of an alternative Green Belt boundary also depends on its **relationship with existing boundaries** in terms of the resulting form. **An overly extended or convoluted shape is likely to cause greater harm** than a simpler, more direct alignment in terms of its impact on the relationship between built development and open countryside. For each of the assessment parcels, commentary is provided on the nature of the existing boundary and any suggested alternatives.

4.3.3 Following NPPF §85 that new boundaries should be physical features that are readily recognisable and likely to be permanent, and §3.32 of the Green Belt Study, the revised Green Belt boundary would be drawn along the edge of the built development. To

provide a “strong boundary”, this should preferably have road frontage to the greenspace beyond, rather than rear garden boundaries.

4.3.4 The buffer of accessible greenspace as fields bound by hedgerows would be in the Green Belt and would provide a defensible transition to the land retained in agricultural use, and would both reinforce and soften the “harder” boundary at the edge of the built development. As noted already, this will need to be secured through the development brief and a long-term management plan.

5.0 Summary and Conclusions

5.1.1 The Inspector at the Examination in Public hearings considered that there was scope to extend the PR9 site westwards to accommodate development in a “more interesting design and layout”. The landscape and visual factors that would support setting the extent of a westward extension of site PR9 were examined. The establishment of a clearly defined new boundary to the Green Belt was considered, and ways of “enhancing the beneficial use of the Green Belt land”, as sought by NPPF 2012.

5.1.2 Cherwell District Council had carried out a Green Belt Study and a Landscape Character Sensitivity & Capacity Assessment (LCSCA) in preparing the Draft Local Plan.

Main findings

5.1.3 Site PR9 is part of study site LSCA51 of the LCSCA. Factors contributing to its landscape character, sensitivity and capacity for residential development included: the landform, rising westwards; good footpath network; mixed arable and pasture land use; mature hedgerows (some ‘Important’) and hedgerow trees; variety of views from different parts of the site, Begbroke Conservation Area to the north and Spring Hill Farm Grade II listed building.

5.1.4 The capacity of the study site for residential development was judged to be ‘medium to low’ for most of the site, as the land rising to a local plateau to the west makes it highly visible from the surrounding area. Potential for enhancement of the access network and woodland development was identified, and for enhancement of the network of mature hedgerows.

5.1.5 Additional detailed appraisal for this report identified landform as the defining characteristic of the area under consideration. The wider area is a broad vale enclosed by gentle hills and ridges, on one of which area LSCA51 is located. Within LSCA51, the land rises westward from about 70m at the A44, first in shallow slopes, then more steeply to a plateau at about 100m.

5.1.6 The strong hedgerows and linear woodland features augment the enclosing function of the landform. The southern open arable field is the product of hedgerow clearance between 1955 and 1981.

5.1.7 These features provide a landscape structure that development proposals can be related to: a skeleton on which to build a green infrastructure, provide a sense of place, and access and greenspace network for existing and future residents. It can also provide a backdrop and setting to the new residential areas.

5.1.8 CDC's submission land allocation for Policy PR9 was limited to lower-lying land adjacent to Yarnton, below the 75m contour, and existing hedgerows would define the revised Green Belt boundary. Other considerations were: protecting the setting of Begbroke Conservation Area, improving access to the countryside and informal recreation, protecting important landscape, a new Local Nature Reserve and new community woodland close to Begbroke Wood, and enhanced green infrastructure within the Green Belt, with connected wildlife corridors.

5.1.9 The Council's Written Statement states that "high quality development can be achieved while avoiding unacceptable harm to interests of acknowledged importance …" and would "provide benefits for the local community and achieve positive use of land within the Green Belt".

5.1.10 Landowners, Merton College, submitted a representation to the Local Plan EIP regarding potential residential development on part of LSCA51, but a larger site extending into fields to the west of those put forward by the Council.

5.1.11 A 'Framework Plan' was presented with the justification for the larger site that it would allow for a central open greenspace, "a stronger sense of place", restoration of hedgerow boundaries along lost historic alignments for "a robust and enduring Green Belt boundary". Development could be phased so that "advance landscape works" could be carried out. It also concludes that the "greater depth of development [would allow] for increased variety and facilities within the scheme, enabling a higher standard of design".

Analysis and potential for mitigation

5.1.12 The landform relationship of the low surrounding hills and ridges to the broad low-lying vale, where settlement is concentrated, is one of the main considerations when locating development within LSCA51. This is emphasised by the progression of shallow lower slopes to steeper mid-slopes, generally above the 75m contour. The strong vegetation pattern reinforces the sense of enclosure of the landform,[9] adding a sense of maturity to the landscape.

[9] Gerald Eve Hearing Statement, pp44-47

5.1.13 Effects on the landform and vegetation characteristics of the site could be mitigated by limiting the westward extent of built development so that it respects the relationship of the rising landform to the pattern of settlement in the lower land.

5.1.14 A buffer of publicly accessible greenspace would take the pressure off what would be active agricultural land as well as the protected woodland, with a local network within the new residential areas, integrated with its green infrastructure, and connections out into the wider countryside.

5.1.15 Visual amenity considerations apply both to views of the development and views from within the development, the visual relationships with the road frontage to the A44, to the existing urban edge of Yarnton, and the existing footpath network.

5.1.16 The future built development could be permeated by a substantial green infrastructure, accommodating surface water management, retention and enhancement of existing hedgerows, habitats and habitats linkages, an access network and connections into the wider surroundings, amenity open space, as well as providing a setting to the new residential areas.

5.1.17 A long-term management plan will be needed if the green infrastructure within the development is to achieve its objectives, and especially for the accessible greenspace in the fields put forward as bordering the built development and providing a buffer to the agricultural countryside beyond.

5.1.18 There is some ridge and furrow earthworks in the large central field, up to half of which could be lost, but the remainder could be retained within the proposed buffer green spaces and peoples' appreciation and knowledge could be boosted by interpretive material.

5.2 Policy considerations

5.2.1 The 3rd purpose set out in NPPF 2012 paragraph 80 is most relevant to landscape considerations of potential development proposals. Paragraph 81 provides further guidance, to "plan positively" to enhance the beneficial use of the Green Belt; opportunities for access, for outdoor sport and recreation, and to retain and enhance landscapes, visual amenity and biodiversity.

5.2.2 Following the guidance in NPPF paragraph 85 and the Green Belt Study, the revised Green Belt boundary should be drawn along the edge of the built development. To provide a "strong boundary", this should preferably have road frontage to the greenspace beyond, rather than rear garden boundaries.

5.2.3 The buffer of accessible greenspace would provide a defensible transition to the land retained in agricultural use, and would both reinforce and soften the "harder" boundary at the edge of the built development.

5.3 Conclusions

5.3.1 The landscape of LSCA51 could accommodate residential development on the lower slopes in the east of the area, avoiding rising up the steeper mid-slopes, so that the enclosing function of the landform to the lower-lying broad vale would be retained.

5.3.2 The westward extent of development should be related to the 75m AOD contour, although the strong vegetation structure to the large central field and the shallower slopes continuing to about the 78m contour here could accommodate development to about that level.

5.3.3 A substantial green infrastructure for the development and the outer buffer of accessible greenspace will need to be secured through the development brief and a long-term management plan.

Appendix 1 Landscape Character[10]

<table>
<tr><td>National Character Area 108: Upper Thames Clay Vales
Key Characteristics
• Low-lying clay-based flood plains encircle the Midvale Ridge.
• The large river system of the River Thames drains the Vales, their headwaters flowing off the Cotswolds to the north or emitting from the springline along the Chilterns and Downs escarpments.
• Woodland cover is low at only about 3 per cent.
• Wet ground conditions and heavy clay soils discourage cultivation in many places, giving rise to livestock farming.
• In the river corridors, grazed pasture dominates, with limited areas of historic wetland habitats including wet woodland, fen, reedbed and flood meadow.
• Gravel extraction has left a legacy of geological exposures.
• Wetland habitat attracts regionally important numbers of birds including snipe, redshank, curlew and lapwing and wintering wildfowl such as pochard.
• Blenheim Palace World Heritage Site, including its Capability Brown landscape, is the finest of many examples of historic parkland in this NCA.
• Brick and tile from local clays, timber and thatch are traditional building materials across the area.
• Settlement is sparse on flood plains, apart from at river crossings, where there can be large towns.</td><td>(OWLS) Regional Character Areas:
• Upper Thames Vale

(OWLS) Landscape Type: Wooded Estatelands

Key Characteristics
• Rolling topography with localised steep slopes.
• Large blocks of ancient woodland and mixed plantations of variable sizes.
• Large parklands and mansion houses.
• A regularly shaped field pattern dominated by arable fields.
• Small villages with strong vernacular character.</td></tr>
<tr><td colspan="2">Cherwell District Landscape Assessment</td></tr>
<tr><td>Character Area: Lower Cherwell Floodplain
Key Characteristics
• Fringe landscapes associated with Kidlington.
• Surface geology of terrace gravels and alluvial deposits associated with the River Cherwell and River Thames.
• Arable Farming facilitated by improvements in drainage resulting in large flat fields used for cereal crops.
• Influence of Oxford is substantial.
• Pylons and overhead cables radiate from a substation at Yarnton which dominate the skyline.
• Major roads are dominant features including the A40, A44, A4260 and the A34.
• Around Kidlington the visual influence of the urban edge extends over considerable distances resulting in an urbanised effect.</td><td>Landscape Type: Rural Type R3a Large-scale arable farmland enclosed by woodland belts

• A landscape of level or gently rolling arable land with large fields and a weak hedgerow structure. Unlike the other large-scale arable farmland types, views are interrupted and contained by strong belts of trees and woodland which also provide a definite structure to the landscape.

Landscape Type: Rural Type R2b Rolling arable landscape with strong field pattern, copses and hedgerow trees

• The topography of this type is as variable as for type R2a, but the landscape is more clearly defined. Dense hedges and lines of hedgerow trees provide a good structure, and small copses and coverts puncture views over rolling arable fields; Many of the hedgerow trees are still in very good condition, although mature.</td></tr>
</table>

[10] WYG Environment Planning Transport Limited for Cherwell District Council, Local Plan Part 1 Partial Review, Landscape Character Sensitivity and Capacity Assessment June 2017

Appendix 2 LSCSA, June 2017 - §23 LSCA51

23. LSCA51 Land to West of A44/Rutten Lane, North of Cassington Road, surrounding Begbroke Wood

23.1 Site Overview

23.1.1 The site is located to the west of Begbroke and Yarnton, immediately west of the A44 Woodstock Road and approximately 0.5 km north of Worten. The site area comprises approximately 230.80 ha of agricultural land which is in a mix of arable and pastoral use; the land in the south west primarily being arable land and in the north east pastoral. Immediately north east of the site is Begbroke and to the east is Yarnton with the site boundary bordering the village of Yarnton. To the south and west the land is primarily a rolling arable landscape. To the north-west beyond the site and District boundary there are large areas of woodland which are Ancient and Semi-Natural woodland and Ancient Replanted woodland.

23.1.2 The site is located within National Character Area 108: Upper Thames Clay Vales. At a regional level, OWLS identifies the site as being located within the Upper Thames Vale character area and the Wooded Estatelands landscape type. At a local level the site is identified in the Cherwell District Landscape Assessment as being within the Lower Cherwell Floodplain character area and landscape type R2: Large Scale Undulating Farmland/R2b Rolling arable landscape with strong field pattern, copses and hedgerow trees; and Rural type R3: Large-Scale Enclosed Farmland/R3a Large-scale arable farmland enclosed by woodland belts.

23.2 Key Features and Site Visit Information

23.2.1 A site walkover was carried out on 8th September 2016; a copy of the site record sheet is contained within Appendix B of this report. Refer to Figure LSCA51-L for the landscape context and Figure LSCA51-L-P1 for site record photographs.

23.2.2 The site area is generally domed in its landform with localised areas of arable land in the south; the land gradually climbs to a high point located immediately to the north west of Begbroke Wood which is encompassed by the site area although excluded from it. There is a good footpath network crossing the site enabling either access to most areas or views across the agricultural landscape of the site. The land use is a mixture of arable and pasture divided by a combination of mature hedgerows and fences with hedgerow trees; there are also isolated and groups of trees, and shelterbelts within the site area. Following several the field boundaries there are drainage ditches which appear to drain generally to the south. There is an isolated property located immediately south of Begbroke Wood which although beyond the site boundary is prominent from within the site area. Views available within the area comprise long and short distance, panoramic and confined views depending upon location and direction of view. From within the centre of the site there are long distance panoramic views to the south, west and north-west over the rolling landscape to the distant landscape horizon.

To the south east views are available towards existing properties within Yarnton. On the lower lying land in the north east of the site views are more constrained and filtered by vegetation

within the site on field boundaries and within the wider landscape which restrict long distance views to the east. Although the site almost borders the edge of Begbroke, there is limited visual connection between the eastern core of Begbroke and the site area.

23.3 Landscape Sensitivity

23.3.1 The southern area of the site is dominated by arable land surrounded by well-established hedgerows and land in the north is generally semi-improved pasture surrounded again by mature hedgerows. The site surrounds Begbroke Wood and is adjacent to Bladon Heath. These areas of mixed woodland are excluded from the site. Frogwelldown Lane and Dolton Lane cross the site and are both important wildlife corridors containing mature trees and established hedgerows. Because of the varied habitats the site is likely to support protected and notable animals. The sensitivity of natural factors is medium.

23.3.2 The land has remained in agricultural use since at least the 19th century and has strong hedgerow boundaries, some of which reflect Parish and District boundaries; these are therefore considered Important under the Hedgerow Regulations. There is a medium potential for previously unrecorded archaeological remains within the site because of the presence of three Archaeological Constraint Priority Areas within the site boundary. Although not forming part of the site area, the Begbroke Conservation Area is located to the north and the agricultural landscape of the site forms part of the setting of the conservation area. The site also forms the setting of the Grade II listed Spring Hill farmhouse which is located adjacent to Begbroke wood in the centre of the site but excluded from the site area. The overall sensitivity of cultural factors is medium.

23.3.3 Due to the site topography, there is a sense of exposure in much of the area, this is partly due to the long distance views available through the site to the wider landscape. The site is crossed by utility routes however these are carried on low level timber poles and are not intrusive within the area. The sensitivity of aesthetic factors is medium.

23.3.4 The landscape is in reasonably good condition and is representative of the wider landscape that visually connects with the areas located to the north and west of the site. The field boundaries are in most locations in a good state of repair, containing a relatively large number of mature hedgerow trees and the areas of shelter belts appear maintained. The overall landscape quality and condition sensitivity is considered to be medium.

23.3.5 The combined landscape sensitivity of the site is medium.

23.4 Visual Sensitivity

23.4.1 The site is highly visible within the local landscape and wider landscape context as the land rises to a high point immediately north of Begbroke Wood located in the north of the site. The site area forms part of the visual resource of Begbroke and Yarnton however in some locations the views are foreshortened by mature field boundary vegetation. The general visibility sensitivity is considered to be medium to high.

23.4.2 There are views into the site area from surrounding villages and the local road network. There are also prolonged views of the site when passing through it on the local footpath

networks and from the footpath network within the wider landscape. There is a range of viewers with varied sensitivities affording views into the site area and as a result the sensitivity of population is considered to be medium.

23.4.3 Due to the varying nature of the site there is potential to implement landscape and visual mitigation without altering the overall character of the site. The topography of the site would not result in the noticeable foreshortening of views into and out of the site or alter the overall landscape character of the area. The sensitivity to mitigation is therefore considered to be low.

23.4.4 The combined visual sensitivity of the site is considered to be medium.

23.5 Landscape Character Sensitivity

23.5.1 The landscape character sensitivity has been derived using 'Table 3 Overall Landscape Character Sensitivity' as set out within Section 3 Scope and Methodology.

23.5.2 The landscape sensitivity has been assessed as medium and the visual sensitivity assessed as medium. Using the matrix in Table 3 this results in a medium landscape character sensitivity for site LSCA51.

23.6 Landscape Value

23.6.1 There are no landscape designations within the site area however Begbroke Wood located within the centre of the site comprises areas of ancient semi-natural woodland and ancient replanted woodland. Bladon Heath located to the north west of the site is also identified as ancient and semi-natural woodland. There are no statutory ecological designations located within the site area. Frogwelldown Lane District Wildlife Site non-statutory designation follows a woodland corridor leading north west from Cassington Road which passes through Yarnton. Located within the site but not forming part of the site is Begbroke wood which is ancient woodland and a Local Wildlife Site. There are also large areas of ancient woodland at Bladon Heath to the north west of the site which is also a Local Wildlife site. There are no statutory designations located within the site area. Adjacent to Begbroke Wood in the centre of the site however is Spring Hill, a Grade II listed farmhouse and to the north of the site is Begbroke Conservation Area; the site is considered to provide the landscape setting for both of these designations. There are also three non-statutory designations located within the south of the site area within the arable fields. The overall sensitivity of designations is medium to high.

23.6.2 Although there are no recognised views within the site, the site area forms the landscape setting to the east of Begbroke and Yarnton and intervisibility exists to varying extents between the villages and the site area depending upon existing mature vegetation. Along the east boundary of the site where it borders the A44 Woodstock Road the passing traffic disrupts the tranquillity of the site however elsewhere in the site there is a sense of calm and peace. The sensitivity of scenic value and tranquillity is generally therefore considered to be medium to high.

23.6.3 Although much of the land is inaccessible as it is in agricultural use, there is a reasonably good footpath network throughout the site area which in many areas appears well trodden and therefore demonstrates some value placed upon the site area. The perceived value sensitivity is therefore considered to be medium to low.

23.6.4 The combined landscape value of the site is considered to be medium.

23.7 Landscape Capacity

23.7.1 The Landscape Character Sensitivity and Landscape Value are combined as shown in Table 5 to arrive at the potential Landscape Capacity. In general, the potential Landscape Capacity of LSCA51 is medium for some types of development. The potential for each considered development type is discussed further below.

23.8 Capacity for Residential Development

23.8.1 Although the site has a medium capacity for development, the capacity for residential development is considered medium to low within most of the site as the land rises to a localised plateau making it highly visible within the surrounding area. There may however be localised opportunity in the south east of the site adjacent to the existing urban edge of Yarnton which is considered to have a medium capacity.

23.9 Capacity for Employment Development

23.9.1 The site is considered to have a medium to low capacity for either commercial or industrial development as the topography of the land would result in the development of this kind being highly visible from surrounding areas. There may be localised opportunity within the south of the site adjacent to the edge of Yarnton although this is also considered to have a medium to low capacity.

23.10 Capacity for Recreational Development

23.10.1 This site is considered to have a medium capacity for informal recreation using the existing green linkages and footpath network which has the potential to be enhanced. There may be isolated areas of opportunity for formal recreation on the edges of Begbroke and Yarnton but not within the wider site area and therefore a low capacity for formal recreation exists.

23.11 Capacity for Woodland Development

23.11.1 The site has a medium capacity for woodland development which has the potential to be provided through enhancement of the green linkages already present within the site area and connecting to the Local and District Wildlife Sites beyond the site area.

23.12 Future Management and Maintenance

23.12.1 The site has a good network of mature hedgerows however these are gappy in place and should be enhanced if possible; in particular providing connection to the Local Wildlife Site at Begbroke Wood in the centre of the site.

Appendix 3 The proposed school playing field

A3.1 An "Illustrative Draft" plan has been prepared by Oxford County Council (OCC) to show how playing field could be accommodated within the land identified " to facilitate the potential expansion of William Fletcher Primary School" (see below).

A3.2 The plan shows:

- a dimensioned area of 110m east to west by 154m north to south;
- "assumed" existing levels and the assumed 70m AOD contour;
- proposed levels to accommodate a playing field of 110x76m with cross falls of 1:100 north to south and 1:50 west to east;
- an access road within a corridor along the west of the site to Yarnton Residential and Nursing Home, which is to the south-west of the playing field;
- an access to the playing field from the north and a car park in the south-east corner of the site, accessed from an existing lane along the northern boundary of the school;
- a footpath along the eastern edge of the playing field connecting the northern access to the car park.

A3.3 The existing land is sloping down approximately west to east to rear boundaries of existing houses on Rutten Lane. The levels at the rear boundaries to the houses are indicated as close to the existing levels, within about 0.5m. Cutting into the landform would be needed to achieve the proposed levels. This is indicated on the plan by banking "no greater than 1:3 with 1m wide level area" to the fence between the playing field and the access road corridor.

Comment

A3.4 The playing field area would be separated from the rear boundaries of the existing houses by a narrow strip and footpath. Boundary treatments are not indicated, but it is likely a ball-stop fence would be required along this boundary. Consideration needs to be given to the potential effects on the visual amenity of the residents and whether screening vegetation can be incorporated into the proposal.

A3.5 The cut bank to the north and western sides of the playing field may need to be reinforced by retaining structures, as the difference between the "assumed existing level" and the proposed level is between 2m and 3.25m, and space for a level strip beyond the edge of the pitch ("runout area") is not indicated.

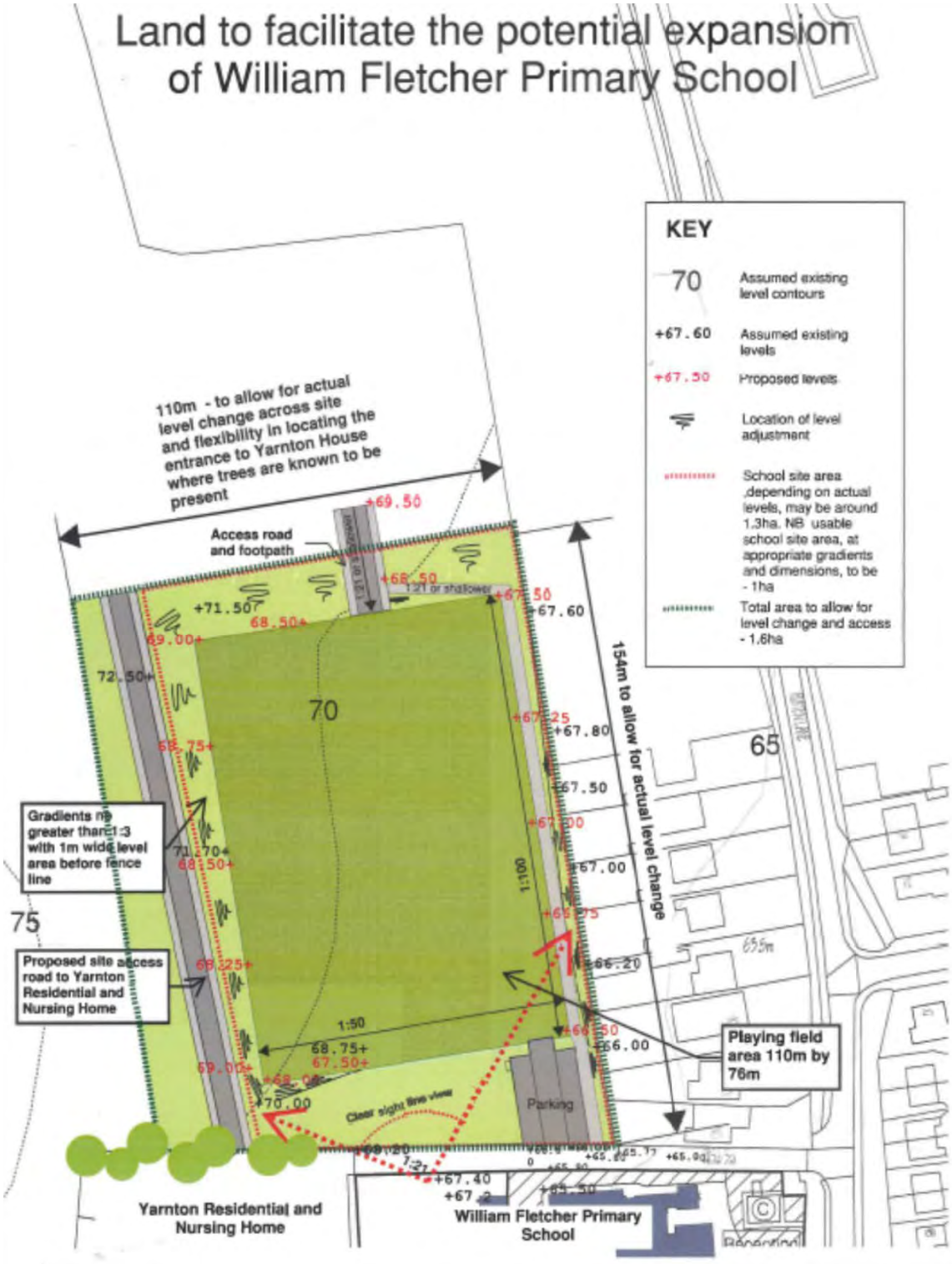
A3.6 As the ground modelling would all be cutting and not balanced by filling on site, the cut material would need to be disposed of off-site. A cutting of the depths indicated by the proposed levels may also encounter rock.

A3.7 Any access road corridor in the location suggested is also likely to need ground modelling to achieve appropriate long and cross gradients. A very narrow strip is indicated between the road edge and the boundary to the playing field, which itself would the top of the cut slope to the playing field. There would be insufficient space

for any e.g. tree planting between the road and playing field, although greater space is allowed to the west of the road where planting could take place. Given the continuous boundary between the road and the playing field, and the overall road corridor being rather narrow, this element of any scheme would need careful consideration. The personal safety of pedestrians using the footways also needs to be considered. Street lighting is likely to be required.

A3.8 The recommended main playing direction is approximately north (between 285° and 20°) / south, to minimise the effect of a setting sun on the players[11]. The illustrative plan shows an approximate orientation of a little west of north, and within the recommended range.

[11] The Football Association, The FA Guide to Pitch and Goalpost Dimensions, 2012: https://www.sportengland.org/media/3444/appendix-2-fa-march-2014.zip [accessed 190913]



Illustrative Plan

Appendix 4 Figures

- Figure 01 LSCA51 Site Plan
- Figure 02 Site Plan - Aerial
- Figure 03 Landscape Designations
- Figure 04 Topographic analysis: wider context
- Figure 05 Topography & vegetation - Site
- Figure 06 Landform, Vegetation & PR9 Boundaries

Cherwell DC

Local Plan Part 2 Partial Review - LSCA51

Site Plan

01

Page 2955

Key

- Yarnton LSCA51 Site Boundary
- Contours @ 2m intervals
- Hedges
- District boundaries

Public Rights of Way

- Byway Open to all Traffic (BOAT)
- Public Bridleway
- Public Footpath
- Restricted Byway
- Shakespeare's Way LDFP

0 100 200 400 m

Scale @ A3 - 1:7,500

North

A088250-2 01 Site Plan.mxd

September 2019

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Local Plan Part 2 Partial Review - LSCA51

Site Plan - Aerial 02

Woodstock Road A44

Dolton Lane

Begbroke Wood

Spring Hill Farm

Shakespeare's Way LDFP

Frogwelldown Lane

Field enlarged by hedgerow removal

Yarnton

Key

- Yarnton LSCA51 Site Boundary
- Contours @ 2m intervals
- Hedges
- District boundaries

Public Rights of Way

- Byway Open to all Traffic (BOAT)
- Public Bridleway
- Public Footpath
- Restricted Byway
- Shakespeare's Way LDFP

0 100 200 400 m

Scale @ A3 - 1:7,500

North

A088250-2 02 Aerial.mxd

August 2019

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Aerial Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community.
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Local Plan Part 2 Partial Review - LSCA51

Landscape Designations 03

Begbroke

Spring Hill Road

Woodstock Road

Dolton Lane

Begbroke Wood

Shakespeare's Way LDFP

Frogwelldown Lane

Yarnton

A44

Key

- Yarnton LSCA51 Site Boundary
- 500m buffer from site
- Contours @ 2m intervals
- Conservation Areas
- Ancient Woodland
- Local Wildlife Sites
- Sites of Special Scientific Interest
- Hedgerows & Linear Woodland Features
- Important Hedgerows

Public Rights of Way

- Byway Open to all Traffic (BOAT)
- Public Bridleway
- Public Footpath
- Restricted Byway
- Shakespeare's Way LDFP

0 50 100 200 300 400 500 600 700 m

Scale @ A3 - 1:12,500

North

A088250-2 03 Landscape Designations.mxd

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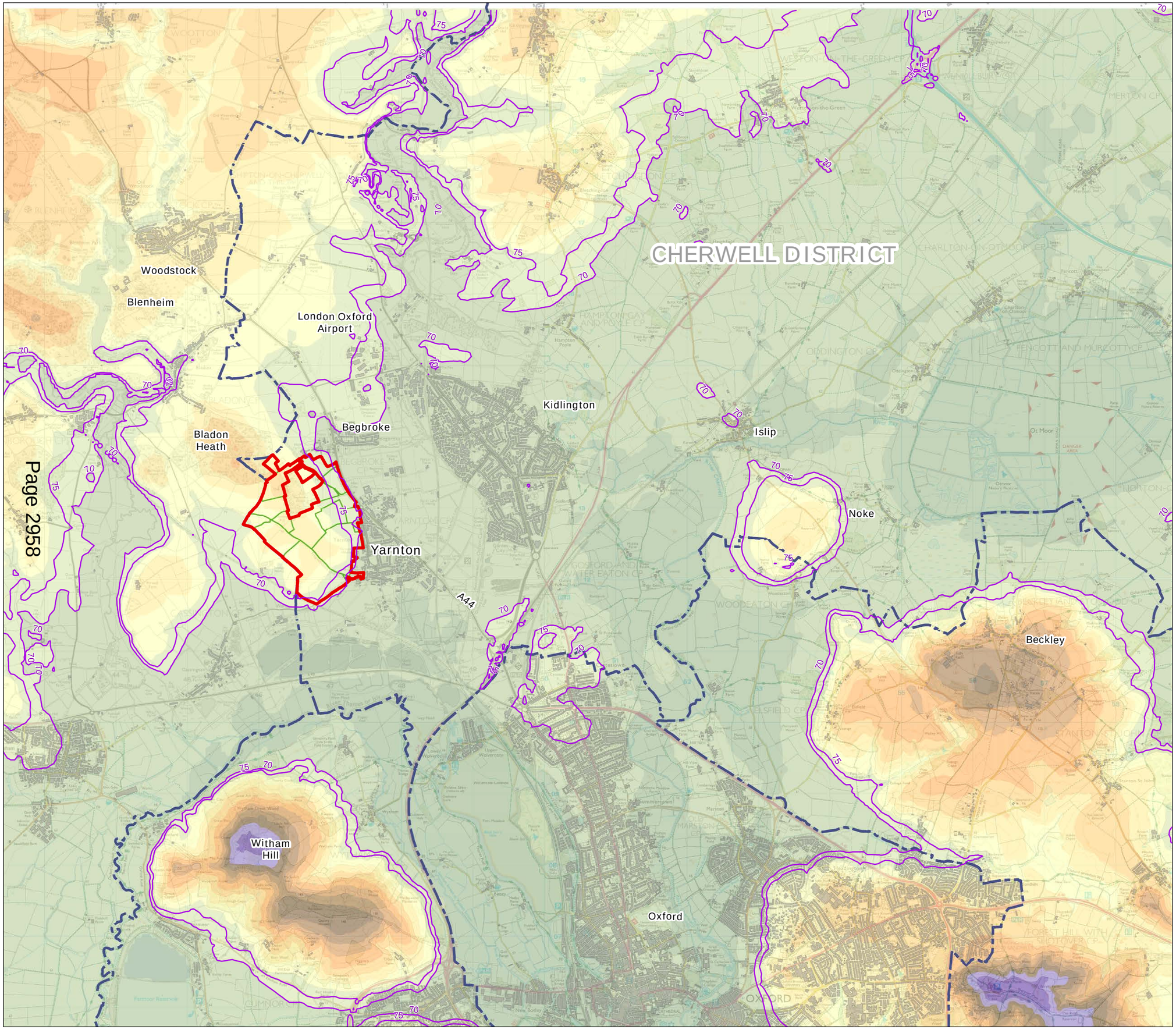
Local Plan Part 2 Partial Review - LSCA51

Topo Analysis - Wider Context

04



Key

- Yarnton LSCA51 Site Boundary
- Existing Buildings
- Contours @ 70m and 75m
- Hedges Within the Site
- District boundaries

Metres AOD

- 52 - 60
- 61 - 70
- 71 - 80
- 81 - 90
- 91 - 100
- 101 - 110
- 111 - 120
- 121 - 130
- 131 - 140
- 141 - 150
- 151 - 160
- 161 - 170
- 171 - 180

0 250 500 1,000 1,500 2,000 m

Scale @ A3 - 1:50,000

North

A088250-2 04 Topo Analysis 50k.mxd September 2019

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Local Plan Part 2 Partial Review - LSCA51

Topo Analysis & Vegetation - Site

05

Begbroke

Spring Hill Road

Woodstock Road

A44

Dolton Lane

Begbroke Wood

Lower Slopes

Mid Slopes

Plateau Top

Frogwelldown Lane

Little Blenheim

Yarnton

Yarnton Manor House

Page 2959

Key

- Yarnton LSCA51 Site Boundary
- Existing Buildings
- Contours @ 70m and 75m
- Hedges within the Site
- Important Hedgerows
- District boundaries

Metres AOD

- 52 - 60
- 61 - 70
- 71 - 80
- 81 - 90
- 91 - 100
- 101 - 110
- 111 - 120

0 250 500 m

Scale @ A3 - 1:10,000

North

A088250-2 05 Topo & Vegetation - Site.mxd

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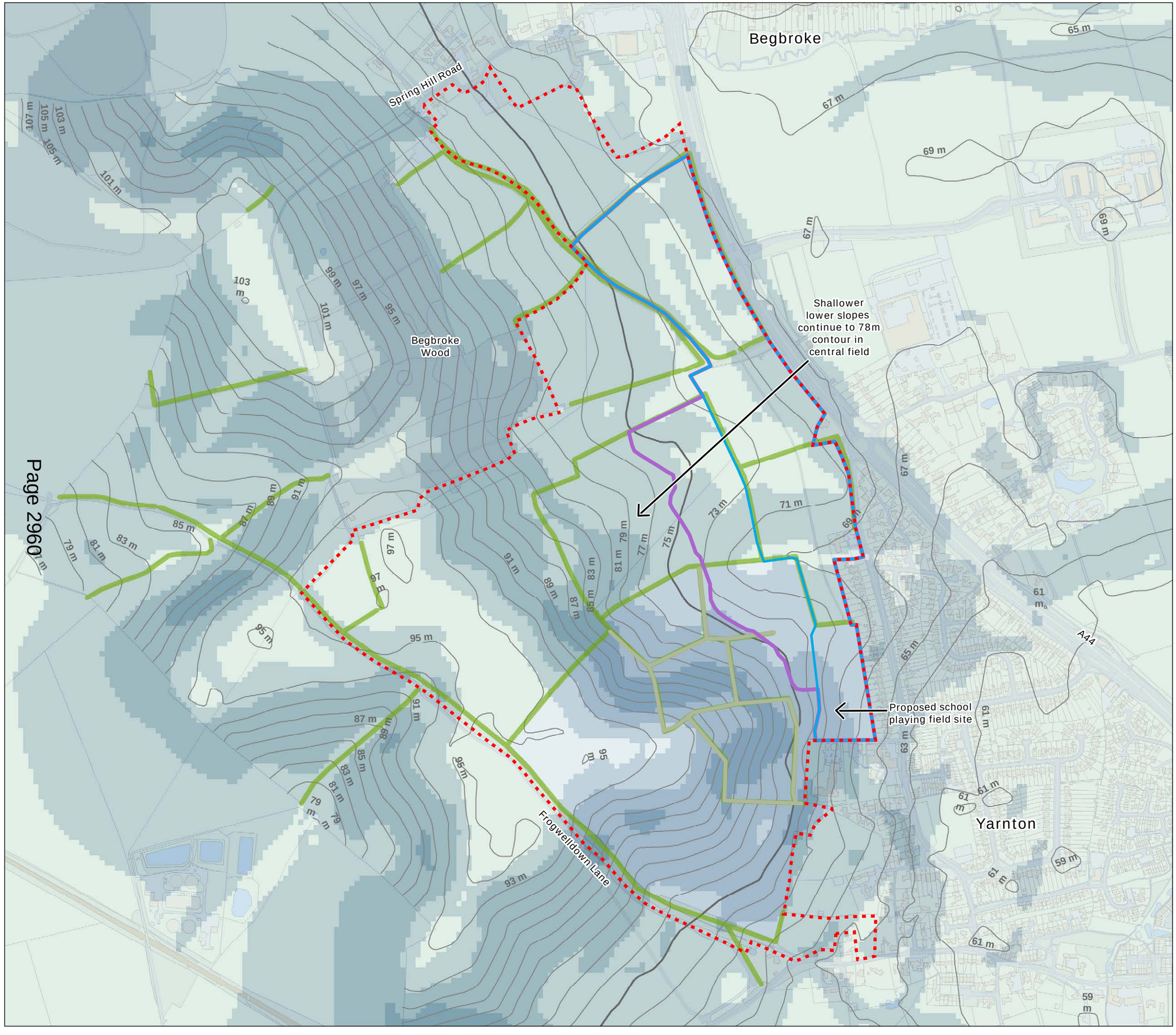
Local Plan Part 2 Partial Review - LSCA51

Landform, Vegetation & PR9 Boundaries

06



Key

- PR9 Submission Allocation
- 530 Scheme
- LSCA51 Boundary

Vegetation

- Existing Hedges
- Historic Field Boundaries

Landform

- Contours @ 2m intervals
- 75m Contour

Slope analysis

- >1:50
- 1:20 - 1:50
- Shallower Slopes
- 1:12 - 1:20
- < 1:12
- Steeper Slopes

0 50 100 200 300 400 m

Scale @ A3 - 1:7,000

North

A088250-2 06 Landform Vegetation & PR9.mxd September 2019

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Cherwell LPPR, Proposed Main Modifications

Site capacity sense check

Prepared for

Cherwell District Council

September 2019

Alan Baxter Ltd

Cherwell Local Plan Partial Review, Proposed Main Modifications
Site capacity sense check

1 Introduction

Alan Baxter Ltd (ABA) has been asked to provide further support to Cherwell District Council (CDC) on site housing yields in response to the Inspector's advice note. Support has previously been provided to CDC on strategy development and with the peer review of site capacities.

CDC's methodology for calculating site capacity is set out in HEAR 2 - CDC Housing Figures Note. The Inspector has described the Council's approach as a 'broadly sensible balance'.

The Inspector has invited CDC to propose Main Modifications for the redistribution of 410 homes arising from the suggested deletion of site PR10.

In the context of the Inspector's preliminary conclusion that a broadly sensible balance has been achieved, CDC has asked ABA to support its work in examining any changes in circumstances that might justify modification of its original proposals in the interest of accommodating 410 homes.

2 PR6a – Land East of Oxford Road

2.1 Proposed Submission Plan, July 2017

CDC's initial site capacity calculation of 650 dwellings assumed a net residential density of approximately 39 dwellings per hectare (dph) and a net residential area of 16.8 hectares (ha). Policy PR6a's place shaping principles note the intended development character as "a contemporary urban extension to Oxford City that responds to the 'gateway' location…".

2.2 New information and changes of circumstance

Oxfordshire County Council has previously advised (representation PR-C-0832) that a two Forms of Entry (2FE) Primary School was required on the site rather than a 3FE school, thereby reducing the land area requirement from 3.2 ha to 2.2 ha. This change was not reflected in CDC's original capacity assessment. CDC advises that it has re-engaged with the County Council on this issue in the context of Main Modifications and that it remains the case that a 2.2 ha school site is needed.

2.2.1 Constraints information

The site presents a number of east-west constraints relating to farm access routes, species-rich hedgerows and drainage corridors. It is expected that these linear features will be reflected in the eventual site layout, but are unlikely to significantly affect the site capacity at the densities proposed. They do not preclude housing development on the additional hectare of land. Key constraints are indicated on figure 1 below.

2.3 Conclusion on CDC's initial working figure for proposed Main Modifications

CDC has suggested that the 1 ha of land no longer required for primary school use, could be reallocated to residential use at a density consistent with the rest of the site, delivering 40 homes (690 in total). This would appear to be an appropriate response to the change in circumstances.

There are no other known significant changes in circumstance that would warrant a wider reconsideration of the 'balance' struck by CDC. A number of linear constraints across the site will reduce the efficiency of layout. Therefore a density of 39-40 dph would appear to be appropriate to both the constraints of the site and the proposed character in line with Policy PR6a place shaping principles.

It is understood that at the Local Plan hearings CDC advised that it was content to introduce a modification which would allow for minor variation in the location of specific uses where evidence is available. This would provide for some flexibility around the location of community and school uses within the developable area and the consideration of an integrated approach to sites PR6a and PR6b. It might also optimize the viability of local facilities.

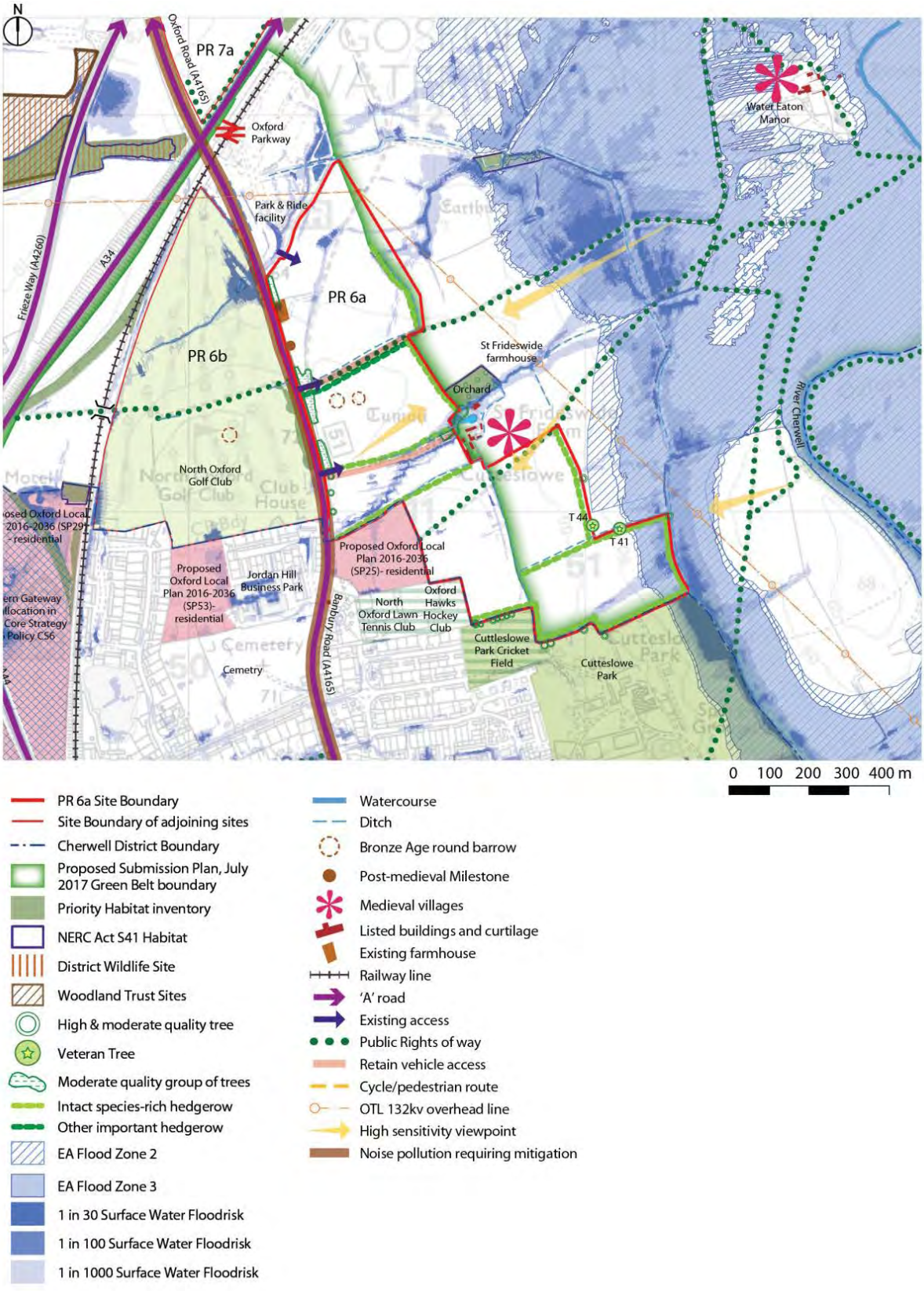

Figure 1: PR6a constraints, Cherwell District Council

3 PR6b – Land West of Oxford Road

3.1 Proposed Submission Plan, July 2017

CDC's initial site capacity calculation of 530 dwellings assumed a net residential density of 24 dph and net residential area of 22.4 ha. This relatively low density is a response to the heavily treed landscape within the area identified for residential development, reflecting its current use as a golf course. The low density allows for larger plots / wider streets to retain the majority of trees, creating a mature landscape character as the setting for development. The proposed well-treed character, within a gateway location is reflected in Policy PR6b place shaping principle 25.

3.2 New information and changes of circumstance

The Council's landscape and tree officers visited the site and carried out an assessment of the significance of the trees on this site which resulted in the identification of important and moderate groups of trees shown in figure 2. This identifies that the majority of the trees on the site are of moderate quality and could potentially be removed (subject to appropriate compensatory planting). However there are native and ornamental trees which should be retained and incorporated within the landscape structure. The latter have been identified as 'important groups of trees'.

3.2.1 Constraints information

There are a number of key constraints to be considered in re-examining the capacity of the site (as shown in figure 2):

- additional information on the significance of trees
- Surface water drainage: west – north east corridors to be incorporated within the site wide SuDS strategy

3.2.2 Savills Submission of 30 August 2019 on behalf of the North Oxford Consortium

Savills' submission compares the extent of net developable land assuming all trees are retained, with the extent of net developable land if only the 'important groups of trees' are retained. In the latter scenario, around 1.1 ha of additional land is developable, giving an overall net residential area of 18.5ha (58% of the total site area). (See figure 3). The constrained areas identified broadly accord with CDC's constraints plan, although it omits some smaller constraints such as TPOs and an intact species-rich hedgerow.

Savills note that "the retention of *(only the important groups of trees)* provides a mature setting whilst not compromising the size of potential development parcels to deliver efficient, well designed development blocks…"

The latter point highlights that in addition to the release of 1.1 hectares of developable land, the overall layout efficiency and therefore site density could reasonably be expected to increase, resulting in a further increase in the site capacity. To that end, Savills proposes a net density of 40dph across 18.5ha, which would generate 740 dwellings.

3.3 Conclusion on CDC's initial working figure for proposed Main Modifications

CDC has suggested that approximately 600 homes might now be deliverable; an increase in residential density. This responds to:

- An understanding of the significance of trees which provide flexibility for the potential removal of a number of linear tree bands. This has the potential to increase the gross to net efficiency of the site, and the efficiency of the site layout.
- Support for a higher density scheme in this gateway location.

The delivery of 600 homes would involve an increase in the net residential density from 24 to 27 dph. This remains a relatively low density, enabling delivery of the character envisaged under place shaping principle 25.

However, considering the site's integration with adjacent sites and having regard to the additional information now available, CDC may wish to consider a further increase in density to approximately 30 dph, resulting in 672 homes. Taking the 18.5 ha 'net, net' developable area indicated by Savills, the density would be 36 dph.

As the density increases, the character of the development would begin to shift away from large individual detached / semi-detached housing plots, to include higher density typologies including terrace blocks and apartment buildings. The latter could work well, with blocks set within a generous, green landscape incorporating the tree belts, and would therefore remain in keeping with the principle established in place shaping principle 25.

Updated CDC position

We understand that following receipt of draft consultant advice on a range of topics, CDC is proposing an updated housing allocation for PR6b of 670 homes, at a net density of 30 dph. This is in line with the findings of the capacity sense check.

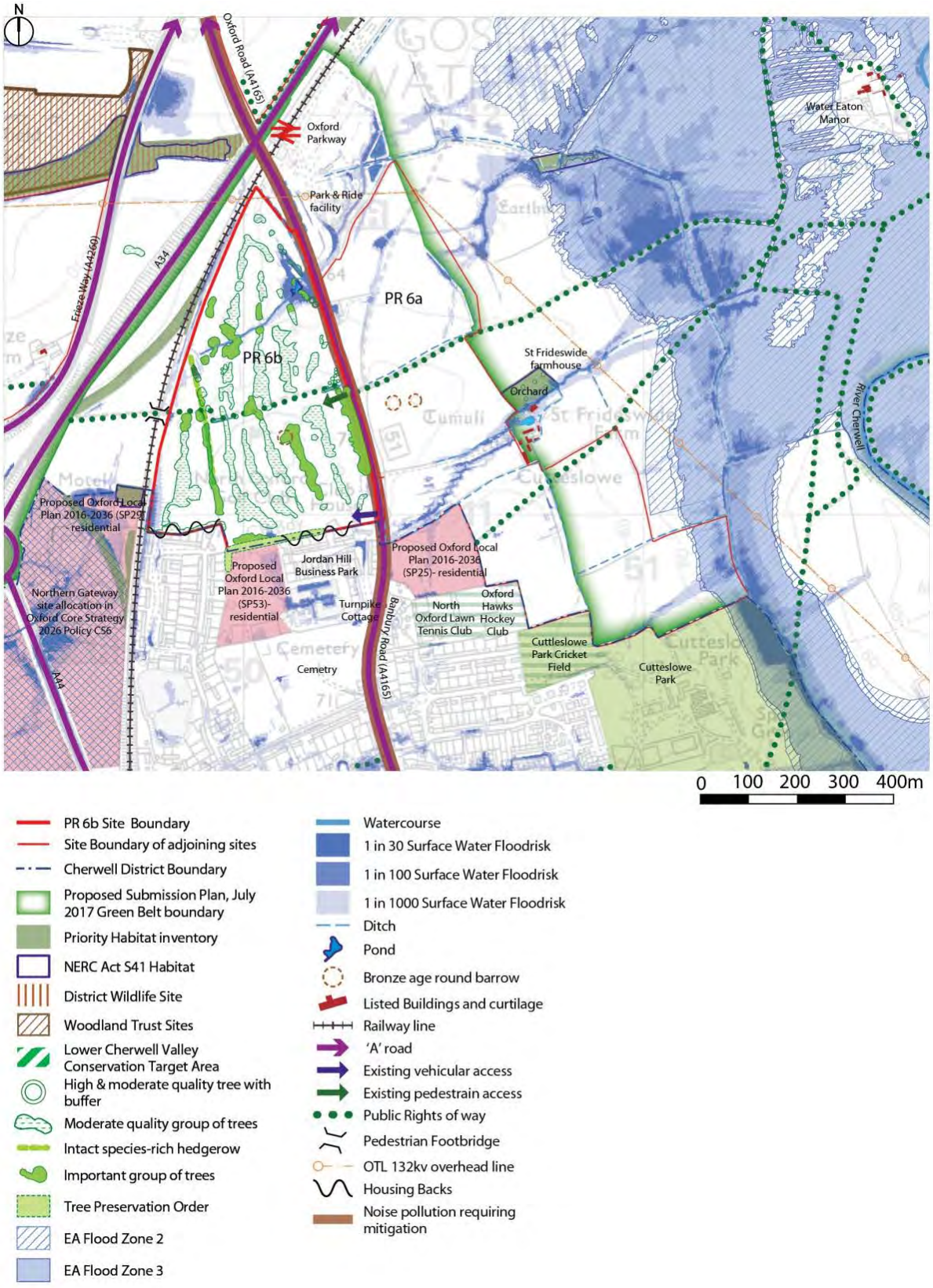

Figure 2: PR6b constraints, Cherwell District Council

Figure 2: North Oxford Consortium development strategy

Figure 3: Extract from Savills submission, August 2019, showing the potential development areas assuming only important groups of trees are retained.

4 PR7a – Land South East of Kidlington

4.1 Proposed Submission Plan, July 2017

CDC's initial site capacity calculation of 230 dwellings assumed a net residential density of 30 dph and net residential area of 7.7 ha. The development is to function as an extension to the existing built up area of Kidlington/Gosford and Water Eaton.

4.2 New information and changes of circumstance

There are no known significant changes in circumstances but CDC has suggested the inclusion of additional land for testing.

4.2.1 Constraints information

The County Council has indicated that there will be a need to take account of the emerging Oxfordshire Growth Deal public transport corridor improvements to Kidlington Roundabout, which may affect the western boundary of the site.

Although not a recent change, it is noted that the need for strategic sports provision was defined with the publication of CDC's Playing Pitch Strategy in November 2018. Approximately 4.4 hectares of land is needed for sports use (the Council's wider objectives relating to green infrastructure and maintaining separation from development to the south are noted).

To help inform the preparation of proposed Modifications, further information has been received from the site promoter including a noise and vibration assessment and transport assessment. It is noted that there is medium to high risk in relation to noise levels but that this can be mitigated by good acoustic design.

4.2.2 Pegasus and Hill Submissions of August 2019

Submissions on behalf of the landowners promote the southward extension of the residential development area of PR7a, proposing a revised draft boundary following a strong existing field boundary in part, and a historic hedge-line which is proposed to be restored.

The historic hedge-line does not appear to be evident on aerial photographs, and further west has been entirely lost as Kidlington has been developed. The Pegasus/Hill boundary broadly aligns with the southern boundary of the Sainsbury's development and it is worth noting that it is further north than the proposed residential development area on adjacent site PR7b.

The gross residential area which is promoted, as shown on figure 4, is approximately 20.55 ha (our measurement). The net residential area noted on their concept masterplan (figure 5) is approximately 11.4 ha and they propose approximately 430 dwellings at a density of 37.5 dph.

4.3 Conclusion on CDC's initial working figure for proposed Main Modifications

A working proposal was suggested by CDC for testing. CDC suggested an increase in the gross residential area to 20 ha (20.08 ha our measurement based on Figure 4) by incorporating the additional field to the south bordered by the existing hedgerow and land adjacent to Bicester Road (an additional 9ha of land). The proposed boundary in the western part does not extend as far south as the boundary promoted by Pegasus/Hill. The difference is approximately 0.47 ha (our measurement).

4.3.1 Density and overall number

The proposed net residential area is increased to 14 ha, with a net density of 31 dph (30.59dph) to deliver 430 dwellings.

The proposed net density of 31 dph appears to be appropriate to the site's location and the level of detail currently available in relation to site constraints.

If the additional expansion promoted by Pegasus / Hill was adopted, the net density to deliver 430 homes using the same gross to net assumption would be marginally decreased to 29.9 dph.

At these densities it would be reasonable to expect building heights of 2-3 storeys, with mix of predominantly houses and a small element of apartments.

4.3.2 Southern boundary considerations:

In determining the appropriate southern boundary in the western part of the site, urban design considerations include the impact/ benefits of an extended development frontage to Bicester Road in terms of physical and visual connectivity with the existing built up area of Kidlington / Gosford and Water Eaton; the potential to create a frontage to Bicester Road while retaining existing hedgerows and trees; retention of the Kidlington/Oxford green gap; and opportunities to improve the design and efficiency of the overall site layout.

Connectivity

There is an existing signalised pedestrian crossing on Bicester Road close to Sainsbury's, which connects to a footpath linking with Oxford Road and the local retail centre. The site promoters have emphasised the importance of connecting the site with this crossing and footpath to provide a good walking link to local shops on Oxford Road.

In either boundary scenario the routeing of a footpath within the site towards this crossing point, could be run within the development area, enabling passive surveillance from development frontage.

Visibility

Much of the western boundary is bordered by a hedgerow and trees limiting visibility into the site. However towards Kidlington roundabout, south of the pedestrian crossing, the vegetation appears to thin and there could be a greater opportunity to provide development fronting Bicester Road. This opportunity would be increased if the Pegasus / Hill boundary were taken. This would be positive in marking the entrance to Kidlington, and visually connecting the site towards the west. With regards to the sense of openness and the Green Gap in this area, the development of this parcel would not extend the built form further south than the existing edge of Kidlington.

Layout

In either boundary scenario, the western parcel of land is triangular, which will lead to some inefficiency in the layout. CDC's proposed boundary meets Bicester Road at nearly 90 degrees, while the site promoter's boundary is angled and this may lead to further inefficiency in the site layout.

In conclusion, the increase in numbers appears to be appropriate. Either southern boundary could result in an acceptable design, subject to detailed masterplanning. The southern boundary should therefore be determined by other considerations such as the appropriate Green Belt boundary.

Updated CDC position

We understand that following receipt of draft consultant advice on a range of topics, CDC is proposing to revise the boundary to reflect the former field boundary. This increases the site area to approximately 21 ha resulting in a reduction in net density to 29 dph. This is in line with the findings of the capacity sense check.

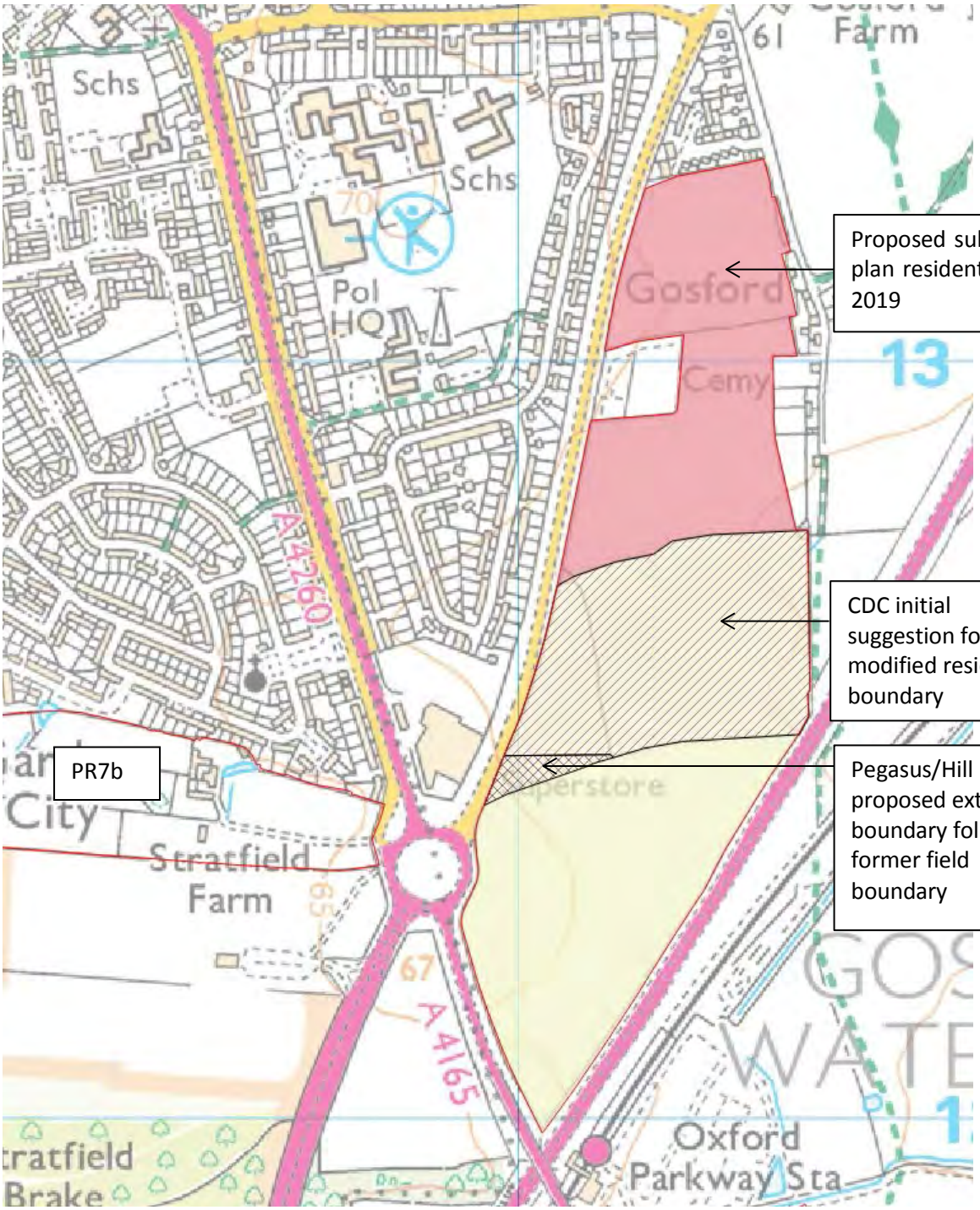

Figure 4 Map showing CDC's initial suggestion for a modified boundary and the Pegasus / Hill proposed boundary

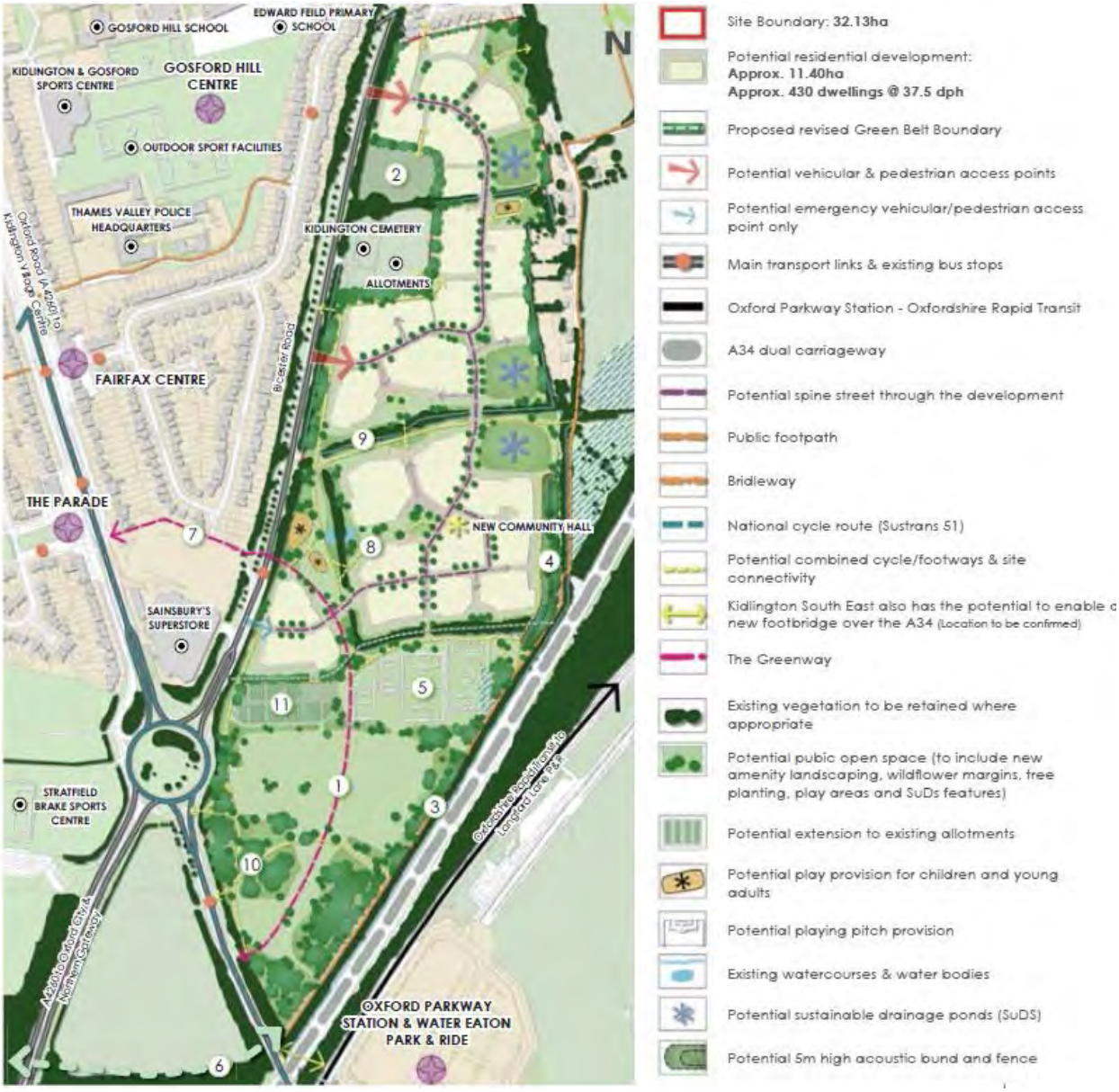

Figure 5 Concept Masterplan by CSA Environment, extract from Pegasus submission on behalf of Barwood Development Securities, January 2019.

5 PR7b – Land at Stratfield Farm

5.1 Proposed Submission Plan, July 2017

CDC's initial site capacity calculation of 100 dwellings assumed a net residential density of 36 dph and net residential area of 2.8 ha. The development is to be an extension to the existing built up area of Kidlington.

5.2 New information and changes of circumstance

CDC advises that further discussions have taken place with the County Council as Highway Authority on the capacity of the site from a highway perspective (the number of homes that could be served from Kidlington roundabout). Highway officers had originally advised that 100 homes could be served. The advice now is that there is some further tolerance but the option (already proposed) of a secondary access from the north (Croxford Gardens) to a limited number of homes should be kept open to help mitigate traffic impact.

CDC is considering whether an additional field parcel to the south west of the proposed development area could be allocated should this be necessary.

5.2.1 Constraints information

There are a number of key constraints to be considered in re-examining the capacity of the site in the context of the additional information and CDC's consideration of an additional field parcel. The key constraints are indicated on figure 6.

- High and moderate value woodlands and trees and the presence of hedgerows.
- The need to consider the relationship to Stratfield Brake in the site layout.
- Curtilage listed buildings associated with Grade II Stratfield Farmhouse, and the need to retain the relationship between the farmhouse and adjacent orchards, in particular the traditional orchard to the west. This has a potential impact on the location of east-west site access for vehicles with the conservation preference being to follow the existing track alignment between the farmhouse and the modern orchard.
- The likelihood of changes to the eastern boundary of the site to facilitate vehicular access.

5.2.2 Manor Oak Homes submission, August 2019

A capacity testing layout has been prepared by the site promoter illustrating that around 158 homes could be delivered on an expanded site (see figure 7). Their written comments promote a figure of 165 homes.

The development area shown by the promoter's site layout is greater than the extension which CDC is currently testing and takes development to the southern boundary with Stratfield Brake, on the western part of the site. Two east-west vehicle accesses are proposed, to the north of the farmhouse and on the southern boundary. The layout assumes the existing curtilage listed farm outbuildings will be demolished and the existing track serving the farmhouse will be realigned in response to OCC's potential site access location. This may not be acceptable on Conservation grounds. One of the two hedgerows crossing the western part of the site has been removed.

Counting only those houses which fall within CDC's proposed modified development boundary, and excluding 3 homes which are located on the site of the existing outbuildings, a total of 119 units appear to be shown.

The layout is based on a mix of semi-detached, detached and terrace houses.

5.3 Conclusion on CDC's initial working figure for proposed Main Modifications

CDC suggested a total of 130 homes for testing; an increase in the residential development area through the inclusion of an additional field in the western part of the site. The proposed modified net residential area is 3.5ha which at a net density of 37 dph equates to 130 homes.

To test the capacity assumptions, we have prepared a high level sketch plan based on standard block depths for 3-4 bed houses of a range of typologies and 3 storey apartments (see figure 8). Although it takes a different design approach, it broadly supports the conclusions of the Manor Oak Homes capacity testing.

- The layout shown would deliver in the region of 125-130 homes, assuming 24 flats in three storey blocks at the site entrance (or around 115 homes, assuming all houses).
- The layout assumes access to the site is via OCC's preferred site access location, which serves the entirety of the site (with potential for a secondary access via Croxford Gardens). The farmhouse track alignment is retained in part, to maintain the historic approach to the farmhouse.
- Vehicle access to the western part of the site is via a lane to the south of the farmhouse (and potentially also Croxford Gardens). This aligns with the southern edge of the western part of the development, and enables an unbroken green corridor to extend into the centre of the farmhouse from the canal.
- Discussions between the site promoter and conservation officers are yet to take place to establish the use of the Farmhouse and its outbuildings and we have assumed that renovation of the Farmhouse and curtilage listed barns for residential use is outside the site capacity calculation.

Testing the layout has confirmed that the narrow north-south dimension of the site is challenging to the delivery of an efficient block structure in the eastern part of the site. In the western part of the site, there will need to be a balanced view on the retention of hedgerows, in order to maximise development potential.

The site capacity could be increased further with the introduction of additional apartments in the eastern part of the site.

A small further increase could (in principle) be assumed if play facilities were located in the proposed open space to the west of the modern orchard, rather than within the residential area boundary.

Capacity testing supports the increase in housing numbers within the site to around 130 units. However, given the constraints of the site it reveals that to achieve this density of development it is likely that some apartment units will be required. Located at the entrance to the site, 3 storey blocks could in our view be an appropriate scale to mark the entrance to Kidlington (subject to their detailed design).

It is worth noting that around 50 units are located in the western part of the site, therefore requiring access from the east in addition to (or potentially instead of) access from Croxford Gardens.

CDC may wish to allow flexibility within the revised PR7b policy for the required play space to be provided outside the residential development area to assist in creating an efficient layout.

Updated CDC position

We understand that following receipt of draft consultant advice on a range of topics, CDC is proposing an updated housing allocation for PR7b of 120 dwellings, at a net density of 34 dph. This slight reduction allows greater flexibility to accommodate known site constraints fully, and create a layout which is appropriate to the historic farmhouse and its setting.

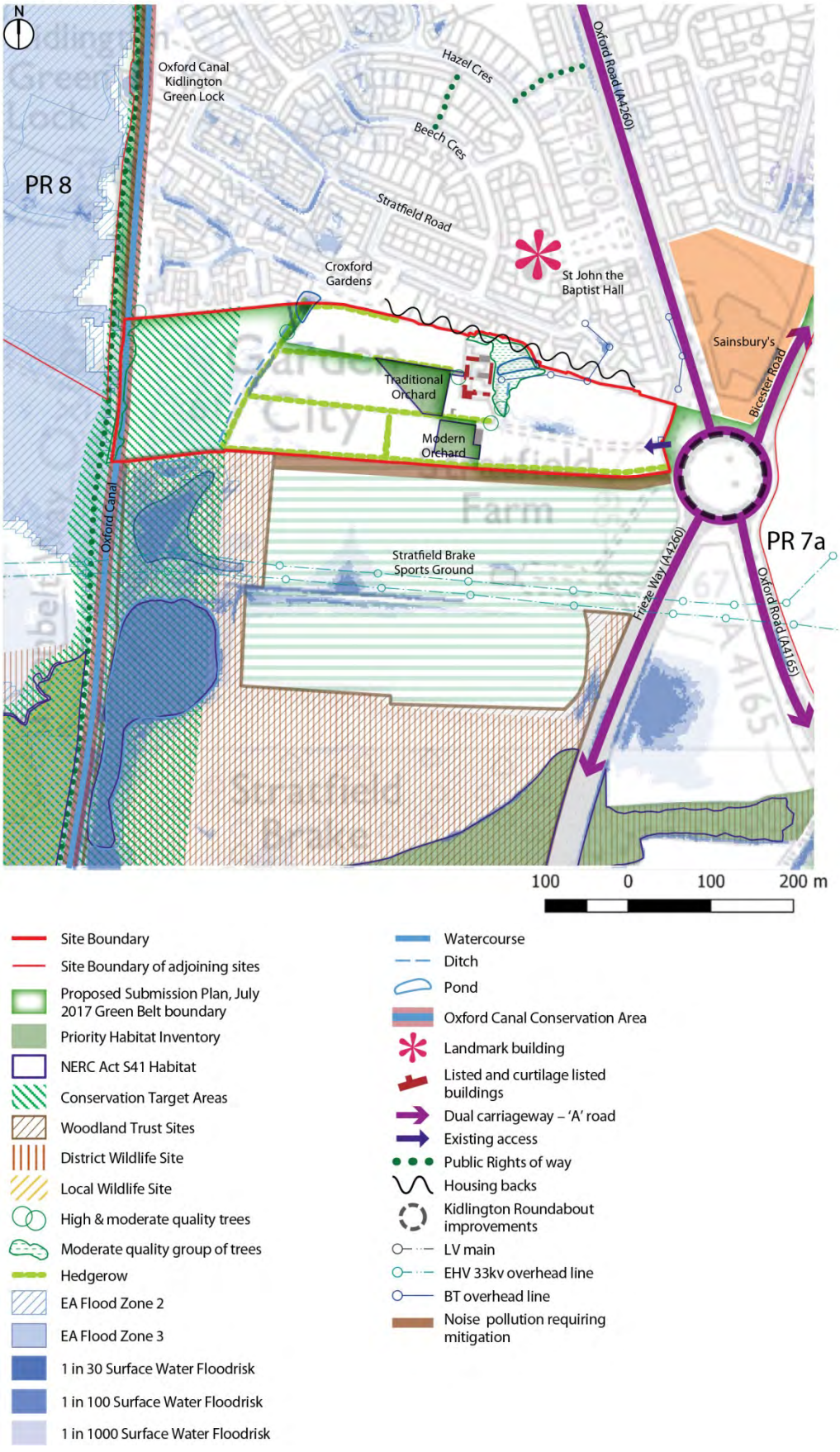

Figure 6: PR7b constraints, Cherwell District Council

Figure 7: Marked-up extract from Manor Oak Homes (RG+P) PR7b Presentation Site Layout, 29.08.19.
Area in blue shows housing within the Council's proposed modified residential development area (Alan Baxter).

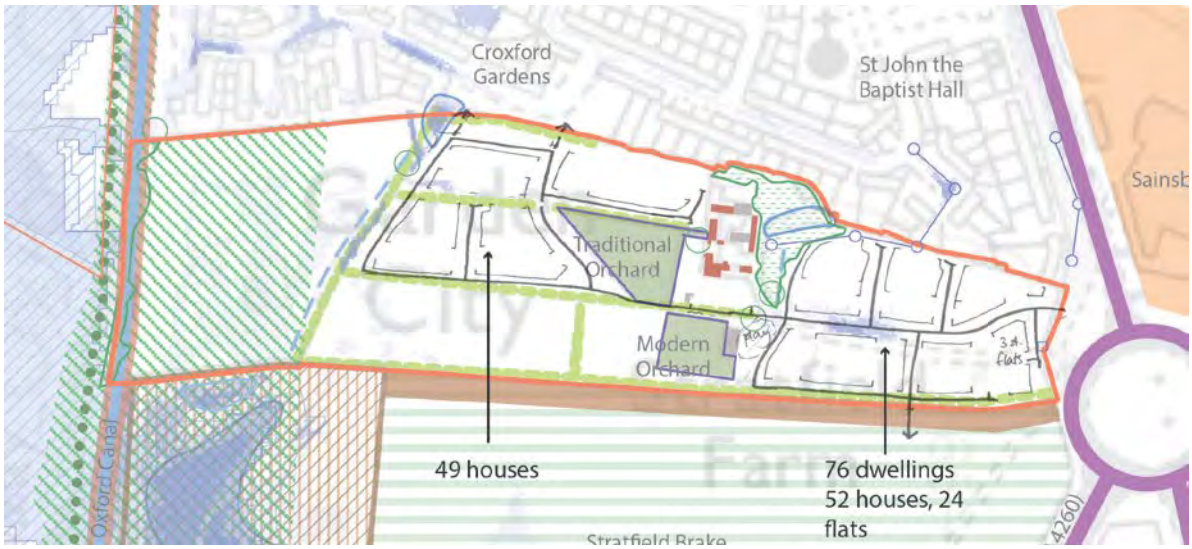

Figure 8: High level capacity test sketch, Alan Baxter (not to scale)

6 PR9 – Land West of Yarnton

6.1 Proposed Submission Plan, July 2017

CDC's initial site capacity calculation of 530 dwellings assumed a net residential density of 47 dph and net residential area of 11.2 ha. The development is intended to be an extension to Yarnton Village with frontage to the A44.

6.2 New information and changes of circumstance

CDC advises that the Inspector's preliminary findings prompt a review of the site's developable area "there is scope for the developable area to extend westward and this might well provide the scope for a development more interesting in its design and layout."

CDC is considering whether additional land to the west of the proposed development area could be allocated, should this be necessary, subject to a review of overall site capacity.

CDC advises that further discussions have taken place with the County Council as Education Authority, regarding the allocation of playing fields for William Fletcher School. The County Council has advised that the allocation for primary school use should accommodate a playing field of 110m x 76 m within a 1.6 hectare area. In response, CDC is considering an amendment to the boundary of the school allocation site.

6.2.1 Constraints information

There are a number of key constraints to be considered in re-examining the capacity of the site in the context of additional information and CDC's consideration of amendment to the development boundary. The key constraints are indicated on figure 9:

- High and moderate value trees including veteran trees and the presence of important hedgerows situated along field boundaries, which divide the site into smaller parcels.
- The need for an appropriate design response in relation to the A44.
- Surface water drainage catchments falling towards the low lying land in the eastern part of the site and the associated land take for sustainable drainage features (SuDS).
- Landform rising westwards from the A44 creating level changes to a high point north west of Begbroke. Higher ground parcels form part of the ring of hills forming a key element of Oxford's historic setting and special character.
- Absence of field boundaries in the centre of the site
- Historic landscape features

6.2.2 Gerald Eve/Define on behalf of Merton College submission, August 2019

A series of capacity testing options have been prepared by the site promoter, which consider revised development boundaries incorporating land to the west. See figure 10. Three options are presented:

- 536 dwellings at 35 dph with development extended to the west.
- 690 dwellings at 40 dph on a larger, extended site.
- 760 dwellings at 40 dph on a larger, extended site.
- A separate development parcel is promoted off Cassington Road for a further 30 homes.

An accompanying Landscape Appraisal Addendum compares the impact on viewpoints.

6.3 Conclusion on CDC's initial working figure for proposed Main Modifications

CDC has previously proposed an amendment to the number of dwellings on the site from 530 to 440 (Focused Change FC64, Focused Changes and Minor Modifications, February 2018). The proposed reduction in density was in response to new information relating to drainage and landscape constraints, but did not look to alter the development boundary. In this scenario, the net density is 39 dph based on a net residential area of 11.2 ha.

In response to the Inspector's preliminary findings CDC is now re-examining the western boundary of the developable area, and re-examining the residential density in response to site constraints.

A working proposal was suggested by CDC for testing. This comprises an increase in the residential area to around 26 ha, giving a net residential area of 18.2 ha, and a new housing total of 600 dwellings. This gives a net residential density of 33 dph, which we note is a reduction in density from both the Proposed Submission Plan, 2017 and the proposed Focused Change, 2018.

Boundary

CDC's is proposing a revised development boundary which broadly follows the 75m AOD contour, in response to landscape and Green Belt advice to minimise general visual impact on the countryside, but has a more geometric alignment in keeping with nearby field boundaries.

CDC's approach to the boundary revision is generally consistent with the extent of development proposed by the site promoter for 536 units, but we understand it will incorporate the revised land area for school playing fields in line with OCC's advice.

We understand that the suggested extension will be wide enough (approximately 85-200m from the hedge line) to accommodate a range of typical residential block dimensions and supporting drainage and access.

Net residential area

CDC's proposed net residential area is 18.2 ha, based on a 70:30 gross to net ratio.

The site promoter, working broadly to the same gross residential area, identifies a smaller residential area of 15.3 ha. This highlights the potentially significant land take associated with constraints including hedgelines and buffers, and drainage attenuation on the site.

Density

CDC's proposed reduction in density is a response to the known site constraints which have an impact on the efficiency of the layout and divide the site into a number of smaller parcels.

The extended portion of the site will be separated from the parcels of land to the east by an established hedge line which is to be retained. The site promoter's layout suggests the western parcels will be served by additional SuDS infrastructure and access roads. As a result there is a limited cumulative benefit to the site layout efficiency as a result of extending the site to the west.

In contrast to PR8, which is of a scale to develop its own distinctive character incorporating innovative and higher density typologies, the character of PR9 is to be complementary to the scale of the existing village of Yarnton while addressing both the frontage onto the A44 and the rural edge. The appropriate overall density should allow for a mix of character areas across the site responding to the varied edge relationships.

A reduction in density and increase in developable area would therefore appear to be an appropriate response to both constraints and character considerations. However, given the

potentially significant land take associated with the site's constraints CDC may wish to consider a further reduction in density to around 30 dph.

Updated CDC position

We understand that following receipt of draft consultant advice on a range of topics, CDC is proposing a refinement to the residential development boundary for PR9 giving a gross residential area of 25 ha and a net area of 17.5ha. An updated housing allocation of 540 dwellings, at a density of 31 dph is proposed. This slight reduction in density allows greater flexibility to accommodate known site constraints fully.

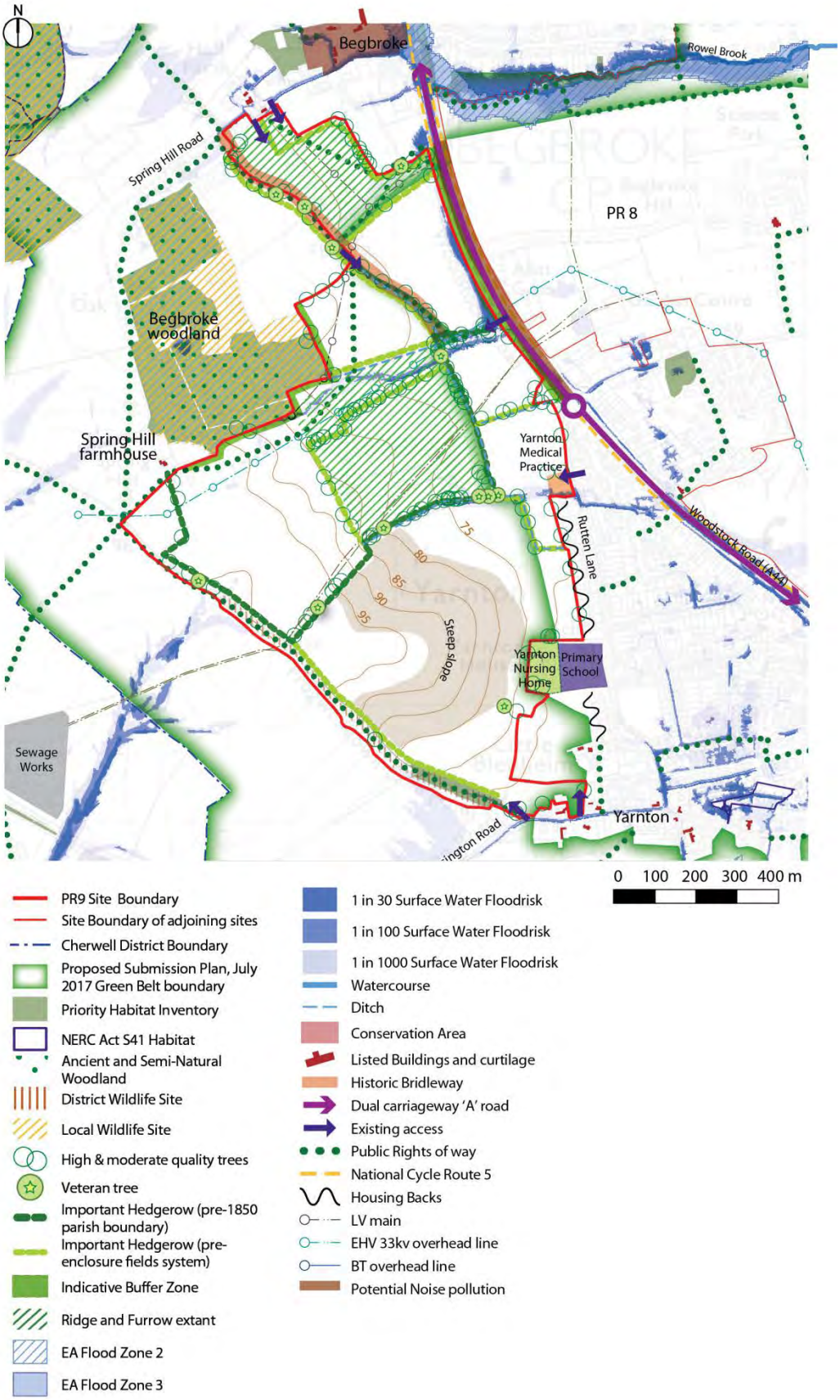

Figure 9: PR9 constraints, Cherwell District Council

Figure 10: Mark-up based on Site Framework Plan, by Define on behalf of Merton College, showing land take for site promoter's three extended site options and OCC required play field land take.

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Addendum to Cherwell Green Belt Study

Response to the Council's suggested Green Belt changes subsequent to the Partial Review Plan Inspector's Post-Hearings Advice Note

Prepared by LUC
September 2019

Project Title: Response to the Council's Suggested Green Belt Changes subsequent to the Partial Review Plan Inspector's Post-Hearings Advice Note

Client: Cherwell District Council

Version	Date	Version Details	Prepared by	Checked by	Approved by Director
1	16.9.19	Draft	Richard Swann	Sarah Young	Sarah Young
2	19.9.19	Final	Richard Swann	Sarah Young	Sarah Young
3	26.9.19	Amendment to PR7a	Richard Swann	Sarah Young	Sarah Young

Context

1.1 Informed by the Cherwell Green Belt Study (LUC, April 2017), Addendum to Cherwell Green Belt Study (LUC, June 2017), and other evidence – including material relating to sustainability, environmental effects and housing need – Cherwell District Council published a Proposed Submission Local Plan in July 2017. This document, which constitutes a Partial Review of the adopted Cherwell Local Plan, identified proposals for the release of Green Belt land to accommodate housing need associated with the City of Oxford. The Submission Local Plan also included a document issued in February 2018 setting out Focused Changes and Minor Modifications to the July 2017 issue.

1.2 An Examination on the Local Plan Partial Review (Oxford's Unmet Housing Need) took place in February 2019. The Local Plan Examination Inspector's Post-Hearings Advice Note, issued in July 2019, accepted that Oxford's housing need provides the exceptional circumstances necessary to justify alterations to Green Belt boundaries; however, the proposed allocation for 410 homes to the south east of Woodstock (policy PR10) was found to be unsound. This has given rise to a necessity to assess the potential for alternative provision for these homes elsewhere.

1.3 Cherwell District Council has commissioned LUC to produce a further addendum to the Cherwell Green Belt Study, to comment on the positioning of revised Green Belt boundaries associated with three allocation policies:

- PR7a – Land South East of Kidlington.
- PR7b – Land at Stratfield Farm.
- PR9 – Land West of Yarnton.

1.4 LUC was provided with draft plans identifying locations for development and for associated green infrastructure. Our comments on the boundaries for each of these proposed releases, with accompanying plans to show suggested boundary revisions, are set out in the following report.

1.5 The 'PR' references noted in brackets in the subheadings below are the reference numbers used for assessment parcels in the Cherwell Green Belt Study.

PR7a – South East of Kidlington (PR202 and part of PR178)

1.6 **Figure 1** below shows the proposed revised Green Belt boundaries which set out Cherwell District Council's suggested development area south-east of Kidlington, alongside those boundaries indicated in the Submission Local Plan.

1.7 The revised proposals suggest release of an additional hedged field to the south of the boundary indicated in the Submission Local Plan, together with a triangle of land to the west which forms part of the large field extending south to the Kidlington Roundabout. The hedged field was identified in the Green Belt Review as part of an area (within parcel PR178) which would, if released, result in *moderate-high* harm to the Green Belt purposes, whereas release of all the land down to the roundabout was assessment as *high* harm. The key consideration in identifying this reduced level of harm was that the impact on the settlement gap between Kidlington and Oxford would be lessened – i.e. by not extending the inset settlement any further south than the current edge of Kidlington. The hedgerow now proposed as the Green Belt boundary is no different in strength to the hedgerow proposed in the Submission Local Plan.

1.8 The triangle of land to the west was, along with the rest of the large field of which it forms part, rated at *high* harm, the boundary of the *high* harm area reflecting the presence of field boundaries. However it is recognised that if the hedged field to the east was released the triangle of land would be largely contained by inset development, and would therefore make a weaker contribution to the Green Belt purposes. The release of this area, with creation a new planted boundary, would not therefore significantly affect the remaining gap between Kidlington and Oxford.

1.9 Our addendum of June 2017 noted that the strength of remaining open land in PR178 as Green Belt would be reduced by release of land to the east of Bicester Road (i.e. in PR202 and PR178), with containment by inset development and major roads limiting connectivity with the wider countryside. The additional release of land would further erode the size of this contained area of open land but would not represent a step-change in Green Belt harm. As also noted in the 2017 addendum, it would be important to maximise openness and minimise urbanising elements (such as high fences), and to consider use of landscaping to assist with this. Material changes in land use such as for outdoor sport and recreation are identified in the latest version of the NPPF (at paragraph 146) as "not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it".

1.10 Subsequent to producing our comments in relation to PR7a the Council considered an alternative boundary and produced a revised plan which shows a slightly altered course for the proposed Green Belt boundary to the west of the existing hedgerow (which would follow the alignment of a former field boundary, removed during the 20th century). The Council's plan is shown in **Figure 2** below - the pink shaded area represents land to be released, with the green shaded and hatched area remaining in the Green Belt. This represents some further incremental erosion of the remaining Green Belt in this area, but the additional expansion of the development area is too small to make any significant difference to the level of harm to Green Belt purposes that would result from the release shown on **Figure 1**.

PR7b – Stratfield Farm (PR49)

1.11 **Figure 3** below shows the proposed revised Green Belt boundaries which set out Cherwell District Council's suggested development area at Stratfield Farm, alongside those boundaries indicated in the Submission Local Plan.

1.12 The additional field proposed for Green Belt release is located in the central part of parcel PR49 that was rated at *low-moderate* for harm. The field boundary hedgerow would mark a clear Green Belt edge, and although the advancement of the inset settlement edge by c.70m would not lead to a significant change in harm, either in terms of impact on the Green Belt purposes or strength of the Green Belt boundary, increased containment of the small block of trees and grassland alongside Stratfield Farm would weaken its role as a boundary feature.

1.13 **Figure 4** indicates a suggested minor amendment to the proposed Green Belt boundary that reduces the degree to which the block of trees and grassland would be enclosed by inset development. Increasing connectivity between this area – which was identified in NERC Act S41 habitat data as a traditional orchard and possible priority grassland – and adjacent remaining open land in PR49 would also be beneficial in terms of biodiversity and would provide a buffer to the woodland edge.

PR9 – West of Yarnton (PR51a and PR51b)

1.14 **Figure 5** below shows the boundary for PR9 indicated in the Submission Local Plan. **Figure 6** (supplied by Cherwell District Council) shows the Council's proposed amended boundary and also indicates an adjacent area to the east, proposed for retention in the Green Belt, which would form a zone of parkland between the urban edge and agricultural land beyond, and an area of woodland which would similarly provide a buffer to the north.

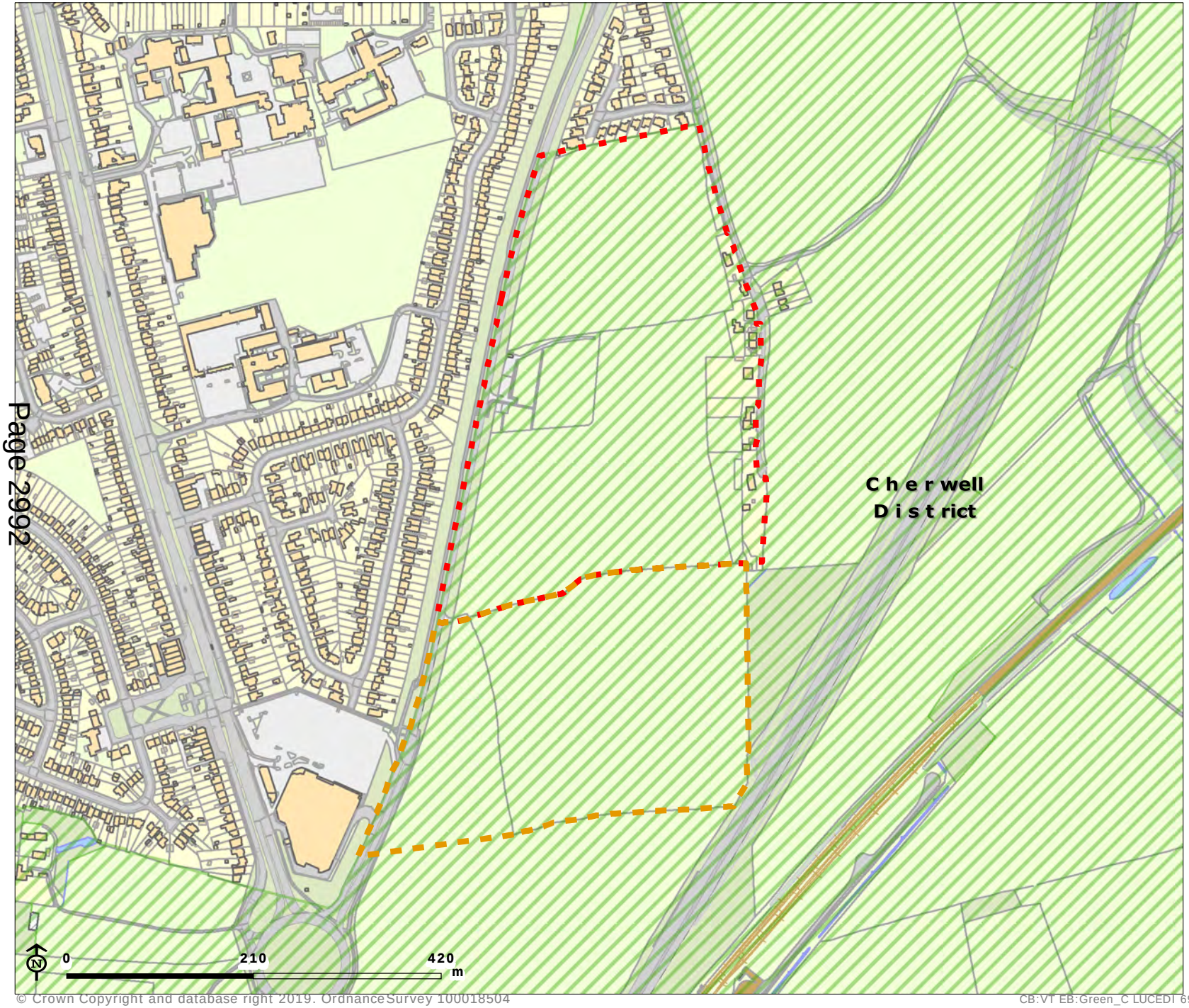
1.15 The Submission Local Plan's proposed western boundary for the PR9 Green Belt release followed existing field boundaries (other than a short stretch where a new school was proposed) contained between the more clearly defined area to the north and existing inset development to the south. Within PR51b, these boundaries also mark a distinction between areas closer to the inset settlement of Yarnton, rated at *moderate* and *moderate-high* harm, and land to the west which was rated at *high* harm.

1.16 The rising landform and absence of field boundaries in the area into which further settlement expansion is proposed are the reason for the higher harm rating, but some gradation can be identified. There is a distinction between the more gentle lower slopes on which development is proposed and the steeper hillside beyond, which is more clearly countryside separate from the inset settlement edge. The Cherwell Green Belt Study also noted that higher ground in parcel PR51b formed part of the ring of hills that constitutes a key element in Oxford's historic setting, contributing to the preservation of the City's setting and special character (the 4th Green Belt purpose), but that the lower slopes were also significant in this respect.

1.17 The change in slope is not dramatic, so the precise location of a new boundary would make little difference in Green Belt terms, but a new Green Belt edge approximating to the lower end of this topography (at around the 75m contour) would nonetheless define an area in which harm to the Green Belt purposes, although greater than that associated with the formerly proposed release, would be lower than the harm associated with the release of the higher slopes.

1.18 Ideally the new Green Belt boundary should represent a clear distinction between the inset residential area and adjacent Green Belt land. It should lie outside of residential curtilages, so that it can be managed in a way that serves this purpose. It is appropriate that the proposed parkland and woodland areas should remain as Green Belt, where they have the potential to provide improvements to environmental quality and accessibility to help offset the impact of release of land (a requirement noted at paragraph 138 of the NPPF).

1.19 Any smaller areas of open land that lie between the suggested parkland and new built development, and which would be likely to have a stronger physical association with the developed area than with the wider countryside, could form part of the Green Belt release, in preference to the creation of a more convoluted boundary following property curtilages. Any proposed woodland blocks should remain within the Green Belt, so that their contribution to preventing countryside encroachment has greater protection. Any land identified for potential outdoor sports should also remain in the Green Belt, but urbanising elements should be minimised, so as to preserve Green Belt openness.



Cherwell Green Belt Study

Figure 1

South East Kidlington Proposed Boundary

Green Belt

Potential removal from Green Belt – Submission Local Plan 2017

CDC potential additional removal from Green Belt

Source: OS, LUC, Cherwell District Council

Map Scale @ A4: 1:6,000

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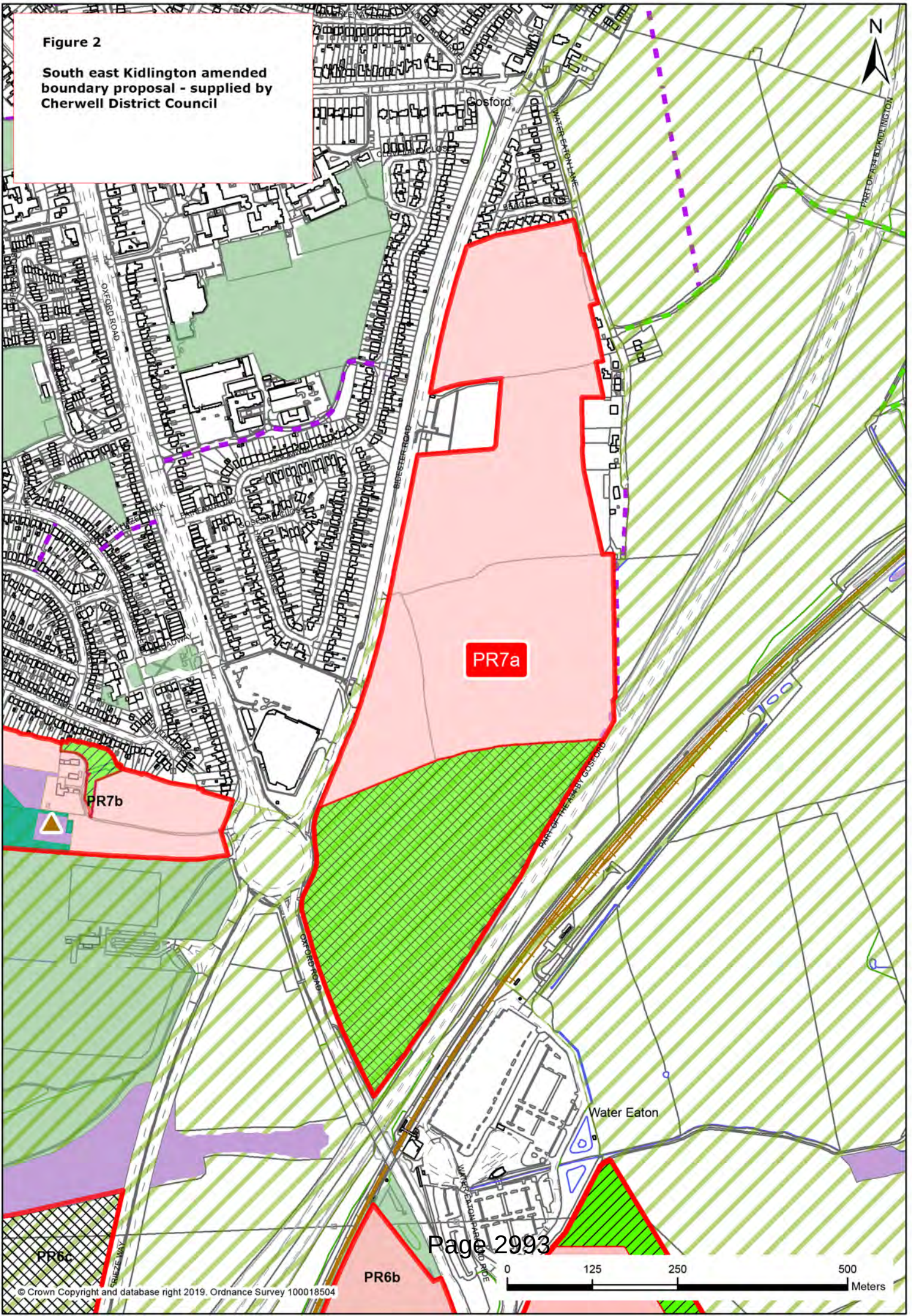
Figure 2
South east Kidlington amended boundary proposal - supplied by Cherwell District Council
N
Cosford
WATER EATON LANE
PART OF A34 BY KIDLINGTON
OXFORD ROAD
BIRDSEYE ROAD
PR7a
PR7b
PART OF THE A34 BY COSFORD
OXFORD ROAD
Water Eaton
WATER EATON PARK AND RIDE
BREEZE WAY
PR6c
PR6b
0
125
250
500
Meters
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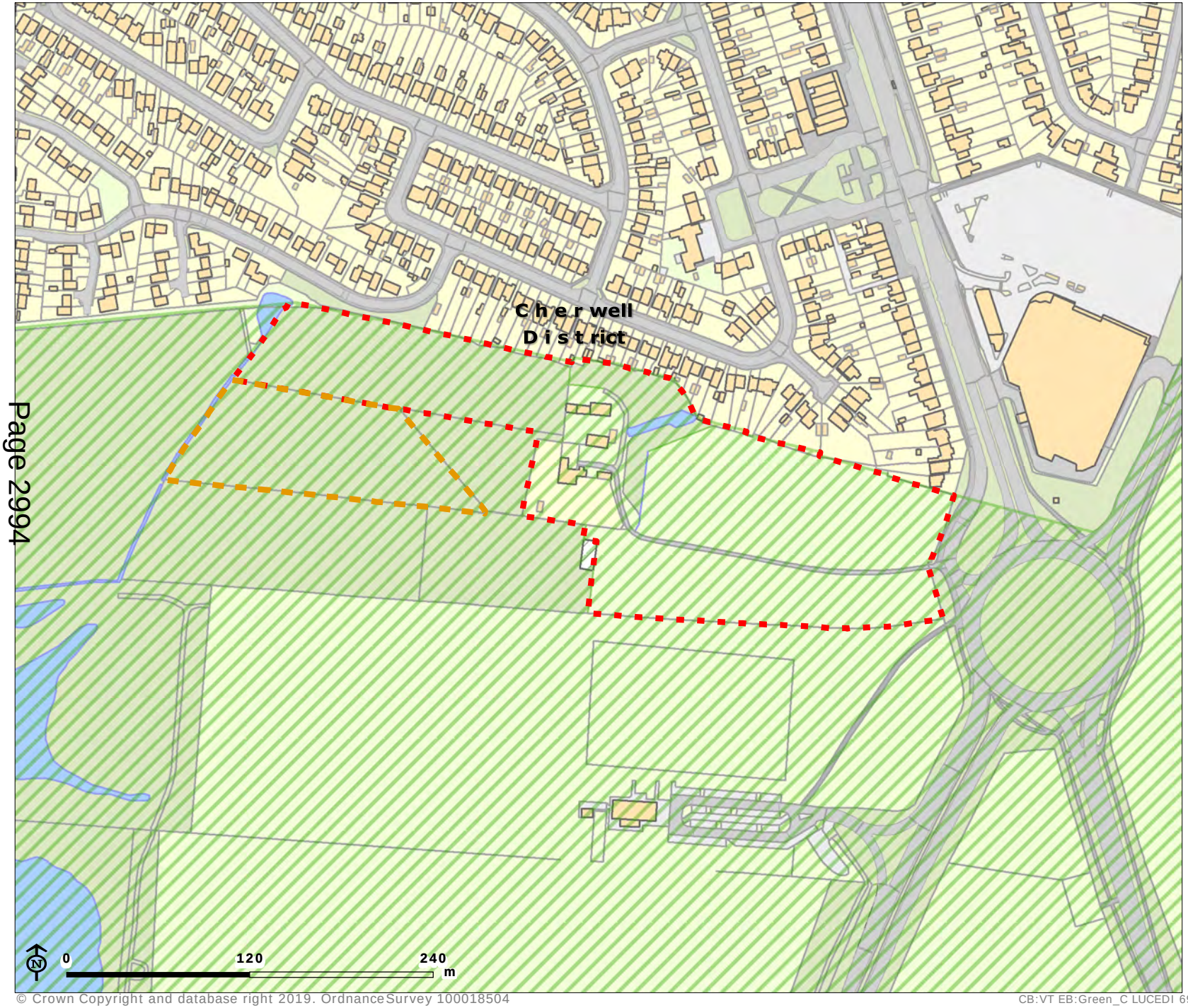

Figure 3

Stratfield Farm Proposed Boundary

- Green Belt
- Potential removal from Green Belt – Submission Local Plan 2017
- CDC potential additional removal from Green Belt

Source: OS, LUC, Cherwell District Council

Map Scale @ A4: 1:3,500

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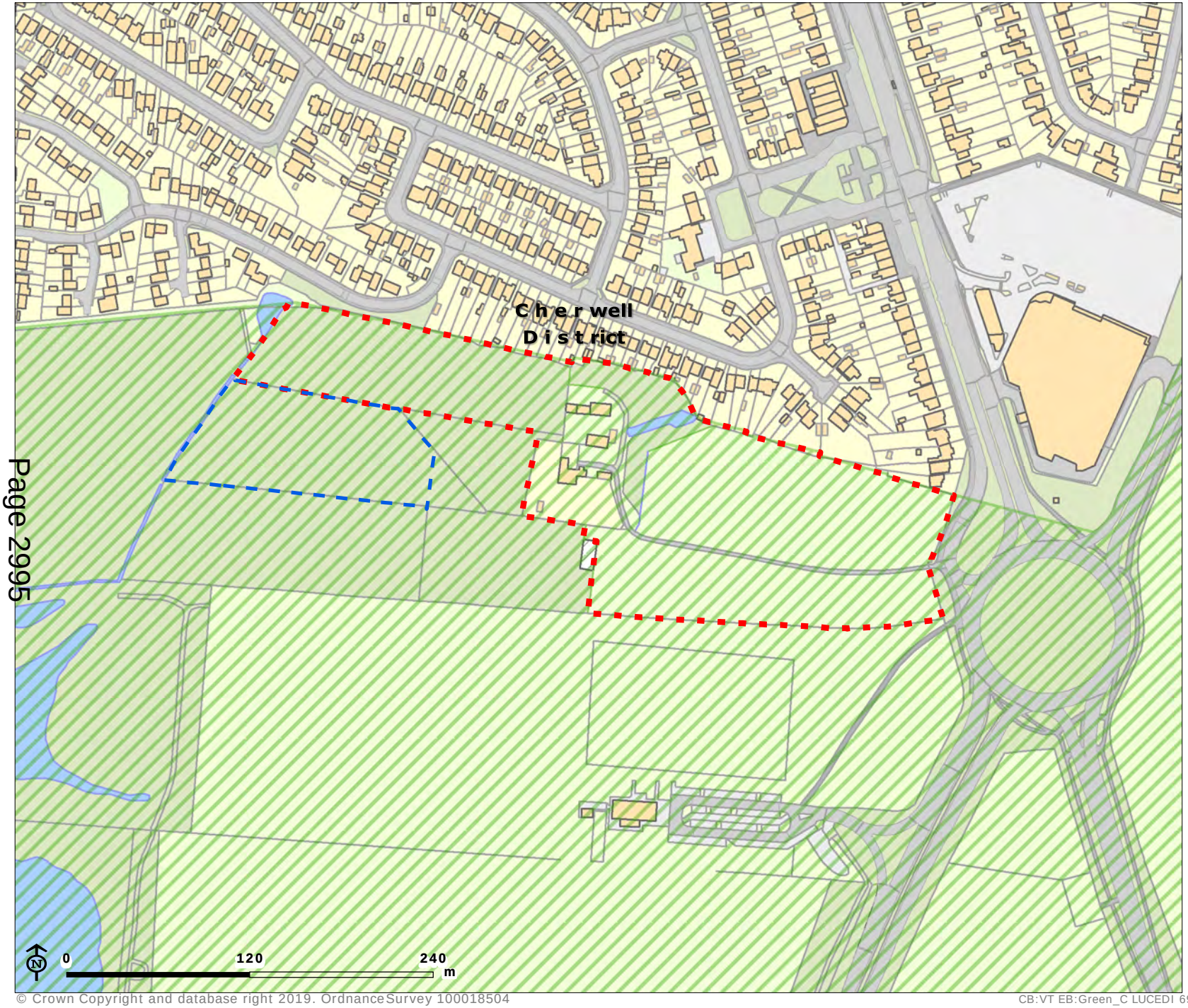

Cherwell Green Belt Study

Figure 4

Stratfield Farm Proposed Boundary

- Green Belt
- Potential removal from Green Belt – Submission Local Plan 2017
- LUC suggested Green Belt boundary

Source: OS, LUC, Cherwell District Council

Map Scale @ A4: 1:3,500

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CB:VT EB:Green_C LUCEDI 6986_Fig3_PotAlterationsV2_A4L 13/09/2019

Cherwell Green Belt Study

Figure 5

Yarnton Proposed Boundary

Green Belt

Potential removal from Green Belt – Submission Local Plan 2017

CDC proposed built development

Source: OS, LUC, Cherwell District Council

Map Scale @ A4: 1:7,000

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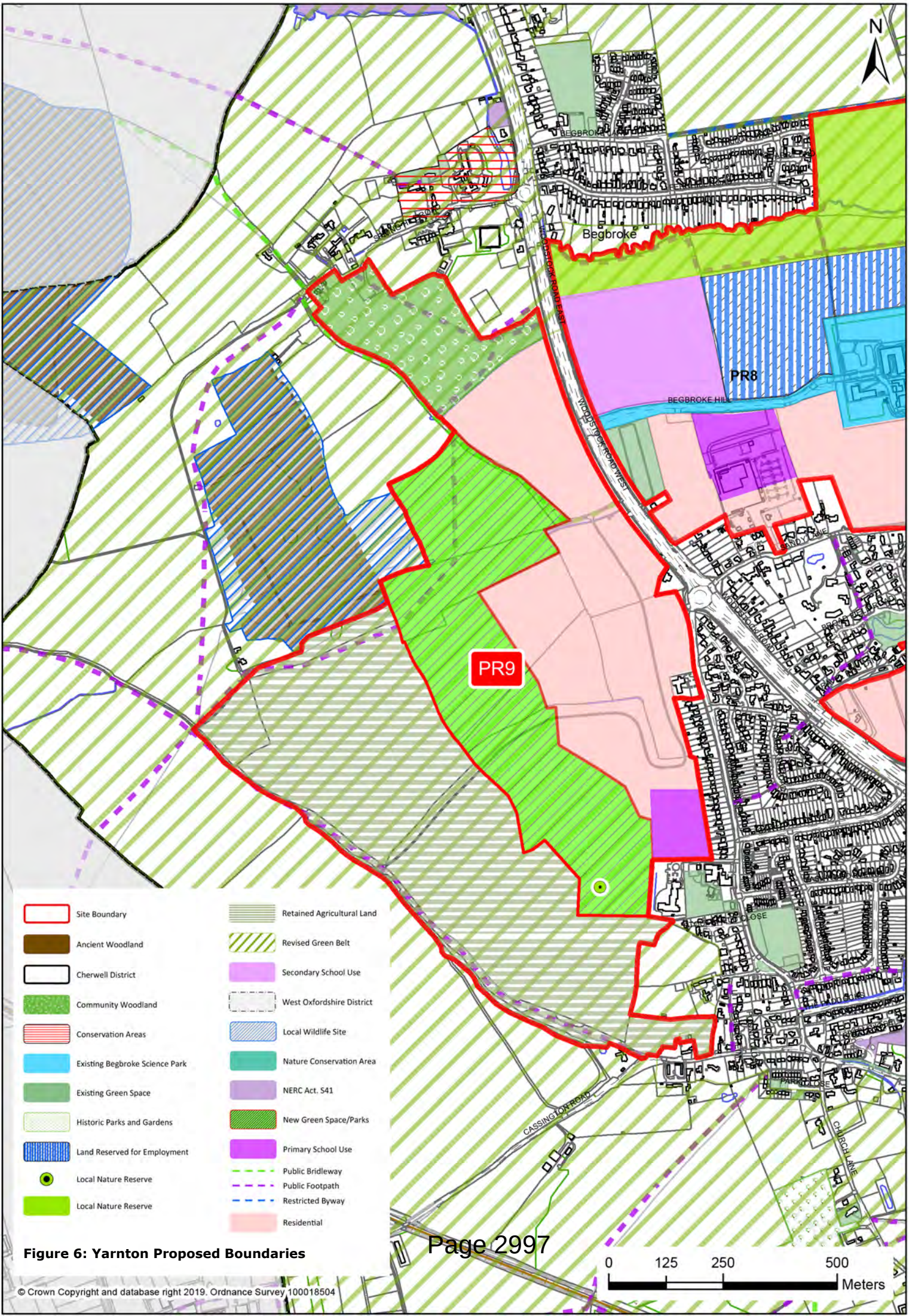

Figure 6: Yarnton Proposed Boundaries

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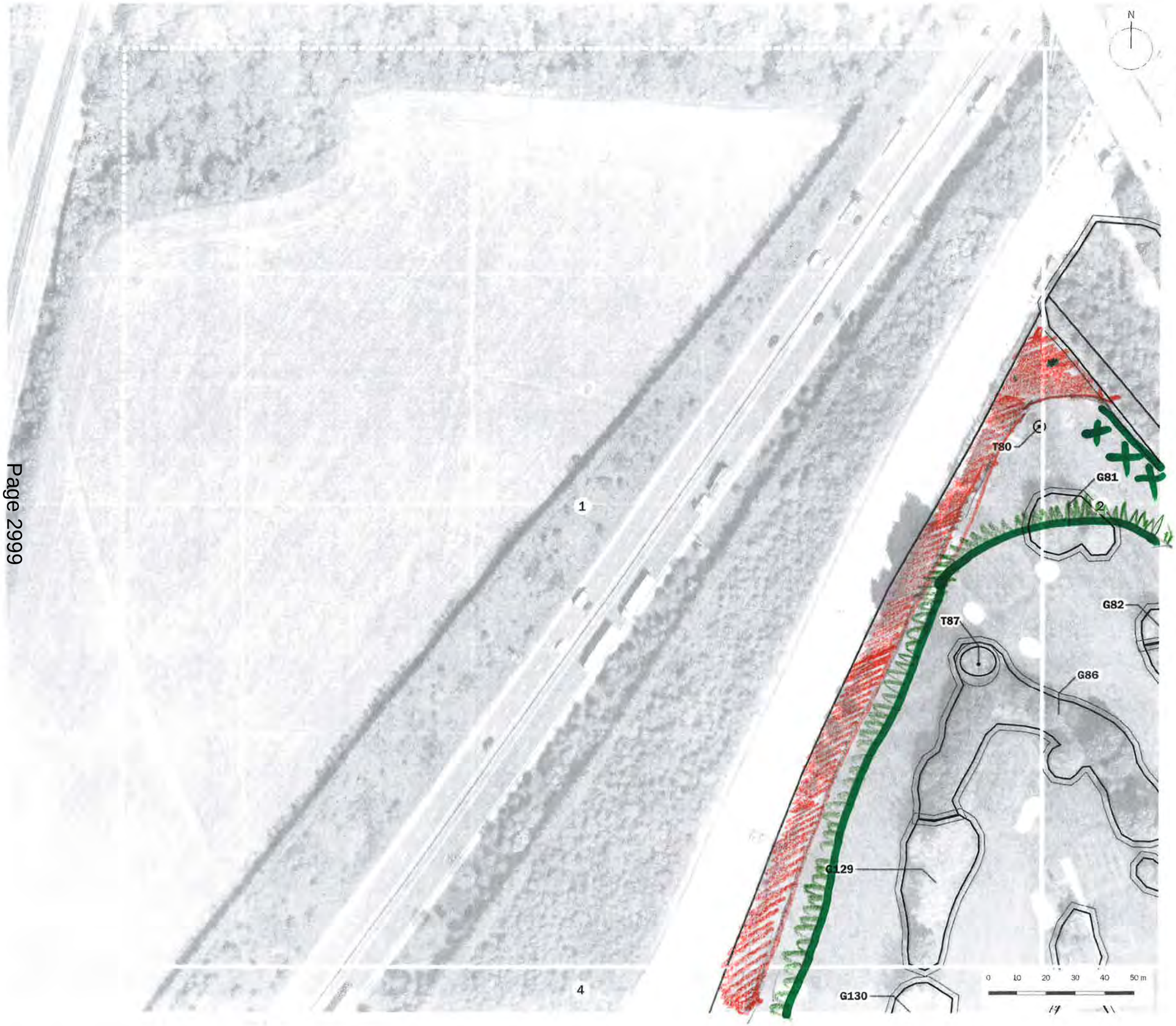


Site Boundary

Tree/Group Number
Tree/Group Canopy
Tree Stem
Root Protection Area

Category A: Trees of high quality and value

Category B: Trees of moderate quality and value

Category C: Trees of low quality and value

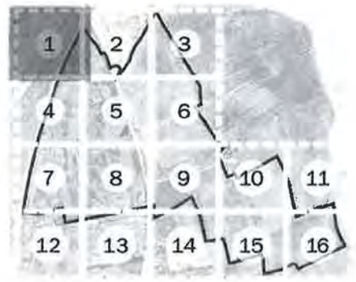
Category U: Trees of poor quality and value

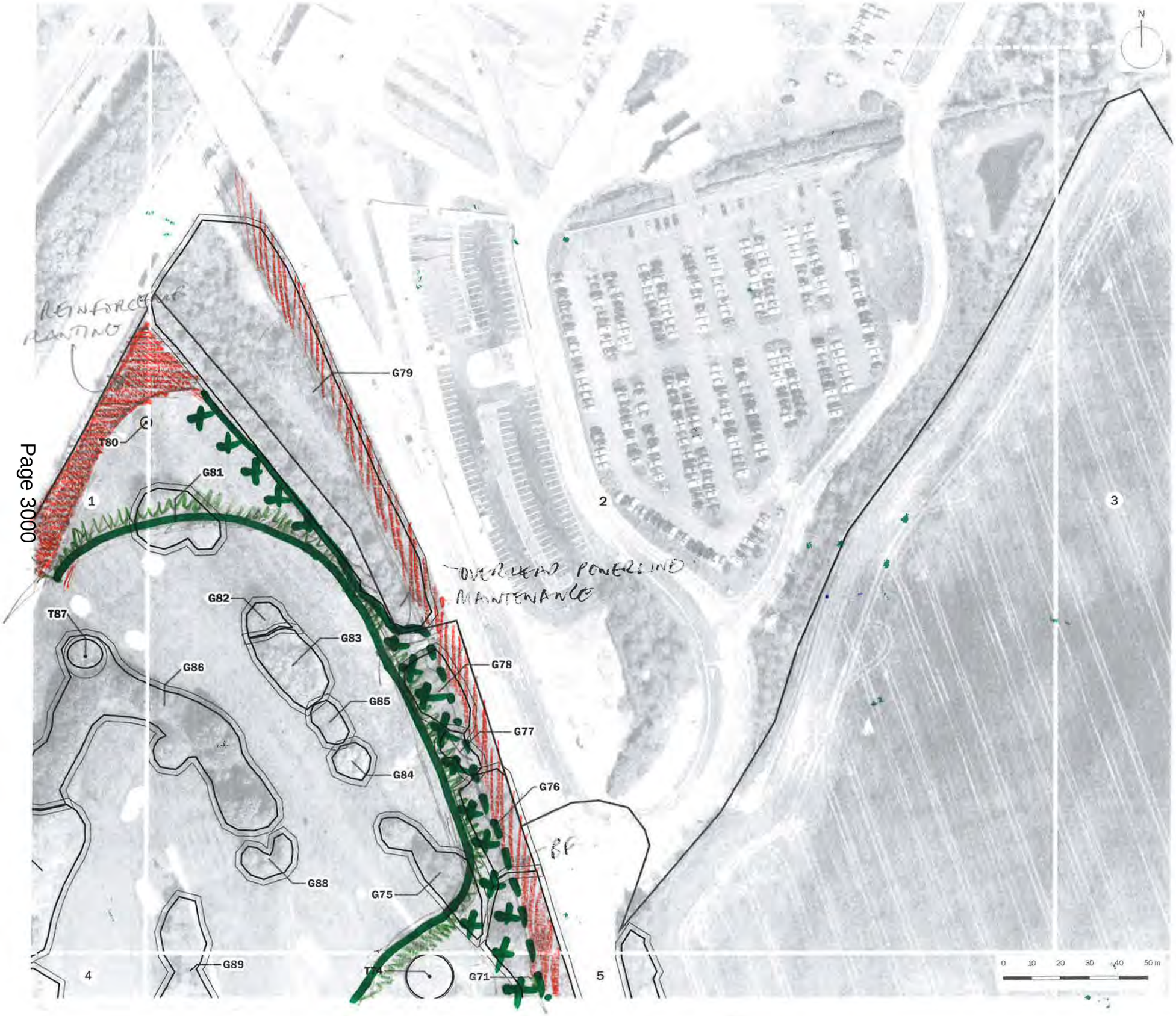
Veteran Tree

EXTEND OF OPEN SPACE

NEW TREES

REINFORCEMENT PLANTING.





Site Boundary

Tree/Group Number
Tree/Group Canopy
Tree Stem
Root Protection Area

Category A: Trees of high quality and value

Category B: Trees of moderate quality and value

Category C: Trees of low quality and value

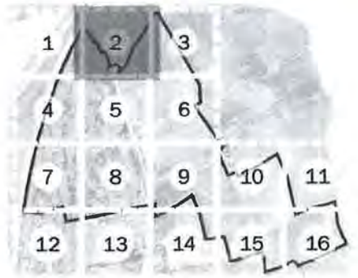
Category U: Trees of poor quality and value

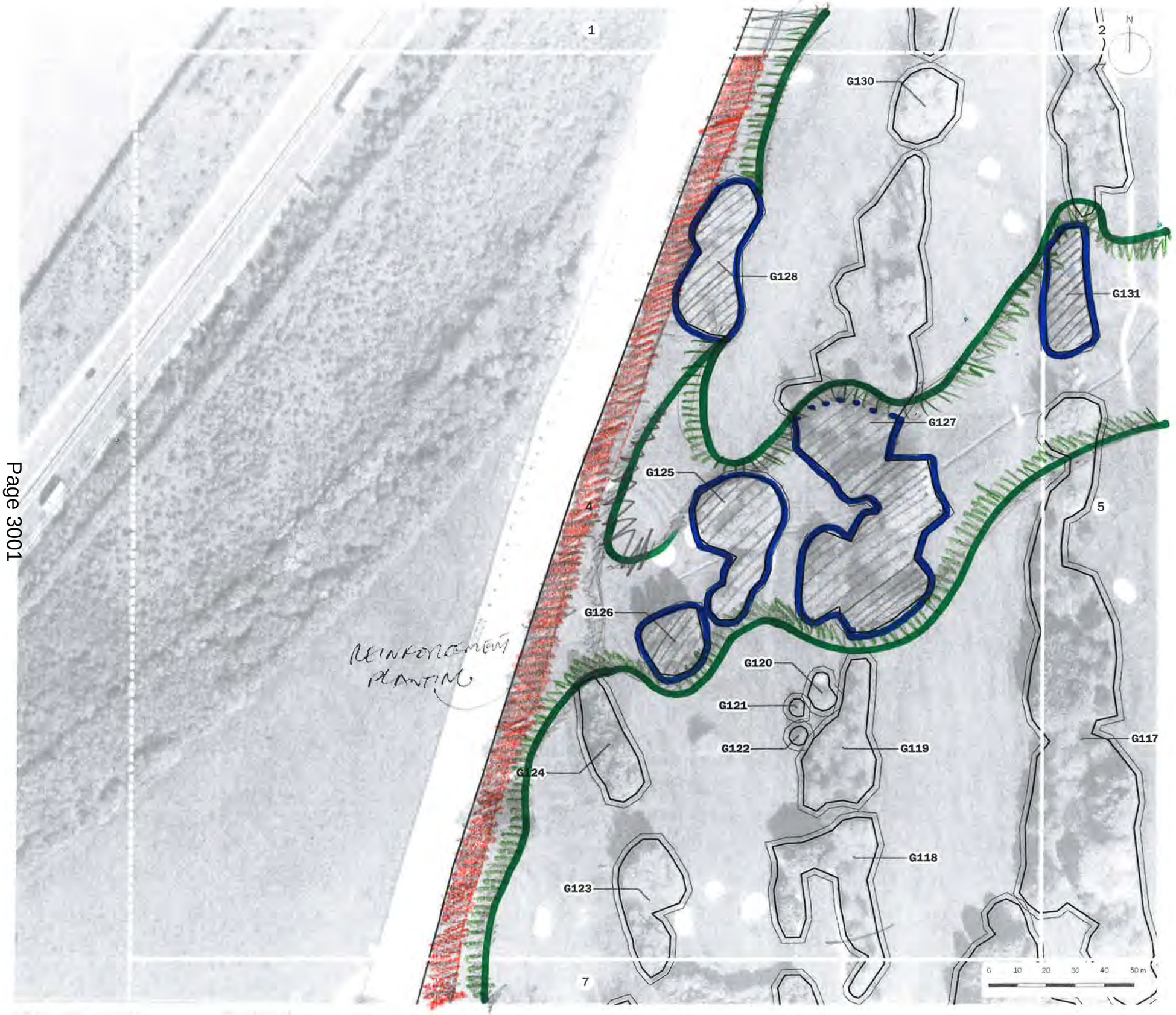
Veteran Tree

EXTENT OF OPEN SPACE / BUFFER NEW TREES.

REINFORCEMENT PLANTING.

POTENTIAL BUS LANE.




1
2
N
G130
G128
G131
G127
G125
4
5
G126
REINFORCEMENT PLANTING
G120
G121
G122
G119
G117
G124
G118
G123
7
0 10 20 30 40 50 m
Site Boundary
Tree/Group Number
Tree/Group Canopy
Tree Stem
Root Protection Area
Category A: Trees of high quality and value
Category B: Trees of moderate quality and value
Category C: Trees of low quality and value
Category U: Trees of poor quality and value
Veteran Tree
RETAIN VIABLE TREES & ALL AREA.
EXTENT OF OPEN SPACE/ BUFFER
REINFORCEMENT PLANTING.
1 2 3
4 5 6
7 8 9 10 11
12 13 14 15 16

NEW TREES
AREA & RETAIN VIABLE TREES + BUFFER.
AREA RETAIN VIABLE TREES + BUFFER
AREA RETAIN VIABLE TREE
AREA RETAIN VIABLE TREE + BUFFER
G89
T74
G71
T90
T73
G91
G72
T70
G131
G92
G68
G93
G67
T65
G133
G94
G96
G95
G117
G132
T64
T63
T60
T57
T59
T56
T55
T58
G54
G1
H134
BL
RE
Site Boundary
Tree/Group Number
Tree/Group Canopy
Tree Stem
Root Protection Area
Category A: Trees of high quality and value
Category B: Trees of moderate quality and value
Category C: Trees of low quality and value
Category U: Trees of poor quality and value
Veteran Tree
BL BUS LANE.
RETAIN 'VIABLE' TREES
" ALL AREA.
EXTENT OF OPEN SPACE.
NEW TREES
POTENTIAL BUS LANE.
0 10 20 30 40 50 m

Site Boundary

Tree/Group Number
Tree/Group Canopy
Tree Stem
Root Protection Area

Category A: Trees of high quality and value

Category B: Trees of moderate quality and value

Category C: Trees of low quality and value

Category U: Trees of poor quality and value

Veteran Tree

RETAIN VIABLE TREES
" ALL AREA
EXTENT OF OPEN SPACE
REINFORCEMENT PLANTING
NEW TREES.

Site Boundary

Tree/Group Number
Tree/Group Canopy
Tree Stem
Root Protection Area

Category A: Trees of high quality and value

Category B: Trees of moderate quality and value

Category C: Trees of low quality and value

Category U: Trees of poor quality and value

Veteran Tree

BL BUS LANE

RETAIN VIABLE TREES ALL AREA

EXTENT OF OPEN SPACE

NEW TREES

REINFORCEMENT PLANTING

REINFORCEMENT PLANTING & BUFFER

Examination into the Oxford Local Plan 2036

IC9 - Inspectors' interim conclusions

We are writing to set out in brief our interim conclusions on some of the key issues arising in the examination into the Oxford Local Plan 2036, principally in respect of the housing requirement and overall housing need. We feel that clarifying the position at this stage would assist the City Council and those neighbouring authorities, residents and stakeholders who are interested in the planning issues arising in the city and region. It should be emphasised that these are our interim conclusions; our final report will be published in due course after we have considered all the representations made in response to the consultation on the Main Modifications.

Housing need, housing capacity and housing provision, and their various components, formed the basis of detailed discussion in the first week of the Examination hearings which took place from 3 December to 17 December 2019. We should like to thank the Council and, through this letter, all the participants, for their helpful and well-researched contributions to the hearings.

On the subject of housing need, it is our preliminary view that no main modifications are required in respect of the plan's assessments of overall housing need or affordable housing need, or in respect of the annual need figure of 1,400 dwellings per annum over the plan period from 2016 to 2036 which is referred to in section 3 of the plan. This figure is based on substantial and sound evidence and on tried and tested methodologies which accord with Government guidance. The approach is justified in the context of the circumstances which include serious unaffordability in the housing market and unusually marked inequalities in the city.

The plan's overall housing need figure is aimed at meeting the very substantial level of affordable housing need. Affordable housing need has been properly calculated within an up-to-date SHMA update (2018) (HOU.5) in accordance with government guidance and takes into account all relevant inputs and appropriate adjustments. There is an agreed approach with neighbouring districts in respect of growth and the accommodation of unmet need which addresses the question of delivery. We have come to the interim conclusion that the scale of the overall housing need and the other significant factors, which we will detail in our final report, constitute exceptional circumstances for the release of Green Belt to accommodate the identified housing need.

In terms of the housing requirement, in other words the amount of housing to be accommodated within Oxford itself over the plan period, the submitted plan's housing requirement was 8,620 dwellings from 2016 to 2036 but the Council have proposed a modification to Policy H1, as set out in its statement on Matter 4, which provides an updated figure and establishes the total housing requirement at a minimum of 10,884 dwellings from 2016 to 2036 within the city's boundaries. Our view at this stage is that this proposed main modification is required to make the plan sound, and also that the stepped trajectory as proposed to be modified is realistic and should ensure the maintenance of a rolling 5 year supply of housing land.
We have looked at the wider implications of this modification and the issues arising from the different time periods in the submitted plan compared with those used by the assumptions of the Oxford Growth Board. The Board's assumptions, and hence the working figure used by other LPAs, was 10,000 dwellings in Oxford from 2011 to 2031. The calculations in the Council's paper OCC.1B seek to resolve the issues raised by the different time periods. Adding completions between 2011 and 2015 to the annualised capacity-based housing requirement for 2016-2031 gives a figure of 9,588 dwellings for 2011 to 2031, ie the period on which the Growth Board's figures are based. This is very close to the Growth Board's assumed capacity figure for Oxford of 10,000 dwellings.

We have therefore come to the preliminary conclusion that the calculation of overall housing need set out in the Plan and supporting documents is sound and that the annualised figure of need established in the plan, taken together with the capacity-based housing requirement as proposed to be modified, and the known rate of completions from 2011 to 2015, do not give rise to any meaningfully different implications for planning in the wider Oxfordshire area compared with the assumptions used by the Growth Board, and do not raise any significant new issues in respect of the unmet need set out and discussed in paragraphs 3.10 to 3.12 of the submitted plan.

We discussed in the hearings the need for the Council to maximise opportunities to deliver housing within the city and especially on brownfield land in accordance with the NPPF. Clearly the Council need to ensure that urban land is brought forward where possible, and during discussion at the

hearings it proposed a main modification which would add minimum housing numbers to the site allocations. This would create certainty for all concerned and would give assurance that a certain minimum number of homes can be achieved, with the potential for higher levels of delivery subject to compliance with plan policies. The Council also proposed a main modification which will allow for complementary uses to the designated uses on the allocated sites to ensure that the plan is positively-prepared and enables site allocations to be developed flexibly but in acceptable ways. We consider that these proposed main modifications are required for soundness.

Throughout the examination we have borne in mind the imperative of providing housing and affordable housing, and this has led us generally to find sound the proposed balance of land uses in the plan and support the individual site allocations, subject to certain main modifications which have been discussed with the Council. We do not need to go through all of those modifications in this letter; they have already been included in the Council's preliminary modifications schedule which is on the website. We would however draw attention to the main modification that followed discussions in writing, where we recommended the Council remove the requirement to make affordable housing contributions on sites of less than 10 homes to ensure that the plan is sound and in accordance with national policy, and the Council subsequently proposed this modification.

We believe it is right for the plan to continue to exercise careful management over the locations for student housing and employer-linked affordable housing so as, among other things, not to impair the delivery of housing to meet wider needs. And in the interests of helping to meet affordable housing needs, and to deliver a balance of types of housing, we also consider it right as a general principle for the plan to seek affordable housing contributions from the development of student accommodation over the threshold size. But we consider that a main modification is required exempting the development of certain forms of student accommodation on campus and university redevelopment sites from those contributions, in recognition of the onus to provide for additional student accommodation which is specifically placed on the universities by the effect of the Policy H9 cap. The Council have put forward a main modification to this end.

Whilst some of these main modifications are intended to create opportunities for boosting the supply of housing from within Oxford in accordance with the NPPF, their overall effect will be essentially to bolster the supply of windfalls and potentially, by introducing some flexibility, to add to the anticipated housing numbers on certain allocated sites. In other words they are important in reinforcing the robustness of the plan's housing delivery and its resilience in meeting its 5 year housing land supply, but on the evidence we believe that they are very unlikely to be of a scale to make a significant difference to the level of the city's unmet need for housing that cannot be accommodated within its boundaries and needs to be accommodated by Oxford's neighbours.

On non-housing matters, we have had extensive discussions in writing on a range of policies prior to the hearings, a number of which have given rise to suggested main modifications. These include, for example, modifications to the employment, transport and heritage policies in response to our earlier written questions. These will be included in the finalised Schedule of Main Modifications in due course and we do not intend to go into them here. The reasons behind them are all documented and are on the examination website, in correspondence between ourselves and the Council.

Our assessment of the evidence base, plan preparation and plan contents have led us to conclude that the plan meets the requirements for legal compliance, and we have not found it necessary to devote hearing sessions to this subject.

Finally, the Schedule of Main Modifications will be published and will be subject to consultation in due course, and we will consider the results of that consultation before reaching conclusions in our final report.

Jonathan Bore
Nick Fagan

Inspectors

Cherwell

DISTRICT COUNCIL
NORTH OXFORDSHIRE

EQUALITY IMPACT ASSESSMENT SCREENING

PARTIAL REVIEW OF THE CHERWELL LOCAL PLAN 2011 - 2013 (Part 1): Oxford's Unmet Housing Needs

Proposed Main Modifications

February 2020

Equality Impact Assessments

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1. INTRODUCTION

1.1. This Equality Impact Assessment reviews the Proposed Modifications to the Submission Draft Partial Review of the Cherwell Local Plan 2011-2031 (Part 1): Oxford's Unmet Housing Needs. The assessment includes the policies contained within the proposed submission plan to provide Cherwell's share of the unmet housing needs of Oxford to 2031. Equalities Impact Assessments were undertaken as an integral part of the preparation of the adopted Cherwell Local Plan.

1.2. The purpose of this Equality Impact Assessment (EQIA) is to assess what impact the Local Plan Submission Draft Partial Review policies will have on different sections of the community referred to as the 'protected characteristics' which include:

- Age
- Disability
- Gender reassignment
- Sexual orientation
- Race
- Religion
- Gender

1.3. Equality Impact Assessments systematically assesses and records the actual, potential or likely impact of a service, policy or project – or a significant change in the same – on different groups of people. The consequences of policies and projects on particular groups are analysed and anticipated so that, as far as possible, any negative consequences can be eliminated or minimised and opportunities for ensuring equality can be maximised. This EQIA will be deposited with the Proposed Modifications to the Submission Partial Review of the Cherwell Local Plan (Part 1): Oxford's Unmet Housing Needs during the consultation period.

1.4. The EQIA was prepared in liaison with the Council's Policy and Projects Officer. This EQIA highlights the steps that have been undertaken to evaluate the potential impact of Local plan policies on those in the community with protected characteristics, and what steps have been taken to address any negative impacts. The assessment follows the Council's standard methodology as outlined below:

Stage 1 involves the Initial Screening of the assessment and is intended to check whether the Partial Review of the Cherwell Local Plan Part 1 has an adverse impact on equality groups and identify relevant actions and likely costs/resources associated with any proposed improvement. **Appendix 1** contains the initial screening of the Proposed Modifications to the Submission Partial Review of the Cherwell Local Plan Part 1.

Stage 2 of the Council's EQIA requires the completion of an In Depth (Full) Assessment if the answer is yes to more than one of the Initial Screening questions.

1.5. The initial screening of the Proposed Modifications to the Submission Draft Partial Review of the Cherwell Local Plan resulted in a YES response to the Initial Screening question: Is the proposed policy or actively likely to have a negative effect on our relations with some sections of the local community?

Some of the policies contained within the Submission Draft Partial Review may have a negative effect on our relations with some aspects of the local community. However, this is not necessarily an equality issue. The Plan proposes changes to the area and allocates sites to provide housing and infrastructure. The proposed changes include new housing including affordable housing, improved accessibility to the countryside in particular for disabled and wheelchair users, new services and facilities and public transport infrastructure.

1.6. Following the initial screening of the Submission Draft Partial Review for the Cherwell Local Plan Part 1 it is concluded that an In Depth (Full) Equality Impact Assessment is not required.

Equality Impact Assessment

APPENDIX 1 STAGE 1 - INITIAL SCREENING DETAILS ASSESSING POLICIES AND ACTIVITIES - GUIDANCE FOR STAFF

Notes:

1. As a result of this exercise, you will have checked that your policy or activity does not have adverse impact on equality groups and you will have identified relevant action that you need to take, and the likely costs/resources associated with any improvement. The equality groups covered are at present: Race, Gender, Disability, Sexuality and Religion in employment by 2003 and Age by 2006. **Note. This is not simply a paper exercise - it is designed to make sure that your policy or activity is delivered fairly and effectively to all sections of our local community.**

2. Please note that the Council is required to publish the results of these assessments, and updates, therefore **your completed Appendices may be public documents.**

3. Appendix 1 questionnaire (**to be completed for each relevant Strategy, Policy or Service Development**) is for use regardless of whether your policy or activity is aimed at external customers or internal staff.

Please tick/delete as appropriate: Is this EIA for a,

Strategy	**Y**	**Existing**		
Policy	**Y**	**New/Existing**	**NEW**	
Service		**Development**		**New/~~Existing~~**

Name of Strategy, Policy or Service Development:
Submission Draft Partial Review of the Cherwell Local Plan Part 1: Oxford's Unmet Housing Needs incorporating proposed main modifications.

AIMS, OBJECTIVES & PURPOSE OF THE POLICY OR ACTIVITY:

The Local Plan is a statutory requirement and is the main document of the Local Development Framework. The Partial Review of the Local Plan contains proposals for helping to address Oxford's unmet housing need to 2031 and will form an addendum to the adopted Cherwell Local Plan 2011-2031 (Part 1) when finalised.

All the other Development Plan Documents produced by the Authority and Neighbourhood Plans must be in general conformity with the Local Plan.

PLEASE LIST THE MAIN STAKEHOLDERS/BENEFICIARIES IN TERMS OF THE RECIPIENTS OF THE ACTIVITY OR THE TARGET GROUP AT WHOM THE POLICY IS AIMED:

The Main Modifications to the Submission Draft Partial Review Plan includes development proposals in the District until 2031 and could have an impact on all those that live and work in the District. The main stakeholders are, therefore, the Cherwell community and those with an interest in the Cherwell District. These include residents, local businesses, stakeholders, staff, and partners.

IF THE ACTIVITY IS PROVIDED BY ANOTHER DEPARTMENT, ORGANISATION, PARTNERSHIP OR AGENCY ON BEHALF OF THE AUTHORITY, PLEASE GIVE THE NAMES OF THESE ORGANISATIONS/AGENCIES:

N/A

LEAD OFFICER: **Christina Cherry** **TEL: 01295 227985**
SERVICE AREA: **Planning and Development**

DIRECTORATE: **Communities**

ASSESSMENT REVIEW DATE: 12 February 2020

Equality Impact Assessment

STAGE 1 – INITIAL SCREENING ASSESSMENT

Q	Screening Questions	Y/N
1.	Does the policy or activity knowingly prevent us in any way from meeting our statutory equality duties under the 2010 Equality Act?	**N**
2	Is there any evidence that any part of the proposed policy or activity could discriminate unlawfully, directly or indirectly, against particular equality groups?	**N**
3	Is there any evidence that information about the policy or activity is not accessible to any equality groups?	**N**
4	Has the Council received any complaints about the policy or activity under review, in respect of equality issues?	**N**
5	Have there been any recommendations in this area arising from, for example, internal/external audits or scrutiny reports?	**N**
6	Will the proposed policy or activity have negative consequences for people we employ, partner or contract with?	**N**
7	This Strategy, Policy or Service Development has an impact on other council services i.e. Customer Services and those services have not yet been consulted.	**N**
8	Will there be a negative impact on any equality groups? If so please provide brief details below.	**N**
	Equality Impact: Evidence: The Submission Draft Partial Review Plan incorporating proposed main modifications sets out the strategy for how Cherwell District will help meet Oxford's unmet housing need to 2031. It indicates how much growth and broadly where the growth will take place, and how it will be delivered, and will form an addendum to the adopted Cherwell Local Plan Part 1 when adopted. The Vision of the Partial Review for meeting Oxford's unmet housing needs in Cherwell is: "To provide new development that meets Oxford's agreed, identified housing needs, supports the city's world-class economy, universities and its local employment base, and ensures that people have convenient, affordable and sustainable travel opportunities to the city's places of work, study and recreation, and to its services and facilities". This development will be provided so that it: i. creates balanced and sustainable communities ii. is well connected to Oxford iii. is of exemplar design which responds distinctively and sensitively to the local built, historic and environmental context iv. is supported by necessary infrastructure v. provides for a range of household types and incomes reflecting Oxford's diverse needs vi. contributes to improving health and well-being, and vii. seeks to conserve and enhance the natural environment The Partial Review contains four additional Strategic Objectives to those contained in the adopted Local Plan: • SO16: To work with Oxford City Council and Oxfordshire County Council, and other neighbouring authorities as required, in delivering Cherwell's contribution to meeting Oxford's unmet housing needs with its required infrastructure by 2031. • SO17: To provide Cherwell's contribution to meeting Oxford's unmet housing needs so that it supports the projected economic growth which underpins the agreed Oxfordshire Strategic Housing Market Assessment	

2014 and the local economies of Oxford and Cherwell.

- SO18: To provide housing for Oxford so that it substantively provides affordable access to new homes for those requiring "affordable" housing, new entrants to the housing market, key workers and those requiring access to oxford's key employment areas, and to provide well designed development that responds to both needs and the local context.

- SO19: To provide Cherwell's contribution to meeting Oxford's unmet housing needs in such a way that it complements the County Council's Local Transport Plan, including where applicable, its Oxford Transport Strategy and so that it facilitates demonstrable and deliverable improvements to the availability of sustainable transport for access to Oxford.

The Submission Draft Partial Review, incorporating main modifications, proposals are based on a range of evidence documents which use population forecasts and need assessments. These include breakdowns of gender, age, race/ethnicity and disability. Such documents include the Oxford City Council's Housing Strategy 2015-2018 (as the Plan proposals seek to meet Oxford's unmet housing need), Census 2011, and the Strategic Housing Market Assessment (SHMA) 2014), which considers the housing needs of specific groups such as older people, minority groups and people with disabilities. The Partial Review evidence base is available to view on the Council's website link: https://www.cherwell.gov.uk/info/112/evidence-base/369/local-plan-part-1-partial-review---evidence-base

Development proposals set out in the Partial Review will guide land use, and the provision of physical infrastructure. However, the delivery of services is dealt with by service provider Departments in Cherwell DC, Oxfordshire County Council, health authorities and utility providers. The Partial Review will affect everyone in the areas where it is delivered because its policies are land-use based. The SHMA takes into account the needs of all sections of the community including the elderly and the disabled. It is not considered that it will have a negative impact on race, gender, disability, sexual orientation or religion.

The Submission Draft Partial Review of the Cherwell Local Plan (Part 1) – Oxford's Unmet Housing Need has been prepared following extensive public consultation. There were three stages of consultation. They are:

- Issues Paper Consultation was held for six weeks from 29 January 2016 to 11 March 2016.

- Options Consultation Paper was held for eight weeks from 14 November 2016 to 9 January 2017.

- The Proposed Submission Plan Consultation was held for fourteen weeks from 17 July 2017 to 10 October 2017.

The representations have been taken into account in preparing the Submission Draft of the Partial Review of the Cherwell Local Plan 2011- 2031.

The Partial Review is prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, and the Council's Statement of Community Involvement (SCI) July 2016 https://www.cherwell.gov.uk/info/33/planning-policy/383/statement-of-community-involvement, which sets out how and when people can be involved in the preparation of Local Plans.

These two documents ensure that in the preparation of a Local Plan, the Council

	consults with individuals and bodies which represent the interests of different age, disability, gender reassignment, pregnancy and maternity, race, religion and belief, sex and sexual orientation, local or national groups, religious groups, and the elderly. Cherwell District Council Statement of Community Involvement Adopted on 18 July 2016 contains a list of the groups who should be engaged with in Appendices 1, 2 and 3. The results of consultation during the different stages of Local Plan preparation are reported in the Statement of Consultation. The statement has been kept up to date when consultation on Local Plan documents is carried out. An addendum statement detailing consultation on the Proposed Main Modifications to the Submission Partial Review has been produced to supplement the Consultation Statement. The SCI July 2016 and Statement of Consultation can be viewed on the Council's website.	
9	Is the proposed policy or activity likely to have a negative effect on our relations with certain equality groups or local community? If so please explain. Some of the policies contained within the Partial Review may have an impact on the local communities. However, this is not necessarily an equality issue. The Plan proposes changes to the area and allocates sites to provide housing and infrastructure. The proposed changes include new housing including affordable housing, improved accessibility to the countryside in particular for disabled and wheelchair users, new services and facilities and public transport infrastructure.	**Y**
10	There has been no consultation with equality groups about this policy or activity? Answer yes if you agree with this statement. If there has been consultation, please list the equality groups you have consulted with: Cherwell District Council considers that all sectors of the community have the opportunity to have their say in how their community is planned and developed, irrespective of age, sex, ability, ethnicity, background or disability. Cherwell District Council Statement of Community Involvement adopted in July 2016 addresses a number of changes to the planning system, including the statutory Duty to Co-operate with the prescribed bodies and Neighbourhood Planning introduced by the Localism Act 2011. It sets out how the Council will engage with the community in the preparation of Local Development Plan Documents. Extensive structured consultation has taken place during the preparation of the Submission Partial Review with the wider general public, community representatives, other public and private sector organisations and the voluntary sector. All comments and representations have been taken into account and have helped in influencing the formation of the policies of the Partial Review. In particular, efforts are made to ensure people who traditionally have not been involved with planning policy have the opportunity to have their view heard. Each stage of plan preparation is accompanied by public participation and consultation on the proposed plan, inviting comments and representations on the plan. These are summarised in the Consultation Statement.	**N**
11	Has this assessment missed opportunities to promote equality of opportunity and positive attitudes? No. The Council will continue to encourage the participation of all sectors of the community in the preparation of the Partial Review of the Local Plan.	**N**

Proceed to In Depth (Full) Assessment (complete Appendix 2) if the answer is YES to more than one of the above questions.
For any YES answers include an improvement action in your Equality Improvement Plan.

Declaration

I am satisfied that an initial screening has been carried out on this policy or activity and an In Depth (Full) Equality Impact Assessment is not required. I understand that the EIA is required by the Council and take responsibility for the completion and quality of this assessment.

Completed by: Planning Policy **Date: 12 February 2020**

Countersigned by Assistant Director Planning and Development: David Peckford **Date: 12 February 2020**

Equality Impact Assessment

Please detail below your evidence which has determined whether you have answered either Yes or No to the initial screening questions.

Screening Questions	Screening Narrative
Does the policy or activity knowingly prevent us in any way from meeting our statutory equality duties under the 2010 Equality Act?	There is no evidence that the Partial Review of Local Plan Part 1 prevents us in any way in meeting the equality duties. The Statement of Community Involvement, which sets out how we will engage our community in the preparation of planning documents, actively seeks involvement in planning from all aspects of the community.
Is there any evidence that any part of the proposed policy or activity could discriminate unlawfully, directly or indirectly, against particular equality groups?	There is no evidence to suggest that any of the protected groups have been disadvantaged through the Local Plan preparation process or will be negatively affected by policies contained in it.
Is there any evidence that information about the policy or activity is not accessible to any equality groups?	There is no evidence that information about the Partial Review of the Cherwell Local Plan Part 1 is not accessible to any equality groups. The Submission Partial Review Local Plan, incorporating the main modifications, and all supporting documents are available on CDC's website. Hard copies of the relevant Local Plan documents are also available to view at all Council offices and public libraries. The Council has placed advertisements in the local press. The preparation of the Partial Review Plan has been the subject of widespread publicity including in newspapers and through exhibitions and meetings. During the previous stages of the preparation of the Partial Review Plan, as some of the consultation documents have been quite large documents, we have also produced leaflet summaries to enable a wider audience to understand the Plan proposals.

	We also offer translator services for all our publications
Has the Council received any complaints about the policy or activity under review, in respect of equality issues?	No. There is no evidence to suggest that any equality issue related complaints have been received. We have received many comments at each consultation stage to the various issues under consideration within the Partial review of the Local Plan. These are discussed within the report on consultations.
Have there been any recommendations in this area arising from, for example, internal/external audits or scrutiny reports?	No recommendations received
Will the proposed policy or activity have negative consequences for people we employ, partner or contract with?	There are no negative outcomes identified. The Local Plan is for land use development in the District and all communities will continue to be involved.
This Strategy, Policy or Service Development has an impact on other council services i.e. Customer Services and those services have not yet been consulted.	Internal teams have been consulted in the preparation of the Partial Review of the Cherwell Local Plan – Part 1, and none have highlighted equality impacts. Consultation has taken place at the service, directorate and working with the Council, District Council and City Council during the preparation of the Partial Review.
Will there be a negative impact on any equality groups?	No. However, for clarity, we have set out how planning and the Local Plan may impact on the various equality groups Age: • Design and Accessibility in the physical environment (e.g. relationship of housing to social and community facilities and ease of access by public transport) • Specific housing and community facilities provision for older people (e.g. changing demographics requiring homes for life and care home facilities). Disability: • Design and Accessibility in the physical environment. Gender (including Transgender): • Design and Accessibility in the physical environment. Race (including Gypsy and Traveller): • Can affect provision of land and facilities to meet specific lifestyle needs. Religion or belief: • Can affect provision of special facilities to meet needs for worship and lifestyle

	Sexual Orientation • Can affect provision of land and facilities to meet specific lifestyle needs. Other groups • Regeneration and/or land use and facility related provision targeted to meet the needs of communities in particular locations that have special needs (e.g. rural deprivation or areas of high unemployment and socio-economic deprivation) • Text modification to provide more support for the provision of housing which better meets the needs of the elderly and disabled people.
Is the proposed policy or activity likely to have a negative affect on our relations with certain equality groups or local community? If so please explain.	Yes. Some of the policies contained within the Partial Review of the Cherwell Local Plan Part 1 may have a negative effect on our relations with some aspects of the local communities. However, this is not necessarily an equality issue. Some local communities will not support the housing requirements and strategy for delivering the houses, for example large strategic site locations
There has been no consultation with equality groups about this policy or activity? Answer yes if you agree with this statement. If there has been consultation, please list the equality groups you have consulted with:	Cherwell District Council intends that all sectors of the community have the opportunity to have their say in how their community is planned and developed, irrespective of age, sex, ability, ethnicity, background or disability. As part of the Local Plan preparation the Council has produced a Statement of Consultation, which was adopted on 18 July 2016. This is a plan for how the Council will engage with the community in the preparation of the key planning policy documents. In particular, efforts are made to ensure people who traditionally have not been involved with planning policy have the opportunity to have their view heard. Full details of all consultation on preparation of the Partial Review of the Local Plan have been outlined in the Consultation Statement. It includes analysis of the representations from the consultations. The Consultation Statement will continue to be updated as the subsequent stages of the Partial Review of the Plan are completed.
Has this assessment missed opportunities to promote equality of opportunity and positive attitudes?	No

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